

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES**

**Design-Build Services for Orr Elementary School**

**Solicitation No.: DCAM-16-CS-0127**

**Amendment No. 1  
Issued: July 22, 2016**

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This Amendment No. 1 is issued and hereby published on the DGS website on July 22, 2016. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

**Item #1 A.8 Selection Criteria**

Delete:

- Relevant Experience & Capabilities (40 points)
- Key Personnel (40 points)
- Project Management Plan & Schedule (75 points)
- Price (45 points) inclusive of CBE Preference (up to 12 points)

Insert:

- Past Performance (20 Points)
- Key Personnel (20 Points)
- Management Plan (40 Points)
- Price (20 Points)
- CBE Preference (12) Points

**Item #2 D.4 Proposal Evaluation**

**Delete in its entirety.**

**Insert**

**D.4 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 Offerors status as certified business enterprises as outlined in **Section C.1** 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, as well as the direct experience with the Offeror of the members of the evaluation panel and others involved in the evaluation process. The Contract will be awarded to the Offeror found to be the most advantageous to the Department in accordance with 27 DCMR §§ 1613.5 and 1630.5 and not necessarily the Offeror(s) with either the highest evaluated score or the lowest price. Notwithstanding the terms of this

Section D.4, nothing herein shall prevent the source selection official from determining that the lowest price offer is the most advantageous to the District.

- Past Performance (20 points)
- Key Personnel (20 points)
- Management Plan (40 points)
- Price (20 points)
- CBE Preference (12 Points)

#### **D.4.1 Past Performance (20 points)**

The Department desires to engage a Design-Builder with the experience necessary to realize the objectives set forth in the RFP. The construction component of each Design-Builder (the “Contractor”) will be evaluated based on their demonstrated experience in: (i) construction and renovation projects in an urban setting; (ii) adaptive reuse and renovation of historic buildings; (iii) knowledge of, and access to, the local subcontracting market; (iv) knowledge of the local regulatory agencies and Code Officials; and (v) 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 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.

#### **D.4.2 Key Personnel (20 points)**

The Department desires that the Design-Builder assign the appropriate number of personnel having the necessary seniority to implement a project of this type. The personnel should have experience working together and each such individual should have the necessary level of experience and education for his or her proposed role. Proposals should identify, at a minimum, (i) the project executive; (ii) the superintendent; and (iii) the project manager. The availability and experience of the key individuals assigned to this project will be evaluated as part of this element. Please provide a table that identifies the specific staff that will be assigned to this project. The table should include: (i) the individual’s name (if known); (ii) his or her title; (iii) his or her level of effort (i.e. the percentage of time devoted to this project); and (iv) the time periods during which the individual will be assigned to the project. This table should include all personnel that will be assigned to the project. This element of the evaluation will be worth up to twenty (20) points.

#### **D.4.3 Management Plan (40 points)**

Offerors are required to submit with their proposal a 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 Offeror will use during the preconstruction phase to guide the design so as to ensure that it will stay within the Department’s budgetary constraint; (ii) outline the purchasing procedures that will be used to maximize competition and manage cost constraints; (iii) outline the procedures that will be used during the construction phase to minimize change orders and maximize Project quality; (iv) identify the key personnel and their specific roles in managing the Project.

In addition, the Management Plan should include two separate discussions outlining how the

Offeror intends to implement the Project--one for each of the two approaches outlined in Section A.1. These discussions 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 under each approach. Such narratives should also include key milestone dates and an explanation of how those dates will be achieved. Each such discussion shall include a preliminary schedule which shall be coordinated with the approach.

This element of the evaluation is worth up to forty (40 points).

**D.4.4 Price (20 points)**

Offerors will be required to bid a Preconstruction Fee, a Design-Build Fee, and a General Conditions Fee. These price components will be worth up to twenty (20) points.

**D.4.5 CBE Preference Points (12 Points)**

The remaining twelve (12) points will be awarded based on the Offerors status as a certified business enterprise as outlined in **Section C.1**.

By:   
James Marshall  
Supervisory Contract Specialist

Date: 7-27-16

- End of Amendment No. 1 -