

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES




Addendum No. 5
To
REQUEST FOR PROPOSALS NO. DCAM-18-CS-0105
DESIGN-BUILD SERVICES
SHEPHERD RECREATION CENTER
AND
SHEPHERD ELEMENTARY SCHOOL CAFETERIA

Issued: October 15, 2018

This Addendum No. 5 is issued and hereby published on the DGS website on **October 15, 2018**. Except as modified hereby, the Request for Proposals ("RFP") remains unmodified.

Item #1: Section 4.1.8 of the RFP is hereby deleted in its entirety.

Item #2: Questions and Answers are hereby incorporated to this addendum as Exhibit 1.

By: 
Franklin Austin
Contracting Officer

Date: 10/15/18

- End of Addendum No. 5 -

Exhibit 1

Responses to Questions

Question 1: Please clarify LEED requirements for this project.

Answer: Please refer to Addendum #4, Item # 1 Question #1

Question 2: Is there a page limit for Section 5.4.2 General Team Information and Firm(s) Data?

Answer: No

Question 3: Executive Summary, Section 5.4.1 is limited to no more than three pages, however, information required in this section such as individual resumes, organizational chart and personal qualifications will exceed the three page limit. Is it permissible to include these items in an appendix to maintain the Executive Summary at the three page limit?

Answer: Yes. The Executive Summary is just a summary of the entire proposal and should not exceed three pages. Individual resumes, organizational chart and personal qualifications will be a part of Section 5.4.2. Please refer to Question No. 2 of this Addendum

Question 4: Is any specialized stage lighting required for the Multipurpose Room “Refresh” design alternate? If so, please provide information on the specialty lighting required.

Answer: The scope of work (SOW) for the Multipurpose Room “Refresh” will be determined if there are funds available for the work.

Question 5: Please provide the total area (in sqft) defined by design alternate 1 Multipurpose Room “Refresh”.

Answer: The existing Multipurpose Room is approximately 5,000 SF.

Question 6: Please confirm the budget for the project.

Answer: At this time, DGS will not release the budget.

Question 7: Alternate 2 seems to contain many variables and possibilities. Please define the desired target for this alternate.

Answer: DGS projects’ goal is to be as energy efficient as possible. Therefore, DGS would like the Design-Builder’s cost to provide a sustainable and green energy efficient building addition.

Question 8: If DGS denies our request to modify Section 4.1.8 [and to delete 4.1.1(c)], will DGS support the small business community appealing the denial to the Director of DSLBD, the City Council, and the Office of the Mayor?

Answer: Please refer to Addendum No.5, Item # 1

Question 9: If DGS decides to deny the request to modify Section 4.1.8 and delete 4.1.1(c), will DGS please provide a detailed explanation of (a) the reasons why large firms are being allowed to ignore the 35% / 20% subcontracting requirements, and (b) how this denial is not in direct opposition to and in conflict with the procurement policies and practices of the Government of the District of Columbia?

Answer: Please refer to Addendum No.5, Item # 1

Question 10: DGS has extended the Deadline for Questions to October 9, 2018. Our assumption is that potential bidders will not receive answers to all questions until the week of 10/15 – 10/19/18. The answers to the questions will potentially require major changes in team configurations, management approaches, bid strategies, pricing strategies, etc. Therefore, will DGS agree to extend the Proposal Due Date to November 2, 2018 by 2:00 pm?

Answer: No. Please refer to Addendum No. #3, Item # 2

Question 11: Section 4.1 of the RFP [Page 42] requires that Offerors submit with their Proposal a Subcontracting Plan. In Section 3.4, Proposal Evaluation, not one evaluation factor is included for the Subcontracting Plan. The Subcontracting Plan counts for zero points out of 112. Is DGS willing to make the Subcontracting Plan a significant Evaluation Factor?

Answer: No. Please refer to Section 3.4 Proposal Evaluation of the RFP.

Question 12: If DGS is willing to make the Subcontracting Plan an Evaluation Factor, would DGS be willing to accept the following modification?

- A. Section 3.4.5 Project Management Plan & Schedule (PMPS): – 40 points
- B. Change points for PMPS to: – 20 points
- C. Add points for the Subcontracting Plan: – 20 points

Answer: Please refer to Question 11 of this addendum.

Question 13: What is DGS's rationale for eliminating subcontracting requirements which should rightly be imposed on all large firms – CBE or not?

Answer: Please refer to Addendum No.5, Item # 1

Question 14: Is this revocation just the tip of the iceberg? That is, does DGS plan to eliminate subcontracting requirements from all of its RFPs for the foreseeable future? If so, why? And has DSLBD, the City Council, and the Mayor approved this action?

Answer: Please refer to Addendum No.5, Item # 1

Question 15: Are contractors allowed to submit the preliminary project schedule in MS Project format? In the section 2.3.1.2, it states that schedule can be submitted in Primavera 6 native format or Microsoft Projects, but in section 5.4.7, it requests the schedule to be in Primavera 6 native format. Please clarify.

A. 2.3.1.2 Baseline Schedule. Within seven (7) 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 reasonably 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 or Microsoft Projects and shall be updated by the Design-Builder, at a minimum, on a bi-weekly basis.

B. 5.4.7 Preliminary Project Schedule: Each Offeror should prepare a preliminary project schedule (the "Baseline Schedule") that shows how the Offeror intends to complete the Project in a timely manner. The Baseline Schedule shall be subject to review and approval by the Department. The Design-Builder shall incorporate any adjustment to the Baseline Schedule as may be reasonably requested by the Department. The Baseline Schedule shall be prepared in CPM and be developed in a sufficient level of detail so as to permit the affected parties (i.e. the Department, the Architect and the Design-Builder) to properly plan the Project, and 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 preliminary schedule must also be submitted in Primavera 6 native format, and upon award, shall be updated by the Design-Builder, at a minimum, on a bi-weekly basis. The schedule should demonstrate that the Offeror understands the Project and has a workable method to deliver the Project in a timely manner.

Answer: Yes, the Design-Builder can use either Primavera 6 or MS Projects for their schedules.

Question 16: On Page 44 of the RFP, in Section 4.1.8, it states that a Prime Contractor that is certified as small, local, or disadvantaged is not required to comply with the provisions of Section 4.1.

Answer: Please refer to Addendum No.5, Item # 1

Question 17: To ensure that CBE certified Small and Disadvantaged Businesses are not locked out of significant contracting opportunities, would DGS consider replacing Section 4.1.8 with the Suggested Modification described above? See (A) + (B) below:

(A) If a Prime Contractor is CBE Certified as a small or disadvantaged business, that firm does not have to subcontract work to other small and disadvantaged businesses.

(B) However, all large Prime Contractors must comply with the subcontracting provisions set forth in Section 4.1. This includes CBE firms whose parent companies are large businesses headquartered outside of DC [Such firms are not local].

Answer: Please refer to Addendum No.5, Item # 1

Question 18: If DGS agrees with the suggested modification of 4.1.8, so that all firms can re-evaluate their teaming arrangements in light of modified subcontracting requirements, would DGS be willing to extend the Proposal Due Date to October 26, 2018, by 2:00 pm?

Answer: Please refer to Addendum No. #3, item # 2.

Questions 19: Is DGS planning to eliminate subcontracting requirements for large CBEs in all of its RFPs? Has the Office of the Mayor and the City Council approved this drastic revocation of subcontracting protocols?

Answer: Please refer to Addendum No.5, Item # 1.