

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



**Addendum No. 2**

**To**

**REQUEST FOR PROPOSALS NO. DCAM-21-CS-RFP-0010**

**DESIGN-BUILD SERVICES**

**FOR**

**SCHOOL WITHOUT WALLS AT FRANCIS STEVENS EDUCATION CAMPUS**

**Issued: November 9, 2021**

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This Addendum No. 2 is issued and hereby published on the DGS website and effective as of the date shown above. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

**Item No. 1:** A new paragraph is hereby added to Section 2.9 (Project Close-out) of the RFP.

**2.9.6 Maintenance of Building and Grounds.** For up to six (6) months following Substantial Completion, the Design-Builder shall be responsible for maintaining all building systems per the Maintenance and Operations Plan. All costs for the maintenance of the building and grounds shall be considered a Reimbursable Cost as described in Section 2.10.1. However, the Department shall not be responsible for the payment of any such costs for maintenance until Department has deemed the project to be Substantially Complete. The bids shall be received no later than five (5) months prior to the date of Substantial Completion. Unless there has been a material change to the scope of work between the execution of the GMP Amendment and the receipt of the bids, the allowance in Section 2.2.3.4(j) shall not be increased by more than ten percent (10%), regardless of the cost of the bids received.

**Item No. 2: Section 3.1.2.2 Baseline Schedule** of the RFP is hereby revised as follow:

Within ten (10) days after the Preconstruction NTP is issued, the Design-Builder shall prepare and submit a Baseline Schedule for the Project (the “Baseline Schedule”). The Baseline Schedule shall be subject to review and approval by the Department and the Design-Builder shall incorporate such adjustments to the Baseline Schedule as may be requested by the Department. The Baseline Schedule shall be prepared in a critical path method (“CPM”) in a sufficient level of detail to permit the Department and the Design-Builder and any other affected parties to properly plan the Project. The Baseline Schedule shall show: (i) key design milestones and bid packages; (ii) release dates for long lead items; (iii) release dates for key subcontractors; and (iv) Substantial and Final Completion Dates. The Baseline Schedule shall include durations and logic ties for those building systems that the Design-Builder is recommending for replacement. The Baseline Schedule must also be submitted in Primavera 6 native format and shall be updated by the Design-Builder, at a minimum, on a bi-weekly basis. In addition to the bi-weekly project schedule a weekly 3-week look ahead schedule shall be required.

By: *Eric Njonjo*  
Eric Njonjo  
Contracting Officer

Date: 11/9/2021