

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



**Addendum No. 1**

**To**

**Request for Proposal (“RFP”) No. DCAM-22-CS-RFP-0019**

**Construction Management At-Risk (“CMAR”) Services for DC Infrastructure Academy at  
Spingarn High School**

**Issued: August 8, 2022**

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This Addendum No. 1 is issued on August 8, 2022. Except as modified herein, the RFP remains unchanged.

**Item No. 1.** The Proposals Submission Due Date is hereby extended from **August 12, 2022 at 4:00 p.m** to **August 26, 2022 at 4:00 p.m.**

**Item No. 2.** Questions and Answers Spreadsheet is hereby attached as **Exhibit A.**

**Item No. 3.** Form of Offer Letter and Bid Form (Attachment B of the RFP) is hereby attached as **Exhibit B.**

**Item No. 4** List of site visit participants is hereby attached as **Exhibit C.**

By: James H. Marshall  
James H. Marshall  
Contracting Officer

Date: August 8, 2022

--End of Addendum No. 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-0019**

**CMAR Services for DC Infrastructure Academy at Spingarn High School**

No.	Question	DGS Response
1	Section 1.1 of the RFP notes that “the facility will receive modernizations to include ... Auditorium”, but the concept plans (dated 6/24/2022) do not show any work in the Auditorium and the Program Spaces do not seem to show a space that uses the Auditorium. Please confirm the Auditorium should be included as part of the shelled space Work.	Please refer to the Concept Plans for an accurate outline of the specific areas to be modernized for the DCIA Program. Spaces such as the existing Auditorium, Gymnasium and Kitchen/Cafeteria are included in the area to be stabilized only.
2	Section 1.1 of the RFP notes that “the facility will receive modernizations to include ... Gym”, but the concept plans (dated 6/24/2022) do not show any work in the Gym and the Program Spaces do not seem to show a space that uses the Gym. Please confirm the Gym should be included as part of the shelled space Work.	Refer to the answer to Question No. 1
3	Section 1.1 of the RFP notes that “the facility will receive modernizations to include ... Cafeteria/Kitchen”, but the concept plans (dated 6/24/2022) do not show any work in the existing Cafeteria/Kitchen and the Program Spaces do not seem to show a space that reflects that area. Please confirm the existing Cafeteria/Kitchen should be included as part of the shelled space Work and the Programed “Dining/Café” space is accomplished using another portion of the	Refer to the answer to Question No. 1.

	building.	
4	The RFP makes several mentions to stabilizing and making safe the unused portions of the building. During the site walk it was mentioned that the degree of stabilization was still under discussion. Given the schedule and cost impact to various end points, can guidance be given to what will be considered baseline for the stabilization? For example, completeness of demolition (leaving certain floor types or partitions), abatement/remediation (hazardous materials concealed items not being removed), removal/replacement of exterior windows/doors or infill with alternate materials, sizing new equipment and services for full building size or just Program Space, etc.	Offeror shall ensure that the portion of the building not undergoing modernization for the DC Infrastructure Academy shall be broom clean and fully abated. Otherwise, that portion of the building shall be brought up to the tenant fit out standards of a cool dark shell. The modernized portion of the building shall be separated from the non-modernized portion by temporary walls as defined in the A/E construction documents. Additionally, Offeror shall assume responsibility for securing the entire building at Notice to Proceed.
5	Please confirm the A/E team will be responsible for developing a façade condition survey and recommended scope of repairs.	Façade restoration will be further developed as the design progresses. Offeror shall assume providing the District with some level of design assist to better define the scope of work.
6	It's noticed that Attachment B – Offer Letter is to be issued via addendum. When do you expect to issue that addendum?	Form of Offer Letter and Bid Form – Attachment B of the RFP is included in this addendum.

**Exhibit B**  
**(See following page)**

[Offeror’s Letterhead]

[Insert Date]

District of Columbia Department of General Services  
2000 14<sup>th</sup> Street NW, 4<sup>th</sup> Floor  
Washington, DC 20009

Attention: Ahmad M. Stanekzai  
Contracting Officer

**Reference: Request for Proposals (“RFP”) – DCAM-22-CS-RFP-0019  
Construction Management At-Risk (“CMAR”) Services for DC  
Infrastructure Academy at Spingarn High School**

Dear Mr. Stanekzai:

On behalf of [INSERT NAME OF Offeror] (the “Offeror”), I am pleased to submit this Proposal in response to the Department of General Services’ (the “Department” or “DGS”) RFP to provide Construction Manager At-Risk Services for DC Infrastructure Academy at Spingarn High School. The Offeror has reviewed the RFP and the attachments thereto, any addenda thereto, and the proposed Form of Contract (collectively, the “Bid Documents”) and has conducted such due diligence and analysis as the Offeror, in its sole judgment, has deemed necessary in order to submit its Proposal in response to the RFP.

The Offeror’s proposal, the Preconstruction Fee (as defined in Section 2.11 of the RFP), the Construction Management Fee (as defined in Section 2.11 of the RFP), and the Maximum Cost of General Conditions (as defined in Section 2.11.3 of the RFP) are based on the Bid Documents as issued and assume no material alteration of the terms of the Bid Documents (collectively, the proposal, the Preconstruction Fee, the Construction Management Fee, and the Maximum Cost of General Conditions are referred to as the “Offeror’s Proposal”).

The Offeror’s Proposal is as follows:

- A. Preconstruction Fee is:** \$ \_\_\_\_\_
- B. Construction Management Fee is:** \$ \_\_\_\_\_

The Offeror acknowledges and understands that Preconstruction Fee is a firm, fixed price and other than as permitted in the Form of Contract will not be subject to further adjustment. The Offeror further acknowledges that twenty-five percent (25%) of the Construction Management Fee shall

be at risk, and the Offeror shall be entitled such portion if such portions are earned in accordance with the Form of Contract.

The estimated cost of the Offeror’s general conditions (the “Maximum Cost of General Conditions”) is set forth below. The Maximum Cost of General Conditions consists of the following elements:

Cost of construction staff (only field staff are reimbursable)	\$ _____
Fringe Benefits associated with field staff costs	\$ _____
Payroll taxes and payroll insurance associated with construction staff costs	\$ _____
Staff costs associated with obtaining permits and approvals	\$ _____
Out-of-house consultants	\$ _____
Field office for CMAR including but not limited to:	\$ _____
• Trailer purchase and/or rental	
• Field office installation, relocation and removal	
• Utility connections and charges during the Construction phase	
• Furniture	
• Office supplies	
Office equipment including but not limited to:	\$ _____
• Computer hardware and software	
• Fax machines	
• Copy machines	
• Telephone installation, system and uses charges	
• Job radios	
Local delivery and overnight delivery costs	\$ _____
First aid facility	\$ _____
BIM Cost (software, seats, hardware)	\$ _____
Other (please itemize)	\$ _____
Total Maximum Cost of General Conditions	\$ _____

The Offeror acknowledges and understands that the Maximum Cost of General Conditions will be incorporated into the contract and that the Offeror will not be permitted to exceed the Maximum Cost of General Conditions unless it first obtains the written approval of the Department.

In addition, the Offeror hereby represents that, based on its current rating with its surety, the indicated cost of a payment and performance bond is [INSERT PERCENTAGE].

The Offeror’s Proposal is based on and subject to the following conditions:

1. The Offeror agrees to hold its Proposal open for a period of at least one hundred and twenty (120) days after the date of the Proposal.
2. Assuming the Offeror is selected by the Department and subject only to the changes requested in Paragraph 5, the Offeror agrees to enter into a contract with the Department on the terms and conditions described in the Bid Documents within ten (10) days of the notice of the award.

In the event the Offeror fails to do so, the Department shall have the right to levy upon the Offeror's bid bond.

3. Both the Offeror and the undersigned represent and warrant that the undersigned has the full legal authority to submit this bid form and bind the Offeror to the terms of the Offeror's Proposal. The Offeror further represents and warrants that no further action or approval must be obtained by the Offeror in order to authorize the terms of the Offeror's Proposal. In addition to any other remedies that the Department may have at law or in equity, the Department shall have the right to levy upon Offeror's Bid Bond in the event of a breach of this Paragraph 3.
4. The Offeror and its principal team members hereby represent and warrant that they have not:  
(i) colluded with any other group or person that is submitting a proposal in response to the RFP in order to fix or set prices; (ii) acted in such a manner so as to discourage any other group or person from submitting a proposal in response to the RFP; or (iii) otherwise engaged in conduct that would violate applicable anti-trust law.
5. The Offeror's Proposal is subject to the following requested changes to the Form of Contract:  
**INSERT REQUESTED CHANGES. OFFERORS ARE ADVISED THAT THE CHANGES SO IDENTIFIED SHOULD BE SPECIFIC SO AS TO PERMIT THE DEPARTMENT TO EVALUATE THE IMPACT OF THE REQUESTED CHANGES IN ITS REVIEW PROCESS. GENERIC STATEMENTS, SUCH AS "A MUTUALLY ACCEPTABLE CONTRACT" ARE NOT ACCEPTABLE. OFFERORS ARE FURTHER ADVISED THAT THE DEPARTMENT WILL CONSIDER THE REQUESTED CHANGES AS PART OF THE EVALUATION PROCESS.**
6. The Offeror hereby certifies that neither it nor any of its team members have entered into any agreement (written or oral) that would prohibit any contractor, subcontractor or sub-consultant that is certified by the District of Columbia Office of Department of Small and Local Business Enterprises as a Local, Small, Resident Owned or Disadvantaged Business Enterprise (collectively, "LSDBE Certified Companies") from participating in the work if another company is awarded the contract.
7. This bid form and the Offeror's Proposal are being submitted on behalf of [INSERT FULL LEGAL NAME, TYPE OF ORGANIZATION, AND STATE OF FORMATION FOR THE OFFEROR].

Sincerely,

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



**Exhibit C**  
**(See following page)**

# MEETING SIGN-IN SHEET

CMAR RFP Preproposal  
Walkthrough

Walkthrough Date:  
July 21, 2022

Contract Specialist:  
Shafi Anwary

Project: DCIA at  
Spingarn High School

Name	Title	Company	Phone	E-Mail
1. PHIL Mueller	VAPRELON	GCS-SIGAL	202.439.2083	pmueller@gcs-sigal.com
2. Michael Brammer	PE	Gilbane	571 215 1708	MBrammer@gilbane.com
3. JOSE Lopez	PM	B&D	571-338-2446	jlopez@bdconnect.com
4. MICHAEL GADSDEN	APM	B&D	202.878.1795	mgadsten@bdconnect.com
5. Peter Ege	VP	Smoot	202.243.6688	pege@smootbuilds.com
6. Derek Fleming	Super	Blue Skye	202 718 7238	dfleming@blueskyeconstruction.com
7. Barb Price	SPM	Cookley/Williams	202-215-4169	bprice@cookleywilliams.com
8. Royers Munoz	Estimator	Chiaromonte	301-676-3238	rmunoz@cc-builder.com
9. Tim Raimundo	Preconstruction	MEN	202 702 0647	tim.raimundo@menbuild.com
10. Daniel Blaise	PX	Smoot	202-379-8418	dblaise@smootbuilds.com
11. KYRA TALLON	ARCH.	BELL ARCHITECTS		KYRA.TALLON@BELLARCHITECTS.COM
12. Cheri Vincent	SPM	B&D	443-745-4273	cvincent@bdconnect.com
13. Solomon Kabore	PM	IC Build	202 368 1533	Solomon@icbuild.org
14.				
15.				