

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



**DESIGN-BUILD SERVICES BENJAMIN BANNEKER HIGH SCHOOL**

**Solicitation No: DCAM-19-CS-RFP-0045**

**Amendment No. 5**

**Issued: January 30, 2019**

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This Addendum No. 5 is issued and hereby published on the DGS website on January 30, 2019. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

**Item #1 Paragraph (f) of Section 2.10.1 (Reimbursable Costs) is deleted and replaced with the following:**

- (f) Cost of the Architect/Engineer’s contract reimbursed at cost and without markup; provided, however, that such costs shall not exceed the Design Budget set forth in the Design Budget as set forth in the Agreement. Any amounts in excess of the Design Budget shall not be reimbursable as a Cost of Work.

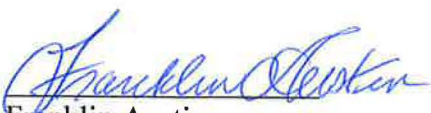
**Item #2 Section 3.2 (Evaluation Committee) is deleted and replaced with the following:**

**Section 3.2 Evaluation Committee.** Each Offeror’s Proposal shall be evaluated in accordance with this **Part 3** by an Evaluation Committee. The Evaluation Committee shall prepare a written report summarizing its findings and submit the same to the source selection official. Based on the information submitted by the Offerors in response to this RFP and the report prepared by the Evaluation Committee, the source selection official shall select the responsive and responsible Offeror(s) whose Proposal(s) are determined by the source selection official 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 score as evaluated per the factors in **Section 3.4** of this RFP.

**Item #3 Section 3.4(Proposal Evaluation) is deleted and replaced with the following:**

**Section 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.

**Item #4 Questions and Answers are hereby incorporated as Exhibit 1.**

By:   
Franklin Austin  
Contracting Officer

Date: 1/30/2019

- End of Addendum No. 5 -

## Exhibit 1

No.	Question	Answer
1	Please confirm that the abatement and demolition (complete raze) of the existing Shaw Junior High School is not part of this RFP. In addition, is the A/E required to provide the documents and permits for the abatement and demolition?	Abatement and demolition are a part of the RFP.
2	Is it the intent of this RFP for the existing parking structure and amphitheater to not be completely demolished?	The desired goal would be to retain use of the existing parking garage, however dependent further due diligence regarding the structural integrity, regulatory approvals, along with proposed designs will determine the viability of retaining the existing parking garage. The amphitheater should be considered in effect to the overall design.
3	Can we assume that the DPR site can part of the scope and can be used for site logistics (laydown)/site improvements?	For the purposes of this RFP, Offerors should consider site logistics to be relegated to the identified existing school site only.
4	Please confirm that DGS is the owner of the school property and adjacent DPR park.	The District is, not specifically DGS.
5	Please confirm the substantial completion date is July 16, 2021.	Confirmed.
6	Attachment J First Source Agreement is shown as 11 pages, and is then followed by 8 pages titled "Revised Employment Plan" Can you please confirm that the "Revised Employment Plan" will only need to be submitted by the winning DB team after award and not as part of the RFP response.	Offerors are required to submit an initial Employment Plan that outlines a strategy to meet local hiring requirements as part of its response to the RFP. The winning offeror will then be required to submit a revised Employment Plan prior to beginning work associated with the project.
7	Is DGS willing to insert into the RFP a clear requirement that 35% of the Design work must be done by CBE Small Businesses, and 20% by CBE Disadvantaged Businesses? [The same requirements should apply to Construction Tasks.]	Refer to Addendum 4, Item # 20.
8	Is DGS willing to make the Subcontracting Plan an Evaluation Factor worth 10 points? [Many of the large firms have managed to get CBE certified. So preference points do not obviate the need for the Plan to count for 8-10 pts.] This can easily be done by reducing Price to 15 pts and Project Management to 35 pts.	Refer to the evaluation factors in Part 3, Section 3.4 of the RFP.

9	<p>Section 4.2.8 and 4.2.1(c) state that if the Prime Contractor is CBE certified, they are not required to do any subcontracting at all. This allows large, out-of-town firms that are CBE certified to do zero subcontracting. It can be argued that large, out-of-town firms should not be CBE certified. We agree 100%. But the fact is, many are. The RFP needs to address this reality. Hence, our question:</p> <p><b>Is DGS willing to replace Section 4.2.8 and 4.2.1(c) with the following text?</b></p> <ul style="list-style-type: none"> <li>• <b>If a Prime Contractor is a Large Business [CBE certified or not] that firm must comply with all of the subcontracting requirements as stated in Section 4.2.</b></li> <li>• <b>If a Prime Contractor is an Out-of-Town firm [CBE certified or not] that firm must comply with all of the subcontracting requirements in Section 4.2.</b></li> <li>▪ <b>Definitions:</b></li> </ul> <p><b>[1] If your parent company [not your DC Office; or Regional Office; or an affiliate or Subsidiary Office] is a large firm, by SBA's size standards, then you are a large firm and you must comply with Section 4.2.</b></p> <p><b>[2] If your parent company's headquarters [not your DC office, etc.] is located outside of DC, then you are an out-of-town firm, and you must comply with Section 4.2.</b></p> <p>If Sections 4.2.8 and 4.2.1(c) are replaced with the text shown above, that will force large, out-of-town firms to develop Subcontracting Plans, which is consistent with DC Code.</p> <p>Ms. Washington, DCPS wants the new Benjamin Banneker High School to be a <b>World Class Showcase of</b></p>	<p>Section 4.2.8 was deleted. Refer to Addendum No.4, Item # 20.</p>
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	<p><b>Technology Innovation.</b> That goal is difficult to achieve if DC-based Small and Minority-Owned Businesses are locked out of significant participation. DGS can solve this problem by simply doing three things:</p> <p><b>(1) Clearly require 35% CBE Small and 20% CBE Disadvantaged Participation.</b></p> <p><b>(2) Make the Subcontracting Plan worth 10 pts [It is worth 8 pts. in previous DGS/DCPS RFPs]. It should not be worth zero for this school.</b></p> <p><b>(3) Require large, out-of-town firms to comply with Section 4.2.</b></p>	
10	Will the Sign-in Sheet for the solicitation referenced above be posted soon?	Refer to Addendum #2
11	Since the feasibility study established that there are a number of planning and design options that can meet the educational program requirements for the Banneker academic program, and since there are community objections to losing the Shaw Middle School site with its proximity to the feeder elementary schools, and because the modernization of the existing Banneker facility is the most cost effective for the District of Columbia (see Feasibility Study Appendix E, attached), would DGS penalize a design/build proposal if it exhibits capabilities for both award-winning new construction <i>and</i> modernizing historic facilities as award winning 21 <sup>st</sup> century learning environments?	DCPS has determined that the new Banneker HS will be located at Shaw MS.
12	Over the last 10 years Banneker enrollment has never reached 500 students (Banneker Audited Enrollment attached) although the capacity of its facility is 654 students ( <u>see DME, Appendix 5 of Fact Sheets for High Schools 2016-17</u> ). The proposed enrollment capacities in Banneker's Educational Specifications increased from 560 students in the Ed Spec of July 24, 2017 to 700 students in the Feasibility Study, dated August 18, to 800 students in the December 2018 RFP. Since these capacities are not generated from an education plan for	No, the projected enrollment shall remain at 800 students.

	high school improvement, growth or investment, is it possible that DCPS/DGS might issue an addendum seeking further study, post award, into modernizing the existing facility for an adjusted enrollment?	
13	At yesterday's preproposal for Banneker your team mentioned we could schedule site visits of some of the "premier" and "flagship" high schools in the area. I was hoping to schedule those visits with you for my team.	Once the Design-Builder is selected, tours will be schedule with the team.
14	Section 5.4.6 First Source Employment Agreement asks for form Attachment J be included as part of technical submittal. Attachment J contains both First Source Employment Agreement <u>and</u> First Source Employment Plan. It is our understanding that at this time only the First Source Employment Agreement is required to be submitted with our technical proposal and the First Source Employment Plan is to be submitted to DGS upon notice of award of contract. Please confirm.	Confirmed.  And refer to Addendum No.4, item #23.
15	Is demolition of the existing building part of the design-build scope of works?	Refer to the response of Question #1 in this Addendum
16	Is the full team (architect and their subs) on the feasibility study precluded from pursuing this RFP?	In accordance with Title 27 DCMR 2221 Contractor Conflict of Interest: If a contractor prepares and furnishes complete specifications covering non-developmental items to be used in a competitive procurement, that contractor shall not be allowed to furnish those items, either as a prime contractor or as a subcontractor  Accordingly, Consultants and/or contractors that are deemed by the Department to have an unfair advantage over competing Offerors regarding the knowledge of the project shall be ineligible to participate as an Offerors or on a Design Build team.
17	Does having previous DC DGS High School experience included as part of your evaluation factor?	Prior K12 more specifically high school experience generally, is preferred. Refer to the evaluation factors in Part 3, Section 3.4 of the RFP.
18	Is having experience with geothermal systems and understanding the DC permitting process for the geothermal systems included as an evaluation factor?	Renewable energy will be relevant to this project, and the design-builder's teams commensurate experience, and will be taken into consideration, but not a specific evaluation factor. Refer to the

		evaluation factors in Part 3, Section 3.4 of the RFP..
19	Would you like the awarded team to have experience working with DC Council for a Power Purchase Agreement?	This is not a criteria, but there is value in this expertise. Refer to the evaluation factors in Part 3, Section 3.4 of the RFP.
20	Section 2.2.1.3 - Do you require experience working with PEPCO as a generation power generator? PEPCO has requirements of power generation capabilities. Is interconnection part of the concept study? In evaluating the proposals, how critical is it that the design team has worked together on past completed projects?	On site co-generation hasn't yet been determined, however the Offeror would be encouraged to reflect their experience in this area in their Proposals. Refer to the evaluation factors in Part 3, Section 3.4 of the RFP.
21	Section 3.4.2 – does this also apply to the design team?	Although the title is key personal of the builder, the language speaks to the Design-Build team and thus the design team as well.
22	Section 2.4 – Since DGS's STEM program is unique to DC Public Schools, should the design team and its members have experience with DC Public Schools, DC Charter Schools and DC Private Schools? If the firm does not have this experience, will you accept experience from another state?	See Addendum 4, Item #15
23	Section 2.13 – How many licenses of BIM 320 should the design team carry? Is four licenses adequate per consultant? We intend to carry this through the 11 month occupancy check up for a total of 5 years.	The licenses requested in the RFP will only be for the DGS team to access Revit/Navis-works and BIM 360. The Design-Build team is expected to have independent contracts with Autodesk for Revit and Navisworks. BIM 360 licenses for the DB team (50 - 100) will be procured as a project cost.
24	Section 4.2.1 – does the 35% CBE goal apply to both the Design team and the Construction team?	It applies on the entire proposed Design- Build agreement.
25	In the feasibility study, it wasn't clear on the Net Zero MEP systems. Can we adjust our MEP Design to accommodate the Net Zero design?	This is a new building, MEP should align with LEED and Net Zero design.
26	Of the \$118 Million Budget, is the MEP and PV Panels included in that budget?	It is not assumed that PV panels are included in the project budget but proper infrastructure (including MEP) should be part of the project budget.
27	Will sports fields, parking, streetscape and outdoor spaces such as school gardens and outdoor classrooms be required in the design? The Ed Specs do not specifically	Yes.



	state requirements and square footage for outdoor design.	
28	Should redesign and integration of the DPR parcel be included in the design fee?	For the purposes of the Offeror's Proposal, the DPR scope and fee are not to be included at this time.
29	There is a requirement on page 4 of the RFP that states "The Design Build team shall <u>also</u> comply with the recently adopted International Green Construction Code." This statement is made after requiring a LEED Schools Gold certification. Compliance with LEED is compliance with the IgCC according to Article 101.4.9.4.2.2. Does this statement confirm that compliance path or are they requiring compliance with the IgCC <u>in addition</u> to LEED?	Per the RFP, the Design-Build is required to achieve LEED GOLD certification. Additionally, the Design Build team shall comply with the recently adopted International Green Construction Code.