

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



Addendum No. 2

To

**REQUEST FOR PROPOSALS NO. DCAM-20-CS-RFP-0014
CONSTRUCTION MANAGEMENT AT-RISK SERVICES FOR
SMOTHERS ELEMENTARY SCHOOL**

Issued: June 2, 2020

This Addendum No. 2 is issued and hereby being issued posted and effective as of the date shown above. Except as modified hereby, the Request for Proposal ("RFP") remains unmodified.

Item No. 1: A new Section is hereby added to PART 4 (ECONOMIC INCLUSION), as follows:

Section 4.5 Special Provisions related to the COVID-19 Emergency

- (a) Notwithstanding section 4.2.1 of the RFP, for all contracts in excess of \$250,000 that are unrelated to the District's response to the COVID-19 emergency but entered into during the COVID-19 emergency, absent a waiver pursuant to D.C. Official Code § 2-218.51, at least 50% of the dollar volume ("CBE minimum expenditure") of the contract shall be subcontracted to SBEs.
- (b) If there are insufficient qualified SBEs to meet the requirement of paragraph (a), the subcontracting requirement may be satisfied by subcontracting the CBE minimum expenditure to any qualified CBE; provided, that best efforts shall be made to ensure that qualified SBEs are significant participants in the overall subcontracting work.
- (c) For every dollar expended by the Contractor with a resident-owned business (ROB), as defined in D.C. Official Code § 2-218.02(15), the Contractor shall receive a credit for \$1.10 against the CBE minimum expenditure.
- (d) For every dollar expended by the Contractor with a disadvantaged business enterprise (DBE), as defined in D.C. Official Code § 2-218.33, the Contractor shall receive a credit for \$1.25 against the CBE minimum expenditure.
- (e) For every dollar expended by the Contractor that uses a company designated as both a DBE and as a ROB, the Contractor shall receive a credit for \$1.30 against the CBE minimum expenditure.
- (f) "COVID-19 emergency" means the emergencies declared in the Declaration of Public Emergency (Mayor's Order 2020-045) together with the Declaration of Public Health Emergency (Mayor's Order 2020-046), declared on March 11,

2020, including any extension of those declared emergencies.

- (g) This special provision shall apply to all option periods exercised under those contracts.
- (h) Except as provided in this Section 4.5, the requirements of Section 4.2.1 shall remain in effect.

Item No. 2: The business cards from the Webex Pre-Proposal Conference held on May 18, 2020 are hereby attached as **(Exhibit 1)**.

Item No. 3: Questions and Answers are hereby attached as **(Exhibit 2)**.

Item No. 4: The hazardous material reports for Smothers Elementary School are hereby attached in **(Exhibit 3)** and incorporated into the RFP as **Attachment U**.

Item No. 5: Section 1.2 of the RFP (Project Budget and Funding Limitations), is hereby revised, as follows:

Section 1.2. Offerors are to base their Proposals on the District's construction costs funding limitation for the Project of **\$38,000,000.00**.

Item No. 6: The table of the Project's schedule within Section 1.5 of the RFP (Project Delivery Method and Schedule) is hereby revised as follows: (all remaining provisions within Section 1.5 of the RFP remain unmodified).

<u>Project Schedule</u>	<u>Dates</u>
A/E to Submit Concept Design	7/9/2020
A/E to Submit Schematic Design	8/14/2020
Early Release Trade Bidding	9/1/2020
A/E to Submit 100% Design Development	10/16/2020
Submit Permit Set	11/11/2020
GMP Proposal submitted	12/28/2020
GMP Finalized	1/26/2021
Substantial Completion Date	7/15/2022

Item No.7: Section 4.3 of the RFP (Residency Hiring Requirements for Contractors and Subcontractors) is hereby revised as follows:

At least fifty-one percent (51%) of the Offeror's Team and every subconsultant's employees hired after the Offeror enters into a contract with the Department, or after such subconsultant enters into a contract with the Offeror, to work on this Project, shall be residents of the District of Columbia. Upon execution of the

Agreement, the Offeror and all of its member firms, if any, and each of its subcontractors and subconsultants shall submit to the Department a list of current employees that will be assigned to the Project, the date that they were hired and whether or not they live in the District of Columbia.

The Offeror shall comply with subchapter III of Chapter II of Title 1, and subchapter II of Chapter II of Title 1 of the D.C. Code, and all successor acts thereto and the rules and regulations promulgated thereunder. Pursuant to D.C.'s First Source Law, all beneficiaries of contractual agreements totaling \$300,000 or more are required to comply with the following: (i) enter into a First Source Employment Agreement with the D.C. Department of Employment Services ("DOES") upon execution of the Agreement; (ii) submit an executed First Source Agreement to DOES prior to beginning work on the Project; (iii) make best efforts to hire at least (51%) District residents for all new jobs created by the Project; (iv) list all employment vacancies with DOES; (v) submit monthly compliance reports to DOES by the 10th of each month; (vi) at least (51%) apprentices and trainees employed must be residents of the District registered in program approved by the D.C. Apprenticeship Council; and (vii) trade contractors and subcontractors with contracts in the amount of (\$500,000) or more must register an apprenticeship program with the D.C. Apprenticeship Council.

The Offeror shall comply with subchapter X of Chapter II of Title 2, and all successor acts thereto, including by not limited to the Workforce Intermediary Establishment and Reform of First Source Amendment Act of 2011, and the rules and regulations promulgated thereunder, including, but not limited to the following requirements:

- a) At least twenty percent (20%) of journey worker hours by trade shall be performed by District residents;
- b) At least sixty percent (60%) of apprentice hours by trade shall be performed by District residents;
- c) At least fifty one percent (51%) of the skilled laborer hours by trade shall be performed by District residents; and
- d) At least seventy percent (70%) of common laborer hours shall be performed by District residents.

Item No.8: The Proposals Due Date is hereby extended to June 12, 2020, at 2:00 PM.

By: _____

Ebti K. Hana
Contracting Officer

Date: 6/2/2020

- End of Addendum No. 2 -

Exhibit 1

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Exhibit 2

DCAM-20-CS-RFP-0014
CONSTRUCTION MANAGEMENT AT-RISK SERVICES FOR
SMOTHERS ELEMENTARY SCHOOL

Questions & Answers

No.	Question	Answers
1	Are there any requirements or support we need to provide for a swing space.	Yes, the CMAR will only be responsible for moving the school from the swing space at Kenilworth ES to the modernized Smothers ES.
2	Is the form of contract the same as recent DGS projects? Can a copy be provided soon so there is sufficient time for review?	The Form of Contract will be provided via an Addendum
3	Are there any concept drawings that show where the additional structure will be added?	No
4	Has a hazardous material report been conducted? Please provide.	Refer to Item No. 4 of this Addendum.
5	Please confirm swing space is by others. If not, please confirm start and completion date.	Confirmed
6	Please confirm number of students swing space accommodates.	249 per current enrollment
7	Please confirm status of swing space permitting. Who is responsible for obtaining swing space?	Separate DB team is responsible for the swing space
8	Please confirm building permit is by the Owner.	Not confirmed, the CM shall secure the building permit
9	Please provide any geotechnical study information.	None available currently.
10	Please clarify if any historic materials need to remain/salvaged and/or reinstalled.	Not confirmed at this time. The A/E is working with CFA and HPO to make a determination with DGS and DCPS input.
11	Please clarify if the playground equipment will need to remain/salvaged and/or reinstalled.	The playground will be replaced as part of the modernization. TBD if it will need to be removed in such a way for DCPS to repurpose at another school site.
12	Will subsurface investigation work be required for the Project?	As required per design.
13	Will archeological studies be required for the Project?	As required per design.
14	Please clarify agreed upon GMP date referenced in award fee determination section 2.11.4, which currently states December 2020. Section 1.5 indicated GMP finalized 1/26/2021. Also confirm what date will drive the award of "at risk portion" of the fee that is tied to the GMP agreement.	The GMP proposal will be submitted by the CM on 12/28/20 per Section 1.5, based on Permit Set documents which the AE shall submit 11/11/20. This date will drive the "at risk" portion of the fee.
15	Is there a file size limit for electronic submission?	Yes. 25MB is the default limit for e-mails.
16	Is there any information pertaining to the swing space?	July 9th, 2020.

17	When will concept design drawings be provided?	Refer to Item No. 6 of this Addendum.
18	Will design milestones be provided?	July 9th, 2020.
19	I would like to provide you a competitive quote for the Childgard product. Please let me know if you are interested and would like to have a technical and value-driven comparison of the Childgard product to the School Guard product	No question is included.
20	Section 4.3 states that all firms and subcontractors at any tiers with contracts in the amount of \$100,000 or more shall be required to enter into a First Source Agreement. DC's First Source Law, as amended, and The Department of Employment Services only requires First Source agreements for entities with contracts in the amount of \$300,000 or more. Please confirm which contract value threshold should be applied for First Source.	Refer to Item No.7 of this Addendum.

Exhibit 3

Please Use the below link to access the hazardous material reports for Smothers Elementary School

<https://drive.google.com/drive/folders/1Yy8B5fHTjGBS97n5Z3KkHXv449wgqW6?usp=sharing>

[g](#)