

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



Addendum No. 3

To

**REQUEST FOR PROPOSALS NO. DCAM-20- CS- RFP-0016
DESIGN-BUILD SERVICES FOR
BARD HIGH SCHOOL EARLY COLLEGE**

Issued: August 18, 2020

This Addendum No. 3 is issued and posted on the Department's website and hereby being effective as of the date shown above. Except as modified hereby, the Request For Proposals ("RFP") remains unmodified.

Item No. 1: Section 2.6.3 is hereby revised, as follows:

Section 2.6.3. Use of DGS Project Management Tools ("ProjectTeams")

The Design-Builder shall utilize the Department's current project management software ("ProjectTeams") to submit any and all Project Documentation required to be provided by the Design-Builder 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 Project Documents as may be designated by the Department. The Design-Builder also shall require all subcontractors and subconsultants to utilize ProjectTeams for the Project execution.

Electronic storage and transmission of information via ProjectTeams system shall be compliant with the provisions of the Document Security section of these General Requirements.

Item No. 2: Section 3.4 (Proposal Evaluation) is hereby revised, as follows:

3.4 Proposal Evaluation Each Proposal will be scored on a scale of zero (0) to one hundred twelve (112) points. Offerors will be eligible to receive up to twelve (12) of the one hundred twelve (112) points based on the Offeror's status as a CBE as outlined in Part 4 of this RFP. The Department's evaluation shall not necessarily be limited to the information provided in the Offeror's Proposal. As part of the evaluation, the Department will also consider its own historical experience with the Offeror, and the direct experience with the Offeror of the members of the evaluation panel and others involved in the evaluation process. The Agreement will be awarded to the responsive and responsible Offeror found to be the most advantageous to the Department in accordance with D.C. Official Code § 2-354.03 and not necessarily the Offeror(s) with the highest evaluated score.

3.4.1 Past Performance, Relevant Experience & Capabilities of the Prime Contractor (15 points)

The Department desires to engage a Design-Builder with the experience necessary to accomplish the objectives set forth in the RFP. The Offeror will be evaluated based on their:

- i. Demonstrated Experience with Design-Build construction and renovation of schools in an urban setting.
- ii. Demonstrated knowledge and experience with the local subcontracting market that have surpassed the minimum DC requirements.
- iii. Past performance (considering schedule and budget) with public and/or private projects of similar scale (scale means construction budget and total sq)

In the case of an Offeror without a record of relevant past performance or for whom information on past performance is not available, the Offeror will not be evaluated favorably or unfavorably on past performance.

If the offeror is a team or a joint venture, the names and addresses of the team or individual members of the joint venture, and copies of any joint venture or teaming agreements shall be provided. If the Offeror is a team, the teaming agreement should include intentions, roles and responsibility of the prime contractor, roles and responsibility of the teaming partner, why the parties are teaming, division of the work and percentages. If the Offeror is a team or a Joint Venture of multiple companies, the Evaluation Panel will consider the experience of each member of the team or Joint Venture in light of their role in the proposed team or Joint Venture. **This element of the evaluation will be worth up to fifteen (15) points.**

3.4.2 Key Personnel of the Prime Contractor (10 points)

The proposed Key Personnel should have experience working together and each such individual should have the necessary level of experience and education for his or her proposed role in accordance with the requirements of Section 5.4.4 of the RFP. The Offeror shall identify the following:

- i. Project Manager and his/her experience on similar type projects.
- ii. Superintendent and his/her experience on similar type projects.
- iii. Project executive and his/her experience on similar type projects.
- iv. Lead Cost Estimator and his/her experience on similar type projects.

This element of the evaluation will be worth up to ten (10) points.

3.4.3 Past Performance, Relevant Experience & Capabilities of the Architect/Engineer (10 points)

The Department desires to engage a Design-Builder with a design team component that possesses the experience necessary to accomplish the objectives set forth in the RFP. The

Architect/Engineer of the Offeror will be evaluated based on their:

- i. Design experience of educational facilities in urban setting.
- ii. Design experience with additions to, and/or renovations to existing facilities of similar scale and scope to Bard High School.
- iii. Past performance experience with DC, or similar jurisdiction, navigating through permitting, other regulatory/utility agencies.

In the case of an Offeror without a record of relevant past performance or for whom information on past performance is not available, the Offeror will not be evaluated favorably or unfavorably on past performance.

If the offeror is a team or a joint venture, the names and addresses of the team or individual members of the joint venture, and copies of any joint venture or teaming agreements shall be provided. If the Offeror is a team, the teaming agreement should include intentions, roles and responsibility of the prime contractor, roles and responsibility of the teaming partner, why the parties are teaming, division of the work and percentages. If the Offeror is a team or a Joint Venture of multiple companies, the Evaluation Panel will consider the experience of each member of the team or Joint Venture in light of their role in the proposed team or Joint Venture. **This element of the evaluation will be worth up to ten (10) points.**

3.4.4 Key Personnel of the Architect/Engineer (5 points)

The Department desires that the design component of the Design-Builder assigned to this Project to be individuals who have experience in designing and completing similar type projects as Bard High School. The personnel so assigned should have the necessary experience and professional credentials for the role each such individual is assigned. The Proposal shall be organized in accordance with the requirements of Section 5.4.4 and at a minimum, should identify:

- i. Project Architect and his/her experience on similar type projects.
- ii. Principal in Charge and his/hers experience on similar type projects
- iii. Lead Mechanical Engineer and his/her experience on similar type projects.
- iv. Lead Structural Engineer and his/hers experience on similar type projects.

This element of the evaluation will be worth up to five (5) points.

3.4.5 Project Management Plan & Schedule (40 points)

Offerors are required to submit with their Proposal a Project Management Plan and Schedule ("Management Plan"). The Management Plan should clearly explain how the Design-Builder intends to manage and implement the Bard High School Project, as follows:

At a minimum, the Project Management Plan shall include:

- i. A schedule (P6 or similar format) and a schedule narrative to demonstrate how the Offeror intends to complete the Project in a timely manner and to properly plan the Project, and shall show: (i) key design milestones and bid packages; (ii) release dates for key subcontractors; (iii.) project phasing and (iv) Substantial and Final Completion Dates. The schedule should demonstrate that the Offeror understands the Project and has a workable method to deliver the Project.
- ii. Approach highlighting items including but not limited to site logistics (including move coordination to swing site, parking challenges, material staging, delivery routes, etc., permitting, utility coordination and quality control measures.
- iii. Specific risks and challenges to Bard High School Project and provide a plan to mitigate the defined risks.
- iv. Community engagement strategy by discussing how the Offeror plans to balance the community demands while achieving the Project budget and schedule.


This element of the evaluation will be worth up to forty (40) points.

Item No. 3: The reference to the number of projects within paragraph (a) of Section 5.4.3 (Past Performance, Relevant Experience & Capabilities. Past Performance, Relevant Experience & Capabilities) is hereby revised, as follows:

Delete: of no more than eight (8) projects

Replace with: of no more than five (5) projects

All other provisions with paragraph (a) and section 5.4.3 remain unchanged.

By:  _____
Ebti K. Hana
Contracting Officer

Date: 8/18/2020

- End of Addendum No. 3 -