

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



**REQUEST FOR PROPOSALS  
DCAM-19-CS-RFP-0059**

**MODERNIZATION EATON ELEMENTARY SCHOOL**

**AMENDMENT NO. 3**

Amendment Number 3 is hereby issued and posted on the DGS web site effective April 2, 2019. Except as otherwise noted, all other terms and conditions of the Request for Proposal remain unchanged

**1. Section 1.2, Project Background, the end of the section**

**Insert:** Design Update. Since the issuance of this RFP the design team, in conjunction with DCPS, certain District regulatory agencies and other stakeholders has revised the feasibility concepts. The preferred concept is hereby incorporated and is provided as Attachment T to the RFP (Attachment 1 to Amendment 3).

**2. Section 1.6, Project Delivery Method**

**Delete:** In its entirety

**Insert:** 1.6 Project Delivery Method

The Department intends to implement the Project through a Construction Manager at Risk (CMAR) approach. The A/E will work with the Department to start developing design documents. On or about May 1, 2019, the Department intends to award the CMAR contract. The CMAR will collaborate and work in unison with the A/E to review the design documents and advise on whether they are consistent with the Department's budget and schedule for the Project. The Department envisions that a set of 100% DD documents will be completed in August of 2019, at which point the CMAR will be expected to develop a GMP based upon the approved DD documents.

The scope of work for the Project ("Scope of Work") will be divided into two phases: (i) Preconstruction Phase; and (ii) the Construction Phase. During the Preconstruction Phase, the CMAR shall work with the A/E to develop a schedule, budget and that accomplishes the Department's goals and objectives. The CMAR will be required to actively participate in the

development of the DD by providing cost estimating, scheduling, identifying long-lead purchasing items and performing constructability reviews. The Department expects that the 100% DD documents will be completed by August 12, 2019. The process by which the GMP will be formed is more fully described in the Agreement which will be issued by addendum.

The completed Project needs to be completed and available for occupancy by DCPS no later than the Substantial Completion Date noted in Section 1.5 above. The Department contemplates that construction will begin in November of 2019. Abatement, interior demolition and other long lead items may be released earlier, if necessary.

**3. Section 1.9.2, Project Schedule**

**Delete:** In its entirety

**Insert:** Further, the Department has established the following preliminary milestone dates for the Project. While the Department is amenable to shifting the interim design milestones dates, the Department requires that the trade bids and the GMP proposal be submitted no later than September 23, 2019. Any shift in the interim design milestones dates must be approved by DGS and must provide for the durations for DCPS and DGS design reviews reflected in the milestone schedule below.

- Submit Concept Design March 5, 2019
- Submit Schematic Design June 6, 2019
- 100% Design Development (GMP Set) August 12, 2019
- Trade Bidding August September 2019
- Possible Early Release Packages July 2019
- GMP Proposal Submitted September 23, 2019
- Submit 100% CD (Issued for Construction Set) October 28, 2019
- GMP Approved November 18, 2019
- Substantial Completion July 15, 2021

**4. Section 3.4.3 iv**

**Delete:** sheet.

**Insert:** street. The corrected language reads as follows:  
( iv) how the CMAR intends to deliver the Project taking into consideration that one street must be available for use by patrons at all times.

**5. Section 5.4.4, Project Management Plan**

**Delete:** In its entirety

**Insert:** The Project Management Plan should contain the information requested in Section 3.4.3 of this RFP.

**6. Section 6.4, Contract Award**

**Delete:** In its entirety

**Insert:** This procurement is being conducted in accordance with D.C. Code § 2-354.03 and the provisions of Title 27 DCMR §§ 4700, et seq., of the Department's Procurement Regulations. Responses to the RFP shall be in the form of competitive sealed Proposals and the Agreement shall be awarded based on the Proposal that is the most advantageous to the Department, or in the event of more than one award, the Proposals that are the most advantageous to the Department. The RFP sets forth the evaluation factors and indicates the relative importance of each factor. The RFP contains a statement of work or other description of the Department's specific needs, which shall be used as a basis for the evaluation of the Proposals. Price will be evaluated; however, while price or total cost to the Department may be an important or even deciding factor in most source selections, the Department may select the source whose Proposal is more advantageous in terms of technical merit and other factors in accordance with Title 27 DCMR § 1613.5. As such, the Agreement contemplated hereunder will be awarded to the Offeror whose competitive sealed Proposal is determined by the source selection official to be the most advantageous to the Department considering technical merit and other factors.

In addition to this RFP No. DCAM-19-CS-RFB-0059, the Department has issued similar RFPs, No. DCAM-19-CS-RFB-0058 and No DCAM-19-CS-RFP-0060, to provide construction management at risk services for the Logan Montessori and West Elementary School, respectively (Collectively, the "RFPs"). The Offerors are hereby advised that it is the Department's intent to award the resulting contract from each RFP to a different contractor. Accordingly, the Department reserves the right to award the contract to the next highest ranked Offeror determined to be most advantageous to the District, in the event the source selection official determines that the highest ranked Offeror is selected for an award under one of the other two RFPs.

#### **7. Part 11, Attachments**

**Delete:** Attachments A.1.1 and A.1.2 in their entirety.

**Insert** Attachment L – Form of Agreement (provided as Attachment 2 to Amendment 3)

Attachment M – Form of Notice to Proceed and Letter Contract (provided as Attachment 3 to Amendment 3)

Attachment T – Preferred Concept (provided as Attachment 1 to Amendment 3)

8. Responses to Questions About the Solicitatuon are provided in Attachment 4 to Amendment 3.
9. **Section 5.3, Date and Time for Receiving Submissions**  
The due date for proposals has been extended to April 8, 2019 at 2:00PM.

  
Franklin Austin,  
Contracting Officer

  
Date

End of Amendment No. 3