

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



SOLICITATION DCAM-20-CS-RFP-0024

CONSTRUCTION MANAGEMENT SERVICES

AMENDMENT NO. 4

Amendment Number 4 is hereby issued and posted on the Department's web site at dgs.dc.gov August 5, 2020. Except as otherwise noted, all other terms and conditions of the solicitation remain unchanged.

1. L.4.2 Date and Time for Receiving Submissions

Delete: In its entirety.

Insert: Submissions shall be sent electronically as described in Section L.2.2 no later than **2:00 P.M. on August 20, 2020**. The Offeror assumes the sole responsibility for timely submission of its proposal.

2. L.5 EXPLANATION TO PROSPECTIVE OFFERORS, second sentence

Delete: In its entirety.

Insert: The prospective offeror should submit questions no later than **August 10, 2020** The District may not consider any questions received after **August 10, 2020**.

3. L.18 Pre-proposal Conference

Delete: In its entirety

Insert: **A Pre-proposal conference will be held 1:30PM on Thursday August 6, 2020.** The Department will hold the conference via a conference call.

Conference Call #: 866-878-9842

Participant Passcode: 5966404

Participants are requested to mute your line upon entering the conference call.

Potential Offerors please limit participation to two (2) participants per company.

Prospective offerors will be given an opportunity to ask questions regarding this solicitation at the conference. The purpose of the conference is to provide a structured and formal opportunity for the District to accept questions from offerors on the solicitation document as well as to clarify the contents of the solicitation.

Impromptu questions will be permitted and spontaneous answers will be provided at the District's discretion. Verbal answers given at the pre-proposal conference are only intended for general discussion and do not represent the District's final position. All oral questions must be submitted in writing following the close of the pre-proposal conference but no later than five working days after the pre-proposal conference in order to generate an official answer. The District will furnish responses via the Department's web site. An amendment to the solicitation will be issued if the CO decides that information is necessary in submitting proposals, or if the lack of it would be prejudicial to any prospective offeror. Oral explanations or instructions given by District officials before the award of the contract will not be binding.

4. The Pre-proposal Conference agenda is attached as Attachment A to Amendment 4.



Franklin Austin
Contracting Officer

August 5, 2020
Date

End of Amendment No. 4

Attachment A

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Contracts and Procurement

REQUEST FOR PROPOSALS
CONSTRUCTION MANAGEMENT SERVICES
Solicitation No. DCAM-20-CS-RFP-0024
Pre-Proposal Conference
August 6, 2020 1:30PM

AGENDA

- 1. Welcome- Potential Offerors Roll Call**
- 2. Procurement Overview**
- 3. Procurement Schedule**
 - a) RFP issued July 21, 2020
 - b) Pre-Proposal Conference (Conference Call)– August 6, 2020, 1:30PM
 - c) Last Day for Questions/Clarifications – August 10, 2020
 - d) Proposals Due Date – August 20, 2020
- 4. Solicitation**
 - a) Amendments 1 – 3 Issued to date (Attached)
 - b) Section B.4 Price Schedule (Attachment J.9) (Attached)
 - c) Section G.10 Ordering Clause
 - d) Section H.5, First Source Employment Agreement and Section H.9 SBE Subcontracting Plan
 - e) Section H.12 Contractor shall comply with the First Source Employment Agreement and Section SBE Subcontracting Plan on a per Task Order basis
 - f) Section I.8, Insurance
 - g) Section L.2 Proposal Organization
 - h) Section M.3 Evaluation Criteria
- 5. Questions and Answers**

NOTE: Information provided today does not change the terms and conditions of the RFP. Any changes in the terms and conditions of the RFP will be issued via amendment. All amendments will be posted the DGS web site.

Amendment 1

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



SOLICITATION DCAM-20-CS-RFP-0024

CONSTRUCTION MANAGEMENT SERVICES

AMENDMENT NO. 1

Amendment Number 1 is hereby issued and posted on the Department's web site at dgs.dc.gov July 27, 2020. Except as otherwise noted, all other terms and conditions of the solicitation remain unchanged.

1. B.6

Delete: In its entirety

Insert: For contracts in excess of \$250,000, at least **50%** of the dollar volume of the contract shall be subcontracted in accordance with section H.9. A Subcontracting Plan form is provided as Attachment J.4.

2. H.9.1.1

Delete: In its entirety

Insert: For all contracts in excess of \$250,000, at least **50%** of the dollar volume of the contract shall be subcontracted to qualified small business enterprises (SBEs).

3. L.2.2 Submission Identification

Delete: In its entirety

Insert: Offeror shall submit one (1) original and five (5) copies of the Offeror's Technical Proposal and one (1) original and two (2) copies of the Offeror's Price Proposal. In addition, the Offeror shall submit one (1) USB flash drive or CD-ROM with the Offeror's Technical and Price Proposal saved in separate files. The Offeror's submission shall be placed in a sealed envelope conspicuously marked:

**“Request for Proposal DCAM-20-CS-RFP-0024
Construction Management Services.”**

4. L.2.3.2.2 Price Proposal Attachments

Insert: (d) Page 1 of the RFP signed and Amendments acknowledged

5. L.4.1, Proposal Submission, second sentence

Delete: The CPM schedule may be on 11”x17” bond paper, but shall be folded to a size of 8-1/2”x11”.

6. L.4.2 Date and Time for Receiving Submissions

Delete: In its entirety.

Insert: Submissions shall be received in the place identified in Section L.2.1 of this RFP no later than **2:00 P.M. on August 14, 2020**. The Offeror assumes the sole responsibility for timely delivery of its Submission, regardless of the method of delivery.

7. L.5 EXPLANATION TO PROSPECTIVE OFFERORS, second sentence

Delete: In its entirety.

Insert: The prospective offeror should submit questions no later than **August 5, 2020**. The District may not consider any questions received after **August 5, 2020**.

8. L.12 CERTIFICATES OF INSURANCE

Delete: Re: Contract Number DCAM-19-CS-RFP-0001

Insert: Re: Contract Number DCAM-20-CS-RFP-0024

9. L.18 Pre-proposal Conference

Delete: In its entirety

Insert: **A virtual pre-proposal conference will be held 11:00 on Monday August 3, 2020.** The Department will utilize Webex to host the virtual Pre-proposal Conference. The Webex link, meeting number and password are provided below:

<https://dcnet.webex.com/dcnet/j.php?MTID=m62eb0be772dc403637a7298b1bdfa533>

Meeting number (access code): 160 641 5435

Meeting password: 7UDy8Mm2pzt

Participating offerors are requested to pre-register for the conference by sending an email to james.marshall@dc.gov to indicate their intentions to participate.

Prospective offerors will be given an opportunity to ask questions regarding this solicitation at the conference. The purpose of the conference is to provide a structured and formal opportunity for the District to accept questions from offerors on the solicitation document as well as to clarify the contents of the solicitation.

Impromptu questions will be permitted and spontaneous answers will be provided at the District's discretion. Verbal answers given at the pre-proposal conference are only intended for general discussion and do not represent the District's final position. All oral questions must be submitted in writing following the close of the pre-proposal conference but no later than five working days after the pre-proposal conference in order to generate an official answer. The District will furnish responses via the Department's web site. An amendment to the solicitation will be issued if the CO decides that information is necessary in submitting proposals, or if the lack of it would be prejudicial to any prospective offeror. Oral explanations or instructions given by District officials before the award of the contract will not be binding.



Franklin Austin
Contracting Officer

July 27, 2020
Date

End of Amendment No. 1

Amendment 2

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



SOLICITATION DCAM-20-CS-RFP-0024

CONSTRUCTION MANAGEMENT SERVICES

AMENDMENT NO. 2

Amendment Number 2 is hereby issued and posted on the Department's web site at dgs.dc.gov July 31, 2020. Except as otherwise noted, all other terms and conditions of the solicitation remain unchanged.

1. L.2.1 Delivery or Mailing of Submissions

Submissions shall be submitted electronically to james.marshall@dc.gov

1. L.2.2 Submission Identification

Delete: In its entirety
Insert: Offeror shall submit its Technical Proposal and Price Proposal in separate files electronically to james.marshall@dc.gov. The Subject line of the Offeror's email shall clearly state:

**“Request for Proposal DCAM-20-CS-RFP-0024
Construction Management Services.”**

2. L.4.2 Date and Time for Receiving Submissions

Delete: In its entirety.
Insert: Submissions shall be sent electronically as described in Section L.2.2 no later than **2:00 P.M. on August 17, 2020**. The Offeror assumes the sole responsibility for timely submission of its proposal.

3. L.5 EXPLANATION TO PROSPECTIVE OFFERORS, second sentence

Delete: In its entirety.
Insert: The prospective offeror should submit questions no later than **August 6, 2020**. The District may not consider any questions received after **August 6, 2020**.

4. L.18 Pre-proposal Conference

Delete: In its entirety

Insert: **A virtual pre-proposal conference will be held 11:00 on Tuesday August 4, 2020.** The Department will utilize Webex to host the virtual Pre-proposal Conference. The Webex link, meeting number and password are provided below:

<https://dcnet.webex.com/dcnet/j.php?MTID=m62eb0be772dc403637a7298b1bdfa533>

Meeting number (access code): 160 641 5435

Meeting password: 7UDy8Mm2pzt

Participating offerors are requested to pre-register for the conference by sending an email to james.marshall@dc.gov to indicate their intentions to participate.

Prospective offerors will be given an opportunity to ask questions regarding this solicitation at the conference. The purpose of the conference is to provide a structured and formal opportunity for the District to accept questions from offerors on the solicitation document as well as to clarify the contents of the solicitation.

Impromptu questions will be permitted and spontaneous answers will be provided at the District's discretion. Verbal answers given at the pre-proposal conference are only intended for general discussion and do not represent the District's final position. All oral questions must be submitted in writing following the close of the pre-proposal conference but no later than five working days after the pre-proposal conference in order to generate an official answer. The District will furnish responses via the Department's web site. An amendment to the solicitation will be issued if the CO decides that information is necessary in submitting proposals, or if the lack of it would be prejudicial to any prospective offeror. Oral explanations or instructions given by District officials before the award of the contract will not be binding.

Franklin Austin
Contracting Officer

July 31, 2020

Date

End of Amendment No. 2

Amendment 3

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



SOLICITATION DCAM-20-CS-RFP-0024

CONSTRUCTION MANAGEMENT SERVICES

AMENDMENT NO. 3

Amendment Number 3 is hereby issued and posted on the Department's web site at dgs.dc.gov August 3, 2020. Except as otherwise noted, all other terms and conditions of the solicitation remain unchanged.

1. The Pre-proposal Conference Agenda is provided as Attachment A to the amendment,

Franklin Austin
Contracting Officer

August 3, 2020
Date

End of Amendment No. 3

Attachment Number	Document
J.9	Section B.4 Price Schedule

B.4 PRICE SCHEDULE

The Contractor shall provide a Price Per Unit for each of Contract Line Item Numbers (CLIN) listed in the tables that follow. The Price Per Unit is Labor Hour. The Contractor shall provide Price Per Units for each CLIN for the base year and each of the four option years. With the exception of a Not to Exceed Amount of \$25,000 for approved Reimbursables, the Price Per Unit represents the Contractor’s sole compensation for work performed pursuant to the Scope of Work (Section C) and the Ordering Clause (Section G.10). As such the Contractor shall ensure that the Price Per Unit is a fully loaded rate inclusive of all costs to deliver the required services.

The Estimated Quantities provided in the tables are for evaluation purposes only. The Estimated Quantities will be used to determine the Contractor’s Extended Price and Total Price for the Base Year, each Option Year and Grand Total Price. The Grand Total Price will be used to evaluate the Contractor’s Price as described in Section M.4.2.

B.4.1 Base Year (one year from date of award)

CLIN	Item Description	Price Per Unit	Estimated Quantity*	Extended Price*
001	Principal/ Construction Executive	\$_____ per hour	5	\$_____
002	Senior Project Manager	\$_____ per hour	15	\$_____
003	Project Manager	\$_____ per hour	15	\$_____
004	Construction Manager	\$_____ per hour	15	\$_____
005	Assistant Project Manager	\$_____ per hour	10	\$_____
006	Scheduler	\$_____ per hour	10	\$_____
007	Cost Estimator	\$_____ per hour	10	\$_____
008	Quality Control Superintendent	\$_____ per hour	10	\$_____
009	General Superintendent	\$_____ per hour	10	\$_____
010	Security Systems Specialist	\$_____ per hour	5	\$_____
011	Building Activation Specialist	\$_____ per hour	5	\$_____
012	Specification Writer	\$_____ per hour	5	\$_____

DCAM-20-CS-RFP-0024
Attachment J.9 Price Schedule

CLIN	Item Description	Price Per Unit	Estimated Quantity*	Extended Price*
013	Noise/Acoustical Engineer	\$_____ per hour	5	\$_____
014	Network/Communications Engineer	\$_____ per hour	5	\$_____
015	Energy/LEED Certified Engineer	\$_____ per hour	10	\$_____
016	Permit Expeditor	\$_____ per hour	10	\$_____
017	General Site Civil Inspector	\$_____ per hour	10	\$_____
018	Interior Finishes Inspector	\$_____ per hour	10	\$_____
019	M/E/P Inspector	\$_____ per hour	10	\$_____
020	Safety/OSHA Inspector	\$_____ per hour	10	\$_____
021	Move Coordinator	\$_____ per hour	5	\$_____
022	Reimbursables			Not to Exceed \$25,000
Total B.4.1 Base Year				\$_____

*** Evaluation Purposes Only**

B.4.2 Option Year 1

CLIN	Item Description	Price Per Unit	Estimated Quantity*	Extended Price*
101	Principal/ Construction Executive	\$_____ per hour	5	\$_____
102	Senior Project Manager	\$_____ per hour	15	\$_____
103	Project Manager	\$_____ per hour	15	\$_____
104	Construction Manager	\$_____ per hour	15	\$_____
105	Assistant Project Manager	\$_____ per hour	10	\$_____
106	Scheduler	\$_____ per hour	10	\$_____
107	Cost Estimator	\$_____ per hour	10	\$_____
108	Quality Control Superintendent	\$_____ per hour	10	\$_____
109	General Superintendent	\$_____ per hour	10	\$_____
110	Security Systems Specialist	\$_____ per hour	5	\$_____
111	Building Activation Specialist	\$_____ per hour	5	\$_____
112	Specification Writer	\$_____ per hour	5	\$_____
113	Noise/Acoustical Engineer	\$_____ per hour	5	\$_____
114	Network/Communications Engineer	\$_____ per hour	5	\$_____
115	Energy/LEED Certified Engineer	\$_____ per hour	10	\$_____
116	Permit Expeditor	\$_____ per hour	10	\$_____
117	General Site Civil Inspector	\$_____ per hour	10	\$_____
118	Interior Finishes Inspector	\$_____ per hour	10	\$_____
119	M/E/P Inspector	\$_____ per hour	10	\$_____
120	Safety/OSHA Inspector	\$_____ per hour	10	\$_____
121	Move Coordinator	\$_____ per hour	5	\$_____
122	Reimbursables			Not to Exceed \$25,000
Total B.4.2 Option Year 1				\$_____

* Evaluation Purposes Only

B.4.3 Option Year 2

CLIN	Item Description	Price Per Unit	Estimated Quantity*	Extended Price*
201	Principal/ Construction Executive	\$_____ per hour	5	\$_____
202	Senior Project Manager	\$_____ per hour	15	\$_____
203	Project Manager	\$_____ per hour	15	\$_____
204	Construction Manager	\$_____ per hour	15	\$_____
205	Assistant Project Manager	\$_____ per hour	10	\$_____
206	Scheduler	\$_____ per hour	10	\$_____
207	Cost Estimator	\$_____ per hour	10	\$_____
208	Quality Control Superintendent	\$_____ per hour	10	\$_____
209	General Superintendent	\$_____ per hour	10	\$_____
210	Security Systems Specialist	\$_____ per hour	5	\$_____
211	Building Activation Specialist	\$_____ per hour	5	\$_____
212	Specification Writer	\$_____ per hour	5	\$_____
213	Noise/Acoustical Engineer	\$_____ per hour	5	\$_____
214	Network/Communications Engineer	\$_____ per hour	5	\$_____
215	Energy/LEED Certified Engineer	\$_____ per hour	10	\$_____
216	Permit Expeditor	\$_____ per hour	10	\$_____
217	General Site Civil Inspector	\$_____ per hour	10	\$_____
218	Interior Finishes Inspector	\$_____ per hour	10	\$_____
219	M/E/P Inspector	\$_____ per hour	10	\$_____
220	Safety/OSHA Inspector	\$_____ per hour	10	\$_____
221	Move Coordinator	\$_____ per hour	5	\$_____
222	Reimbursables			Not to Exceed \$25,000
Total B.4.3 Option Year 2				\$_____

* Evaluation Purposes Only

B.4.4 Option Year 3

CLIN	Item Description	Price Per Unit	Estimated Quantity*	Extended Price*
301	Principal/ Construction Executive	\$_____ per hour	5	\$_____
302	Senior Project Manager	\$_____ per hour	15	\$_____
303	Project Manager	\$_____ per hour	15	\$_____
304	Construction Manager	\$_____ per hour	15	\$_____
305	Assistant Project Manager	\$_____ per hour	10	\$_____
306	Scheduler	\$_____ per hour	10	\$_____
307	Cost Estimator	\$_____ per hour	10	\$_____
308	Quality Control Superintendent	\$_____ per hour	10	\$_____
309	General Superintendent	\$_____ per hour	10	\$_____
310	Security Systems Specialist	\$_____ per hour	5	\$_____
311	Building Activation Specialist	\$_____ per hour	5	\$_____
312	Specification Writer	\$_____ per hour	5	\$_____
313	Noise/Acoustical Engineer	\$_____ per hour	5	\$_____
314	Network/Communications Engineer	\$_____ per hour	5	\$_____
315	Energy/LEED Certified Engineer	\$_____ per hour	10	\$_____
316	Permit Expeditor	\$_____ per hour	10	\$_____
317	General Site Civil Inspector	\$_____ per hour	10	\$_____
318	Interior Finishes Inspector	\$_____ per hour	10	\$_____
319	M/E/P Inspector	\$_____ per hour	10	\$_____
320	Safety/OSHA Inspector	\$_____ per hour	10	\$_____
321	Move Coordinator	\$_____ per hour	5	\$_____
322	Reimbursables			Not to Exceed \$25,000
Total B.4.4 Option Year 3				\$_____

* Evaluation Purposes Only

B.4.5 Option Year 4

CLIN	Item Description	Price Per Unit	Estimated Quantity*	Extended Price*
401	Principal/ Construction Executive	\$_____ per hour	5	\$_____
402	Senior Project Manager	\$_____ per hour	15	\$_____
403	Project Manager	\$_____ per hour	15	\$_____
404	Construction Manager	\$_____ per hour	15	\$_____
405	Assistant Project Manager	\$_____ per hour	10	\$_____
406	Scheduler	\$_____ per hour	10	\$_____
407	Cost Estimator	\$_____ per hour	10	\$_____
408	Quality Control Superintendent	\$_____ per hour	10	\$_____
409	General Superintendent	\$_____ per hour	10	\$_____
410	Security Systems Specialist	\$_____ per hour	5	\$_____
411	Building Activation Specialist	\$_____ per hour	5	\$_____
412	Specification Writer	\$_____ per hour	5	\$_____
413	Noise/Acoustical Engineer	\$_____ per hour	5	\$_____
414	Network/Communications Engineer	\$_____ per hour	5	\$_____
415	Energy/LEED Certified Engineer	\$_____ per hour	10	\$_____
416	Permit Expeditor	\$_____ per hour	10	\$_____
417	General Site Civil Inspector	\$_____ per hour	10	\$_____
418	Interior Finishes Inspector	\$_____ per hour	10	\$_____
419	M/E/P Inspector	\$_____ per hour	10	\$_____
420	Safety/OSHA Inspector	\$_____ per hour	10	\$_____
421	Move Coordinator	\$_____ per hour	5	\$_____
422	Reimbursables			Not to Exceed \$25,000
Total B.4.5 Option Year 4				\$_____

* Evaluation Purposes Only

B.4.6 Grand Total

Total B.4.1 Base Year	\$ _____
Total B.4.2 Option Year 1	\$ _____
Total B.4.3 Option Year 2	\$ _____
Total B.4.4 Option Year 3	\$ _____
Total B.4.5 Option Year 4	\$ _____
Grand Total	\$ _____