

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Addendum No. 1

To

Request for Proposal (“RFP”) No. DCAM-22-CS-RFP-0002

**Construction Management At-Risk (“CMAR”) Services for Fort Lincoln Park and New
Recreation and Early Childhood Education Center**

Issued: June 30, 2022

This Addendum No. 1 is issued on June 30, 2022. Except as modified herein, the RFP remains unchanged.

Item No. 1. The Proposals Submission Due Date is hereby extended from **July 6, 2022 at 4:00 p.m** to **July 15, 2022 at 4:00 p.m.**

Item No. 2. The questions and answers spreadsheet is hereby attached as **Exhibit A.**

Item No. 3. List of site visit participants is hereby attached as **Exhibit B.**

Item No. 4 Past Performance Evaluation Form (Attachment K of the RFP) is hereby attached as **Exhibit C.**

By: _____
Ahmad Stanekzai
Contracting Officer

Date: June 30, 2022

--End of Addendum 1--

Exhibit A
(See following page)

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



**EXHIBIT A
Bidders Questions on RFP with DGS Responses**

DCAM-22-CS-RFP-0002

CMAR Services Fort Lincoln Park and New Recreation and Early Childhood Education Center

No.	Question	DGS Response
1	Per required, Building Information Modeling (BIM) is required to be used throughout the facility lifecycle, including all Project phases from Project planning and concept design through construction, as-built(s), and facilities management. Please clarify what LOD level of the current BIM model and what is the expectation of LOD for the final Model would be?	The design team is using Revit program. To ensure fair pricing, assume LOD 500 – Operational/As-built Models.
2	If the LOD level for BIM model was not determined yet, please provide an allowance for BIM with any expectation of LOD of the BIM model.	See above.
3	Please confirm that subsurface investigation work as required for the project is finished and the DGS will provide Civil documents to the contractor no further subsurface investigation work scope for the contractor.	Geotechnical services (survey, tests, reports, etc) needed to complete foundation design throughout the project are to be provided by the design team.
4	RFP stated that the bidder must provide “provide one (1) year of preventative and corrective maintenance services” Please clarify and provide a list of items of what needs to be done for preventative and corrective maintenance services of this project.	Maintenance schedule will be developed in coordination with Facilities Management Division and Design team at a later date. At minimum, it shall include hardscapes, softscapes, site features, and other site-wide needs. The cost of the preventive and corrective maintenance services will be baked in the GMP.
5	Please confirm no LEED certification is required for this work.	At minimum, LEED Silver is required for the new recreation center. This is a DC Dept. of Parks and Rec requirement.

Exhibit B
(See following page)

**Project Site Visit
DCAM-22-CS-RFP-0002**

**Construction Management At-Risk (“CMAR”) Services for Fort Lincoln Park and New
Recreation and Early Childhood Education Center**

Date & Time: **6/15/2022 at 2:00 PM**

No.	Name	Company	Email
1	Omar S. McIntosh	Smooth Construction	omcintosh@smootbuilds.com
2	Walid Salhab	MCN Build	walid.salhab@mcnbuild.com
3	Marcel El Khoury	MCN Build	marcel.el-khoury@mcnbuild.com
4	Gabe Oliver	GCS Sigal	goliver@gcs-sigal.com
5	Hamida Ali Malow	Chiaramonte Construction Company	halimalow@cc-builder.com

Exhibit C
(See following page)

Attachment K

**DCAM-22-CS-RFP-0002
Construction Management At-Risk ("CMAR") Services for Fort Lincoln Park and New Recreation and
Early Childhood Education Center**

PAST PERFORMANCE EVALUATION (PPE) FORM

(Check appropriate box)

OFFEROR _____

Performance Elements	Excellent	Good	Acceptable	Poor	Unacceptable
Quality of Services/ Work					
Timeliness of Performance					
Cost Control					
Business Relations					
Customer Satisfaction					

1. Name and Title of Evaluator: _____
2. Signature of Evaluator: _____
3. Name of Organization: _____
4. Telephone Number of Evaluator: _____
E-mail address of Evaluator: _____
5. State type of service received: _____
6. State Contract Number, Amount and Period of Performance _____

7. Remarks on Excellent Performance: Provide data supporting this observation. Continue on separate sheet if needed)
8. Remarks on unacceptable performance: Provide data supporting this observation. (Continue on separate sheet if needed)

Please include the PPE Forms in your proposals

RATING GUIDELINES

Summarize Contractor performance in each of the rating areas. Assign each area a rating of 0 (Unacceptable), 1 (Poor), 2 (Acceptable), 3 (Good), 4(Excellent), or ++ (Plus). Use the following instructions for guidance in making these evaluations.

	Quality Product/Service	Cost Control	Timeless of Performance	Business Relations
	<ul style="list-style-type: none"> -Compliance with contract requirements -Accuracy of reports -Appropriateness of personnel -Technical excellence 	<ul style="list-style-type: none"> -Within budget (over/under target costs) -Current, accurate, and complete billings -Relationship of negated costs to actual -Cost efficiencies -Change order issue 	<ul style="list-style-type: none"> -Meet Interim milestones -Reliable -Responsive to technical directions -Completed on time, including wrap-up and contract administration -No liquidated damages assessed 	<ul style="list-style-type: none"> -Effective management -Businesslike correspondence -Responsive to contract requirements -Prompt notification of contract problems -Reasonable/cooperative -Flexible -Pro-active -effective contractor recommended solutions -Effective snail/small disadvantaged business Subcontracting program
0. Zero	Nonconformances are comprises the achievement of contract requirements, despite use of Agency resources	Cost issues are comprising performance of contract requirements.	Delays are comprising the achievement of contract requirements, Despite use of Agency resources.	Response to inquiries, technical/ service/administrative issues is not effective and responsive.
1. Unacceptable	Nonconformances require major Agency resources to ensure achievement of contract requirements.	Cost issues require major Agency resources to ensure achievement of contract requirements.	Delays require major Agency resources to ensure achievement of contract requirements.	response to inquiries, technical/ service/administrative issues is marginally effective and responsive.
2. Poor	Nonconformances require minor Agency resources to ensure achievement of contract requirements.	Costs issues require minor Agency resources to ensure achievement of contract requirements.	Delays require minor Agency resources to ensure achievement of contract requirements.	Responses to inquiries, technical/ service/administrative issues is somewhat effective and responsive.
3. Acceptable	Nonconformances do not impact achievement of contract requirements.	Cost issues do not impact achievement of contract requirements.	Delays do not impact achievement of contract requirements.	Responses to inquires, technical/ service/administrative issues is usually effective and responsive.
4. Good	There are no quality problems.	There are no cost issues.	There are not delays.	Responses to inquiries, technical/ service/administrative issues is effective and responsive,
5. Excellent	The contractor has demonstrated an exceptional performance level in some or all of the above categories.			