

ADDENDUM No.1

4-Year Phased Facilities Improvement Master Plan Design and Construction Services (Ward 5 Location)

Request for Proposal (RFP)

Addendum No.1 consists of the following updates and Responses to RFI's received to date:

No.	Item	Response
A	RFP DUE DATE	DUE DATE: June 16, 2026, at 3:00 PM
B	RFP – Multi-Year Phasing Approach	4th Phase Added (ref Revised Exhibit D – Bid Form)
1	Please confirm the official proposal due time. One section indicates June 2, 2026, at 3:00 PM, while another states June 2, 2026, at 12:00 PM (ET).	See update above in Line A.
2	Please confirm whether this solicitation is intended to result in a single design-build agreement covering the full three-year master plan and phased implementation, or if the initial award is limited to preconstruction/master planning with subsequent phase authorizations.	This solicitation is intended to result in a single design-build agreement that is inclusive of a master plan phase to be completed in 2026, followed by a 3-year phased implementation.
3	We are looking to verify if this project's scope of work will be governed under DC Energy Code Appendix-Z, which would alter the project scope of work by requiring installation of solar PV, envelope air tightness compliance, mandatory commissioning, and an HVAC system design that performs 40% more efficiently than the defined ASHRAE baseline. Triggers would include, if the project scope of work is greater than 10,000 sf, AND the project is publicly funded by more than 15%, AND the value of the aggregate project (including multiple phases within a 5-year period) is greater than 50% of the current value of the property. Could you please confirm the public funding percentage and the current assessed value of the property?	The project is intended to remain below the threshold that would trigger solar PV, envelope, and other requirements likely to exceed the budget. Proposers shall provide HVAC improvement options for the existing facility that avoid triggering those requirements. Funding will come from mixed sources. Property value information will be provided to the selected team for code analysis.
4	Please further detail the scope of work required for the low-voltage services. Will the owner separately own low-voltage work, and the MEP/FP scope is limited to providing infrastructure only (pathways, containment, and power supplies), or is it a full system design, device layout, and equipment specifications are required under this contract?	Low voltage work related to floor plan changes and as required for building controls should be included. The owner does not have a separate low voltage contractor.
5	Are existing MEP and architectural as-built record drawings available to the selected team?	Reference Addendum 1 – Exhibit F - Existing Building As-Builts
6	The RFP mentions the replacement of lighting in each phase. Is the goal to replace all interior lighting within the building by the end of phase 3? Is external lighting replacement required also?	Lighting improvements are anticipated as part of the overall phased modernization effort; however, the extent of lighting replacement has not been predetermined. Proposers shall evaluate existing lighting systems and

		<p>recommend the most operationally, economically, and energy-efficient approach consistent with the proposed modernization strategy, project budget, phasing constraints, and educational environment objectives. Proposed approaches may include selective fixture replacement, phased LED modernization, controls upgrades, exterior lighting improvements, or comprehensive lighting replacement, as justified by the proposer's recommended master plan approach.</p>
7	<p>Please clarify the intended contract structure. The RFP references a fixed-price, performance-based design-build contract, Task Order Agreements for firms with an existing Master Services Agreement (MSA), and AIA A141 submissions for firms without an MSA. Please confirm which contract form will govern this procurement and when GMP or phase pricing will be established.</p>	<p>All firms to utilize the AIA A141 design-build contract with GMP Amendments at each phase. All firms shall utilize the AIA A141 design-build agreement structure with GMP Amendments established for each implementation phase. Each phase-specific GMP amendment is intended to establish a fixed-price, performance-based design-build commitment for the agreed-upon scope of work associated with that phase.</p>
8	<p>Please confirm the pricing basis for the proposal. The RFP references a design-to-budget of \$4,500,000 in direct project costs while also requesting design-build fees, general conditions, and a construction cost estimate. Please clarify whether the \$4,500,000 applies to construction costs only or includes design-build fees and general conditions.</p>	<p>The anticipated total design-build project budget is \$5,000,000 and is intended to include all costs associated with the phased master planning, design, preconstruction, permitting, general conditions, construction, contractor fees, contingencies, and implementation of the approved scope of work. Proposers shall develop phased modernization approaches and recommendations consistent with this overall program budget.</p>
9	<p>Please clarify the division between the required and optional scope. While HVAC replacement and enabling work are identified as primary, the RFP also references interior refresh, reprogramming, lighting, low-voltage systems, retaining wall and structural repairs, sealing and painting, and paving. Please identify which items are included in the base scope versus alternates or future phases.</p>	<p>Required and optional scope shall be determined in the Master Plan Phase. For this RFP, submit fees per the attached Addendum 1 Revised Exhibit D – Bid form attached.</p>
10	<p>Please confirm whether proposers are expected to provide pricing for all three phases at the proposal stage, or if a high-level phased budget is sufficient, with detailed pricing to follow at design development or GMP milestones.</p>	<p>Reference Addendum 1 – Revised Exhibit D – Bid Form attached.</p>
11	<p>Please clarify the expected level of design development at the proposal stage. The RFP requests a high-level schedule, management plan, fee proposal, and at least three HVAC options with lifecycle analyses and phasing implications. Please confirm the required depth of technical development.</p>	<p>At the proposal stage, AoH expects conceptual-level information only. Detailed engineering, final design development, and validated cost and code analysis will be performed during the master planning phase.</p>
12	<p>Please confirm whether existing condition documents (including HVAC assessments, floor plans, and educational specifications) are complete and reliable for pricing purposes, or if contingency should be included for potential undocumented conditions.</p>	<p>Assume the documents provided are sufficient for RFP pricing purposes only. All teams are required to field verify actual conditions.</p>

13	Please clarify responsibility for design errors and omissions. The RFP states that the design-builder must correct deficiencies without additional compensation. Please confirm whether this applies post-award and whether reliance on owner-provided documents is permitted for proposal assumptions.	Post-award, the design-builder is responsible for correcting deficiencies in its design documents at no additional cost.
14	Please clarify the owner-furnished versus contractor-furnished scope. While certain third-party services and FF&E are excluded, the RFP references owner vendors for fire alarm tie-ins, controls, IT/AV, furniture, and security. Please identify which systems may be owner-furnished, owner-contracted, or handled by preferred vendors, and how coordination risk will be allocated.	Assume AoH will provide third-party testing, inspections, and commissioning. All others work by design-builder.
15	Please confirm permitted construction windows for each phase. The RFP references a primary summer break window (June 12 through July 17) and allows for nights, weekends, and holidays. Please clarify whether disruptive work outside the summer period is permitted and whether blackout periods apply.	Offerors are to assume no work outside the stated summer period.
16	Please clarify outage constraints, including maximum allowable durations for HVAC, electrical, controls, and fire alarm interruptions. Please also confirm whether temporary systems (cooling, power, fire watch) should be included in the base proposal.	Major disruptive construction activities, including work that significantly impacts building occupancy, instructional operations, HVAC service, electrical service, life safety systems, or other critical infrastructure, shall be assumed to occur primarily during the identified summer construction periods. Limited non-disruptive work outside the summer construction windows may be permitted on a coordinated basis, including evenings, weekends, holidays, investigative activities, commissioning, limited tie-ins, punch list work, and other activities approved by AoH that do not materially interfere with school operations. Proposers shall include reasonable allowances for temporary systems, operational continuity measures, and phased outage coordination as necessary to support limited ongoing facility operations during construction. Final outage durations, shutdown sequencing, temporary conditioning requirements, fire watch requirements, and operational coordination procedures shall be developed collaboratively during the master planning and implementation phases.
17	Please confirm permit expectations and schedule assumptions. While permit-ready documents are required, phased construction timelines appear aggressive. Please clarify whether permit expediting is expected and whether owner support or prior agency coordination is available.	Provide ADD ALT pricing for permit expediting. Assume permits are required for each phase. Proposed schedules shall show permit submission no less than 16 weeks before the start of work.
18	Please clarify hazardous materials requirements. The RFP indicates that abatement is to be included as necessary, but also allows for change requests if hazardous materials are discovered. Please	No hazardous materials information is available. If hazardous materials are encountered,

	confirm what information is available and whether abatement should be included in base pricing or treated as an allowance.	associated costs will be addressed by change order.
19	Please confirm whether a bid bond is required. If so, please provide the required form or confirm whether a standard AIA bid bond form is acceptable.	A bid bond is not required.
20	Please clarify whether engagement of AoH preferred vendors is mandatory and whether proposers should include their scope, limit to coordination, or exclude pending further direction.	Reference Addendum 1 – Item 14.
21	Please confirm whether master plan deliverables—including diagrams, renderings, GIS/CAD files, and implementation planning—are included in the base scope or intended as separate pre-design deliverables.	Master plan deliverables, including implementation planning, are included in the base scope.
22	Please confirm whether the 15-page limitation applies only to the Project Management Plan or to the entire proposal submission.	The 15-page limit applies to the project management plan only.
23	Please confirm that the project will be internally funded (as mentioned during the bid walk-through). This will prevent the project from complying with DC Energy Code Appendix Z and its associated costs.	This project will be internally funded.
24	Please further detail the scope of work required for the low-voltage services. Will the owner separately own low voltage work, and the MEP/FP scope is limited to providing infrastructure only (pathways, containment, and power supplies), or is it full system design, device layout, and equipment specifications required under this contract?	Low-voltage work related to floor plan changes and as required for building controls shall be included. The owner does not have a separate low-voltage contractor.
25	Are existing MEP and architectural as-built record drawings available to the selected team?	Reference Addendum 1 – Item 5.
26	The RFP mentions the replacement of lighting in each phase. Is the goal to replace all interior lighting within the building by the end of phase 3? Is external lighting replacement required also?	Reference Addendum 1 – Item 6.
27	The RFP states that interior and exterior renovations beyond HVAC 'may be considered for all phases, subject to funding and schedule constraints.' Can AoH clarify the priority ranking and minimum vs. optional scope for non-HVAC items (lighting/LED, low voltage, retaining wall, asphalt, interior refresh) to assist with cost allocation across phases?	Reference Addendum 1 – Item 9.
28	Please confirm whether the preconstruction fee cap applies per phase or to the aggregate design-build fee across all three phases.	The preconstruction fee cap applies to the master planning and preconstruction services required under the Contract. Phase-specific design and construction pricing will be established separately through subsequent GMP amendments.
29	Who owns the LV for this project?	Reference Addendum 1 – Item 4
30	Has any prior asbestos, lead paint, or PCB survey been conducted for the building?	Reference Addendum 1 – Item 18

31	Will work address other critical items identified in the 10 yr Capital Expenditure Forecast? Which ones should be considered?	Reference Addendum 1 – Items 9 and 27. Scope priorities shall be developed during the master planning phase. Proposers shall assume HVAC and related enabling work are the primary focus, with other capital improvement items to be evaluated and incorporated based on priority, funding, and schedule.
32	Please provide mechanical as-built drawings.	Reference Addendum 1 – Item 5.
33	Please confirm if fall protection on the roof needs to be provided.	No. There is an existing fall protection system on the roof.
34	Will ADA deficiencies be addressed in this project?	ADA deficiencies shall be assessed during the master planning phase, with recommendations provided at that time.
35	Will all lighting be replaced?	Reference Addendum 1 – Item 6.
36	Please provide electrical as-built drawings.	Reference Addendum 1 – Item 5.
37	Please provide structural as-built drawings.	Reference Addendum 1 – Item 5.
38	Please provide architectural as-built drawings.	Reference Addendum 1 – Item 6 5.
39	Are there existing architectural, structural, and/or MEP drawings of the space? In either CAD or PDF form?	Reference Addendum 1 – Item 5.
40	How relevant are the test fit options provided in TAB 3 of Exhibit C? Are the programmatic updates shown still reflective of AoH's needs? Are we assuming the level of reconfiguration (minimum vs maximum options) will be determined by the overall budget?	The test fit options are provided for reference and shall be used as planning assumptions only. Final programmatic updates, level of reconfiguration, and priority areas shall be evaluated and refined during the master planning phase based on budget, phasing, and operational needs. The project management plan should include time and a process to confirm and update the EdSpec.
41	Is there any specific information on the level of interior refresh desired? And are there priority areas that should be addressed first?	Interior refresh scope and priority areas shall be evaluated and refined during the master planning phase based on budget, phasing, and operational needs.
42	Are there any local or hiring requirements for subcontracting components or labor? First Source, CBE, or HUBZone.	There is no contractual requirement for local hiring, subcontracting participation, or labor classifications specific to First Source, CBE, or HUBZone. AoH prefers to work with contractors that demonstrate alignment with Academy of Hope's core values (CARES) through submitted materials and overall approach. Proposers should review the CARES statement in the RFP and address how their approach aligns with AoH's mission and core values.

43	Please confirm if this project is subject to the Davis-Bacon Wage Scale.	Davis-Bacon Wage Scale is <u>not required</u> for this project.
44	Has there been an environmental impact assessment completed?	No environmental survey or report has been completed.
45	Do we need to plan for temporary conditioning during construction, June/July? Above what we would require for our work.	Include an allowance for temporary conditioning, as needed, to support limited administrative operations during construction.
46	Will we need to include coordination with the schools' FFE vendors for ID drawings?	Yes, if FFE is required.
47	Is there a current appraisal of the building?	An appraisal will be provided to the awardee, if needed.
48	Please confirm the time the proposals are due. Cover sheet of RFP notes 3 pm on 06/02/2026, and page 2 notes 12 PM.	Reference Addendum 1 – Item 1.
49	For the provided Exhibit D bid form, is the intention of Fletcher/AoH for bidders to submit a combined phase pricing?	Reference Addendum 1 – Revised Exhibit D Bid Form.
50	For the retaining wall, it appears materials from the neighbor are pushing the wall/fencing out. Has AoH had communication with the neighbor on their material and a path forward?	AoH has commissioned a survey to confirm retaining wall ownership. This information will be provided to the awardee.
51	At the retaining wall, there is the base retaining wall, plus scrap materials, trees, and fencing. Is the intention of AoH for all of this to come down, and what height is the new retaining wall to be built to?	AoH intends to repair/replace a portion of the existing retaining wall at a height to be determined by a structural engineer. Trees will be removed as required to accommodate the retaining wall work.
52	There are 3 trees in/and around the retaining wall. Does AoH want all three trees to be removed?	Reference Addendum 1 – Item 51.
53	Page 11 of the RFP notes for us to engage AoH preferred Design-builders for Fire alarm demo/tie-in, mechanical controls, IT/AV, etc. Can these preferred companies/contacts be provided?	This information will be provided to the awardee.
54	Is there bonding required on this project?	Yes. Assume bonding is required for this project.
55	The elevators were down, and the buttons were removed. Please confirm this is being updated/renovated before this award.	The elevator is in the process of being replaced and is not to be included in the master plan.
56	The structural cracks found in rooms 134 and 203 extend out into the corridors outside of these rooms. Have these structural issues, as well as the structural integrity of the building, been evaluated?	Proposers shall evaluate structural conditions and recommend the most cost-efficient repair approach to mitigate critical structural and life safety risks. Any required structural assessment and resulting scope shall be addressed during the master planning phase.
57	Please confirm the building controls vendors for the building.	There is no current functioning building controls system. Assume new controls shall be specified and installed by the design-build team.

58	Please confirm Fletcher/AoH's desired proposal requirements in addition to Exhibit D.	<p>Reference RFP Section V. RFP RESPONSE REQUIREMENTS (items 1-5). Proposal shall include the following:</p> <ul style="list-style-type: none"> a) Fee Proposal b) Schedule c) AIA 141 Draft contract (with all markups and modifications) d) Qualifications (This section shall include: Experiences/References, Project Management Plan, Organizational Chart, and Insurance Limits) e) Proposer Acknowledgment
EXHIBITS		
	Bid Form	(REVISED) Exhibit D – Bid Form (pending)
	As-Builts	(NEW) Exhibit F – Existing Building As-Builts
	Pons & Associates - Instrumentation Report 2018-0627	(NEW) Exhibit G – Existing Building Assessments from Pons & Associates (2018-0627)
	Pons & Associates - Instrumentation Report 2017-0615	(NEW) Exhibit H – Existing Building Assessments from Pons & Associates (2017-0615)
	Pons & Associates - Instrumentation Report 2017-0320	(NEW) Exhibit I – Existing Building Assessments from Pons & Associates (2017-0320)
END		

The proposer is requested to submit the signed [Addendum Acknowledgment Form](#) with their RFP Proposal.

Addendum Acknowledgment Form
I acknowledge receipt of the following Addendum:
Addendum No. 1 dated June 1, 2026

 Company

 Signature

 Date

 Printed Name

 Title