

GOVERNMENT OF THE DISTRICT OF
COLUMBIA DEPARTMENT OF GENERAL
SERVICES



Addendum No. 1
To
REQUEST FOR PROPOSALS NO. DCAM-19-CS-RFP-0058
CONSTRUCTION MANAGEMENT AT-RISK SERVICES
CAPITOL HILL MONTESSORI SCHOOL at LOGAN

Issued: March 26, 2019

This Addendum No. 1 is issued and hereby published on the DGS website on **March 26, 2019**. Except as modified hereby, the Request for Proposal (“RFP”) remains unmodified.

Item No. 1 Questions and answers are hereby incorporated into this Addendum and are set forth in **Exhibit 1**, attached hereto.

Item No. 2 Delete Paragraph (iv) of Section 3.4.3 in its entirety.

Item No. 3 Delete Section 1.6 in its entirety and replace it with the following:

Section 1.6 Project Delivery Method

The Department intends to implement the Project through a Construction Manager at Risk (“CMAR Method”) approach. The A/E will work with the Department to start developing design documents. On or about **April 29, 2019**, the Department intends to award the CMAR contract. The CMAR will collaborate and work in unison with the A/E to review the design documents and advise on whether they are consistent with the Department’s budget and schedule for the Project. The Department envisions that a set of 100% DD documents will be completed in August of 2019, at which point the CMAR will be expected to develop a GMP based upon the approved DD documents. It is contemplated that the GMP will be finalized by **October 25, 2019**.

The scope of work for the Project (“Scope of Work”) will be divided into two phases: (i) Preconstruction Phase; and (ii) the Construction Phase.

During the Preconstruction Phase, the CMAR shall work with the A/E to develop a schedule, budget and design that accomplishes the Department's goals and objectives. The CMAR will be required to actively participate in the DD by providing cost estimating, scheduling, identifying long-lead purchasing items and performing constructability reviews. The Department expects that the permit/construction documents will be completed by **October 30, 2019**. The process by which the GMP will be formed is more fully described in the Agreement which will be issued by addendum.

The Project needs to be completed and available for occupancy by DCPS no later than the Substantial Completion Date noted in Section 1.5 above. The Department contemplates that construction will begin **December 2, 2019**. Abatement, interior demolition and other long lead items may be released earlier, if necessary.

Further, the Department has established the following preliminary milestone dates for the Project. While the Department is amenable to shifting the interim design milestones dates, the Department requires that the trade bidding and the GMP proposal be submitted no later than **September 20, 2019**. Any shift in the interim design milestones dates must be approved by DGS and must provide for the durations for DCPS and DGS design reviews reflected in the milestone schedule set forth in Section 1.9.2.

Item No. 4 Section 5.4.4 is deleted in its entirety and replaced with the following:

Section 5.4.4 Project Management Plan

The Project Management Plan should contain the information requested in **Section 3.4.3** of the RFP.

Item No. 5 The sign-in sheets and Business cards from the pre-proposal conference and the site visit are hereby attached as (Exhibit 2).

Item No. 6 The Proposal Due Date is hereby extended to April 5, 2019 at 2:00 PM.

By: _____

Franklin Austin
Contracting Officer

Date: 03/26/2019

- End of Addendum No. 1-

EXHIBIT 1
QUESTIONS AND ANSWERS

Questions	Responses
<p>Within Attachment I are two forms, the First Source Employment Agreement for Construction Projects Only that lists Government-Assisted Project/Contract information, and another that is titled "Revised First Source Employment Plan". Can you please confirm that only the first form, the First Source Employment Agreement is required with the proposal submission?</p>	<p>Offerors must complete and submit both forms, the revised First Source Employment Plan and the First Source Employment Agreement with their Proposals.</p>
<p>The RFP indicates that this is a \$46 Million project, but the feasibility study indicates design solutions ranging from \$33.8 M to \$36.9 M. Please confirm what the \$46 Million figure represents, and which number we should we base our fee and general conditions on - the number listed in the RFP or the one listed in the feasibility study?</p>	<p>The construction budget for this project is \$46 million and that is the budget number that should be used as the basis for fee and general conditions.</p>
<p>Please confirm that the key personnel indicated in section 2.12.1 are correct for the Project: 2.12.1 Identification of Key Personnel. The following individuals shall be considered key personnel ("Key Personnel"): (i) the Project Executive; (ii) the Field Superintendent; (iii) the Field Superintendent; (iii) the Project manager who will supervise the interior design and Work; (iv) the Project Manager who will supervise the Mechanical, Electrical, and Plumbing ("MEP") work; and (v) the individual that will manage quality control and interact with the Department's quality control representative (Safety/Quality Assurance/Quality Control Manager). The CMAR will not be permitted to reassign any of the Key Personnel unless the Department approves the proposed reassignment and the proposed replacement.</p>	<p>The following individuals shall be considered key personnel ("Key Personnel"): (i) the Project Executive; (ii) the Field Superintendent; (iii) the Project manager who will supervise the interior design and Work; (iv) the Project Manager who will supervise the Mechanical, Electrical, and Plumbing ("MEP") work; and (v) the individual that will manage quality control and interact with the Department's quality control representative (Safety/Quality Assurance/Quality Control Manager). The CMAR will not be permitted to reassign any of the Key Personnel unless the Department approves the proposed reassignment and the proposed replacement.</p>
<p>Please clarify the requirement in red below for this school project: 3.4.3 Project Management Plan and Schedule (30 points)</p>	<p>Refer to Item No. 2 of Addendum No. 1</p>
<p>Offerors are required to submit with their Proposal a management plan ("Management Plan"). The Management Plan should clearly explain how the CMAR intends to manage and implement the Project. At a minimum, it should explain (i) how the CMAR will manage the preconstruction phase; (ii) how the Construction Manager proposes to staff and handle construction administration phase including coordinating with the Architect of Record (AOR) for timely resolution of issues; (iii) how the CMAR will manage constructability reviews and manage value engineering process so that the Project is within budget; and (iv) how the CMAR intends to deliver the Project taking into consideration that one sheet must be available for use by patrons at all times.</p>	<p>Correct. Refer to Item No. 4 of Addendum No. 1</p>
<p>Refer to section 5.4.4 of the RFP in terms of the proposal organization, please confirm the correct reference should be Section 3.4.3 of the RFP for the PM Plan requirements.</p> <p>Please see section 1.2 Project Background. As the scope of the project is yet to be defined and a "full modernization" is being considered are we to assume that the students will be moving to a swing space for the duration of construction from December 2019 through to Substantial Completion in July 2021? Or for a different time period to include both the entire 2019-2020 and 2020-2021 school years as section 2.2.2.1 states that the abatement and demolition work "may be released in advance of the Construction NTP."</p>	<p>The current students from CHML will move to Meyer during the June/July 2019 summer break and will remain there until they return to school in July/August of 2021.</p>
<p>Section 1.6 Project Delivery method states that construction will begin in January 2020 but in the schedule section in section 1.9.2 the Construction NTP is stated at December 2, 2019. Please advise.</p>	<p>Section 1.9.2 reflects the accurate date. Refer to Item No. 3 of Addendum No. 1</p>

EXHIBIT 2
SIGN-IN SHEET AND BUSINESS CARDS
From the
PRE-PROPOSAL CONFERENCE
AND
SITE VISIT

CONSTRUCTION MANAGEMENT AT RISK AT LOGAN
PRE-PROPOSAL CONFERENCE – BUSINESS CARDS
MARCH 12, 2019

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CONSTRUCTION MANAGEMENT AT RISK AT LOGAN
PRE-PROPOSAL CONFERENCE – BUSINESS CARDS
MARCH 12, 2019

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CONSTRUCTION MANAGEMENT AT RISK AT LOGAN
PRE-PROPOSAL CONFERENCE – BUSINESS CARDS
MARCH 12, 2019



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Building the Future

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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Construction Manager at-risk Services

Capitol Hill Montessori at Logan

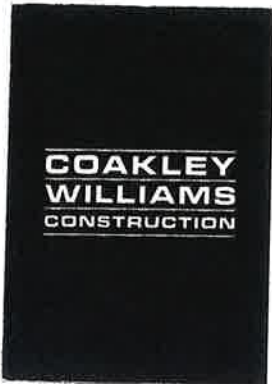
DCAM-19-CS-RFP-0058

Date: 3/13/19 Site Visit

Attendance Sheet

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Construction Management-At-Risk Services - DCAM-19-CS-RFP-0058
Site Visit – Capitol Hill Montessori at Logan – Business Cards
March 13, 2019



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