

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Addendum No. 3

To

CONSTRUCTION MANAGEMENT AT-RISK SERVICES

THE THADDEUS STEVENS SCHOOL

Solicitation No: DCAM-19-CS-RFP-0001

Issued: June 18, 2019

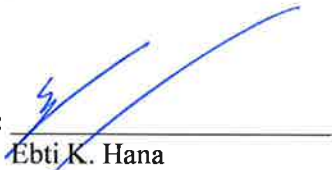
This Addendum No. 3 is issued and hereby published on the DGS website on June 18, 2019. Except as modified hereby, the Request for Proposals ("RFP") remains unmodified.

Item #1 The Due Date for Proposals is hereby extended to June 25, 2019 at 2:00 pm.

Item #2 Questions and Answers are attached herein as (Exhibit 1).

Item #3 Attachment M of the RFP (Notice to Proceed and Letter Contract) is hereby attached herein as (Exhibit 2).

By:


Ebtik. Hana
Contracting Officer

Date:

06/18/2019

- End of Addendum No. 3 -

Exhibit 1

Exhibit 1
Questions and Answers

No.	Questions	Answers
1	Per the Pre-proposals meeting, the scope of work for this DCAM-19-CS-RFP -0001 is focusing for interior work only, please provide detail scope of work.	<p>The Interior Scope of Work ("SOW") includes:</p> <ul style="list-style-type: none"> • Demolition of the Interior, • Removal of the Boiler Room equipment, • Abatement of the entire Interiors, • The installation of all new MEP, • AV/IT equipment, • New drop ceiling, • The removal of a portion of the chimney, • New raised floor (lower level), • All notations on drawings, • Oversight of the 2 playground equipment installation.
2	<p>Does the interior scope will have to include:</p> <ol style="list-style-type: none"> a. New MEP system upgrade, sprinklers? b. New elevator? c. Major interior: new ceiling and lighting fixture; new fire suppression system, AV/IT and security system; new flooring; new bathrooms and tile upgrade and new stairs? d. FF&E? e. Playground: both ECE and 2-12? 	<p>2.</p> <ol style="list-style-type: none"> a. Yes b. Yes c. Yes d. Yes e. There are 2 playgrounds, 1 ages zero to 3, playground 2 ages 3-4
3	Please confirm the hard cost budget of 11,000,000 is only for this interior scope of work	It is \$11.9 million
4	<p>The scope item 2.3.2.3 at page 15 of 54 stated: 2.3.2.3 The CMAR shall be responsible for all interior and exterior demolition, including razing the existing facility, necessary to complete the Project. Please verify and confirm of demolition scope:</p> <ol style="list-style-type: none"> a. Exterior demolition is excluded from this interior construction phase b. Please provide more information/drawings for 	The CMAR is responsible for all Interior demolition. The lower level will be raised with a new platform/ramp system (Refer to Addendum No.1, Item #3, Exhibit 3 for the drawing link).

Exhibit 1
Questions and Answers

	“Razing the existing facility”	
5	Is it possible to access the new design set of drawings?	Refer to Addendum No.1, Item #3, Exhibit 3.
6	BIM is required, what level of details (BIM LOD) is required for interior construction phase? Is the base/current BIM-Revit model file available to access?	The BIM for Architectural and MEP currently, 300 is required.
7	Are the referenced 2016 OTJ Renovation drawings available to download? I know this isn't what the current plan is, but it would be helpful in our in-house discussions to better understand the overall scope.	Refer to Addendum No.1, Item #3, Exhibit 3.
8	When I go by the site, it appears that the exterior building restoration is already in progress – is this the Preconstruction Phase referenced in the RFP on page 3? If so does this mean that the scope of work for this solicitation will be limited to the referenced “construction phase” work for the interior renovation?	The Exterior package SOW is under a separate contract with the Stevens School Developer.
9	Are the plans and specs available?	Refer to Addendum No.1, Item #3, Exhibit 3
10	I am looking to bid on the glass/glazing package for this project based on after a reviewing process of the project itself. I didn't see any drawing documents on BidClerk. Will they be available soon or should I get it from potential GC's bidding the project?	Refer to Addendum No.1
11	Will the first addendum contain the list of bidders? When do you expect drawings and addendum one to be posted to BidClerk? I want to note everything as I track the project	Yes, Addendum No.1 contained the bidders list. The Department does not post Addenda to bidclerk.
12	Can I see addendum 1 posted on District of Columbia Public School website where the projects are listed ?	All Addenda are posted on the DGS website www.dgs.dc.gov
13	Is the relocation of re-use furniture included in the renovations RFQ? If so, will the furniture remain on-site or will it need to be stored off-site during the renovations?	No relocation of existing furniture, any furniture currently onsite should be disposed of in the demolition phase.

Exhibit 1
Questions and Answers

	If not, is there a separate solicitation for the moving portion?	
14	p.6. It states that the "Department contemplates that construction will begin in July 17, 2019." However, it further states that NTP Early Release will be on 9/15/19. Please confirm which date is correct.	We anticipate construction will begin on 9/15/19, which would be the Department's Notice to Proceed for the start of construction.
15	p. 13, para. 2.2.1.9 "Permits". It states that the CMAR is required to hire a permit expeditor to acquire the Building Permit. However on page 15, para.2.3.2.5 it states that the CMAR is not responsible for the Building Permit. Who is responsible for paying for the Building Permit? Who is responsible for acquiring the Building Permit?	This is included in the Interior Contract under General Conditions, and is a cost that is fully reimbursable.
16	The duration of the Autodesk software subscription. How many months' of subscription we shall provide?	The subscription will be needed for the entire duration of the project.
17	Would you be able to provide the existing Autodesk/Revit 3D plans to us, from which we could develop the BIM.	The Department will have the A/E provide 3D models once the Notice of Award has been issued.

Exhibit 2

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**



ATTACHMENT M

[DATE]

By Electronic Mail

[Name and Address of the Vendor]

[EMAIL OF VENDOR]

Reference: **Request For Proposals No. DCAM-19-CS-RFP-0001 (“RFP”) –
Construction Management At-Risk for the Thaddeus Stevens School**

Subject: **Notice to Proceed and Letter Contract,**

Dear Mr. [NAME]

We refer to the proposal submitted by VENDOR (the “Contractor”) in response to the above referenced RFP. We are pleased to inform you that this work has been awarded to [CONTRACTOR], and if this Letter Contract is signed by the Contractor without modification of any kind, it will serve as a notice to proceed for the work described below. This notice to proceed is subject to the following terms:

1. Letter Contract. This is a Letter Contract between the Contractor and the District of Columbia Government, acting by and through its Department of General Services (“DGS” or the “Department”), and shall govern our relationship until such time as a final contract is entered into for the work described in the above referenced RFP (the “Definitized Contract”); provided, however, that to the extent an issue is not covered in this Letter Contract, the Request for Proposal shall govern. Once the Definitized Contract is signed, this Letter Contract shall automatically terminate and merge into the Definitized Contract.

2. Scope of Work. The Contractor shall provide Construction Management At-Risk Services for the renovation and modernization of the Thaddeus Stevens School project, located at 1050 21st Street NW, Washington, DC 20036 as described in the Contractor’s Proposal dated [DATE] submitted in response to the subject RFP.

3. Deliverables. In connection with the services provided pursuant to this Letter Contract, the Contractor shall provide, at a minimum, the deliverables in accordance with the requirements in the RFP and Form of Contract to the Department's Program Manager and in the referenced instances to the Contracting Officer.

In the event that the Contractor fails to timely submit any such deliverable, the Contractor shall pay to the Department as liquidated damages Dollars (AMOUNT) plus (AMOUNT) per day after receiving written notice from either the COTR or the Contracting Officer of failure to submit each deliverable. This remedy is cumulative and does not limit any other right or remedy of the Department under the contract or applicable District law.

4. Not to Exceed Amount. The limit of this authorization is up to [\$]. In no event shall the Contractor be entitled to receive more than that amount under this Letter Contract unless authorized in advance and in writing by a duly authorized Contracting Officer. This not-to-exceed amount includes all costs incurred by the Contractor in connection with the work authorized hereby.

5. Insurance. At all times while working under this Letter Contract, the Contractor shall maintain insurance as described in the RFP. All such policies shall be endorsed to add the District of Columbia, including, but not limited to, its Department of General Services, and the respective agents, employees and offices of each as additional insureds.

6. Duration. Once signed by the Contractor, the Letter Contract will become effective on the date the Letter Contract is executed by the Department. This Letter Contract will terminate on the earlier to occur of the following: (i) the date the Definitized Contract becomes effective; or (ii) [DATE]. DGS reserves the right to terminate this Letter Contract, in whole or specified part, for convenience in the manner described in the District of Columbia Department of General Services Standard Contract Provisions General Provisions for Construction Contract.

7. Billing. All invoices shall be submitted directly to the Department at the address specified in the RFP. Purchase Order numbers should be included in all future invoices and accounting records. Properly prepared invoices with the necessary backup shall be paid within thirty (30) days of receipt. Invoices not paid by that date shall bear interest in accordance with the Quick Payment Act.

8. Prolog. The Contractor shall utilize the Department's Prolog system to submit any and all documentation required to be provided by the Contractor for the Project, including, but not limited to: (i) requests for information; (ii) submittals; (iii) meeting minutes; (iv) invoices/applications for payment (full package including all forms required by DGS); (v) certified payrolls (in addition to upload via LCP Tracker); (vi) drawings and specifications; (vii) punchlist; and (viii) other documents as may be designated by the Department. The Contractor also shall require all subcontractors and subconsultants to utilize prolog for the Project.

9. Purchase Order Number. This Letter Contract will become effective on the date the Letter Contract is executed by the Department. The Department's Contracting & Procurement Division will issue a purchase order number within five (5) business days. The purchase order will be

sent in a separate cover. That number should be included in all future invoices and accounting records. In the event that you do not obtain a purchase order number please contact NAME via [EMAIL] directly to obtain this number.

10. Ownership and Use of Documents. All documents and work product prepared by the Contractor shall become the property of the Department upon the payment of invoices submitted under the Letter Contract.

11. Trade Work/Site Control. Unless otherwise directed by the Department, the Contractor shall not perform any trade work or take control of the site. Any authorization to proceed with trade work will include appropriate provisions relating to compliance documents (first source employment agreement, Department of Small and Local Business Development (DSLBD)), bonds, insurance, and safety procedures. At a minimum, however, the Department's Standard Contract Provisions for Construction shall apply and in addition to the requirements set forth in any such subsequent authorization, prior to commencing any construction activity, the Contractor shall provide the Department's Contracting Officer with certificates evidencing insurance, a payment and performance bond having a penal value equal to the then value of the Letter Contract and the Contractor's agreement of indemnity. In the event the Contractor fails to provide the Department with such certificates of insurance, the agreement for indemnity or bond, the Department may withhold any subsequent payment until such documents are provided.

12. Entire Agreement; Modification. This Letter Contract, along with the Standard Contract Provisions, (**Exhibit A** –Construction) supersede all contemporaneous or prior negotiations, representations, course of dealing, or agreements, either written or oral. No modifications to this Letter Contract shall be effective against the Department and unless made in writing signed by the Department. Notwithstanding the provisions of this Section 11, nothing herein shall limit the Department's ability to unilaterally modify this Letter Contract.

ISSUED BY:

ACCEPTED BY:

By: _____
Name: Franklin Austin
Title: Contracting Officer
Date: _____

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A