

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



**Addendum No. 7**

**To**

**Request for Proposal (“RFP”)**

**Solicitation Number: DCAM-22-CS-RFP-0020**

**DEPARTMENT OF CORRECTIONS (“DOC”)  
CENTRAL BOILER PLANT**

**Issued: February 1, 2023**

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This Addendum No. 7 is published and is effective as of the date shown above. Except as modified hereby, the RFP remains unmodified.

- Item No. 1: Proposal Due Date** - The proposal due date is hereby extended to **February 7, 2023, at 2:00 p.m.**
- Item No. 2: Part 1 – Section 1.8. (Procurement Schedule and Project Milestones)**  
Section 1.8. of the RFP is hereby deleted in its entirety and replaced with **(Attachment 1)** of this addendum.
- Item No. 3: Part 2 – Section 2.1. (Scope of Work)**  
Section 2.1. of the RFP is hereby deleted in its entirety and replaced with **(Attachment 2)** of this addendum.
- Item No. 4: Part 2 – Section 2.3.1. (Initial Deliverables)**  
Section 2.3.1. of the RFP is hereby deleted in its entirety and replaced with **(Attachment 3)** of this addendum.
- Item No. 5: Part 2 – Section 2.16. (Key Personnel; Diversion)**  
Section 2.16. of the RFP is hereby deleted in its entirety and replaced with **(Attachment 4)** of this addendum.
- Item No. 6: Part 3 – (Evaluation and Award Criteria)**  
Part 3 of the RFP is hereby deleted in its entirety and replaced with **(Attachment 5)** of this addendum.
- Item No. 7: Part 5 – Section 5.4. (Proposal Size, Organization and Offeror Qualifications)**  
Section 5.4. of the RFP is hereby deleted in its entirety and replaced with **(Attachment 6)** of this addendum.

**Item No. 8: Response to the Questions:** The response is hereby inserted as (Attachment 7) of this addendum.

**By:** James H. Marshall  
James H. Marshall  
DGS Contracting Officer

**Date:** 2/1/2023

-End of Addendum No. 7-

# **Attachment 1**

## **Part 1 – Section 1.8. Procurement Schedule and Project Milestones**

## 1.8. Procurement Schedule and Project Milestones

The Department anticipates conducting the procurement of the Project in accordance with the following list of milestones leading to award of the Agreement. The schedule is subject to revision and the Department reserves the right to modify this schedule as it finds necessary, in its sole discretion.

### 1.8.1. RFP Schedule

RFP Advertisement:	December 5, 2022
Pre-Proposal Conference Call:	December 8, 2022 at 3:00 P.M.
Site Visit:	December 12, 2022 at 10:00 A.M.
RFP Questions due to the Department:	December 19, 2022 at 4:00 P.M.
Proposals Due date:	February 7, 2023 at 2:00 P.M.
Notice of Award:	On or about March 13, 2023
Notice to Proceed / Letter Contract:	On or about March 16, 2023

### 1.8.2. Project Schedule

Activity/Milestone	Weeks from NTP
Concept Design Submission	3
Concept Design Review	4
Boiler assessment recommendation	4
Initiate Procurement & Installation of Temp Boilers	6
Schematic Design Submission	9
Schematic Design Review	11
Complete installation of Temp Boilers	12
Design Development Submission	15
Design Development Review	19
Permit Documents Submission	28
Construction Drawings / Permit Received	42
Trade Pricing	46
Design-Builder's GMP	48
GMP Finalized	49
GMP Approved by Council	59
Construction Mobilization	60
Substantial Completion	110
Final Completion	112
Administration Completion	114

The Department has established the above milestones for the Project, and Offerors shall base their Proposals on such milestones.

While the Department is amenable to shifting the interim design milestones dates, the Department requires that the Permit Set, which will serve as the basis for the Design-Builder's GMP, be completed no later than **48 Weeks from NTP**. Any shift in the interim design

milestones dates must be approved by DGS and must provide for the durations for DOC and DGS design reviews reflected in the milestone interim schedule below.

**1.8.2.1.** If an Offeror proposes a Substantial Completion Date earlier than that shown in **Section 1.5**, and the Department agrees to such proposed date, such proposed date will be deemed by the Department as the contractual Substantial Completion Date for the Agreement for all purposes, including liquidated damages.

## **Attachment 2**

### **Part 2 – Section 2.1. Scope of Work**

## **2.1. Scope of Work**

Under this RFP, the Department will engage a Design-Builder to provide all design and construction services required to design and construct a new central boiler plant building for the DOC. The Project shall be complete, operating and ready for use on or before the Substantial Completion Date and within the Project's budget as specified in **Part 1, Section 1.3** and **Section 1.8** of this RFP.

The Project is located at 1901 D Street, SE, Washington, DC.

Generally, the Design-Builder's responsibilities shall include, but will not be limited to, the following:

- a. Assessment of temporary boiler capacity and installation of temporary boilers to support existing DOC site operations as well as those of the DGS DC General Health Campus.
- b. To confirm the design and construction of the Project in accordance with the RFP Documents.
- c. To provide all design services and construction management services necessary to implement the goals of the Project inclusive of, but not limited to, the following: civil, architectural, electrical, structural, and mechanical design services as required for the Project; construction management services inclusive of budgeting, value engineering ("Value Engineering"), scheduling, using DGS project management tool for all Project documentation; Project administration, management and coordination of subcontractors.
- d. To conduct subsurface investigation work if and as required for the Project.
- e. To furnish and provide all materials, management, personnel, equipment, hazardous material abatement, supervision, labor and other services necessary to complete the Project.

## **Attachment 3**

### **Part 2 – Section 2.3.1. Initial Deliverables**



## 2.3. Design and Preconstruction Phase

### 2.3.1. Initial Deliverables

The Preconstruction Phase will start from the issuance of the Notice to Proceed (NTP) through the execution of the GMP amendment (“GMP Amendment”). The Department will issue a Notice to Proceed for preconstruction services (the “Preconstruction NTP” or “Letter Contract”), attached hereto as **Attachment N**. Offerors are advised that they are required to submit their Proposals premised upon agreeing to the terms of the Preconstruction NTP. To the extent there are any ambiguities or inconsistencies between this RFP, the Standard Contract Provisions and the Preconstruction NTP, the order of precedence shall be: the Standard Contract Provisions; Preconstruction NTP; and the RFP. **A Proposal that identifies or describes changes or exceptions to the Standard Contract Provisions or the Preconstruction NTP may be deemed non-responsive.**

The Design-Builder’s initial task will be to develop a concept design and budget for the Project. As part of this effort, the Design-Builder shall prepare and provide the following initial deliverables:

**2.3.1.1. Temporary Boiler Capacity Assessment.** The Design-Builder shall conduct an on-site evaluation within seven (7) days after the Preconstruction NTP is issued to determine the capacity of the temporary boilers to support existing DOC site operations as well as those of the DGS DC General Health Campus until the new DOC central boiler plant is operable. The DC General Health campus consists of four buildings which are currently served by the DGS Building 7 boiler plant. The evaluation should also include the adequacy of the existing facility infrastructure to accommodate the temporary boilers. The proposed temporary boilers shall be natural gas-fired units equipped with burner technology to achieve an oxides of nitrogen (NO<sub>x</sub>) output of no greater than 30 parts per million (ppm), dry volume basis and corrected to 3% oxygen (15% excess air). The Design-Builder shall submit a written report of the evaluation and recommended capacity, to include maximum heat input, expressed in millions of British Thermal Units per hour, and maximum natural gas firing rate, expressed in cubic feet per hour, of the temporary boilers.

**2.3.1.2. Procure Temporary Boilers.** Based on the recommendations of the boiler capacity assessment, the Design-Builder shall obtain rental boilers and complete all engineering and site preparation (to include utility lines, steam distribution system, electricity, make up water, etc.) for installation and allow for operation of the boilers at peak demand. All boiler specifications, emissions data, and related information (a detailed data needs list shall be provided to the Design-Builder) shall be provided to DGS for the preparation of Chapter 2 air permit applications for submittal to the DC District of Energy and Environment (DOEE). DOEE approval must be obtained prior to installation of the boilers. The duration of operation of the temporary boilers is expected to be three years. Temporary boilers will not be removed until the new boilers have been installed, tested (including emissions), and have operated for a period of time to be determined by DGS.

**2.3.1.3. Building System Assessment.** If requested by the Department, within fourteen (14) days after the Preconstruction NTP is issued, the Design-Builder shall conduct an assessment report of the building systems and submit a written report to the Department that assesses whether the existing building systems can be repaired or whether such systems should be replaced. Such report shall take into consideration the nature of this Project.

**2.3.1.4. Baseline Schedule.** Within twenty-one (21) 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 and shall be updated by the Design-Builder, at a minimum, on a bi-weekly basis.

**2.3.1.5. Concept Design.** The first phase of the Project will include the preparation of a concept design and program development. No later than three (3) weeks after the Preconstruction NTP is issued, the Design-Builder shall prepare and submit a proposed concept design for the Project. The concept design shall contain at least the level of detail contemplated in standard industry practice and shall contain such detail as is typically required for a concept design under standard industry practice. The Department shall have the right to disapprove the concept design submittal for any reason. Following review of the concept design submission by DOC and the Department, the Design-Builder shall revise the concept design submission as necessary to incorporate comments, feedback and other direction provided by DOC and the Department. The Design-Builder's pricing shall assume that such revisions will be required, and such revisions shall not entitle the Design-Builder to additional compensation. The concept design services shall include but are not limited to the following:

- a) Conduct meetings with the DGS representatives to confirm program and verify facility requirements on a space-by-space basis.
- b) Conduct life safety/building code analysis to verify compliance of design with all current applicable codes recently adopted and/or adopted by Washington, DC, including the 2013 District of Columbia Building Code, the 2013 District of Columbia Green Construction Code, the 2013 District of Columbia Energy Conservation Code, the 2013 District of Columbia Fire Code, the 2013 District of Columbia Mechanical Code, and the 2013 District of Columbia Plumbing Code.

- c) Participate in Value Engineering workshops, as required, with the DGS representatives.
- d) Prepare and submit Environmental Impact Screening Form (“EISF”).
- e) Survey existing facility to confirm locations and types of hazardous materials to be abated or mitigated.
- f) Request and receive hydrant flow test.
- g) Perform alternative mechanical systems evaluation and recommend selection.

**2.3.1.6. Preliminary Budget Estimate.** Concurrently with the delivery of the concept design, the Design-Builder shall submit a detailed cost estimate of the proposed design (such estimate, the “Preliminary Budget Estimate”). With regard to building systems (i.e., roofs, doors, HVAC, security, IT, etc.), the Preliminary Budget Estimate shall be prepared on a “system” basis that identifies the key building systems or functions and allocates an estimated cost for each such system. The Design-Build Fee, the cost of general conditions, and contingencies shall be broken out in separate line items. The primary purpose of the Preliminary Budget Estimate is to aid the Department and DOC in understanding the costs associated with key elements of the Project to better prioritize and manage the use of the funding allocated to this Project.

**2.3.1.7. Baseline Budget and Program.** The Department shall provide the Design-Builder with a baseline budget and program and comments on the concept design. Such approval shall be provided (or signed by) the Department’s Deputy Director for Capital Construction (the “Deputy Director”). In the event the Design-Builder does not receive such approval within fourteen (14) days after submitting the Preliminary Budget Estimate, it shall so advise the COTR, the Deputy Director and the contracting officer (“Contracting Officer” or “CO”) in writing of such failure and request direction. If the Design-Builder fails to provide such notice, the Design-Builder will be proceeding at its own risk and will be responsible for any redesign costs associated with budget revisions.

**2.3.1.8. Construction Management Plan.** The Design-Builder shall submit a draft of its construction management plan (“Construction Management Plan”) within fourteen (14) days after the Preconstruction NTP is issued to include, but is not limited to, noise control, hours for construction and deliveries, truck routes, trash and debris removal plan, traffic and parking control, communications procedures, emergency procedures, quality control procedures, dust control, public street cleaning and repair, planned occupancy of public ways, erosion control, tree protection plan, vibration monitoring, temporary fire protection measures, project signage, pest control, construction staging plan, and construction logistics plan.

**2.3.1.9. Additional Preconstruction Services.** In addition to those items enumerated above, the Design-Builder shall provide such preconstruction services as are necessary to properly advance the Project. These services shall include, but are not limited to, scheduling, estimating, shop-drawings, the ordering of long-lead materials, condition assessments, conservator studies, archeological studies, recommended testing, additional geotechnical testing, and monitoring of historic assets.

**2.3.1.10. Deliverables Disincentive Fee.** The Design-Builder acknowledges that the Department is engaging the Design-Builder to provide an extensive level of preconstruction support services to minimize the potential for cost overruns, schedule delays or the need for extensive Value Engineering/re-design late in the Project and that the deliverables required under this **Section 2.3.1** are key to identify the value of such services. In the event the Design-Builder fails to deliver any of the deliverables required in **Section 2.3.1** (and unless such failure is the result of any event of Force Majeure), the Design-Builder shall be subject to a disincentive fee in an amount of One Thousand Dollars (\$1,000), plus Two Hundred Fifty Dollars (\$250) per day after receiving written notice from either the COTR or the Contracting Officer of failure to submit such deliverables.

## **Attachment 4**

### **Part 2 – Section 2.16. Key Personnel; Diversion**

## 2.16. Key Personnel; Diversion

**2.16.1. Identification of Key Personnel.** The Design-Builder shall have extensive experience in the design and construction with MEP replacement projects similar in complexity as that described in this RFP for a secure facility or related type projects completed valued at over \$8 million. The Department has identified the **(i) the Project Manager; (ii) the Field Superintendent; (iii) the Preconstruction Manager/Estimator; (iv) the Primary Project Architect and (v) the Lead Mechanical Engineer** as key personnel. The Design-Builder shall ensure that the key personnel possess the following minimum qualifications:

- i. **Project's Manager** shall have a minimum of seven (7) years of construction experience including a minimum of two (2) years' experience working as a Project Manager for MEP replacement projects similar in complexity as that described in this RFP for a secure facility or related type projects completed valued at over \$8 million.
- ii. **Project Superintendent** shall have a minimum of five (5) years of construction experience with Of the 5 years' experience the Superintendent shall have a minimum of two (2) years' experience working as a Superintendent for MEP replacement projects similar in complexity as that described in this RFP for a secure facility or related type projects completed valued at over \$8 million
- iii. **Pre-Construction Manager/Estimator** shall have a minimum of five (5) years of construction related experience with 5 years' experience as a the Pre -Construction Manager/Estimator for MEP replacement projects similar in complexity as that described in this RFP for a secure facility or related type projects completed valued at over \$8 million.
- iv. **Project Primary Architect** shall have a minimum of seven (7) years of architectural/engineering experience as the Primary Project Architect for MEP replacement projects similar in complexity as that described in this RFP for a secure facility or related type projects completed valued at over \$8 million. The Project Primary Architect shall maintain appropriate licensing including but not limited to a bachelor's degree.
- v. **Lead Mechanical Engineer** shall have a minimum of seven (7) years of architectural/engineering experience as a the Lead Mechanical Engineer shall have a minimum of five (5) years' experience working as a Lead Mechanical Engineer for MEP replacement projects similar in complexity as that described in this RFP for a secure facility or related type projects completed valued at over \$8 million. The Lead Mechanical Engineer shall maintain appropriate licensing including but not limited to a bachelor's degree.

**2.16.2. Key Personnel Replacement Disincentive Cost.** The key personnel specified in the contract are considered to be essential to the work being performed hereunder. All members of the Design-Builder's Key Personnel shall be subject to replacement costs as a disincentive for their removal or reassignment the Key Personnel, except in circumstances arising from reasons beyond the Design-Builder's control (i.e., due to retirement, resignation, termination, etc.). In each instance where the Design-Builder removes or reassigns one of the Key Personnel subject to replacement disincentive costs (but excluding instances where such personnel become unavailable due to death, disability or separation from the employment of the Design-Builder or any affiliate of the Design-Builder) without the prior written consent of the Department's Designated Representative, the Design-Builder shall owe to the Department the sum of Twenty Five Thousand dollars (\$25,000) to the Department for its failure to provide the Key Personnel. The Department may deduct the foregoing replacement disincentive costs from any payments it owes to the Design-Builder; and the disincentive costs shall not bar recovery of any other damages, costs or expenses other than the Department's internal administrative costs. In addition, the Department shall have the right, to be exercised in its sole discretion, to remove, replace or to reduce the scope of services of the Design-Builder if a member of the Key Personnel has been removed or replaced by the Design-Builder without the prior consent of the Department. In the event the Department exercises the right to remove, replace or to reduce the scope of services of the Design-Builder, the Department shall have the right to enforce the terms of this Agreement and to keep-in-place those members of the Design-Builder's team not removed or replaced and the remaining members shall complete the services required under this Agreement in conjunction with the new members of the Design-Builder's team approved by the Department.

## **Attachment 5**

### **Part 3 – Evaluation and Award Criteria**



### 3. PART 3 - EVALUATION AND AWARD CRITERIA

#### 3.1. Evaluation Criteria

Proposals will be evaluated in accordance with the following evaluation criteria:

- a) Past Performance, Relevant Experience & Capabilities of the Design-Builder (**20 points**)
- b) Past Performance, Relevant Experience & Capabilities of the Design-Builder's Architect/Engineer (**20 points**)
- c) Key Personnel of the Design-Builder and Architect/Engineer (**20 points**)
- d) Project Management Plan & Schedule (**20 points**)
- e) Price (**20 points**)
- f) Certified Business Enterprise ("CBE") Preference (up to **12 points**)

#### 3.2. Technical Rating

<b>Numeric Rating</b>	<b>Adjective</b>	<b>Description</b>
0	Unacceptable	Fails to meet minimum requirements, e.g., no demonstrated capacity, major deficiencies which are not correctable; offeror did not address the factor.
1	Poor	Marginally meets minimum requirements; major deficiencies which may be correctable.
2	Minimally Acceptable	Marginally meets minimum requirements; minor deficiencies which may be correctable.
3	Acceptable	Meets requirements; no deficiencies.
4	Good	Meets requirements and exceeds some requirements; no deficiencies.
5	Excellent	Exceeds most, if not all requirements; no deficiencies.

**3.2.1.** The technical rating is a weighting mechanism that will be applied to the point value for each evaluation factor to determine the Offeror's score for each factor. The Offeror's total technical score will be determined by adding the Offeror's score in each evaluation factor. For example, if an evaluation factor has a point value range of zero (0) to forty (40) points, using the Technical Rating Scale above, if the District evaluates the Offeror's response as "Good," then the score for that evaluation factor is 4/5 of 40 or 32.

If subfactors are applied, the Offeror's total technical score will be determined by adding the Offeror's score for each subfactor. For example, if an evaluation factor has a point value range of zero (0) to forty (40) points, with two subfactors of twenty (20) points each, using the Technical Rating Scale above, if the District evaluates the offeror's response as

“Good” for the first subfactor and “Poor” for the second subfactor, then the total score for that evaluation factor is 4/5 of 20 or 16 for the first subfactor plus 1/5 of 20 or 4 for the second subfactor, for a total of 20 for the entire factor.

### **3.3. Evaluation Committee**

The Department shall evaluate Offerors’ proposals (“Proposal(s)”) and any requested best and final offers (“BAFO(s)”) in accordance with the provisions of this **Part 3** and the Department’s Procurement Regulations. Proposal(s) include all items outlined in **Section 5.4**.

Each Offeror’s Proposal shall be evaluated in accordance with this **Part 3** by an Evaluation Committee. The Evaluation Committee shall prepare a written report summarizing its findings and submit the same to the source selection official. Based on the information submitted by the Offerors in response to this RFP and the report prepared by the Evaluation Committee, the source selection official shall select the responsive and responsible Offeror(s) whose Proposal(s) are determined by the source selection official to be the most advantageous to the Department in accordance with D.C. Official Code § 2-354.03 and not necessarily the Offeror (s) with the highest score as evaluated per the factors in **Section 3.5** of this RFP.

### **3.4. Oral Presentation**

The Department reserves the right to interview Offerors. A minimum of three (3) offerors within the competitive range will be selected to participate in the presentation/interview process after the initial RFP Proposals are evaluated by the Technical Evaluation Panel (TEP) based on the evaluation criteria listed herein. Selected Offerors will be required to come in for an interview/presentation with the TEP. At this presentation, the Offerors will be required to provide the following information (at a minimum):

- a) Team introduction, and capabilities and experience of each key member participating in the interview;
- b) Discussion/presentation of the Design-Builder’s approach to design the Project; and
- c) Discussion/presentation of the Design-Builder’s proposed schedule of the Project.

Each Offeror selected for the interview/presentation stage shall make an oral presentation to the Department’s Evaluation Committee and participate in a question-and-answer session. The purpose of the oral presentation and the question-and-answer session is to permit the Evaluation Committee to fully understand and assess the qualifications of each Offeror and the Offeror’s key personnel. The Proposal will be re-scored at the conclusion of the oral presentation.

#### **3.4.1. Length of Oral Presentation**

Each Offeror will be given up to sixty (60) minutes to make the presentation. At the end of the initial presentation, there will be a break for approximately forty-five (45) minutes for the Evaluation Committee to assess the presentation and prepare questions. The Offeror will then respond to questions from the Department’s Evaluation Committee for no more than ninety (90) minutes.

### **3.4.2. Oral Presentation Schedule**

The order of oral presentations will be selected randomly, and the Offerors will be informed of their presentation date before the beginning of oral presentations. The Department reserves the right to reschedule any Offeror's presentation at the discretion of the Contracting Officer.

### **3.4.3. Offeror Attendees**

The oral presentation will be made by the Offeror's personnel who will be assigned the key jobs for this Project. Each Offeror will be limited to seven (7) persons. The job functions of the persons attending the presentation will be an indication of the Offeror's assessment of the key areas of responsibility that are deemed essential to the successful completion of the Project.

### **3.4.4. Topics**

The Offeror may present information about its capabilities and special qualifications to serve as the Design-Builder for this Project, including the qualifications of Key Personnel.

## **3.5. Proposal Evaluation**

Each Proposal will be scored on a scale of zero (0) to one hundred twelve (**112**) points. Offerors will be eligible to receive up to twelve (12) of the one hundred twelve (**112**) points based on the Offeror's status as a CBE as outlined in **Part 4** of this RFP. The Department's evaluation shall not necessarily be limited to the information provided in the Offeror's Proposal. As part of the evaluation, the Department will also consider its own historical experience with the Offeror, and the direct experience with the Offeror of the members of the evaluation panel and others involved in the evaluation process. The Agreement will be awarded to the responsive and responsible Offeror found to be the most advantageous to the Department in accordance with D.C. Official Code § 2-354.03 and not necessarily the Offeror(s) with the highest evaluated score.

### **3.5.1. Past Performance, Relevant Experience & Capabilities of the Design-Builder (20 points)**

The Department desires to engage a Design-Builder with the experience necessary to accomplish the objectives set forth in the RFP. The construction component of each Design-Builder will be evaluated based on their demonstrated experience in: (i) MEP replacement projects similar in complexity as that described in this RFP in a secure facility or related type projects completed valued at over \$8 million (ii) knowledge of, and access to, the local subcontracting market; (iii) knowledge of the local regulatory agencies and Code Officials; and (iv) constructing projects on fast-track schedules. In evaluating these subfactors, the Department will consider, among other things, the Offeror's track record in delivering projects on-time and on-budget. If the Offeror is a team or Joint Venture of multiple companies, the Evaluation Panel will consider the experience of each member of the team or Joint Venture considering their role in the proposed team or Joint Venture. This element of the evaluation will be worth up to twenty (20) points.

### **3.5.2. Past Performance, Relevant Experience & Capabilities of the Design-Builder's Architect/Engineer (20 points)**

The Department desires to engage a Design-Builder with a design component that possesses the experience necessary to accomplish the objectives set forth in the RFP. The design component of each Design-Builder will be evaluated based on their demonstrated experience in: (i) the design of MEP replacement projects similar in complexity as that described in this RFP in a secure facility or related type projects completed valued at over \$8 million (ii) cost estimating and Value Engineering/management; and (iii) knowledge of the local regulatory agencies and Code Officials. If the Offeror is a team or Joint Venture of multiple companies, the Evaluation Panel will consider the experience of each member of the team or Joint Venture in light of their role in the proposed team or Joint Venture. This element of the evaluation will be worth up to twenty (20) points.

### **3.5.3. Key Personnel of the Design-Builder and Architect/Engineer (20 points)**

Offerors will be evaluated based on the Design-Builders' Key Personnel's technical capabilities, experience and professional qualifications in designing and constructing MEP projects as described in this RFP. Offerors shall provide the following information and be organized as described in **Section 5.4.2.**

- a) The proposed Key Personnel of the Design-Builder and the A/E should have experience in designing and constructing MEP replacement projects similar in complexity as that described in this RFP in a secure facility or related type projects completed valued at over \$8 million. The personnel assigned should have the necessary experience and professional credentials for the roles each such individual is assigned. The proposal shall be organized in accordance with the requirements of **Section 5.4.2.** The Offeror shall identify the following:
  - i. **Project Manager** and his/her experience on similar type projects. Provide a list of completed/ongoing similar-type projects in the last 5 years.
  - ii. **Project Superintendent** and his/her experience on similar type projects. Provide a list of completed/ongoing similar-type projects in the last 5 years.
  - iii. **Preconstruction Manager/Estimator** and his/her experience on similar type projects. Provide a list of completed/ongoing similar-type projects in the last 5 years.
  - iv. **Primary Project Architect** and his/her experience on similar type projects. Provide a list of completed/ongoing similar-type projects in the last 5 years.
  - v. **Lead Mechanical Engineer** and his/her experience on similar type projects. Provide a list of completed/ongoing similar-type projects in the last 5 years.

#### **3.5.4. Project Management Plan & Schedule (20 points)**

Offerors are required to submit with their proposal a project management plan (“Management Plan”). The Management Plan should clearly explain how the Design-Builder intends to manage and implement the Project. At a minimum, it should (i) outline the procedures that the Design-Builder will use during the pre-construction phase to guide the design to ensure that it will stay within the Department’s budgetary constraint; (ii) outline the approaches to ensure jail operations are not impacted, traffic control, navigating the permitting with AHJ’s, transitioning steam service, maintaining full operation of the jail (no/min interruption of services), and their understanding of working in a highly secured and strict access facility ; (iii) outline the procedures that will be used during the Construction Phase to minimize change orders and maximize Project quality; and (iv) identify the key personnel and their specific roles in managing the Project.

In addition, the Management Plan should include a discussion outlining how the Offeror intends to implement the Project. This discussion should demonstrate an understanding of the key constraints and challenges related to the Project and how the Offeror will work to mitigate and manage these constraints and challenges. Such narratives should also include key milestone dates and an explanation of how those dates will be achieved. The narrative shall include a preliminary schedule which shall be coordinated with the approach. This element of the evaluation is worth up to twenty (20) points.

#### **3.5.5. Price (20 points)**

Offerors will be required to submit with their Proposals the following fee components: (i) a Design Fee; (ii) a Design-Build Fee; and (iii) a General Conditions Budget. The Design-Build Fee will be a fixed fee and should cover the cost of the Design-Builder’s overhead and profit; the Design Fee should include an upset limit and a schedule of values showing the cost of the various phases of the design; and the cost of general conditions, as defined in the Design-Build Agreement, shall be reimbursable subject to a cap equal to the General Conditions Budget proposed by the Offeror. Each Offeror will be required to complete and submit with their Proposal a copy of the pricing sheet set forth as **Attachment B**, which includes all these price components. The pricing sheet shall be submitted as part of Volume 2 (i.e., the price proposal) as more fully described in **Part 5** of this RFP. These price components will be worth up to twenty (20) points.

#### **3.5.6. CBE Preference (12 points)**

The remaining twelve (12) points will be awarded based on the Offeror status as a Small Business Enterprise (“SBE”)/Certified Business Enterprise (“CBE”) as outlined in **Part 4** of this RFP.

## **Attachment 6**

### **Part 5 – Section 5.4. Proposal Size, Organization and Offeror Qualifications**

## 5.4. Proposal Size, Organization and Offeror Qualifications

The Department is interested in a qualitative approach to the Offeror's proposal. Brief, clear and concise material is more desirable than quantity. The Proposal shall be organized as follows:

### 5.4.1. Past Performance, Relevant Experience & Capabilities

- a) Detailed descriptions of no more than eight (8) projects that best illustrate the team's experience and capabilities with MEP replacement projects similar in complexity as that described in this RFP in a secure facility or related type projects completed valued at over \$8 million as specified in **Section 3.5.1** and **3.5.2**. For each such project, the Offeror should provide the information requested below:
  1. The name and location of the project.
  2. The square footage of the project
  3. A short narrative of the scope of the contractor's work on the project including a discussion of the relevancy of the scope to the scope described in the RFP.
  4. The delivery method implemented on the project.
  5. The start and end dates for construction.
  6. The date of builder's engagement and point during the design process at which builder was engaged (e.g., schematic design 50% complete; schematic design 100% complete, etc.).
  7. The initial substantial completion date and initial contract value, also noting the contract type (i.e., GMP, NTE or Lump Sum).
  8. The level of completion of design documents that the initial contract value was based on.
  9. The actual substantial completion date and the final contract value.
- b) The Offeror shall ensure that a minimum of six (6) Past Performance Evaluation Forms (**Attachment L**), are completed and submitted, three (3) on behalf of Design-Builder and three (3) on behalf of Architect/Engineer directly to the Department's POC stated in **Section 1.7** by the due date for Proposals as specified in **Section 5.3**.

If the Offeror is a team or Joint Venture of multiple companies, the Evaluation Panel will consider the experience of each member of the team or Joint Venture considering their role in the proposed team or Joint Venture.

### 5.4.2. Key Personnel

Key Personnel should contain information requested in **Section 3.5.3** of the RFP. In addition, the Offeror shall provide the following:

- a) Organizational chart illustrating reporting lines and names and titles for key participants proposed by the Offeror.
- b) A list or chart of all personnel proposed for the Project. Such list or chart should include the following information for each individual:
  - i. Identification of key personnel
  - ii. The individual's name.
  - iii. The individual's role.
  - iv. The percentage of time that will be devoted by the individual to the Project. This should be identified for each phase of the Project.
  - v. The individual's current workload over the next two years.
- c) Resume for at a minimum the Key Personnel. Resumes should demonstrate the individual meets the minimum qualifications described in Section 2.16, including a description of at a minimum five (5) relevant MEP replacement projects similar in complexity as that described in this RFP in a secure facility or related type projects completed valued at over \$8 million, and the role of the individual in each past project noted on the resume. The resume should also clearly identify how long the individual has worked in the construction industry and should indicate the number of years of experience in his or her current role and the prior roles.
- d) A chart showing the experience that the key team members have working together.

### **5.4.3. Project Management Plan and Schedule**

The Project Management Plan should contain the information requested in **Section 3.5.4** of the RFP.

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.



## **Attachment 7**

### **Response to the Questions**

**REQUEST FOR PROPOSALS (RFP)**

**DCAM-22-CS-RFP-0020**

**DESIGN-BUILD SERVICES  
FOR  
DEPARTMENT OF CORRECTIONS (“DOC”)  
CENTRAL BOILER PLANT**

**Questions & Answers Spreadsheet**

<b>No.</b>	<b>Questions</b>	<b>Department Responses</b>
1.	Please confirm that BIM required software and hardware of section 2.15.1 is valid, and that the bidder must provide the cost to cover this section.	Confirmed BIM requirements per section 2.15.1
2.	What is the LOD model level required for this work?	LOD 300 - Precise Geometry – Subject to Change
3.	Key personnel for the Builder Project manager: please confirm this person must meet a minimum of seven (7) years of professional experience.	Please review the revised evaluation criteria. Item No. 1 of this addendum.
4.	Is there any HAZMAT report for the existing site?	No.
5.	Is there any Geotech report for the existing site?	No Geotech report is available. The Design-Builder shall provide a Geotech report as described in 2.1.7.1 f of the RFP.
6.	If no HAZMAT or Geotech report, is there any allowance to cover it?	See answers to question no. 4 and 5 and Refer to Solicitation Section <b>2.3.3.4</b> for Submissions of GMP Proposal: item b) and d).
7.	Please confirm a building permit is required, if yes, please confirm the building permit fee will be included in the next GMP phase but should not be included in this design-build fee phase	Design Builder will be required to obtain and pay for all permitting as required by local governing agencies. Any associated fees will be included in the GMP as an allowance.
8.	We are requesting a copy of the current air permit for the existing Boiler Plant /Campus	Not relevant to this solicitation.

9.	Will the same listed Owner of the current air permit also be the same named owner of the new air permit for the new boiler plant?	While this question is not relevant to the initial design phase. New air permit will be under the Department of Corrections (DOC)
10.	Has anyone the from the Owner stated the conversation with DC Government on the need for a new air permit, if so please give us that information?	Such information shall be determined through the design phase.
11.	Can the Owner provide the last 3 years of hourly total steam output from the existing boiler plant? <ul style="list-style-type: none"> <li>If records are available, is the steam output segregated for only the buildings to be served under this design?</li> </ul>	The record is not available.
12.	Can the Owner provide the last 3 years of fuel records for the total fuel use of the existing boilers that will serve this design project?	Such information shall be determined through the design phase.
13.	Are their any known conditions that do not allow the existing facility to be heated properly?	Such information shall be determined through the design phase.
14.	Will the steam from this design project be used for cooking or any other use other than heating? if so please advise anticipated consumption and pressure requirements. <ul style="list-style-type: none"> <li>If so please advise anticipated consumption and pressure requirements.</li> </ul>	Yes. Additional information shall be determined through the design phase.
15.	Has there been any discussions with the local gas and electrical utilities about the new load requirements for the new Central Boiler Plant?	Such information shall be determined through the design phase.
16.	Will there be any community input meetings regarding this new central boiler plant?	Community engagement will be required.
17.	Are the NOx limits for the Campus know, if so please provide?	Such information shall be determined through the design phase.
18.	Are there any anticipated changes to the facility besides the new Central Boiler Plant, that would impact the NOx limits?	Such information shall be determined through the design phase.
19.	Please provide any security or traffic restriction regarding the underground utility work.	Such information shall be determined through the design phase.

20.	<p>Drawing G-001, General note 31 requires only approved roofing contractor in compliance with the existing roofing system.</p> <ul style="list-style-type: none"> <li>Please provide this roof system information and is this required for the new standalone Central Boiler Plant?</li> </ul>	The question is unclear, the new stand-alone boiler plant is a new building with a new roof system.
21.	<p>Is there any area available for construction trailers, laydown area. Contractor parking, etc. on the campus?</p> <ul style="list-style-type: none"> <li>If so please provide information on the size and locations of these areas.</li> </ul>	Site logistics shall be determined during the design phase and coordinated with DOC.
22.	<p>What information is required for the DOC excavation permit defined in General Note #11 on drawing G-001?</p>	Such information shall be determined through the design phase.
23.	<p>Drawing G-001, General Note 12, are there any anticipated DOC other contracts that will impact this project site?</p> <ul style="list-style-type: none"> <li>Drawing G-001, General Note 13, please provide all DOC regulations for hot work permits.</li> </ul>	The contractor shall be required to coordinate with other DGS/DOC contractors onsite.
24.	<p>Please confirm that Building 25 is not provided steam from the new Central Boiler Plant.</p>	Confirmed
25.	<p>Does DOC own all of the property that this project will impact?</p>	While this question is not relevant to the solicitation, all properties are owned by the District.
26.	<p>What are the existing utility easements that are part of this project site?</p>	Such information shall be determined through the design phase.
27.	<p>Drawing DC-1.1 shows the building as being part of the security wall and interrupting a complete security wall.</p> <ul style="list-style-type: none"> <li>At the site visit, there was discussions about the existing security wall being moved outward.</li> <li>There was also discussion of the Central Boiler Plant OH doors possibly facing outward from the facility.</li> </ul>	Such information shall be determined through the design phase.

	<ul style="list-style-type: none"><li>• Please clarify what is the final design intent for the security wall and the access to the Central Boiler Plant.</li></ul>	
28.	Is drawing CD-1.2 the anticipated Central Boiler Plant and security wall layout for the final project design?	Drawing CD-1.2 provides a conceptual layout, however final design shall be determined through the design phase.