

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



SOLICITATION DCAM-21-CS-RFP-0008

CONSTRUCTION MANAGEMENT SERVICES

AMENDMENT NO. 2

Amendment Number 2 is hereby issued and posted on the Department's web site March 25, 2021. The Amendment and all RFP documents are available at <https://dgs.dc.gov/event/dcam-21-cs-rfp-0008-request-proposals-construction-management-services> Except as otherwise noted, all other terms and conditions of the solicitation remain unchanged.

1. Section B3 and Attachment J.9

Delete: in its entirety

Insert: Attachment J.9 (revised) provided as Attachment 1 to Amendment 2

2. L.2.3.1.2 Project Management Plan (b) 5

Delete: Discuss plans to maintain project files and records

Insert: Systems and procedures utilizing best practices to maintain project files and records

3. L.4.2 Date and Time for Receiving Submissions

Delete: 2:00PM March 29, 2021

Insert: 2:00PM March 31, 2021

4. L.5 Explanation to Offerors Responses to questions about the solicitation are provided in Attachment 2 to Amendment 2.

James H. Marshall

James H. Marshall
Contracting Officer

March 25, 2021
Date

End of Amendment No. 2

Attachment 1

Revised

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 and estimating 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 and to determine the Offeror's estimated contract amount to be used for the SBE Subcontracting Plan (Attachment J.4) and First Source Employment Agreement (Attachment J.5).

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 as described in C.5.1.1 (a)	\$_____ per hour	96	\$_____
002	Senior Project Manager as described in C.5.1.1 (b)	\$_____ per hour	2080	\$_____
003	Project Manager as described in C.5.1.1 (c)	\$_____ per hour	2080	\$_____
004	Construction Manager as described in C.5.1.2 (a)	\$_____ per hour	1040	\$_____
005	Assistant Project Manager as described in C.5.1.2 (b)	\$_____ per hour	1040	\$_____
006	Scheduler as described in C.5.1.2 (c)	\$_____ per hour	192	\$_____
007	Cost Estimator as described in C.5.1.2 (d)	\$_____ per hour	192	\$_____
008	Quality Control Inspector as described in C.5.1.2 (e)	\$_____ per hour	520	\$_____
009	Security Systems Consultant as described in C.5.1.2 (f)	\$_____ per hour	120	\$_____
010	Specification Writer as described in C.5.1.2 (g)	\$_____ per hour	120	\$_____
011	Noise/Acoustical Engineer as described in C.5.1.2 (h)	\$_____ per hour	80	\$_____
012	Information Technology (IT) Engineer as described in C.5.1.2 (i)	\$_____ per hour	96	\$_____

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013	Permit Expeditor as described in C.5.1.2 (j)	\$_____ per hour	192	\$_____
014	General Site Civil Inspector as described in C.5.1.2 (k)	\$_____ per hour	540	\$_____
015	Interior Finishes Inspector as described in C.5.1.2 (l)	\$_____ per hour	540	\$_____
016	M/E/P Inspector as described in C.5.1.2 (m)	\$_____ per hour	1040	\$_____
017	Safety/OSHA Inspector as described in C.5.1.2 (n)	\$_____ per hour	96	\$_____
018	Move Coordinator as described in C.5.1.2 (o)	\$_____ per hour	120	\$_____
019	Reimbursables as described in C.3.18			Not to Exceed \$25,000
Total B.4.1 Base Year*				\$_____

*** Evaluation and estimating contract amount for SBE Subcontracting Plan and First Source Employment Agreement purposes only**

B.4.2 Option Year 1

CLIN	Item Description	Price Per Unit	Estimated Quantity*	Extended Price*
101	Principal/ Construction Executive as described in C.5.1.1 (a)	\$_____ per hour	96	\$_____
102	Senior Project Manager as described in C.5.1.1 (b)	\$_____ per hour	2080	\$_____
103	Project Manager as described in C.5.1.1 (c)	\$_____ per hour	2080	\$_____
104	Construction Manager as described in C.5.1.2 (a)	\$_____ per hour	1040	\$_____
105	Assistant Project Manager as described in C.5.1.2 (b)	\$_____ per hour	1040	\$_____
106	Scheduler as described in C.5.1.2 (c)	\$_____ per hour	192	\$_____
107	Cost Estimator as described in C.5.1.2 (d)	\$_____ per hour	192	\$_____
108	Quality Control Inspector as described in C.5.1.2 (e)	\$_____ per hour	520	\$_____
109	Security Systems Consultant as described in C.5.1.2 (f)	\$_____ per hour	120	\$_____
110	Specification Writer as described in C.5.1.2 (g)	\$_____ per hour	120	\$_____
111	Noise/Acoustical Engineer as described in C.5.1.2 (h)	\$_____ per hour	80	\$_____
112	Information Technology (IT) Engineer as described in C.5.1.2 (i)	\$_____ per hour	96	\$_____
113	Permit Expeditor as described in C.5.1.2 (j)	\$_____ per hour	192	\$_____
114	General Site Civil Inspector as described in C.5.1.2 (k)	\$_____ per hour	540	\$_____
115	Interior Finishes Inspector as described in C.5.1.2 (l)	\$_____ per hour	540	\$_____
116	M/E/P Inspector as described in C.5.1.2 (m)	\$_____ per hour	1040	\$_____
117	Safety/OSHA Inspector as described in C.5.1.2 (n)	\$_____ per hour	96	\$_____
118	Move Coordinator as described in C.5.1.2 (o)	\$_____ per hour	120	\$_____
119	Reimbursables as described in C.3.18			Not to Exceed \$25,000
Total B.4.2 Option Year 1*				\$_____

*** Evaluation and estimating contract amount for SBE Subcontracting Plan and First Source Employment Agreement purposes only**

Revised

B.4.3 Option Year 2

CLIN	Item Description	Price Per Unit	Estimated Quantity*	Extended Price*
201	Principal/ Construction Executive as described in C.5.1.1 (a)	\$_____ per hour	96	\$_____
202	Senior Project Manager as described in C.5.1.1 (b)	\$_____ per hour	2080	\$_____
203	Project Manager as described in C.5.1.1 (c)	\$_____ per hour	2080	\$_____
204	Construction Manager as described in C.5.1.2 (a)	\$_____ per hour	1040	\$_____
205	Assistant Project Manager as described in C.5.1.2 (b)	\$_____ per hour	1040	\$_____
206	Scheduler as described in C.5.1.2 (c)	\$_____ per hour	192	\$_____
207	Cost Estimator as described in C.5.1.2 (d)	\$_____ per hour	192	\$_____
208	Quality Control Inspector as described in C.5.1.2 (e)	\$_____ per hour	520	\$_____
209	Security Systems Consultant as described in C.5.1.2 (f)	\$_____ per hour	120	\$_____
210	Specification Writer as described in C.5.1.2 (g)	\$_____ per hour	120	\$_____
211	Noise/Acoustical Engineer as described in C.5.1.2 (h)	\$_____ per hour	80	\$_____
212	Information Technology (IT) Engineer as described in C.5.1.2 (i)	\$_____ per hour	96	\$_____
213	Permit Expeditor as described in C.5.1.2 (j)	\$_____ per hour	192	\$_____
214	General Site Civil Inspector as described in C.5.1.2 (k)	\$_____ per hour	540	\$_____
215	Interior Finishes Inspector as described in C.5.1.2 (l)	\$_____ per hour	540	\$_____
216	M/E/P Inspector as described in C.5.1.2 (m)	\$_____ per hour	1040	\$_____
217	Safety/OSHA Inspector as described in C.5.1.2 (n)	\$_____ per hour	96	\$_____
218	Move Coordinator as described in C.5.1.2 (o)	\$_____ per hour	120	\$_____
219	Reimbursables as described in C.3.18			Not to Exceed \$25,000
Total B.4.3 Option Year 2*				\$_____

*** Evaluation and estimating contract amount for SBE Subcontracting Plan and First Source Employment Agreement purposes only**

Revised

B.4.4 Option Year 3

CLIN	Item Description	Price Per Unit	Estimated Quantity*	Extended Price*
301	Principal/ Construction Executive as described in C.5.1.1 (a)	\$_____ per hour	96	\$_____
302	Senior Project Manager as described in C.5.1.1 (b)	\$_____ per hour	2080	\$_____
303	Project Manager as described in C.5.1.1 (c)	\$_____ per hour	2080	\$_____
304	Construction Manager as described in C.5.1.2 (a)	\$_____ per hour	1040	\$_____
305	Assistant Project Manager as described in C.5.1.2 (b)	\$_____ per hour	1040	\$_____
306	Scheduler as described in C.5.1.2 (c)	\$_____ per hour	192	\$_____
307	Cost Estimator as described in C.5.1.2 (d)	\$_____ per hour	192	\$_____
308	Quality Control Inspector as described in C.5.1.2 (e)	\$_____ per hour	520	\$_____
309	Security Systems Consultant as described in C.5.1.2 (f)	\$_____ per hour	120	\$_____
310	Specification Writer as described in C.5.1.2 (g)	\$_____ per hour	120	\$_____
311	Noise/Acoustical Engineer as described in C.5.1.2 (h)	\$_____ per hour	80	\$_____
312	Information Technology (IT) Engineer as described in C.5.1.2 (i)	\$_____ per hour	96	\$_____
313	Permit Expeditor as described in C.5.1.2 (j)	\$_____ per hour	192	\$_____
314	General Site Civil Inspector as described in C.5.1.2 (k)	\$_____ per hour	540	\$_____
315	Interior Finishes Inspector as described in C.5.1.2 (l)	\$_____ per hour	540	\$_____
316	M/E/P Inspector as described in C.5.1.2 (m)	\$_____ per hour	1040	\$_____
317	Safety/OSHA Inspector as described in C.5.1.2 (n)	\$_____ per hour	96	\$_____
318	Move Coordinator as described in C.5.1.2 (o)	\$_____ per hour	120	\$_____
319	Reimbursables as described in C.3.18			Not to Exceed \$25,000
Total B.4.4 Option Year 3*				\$_____

*** Evaluation and estimating contract amount for SBE Subcontracting Plan and First Source Employment Agreement purposes only**

Revised

B.4.5 Option Year 4

CLIN	Item Description	Price Per Unit	Estimated Quantity*	Extended Price*
401	Principal/ Construction Executive as described in C.5.1.1 (a)	\$_____ per hour	96	\$_____
402	Senior Project Manager as described in C.5.1.1 (b)	\$_____ per hour	2080	\$_____
403	Project Manager as described in C.5.1.1 (c)	\$_____ per hour	2080	\$_____
404	Construction Manager as described in C.5.1.2 (a)	\$_____ per hour	1040	\$_____
405	Assistant Project Manager as described in C.5.1.2 (b)	\$_____ per hour	1040	\$_____
406	Scheduler as described in C.5.1.2 (c)	\$_____ per hour	192	\$_____
407	Cost Estimator as described in C.5.1.2 (d)	\$_____ per hour	192	\$_____
408	Quality Control Inspector as described in C.5.1.2 (e)	\$_____ per hour	520	\$_____
409	Security Systems Consultant as described in C.5.1.2 (f)	\$_____ per hour	120	\$_____
410	Specification Writer as described in C.5.1.2 (g)	\$_____ per hour	120	\$_____
411	Noise/Acoustical Engineer as described in C.5.1.2 (h)	\$_____ per hour	80	\$_____
412	Information Technology (IT) Engineer as described in C.5.1.2 (i)	\$_____ per hour	96	\$_____
413	Permit Expeditor as described in C.5.1.2 (j)	\$_____ per hour	192	\$_____
414	General Site Civil Inspector as described in C.5.1.2 (k)	\$_____ per hour	540	\$_____
415	Interior Finishes Inspector as described in C.5.1.2 (l)	\$_____ per hour	540	\$_____
416	M/E/P Inspector as described in C.5.1.2 (m)	\$_____ per hour	1040	\$_____
417	Safety/OSHA Inspector as described in C.5.1.2 (n)	\$_____ per hour	96	\$_____
418	Move Coordinator as described in C.5.1.2 (o)	\$_____ per hour	120	\$_____
419	Reimbursables as described in C.3.18			Not to Exceed \$25,000
Total B.4.5 Option Year 4*				\$_____

*** Evaluation and estimating contract amount for SBE Subcontracting Plan and First Source Employment Agreement 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*	\$ _____

* Evaluation and estimating contract amount for SBE
Subcontracting Plan Value and First Source
Employment Agreement purposes only

Attachment 2

DCAM-21-CS-RFP-0008			
Construction Management Services			
Questions About the RFP			
Amendment 2 Attachment 2			
No.	RFP Reference	Question	Response
1	L.4.2	Would DGS consider extending the deadline to the following Monday on April 5 th ?	Please see Amendment 2, Item 3.
2	L.2.3.1.3	Per L.2.3.1.3 we need to provide a letter of reference for each key personnel. Would the Past Performance suffice?	See Section L.2.3.1.3.
3	L.4.1	Per L.4.1, Offeror's Name RFP DCAM-21-CS-RFP-0008 Volume 1 Technical Proposal (Redacted) What are we to redact?	See Section L.3.
4	L.1	How many companies will you select?	The RFP indicates multiple awards. Department does not have a pre-determined number of awards.
5	H.9	I am SBE,ROB, LRB, LBE, and DBE. Do I need to submit a subcontracting plan, since all of the Key Personnel are staff members?	Yes, a SBE Subcontracting Plan (Attachment J.4) must be submitted with each proposal. The SBE Subcontracting Plan, page 1, requires the offeror to declare if the offeror will self-perform the work or if it will subcontract a portion of the work.
6	H.9.1.5	If a CBE firm joint ventures with a non-CBE firm in pursuing the referenced project, can the CBE of the JV perform the entire or a portion of the 50% CBE requirement or do we have to subcontract the entire 50% to other CBE firms?	In accordance with DC Code 2-218.46 (2)(A) Each government-assisted construction and non-construction contract for which a certified joint venture is selected as a beneficiary and is granted points or a price reduction pursuant to § 2-218.43 or is selected through a set-aside program under this subpart shall include a requirement that the certified business enterprise perform at least 50% of the contracting effort with its own organization and resources and, if it subcontracts, 50% of the subcontracted effort shall be with certified business enterprises.
7	L.2.3.1.2 (b)	Are we required to submit actual project samples of a “detailed project estimate” or can we submit a detailed project estimate template?	See L.2.3.1.2 (b)
8	L.2.3.2.2	Please clarify that a Clean Hands Certificate dated March 1, 2021 would be considered current.	Clean Hands Certificates are valid for 90 days. Note the Department may request an updated certificate.
9	J.4 and J.5.1	Should we add a cover letter documenting our Preference Points with our J.4 DSLBD SBE Subcontracting Plan or with our Section H Legal Status of Offeror?	Not required as this information will be verified on DSLBD website. It is the Offeror's choice.

No.	RFP Reference	Question	Response
10	J.4 and J.5.1	DSLBD SBE Subcontracting Plan and the DOES Initial Employment Plan requests the Dollar Amount of Contract. Please advise as to how we should respond as it is unclear in the RFP.	See Amendment 2, Item 1.
11	J.5.1	DOES Initial Employment Plan requests the Employer Contract Amount. Please advise as to how we should respond as it is unclear in the RFP.	See Amendment 2, Item 1.
12	J.5.1	DOES First Source Employment Agreement requests the Project Start Date and the Project End Date. Please advise as to how we should respond as it is unclear in the RFP.	Since the start and end dates are unknown, Offerors can enter To Be Determined (TBD).
13	J.5.1	DOES Initial Employment Plan requests the Employer Start Date and the Employer End Date. Please advise as to how we should respond as it is unclear in the RFP.	See response to Question 12 above.
14	Miscellaneous	General: What is the targeted award date?	The Department anticipates award of contracts at the conclusion of the evaluation of proposals, which is anticipated within 8-10 weeks from receipt of proposals.
15	C.1	Can you provide a more detailed description of the type of work identified within the Department of General Services Capital Construction Division portfolio over the course of the next 5 years (ie size and scope of projects, projected number of projects, etc.)?	The Department's Capital Construction Division has construction projects throughout its portfolio including schools, parks and recreation facilities, municipal buildings, fire and police stations, tenant improvement projects, and others planned over the next five (5) years. The projects will vary in complexity and budgets. Capital budget averages north of \$400M annually.
16	C.5.1.1	For the Senior Project Manager, can 20+ years experience and/or Masters Degree in related architectural/engineering or construction management field substitute for the noted professional certifications?	See Section C.5.1.1.
17	C.5.1.2 and C.5.4.4	Please clarify, is the Scheduler role to prepare detailed construction activity schedules or project life cycle milestones schedules and reviews of General Contractor construction schedules?	Yes. See C.5.4.4.
18	C.5.1.2	Will the project management services require a furniture/furnishings consultant, or will this scope be outside the scope of this RFP?	No.
19	C.5.3.1	On designated IDIQ assignments, will the contractor be required to establish and maintain an office space (trailer or other space) on site?	No.

No.	RFP Reference	Question	Response
20	Miscellaneous	Is SBE Certification or CBE Certification required at the time of bid or can it be provided prior to award	Certification from the Department of Small and Local Business Development is required at the time of submission.
21	C.5.1.1	Key Personnel - Can the Principle/Construction Executive also serve as a Senior Project Manager? If yes, should I submit the resume twice, or state that one person will serve as both positions?	See Section C.5.1.1.
22	L.2.3.1 (a)	The RFP requests samples of past work. Our work has been in the Federal space and has some data/information restrictions. Would items that are heavily redacted be considered?	Information submitted must demonstrate the Offeror's capabilities and it will be reviewed against RFP requirement and scored accordingly.
23	L.1	Is there a cap on the number of IDIQ awards that will be given?	Please see response to Question 4.
24	Miscellaneous	How soon after the proposal submission date would an award be made?	Please see response to Question 14.
25	C	Will an awardee solely operate as owner representation or will they serve as GC for some projects?	See Section C. The requirements under this RFP do not include General Contractor services.
26	Miscellaneous	The awards can be from a minimum of \$50.00 to a maximum of \$3,000,000.00. What has been the average award size based on past task orders/IDIQ's?	A total of \$12.6M was awarded across all firms over 5-year period. The average purchase order issued was \$251,000.
27	G.1 and G,2	Payments - Will a contractor be able to submit partial invoices and at what frequency (bi-weekly, monthly, etc.)?	See Sections G.1 and G,2.
28	Miscellaneous	Can you tell us what firms submitted proposals for DCAM-20-CS-RFP-0024?	No.
29	H.9.1.5	Can the JV partner who is a CBE perform the whole 50% CBE requirement for contracts over \$250K or are we required subcontract 50% of the contract value?	See response to Question 6.
30	Miscellaneous	Why was the solicitation #DCAM-20-CS-RFP-0024 canceled?	The Notice of Cancellation stated "In order to correct a flaw in the solicitation, the Department is hereby cancelling RFP DCAM-20-CS-RFP-0024 Construction Management Services. In accordance with Title 27 DCMR §4709.5, the Department has determined it is in the District's best interest to cancel the solicitation and issue a corrected solicitation.
31	L.2.3.1.1 (b)	If the project references submitted for DCAM-20-CS-RFP-0024 remain the same for DCAM-21-CS-RFP0008, do we need to request another completed reference form be sent to you with the new solicitation number on it? Keep in mind, the references were sent directly to James Marshall.	Yes, Past Performance Evaluations referencing this solicitation are required.

No.	RFP Reference	Question	Response
32	B.4, J.9 and M.5.1	Based on the status issued by DSLBD for a Joint Venture, in B.4 of the price schedule, do we need to show the math using the preference points?	No. See Section M.5.1. Application of Preference Points. The Department will verify and apply the preference points accordingly.
33	J.9	As part of J.9 in the pricing schedule, should we show the total for each contract year then show the price redaction based on preference points, then show the revised total for each year?	See response to 33 above.
34	L.2.3.1.3.(b)	"Letters of reference for each Key Personnel provided by client entities. The reference letter shall identify the Key Personnel, the project the Key Personnel worked, the role of the Key Personnel and the Key Personnel's performance" Please confirm this is one LOR for each person.	Confirmed, one reference letter per Key Personnel.
35	L.2.3.1.2 (b) 5	. "Provide samples developed by Offeror from past projects on the following:" " 5. Discuss plans to maintain project files and records". What sample would you like for #5?	See Amendment 2, Item 2.
36	H.6.4.2	This is a double negative and does not specify a specific provision of law. "This section may not be construed to require the Contractor or subcontractor to create or maintain any record that the Contractor or subcontractor does not maintain in the ordinary course of business or pursuant to a provision of law. " <i>Preferred language is "The Contractor and Subcontractor are only required to create or maintain records as outlined in this agreement and per DC Code as of the date of this agreement."</i>	The comment is noted.
37	C. 5.1.2	Please confirm the Technical Proposal does not include resumes for the Additional Staff in Section 5.1.2.	See Section L.2.3.1.3.
38	C.5.1	The contractor shall provide the following Key Personnel (under § C.5.1.1) and additional staff..... Additional Staff is under § C.5.1.2. Should they be included too in the proposal or just the 3 Key Staff positions?	See Section L.2.3.1.3.
39a	H.9.1.4	If a firm that is both a CBE and a SBE, is the firm required to sub to another CBE/SBE?.	No, If the prime Contractor is self-performing all work. Note however, a SBE Subcontracting Plan (Attachment J.4) must be submitted with each proposal. The SBE Subcontracting Plan, page 1, requires the offeror to declare if the offeror will self-perform the work or if it will subcontract a portion of the work.

No.	RFP Reference	Question	Response
39b		If so, what is the percentage	If the Prime Contractor is a CBE and if it subcontracts, 50% of the subcontracting effort shall be with CBEs.
39c		If not, and they have a sub that is neither CBE or SBE, what is the minimum percentage the firm is required to perform?	A prime contractor that is a CBE and has been granted a proposal preference pursuant to D.C. Official Code § 2-218.43, or is selected through a set-aside program, shall perform at least 35% of the contracting effort with its own organization and resources.
40	L.2.3.1.3	We would like to use in-house personnel. Could we just provide two project managers? Per page 54, 3 project managers are requested.	See Sections C.5.1.1 and L.2.3.1.3.
41	L.2.3.1.2	Please explain: "Include a sample of a previously developed risk register" page 54 of 65 L.2.3.1.2. (e)	Department expects firms well established in this field to fully understand and comply with this requirement.