

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

**DESIGN-BUILD SERVICES  
GARRISON ELEMENTARY SCHOOL**

**Solicitation # DCAM-16-CS-0124**

**Amendment No. 2  
Issued: July 20, 2016**

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This Amendment No. 2 is being issued on July 20, 2016. Except as modified hereby, the Request for Proposal ("RFP") remains unmodified.

**Item #1 Page 3, Executive Summary: 2<sup>nd</sup> Paragraph**

**Delete in its entirety**

**Insert:**

The Department has already engaged the joint venture of Bell Architects, P.C. and Newman Architects, P.C. (the "Architect") to serve as the architect/engineer for the modernization of Garrison ES and a schematic design has been prepared. A copy of the schematic design is attached hereto as **Attachment A** (the "Schematic Design"). At present, the design for the LEED Gold Project contemplates that the existing building will be fully modernized and once renovated will serve approximately 384 students. The construction scope of work is expected to include abatement of hazardous material, 'right-sizing' classrooms, window replacement, modernizing the multi-purpose room with a new kitchen and flooring, new finishes in the administrative and support areas, new storefront entrance. The program includes making the entire school accessible with ramps and elevators, replacing all the building systems with new mechanical, electrical, plumbing, IT, and architectural systems, including a new front entrance. The exterior grounds will also be modernized to include new athletic fields, basketball court, landscaping, playgrounds, and paving. The Department's budget for these improvements (the "Project") is approximately \$19.5 million.

**Item #2 Page 4, Section A. 1. Project Delivery Method: 1<sup>st</sup> Paragraph**

**Delete in its entirety**

**Insert:**

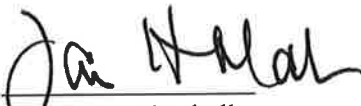
The Department intends to implement the Project through a modified design-build approach. The Design-Builder's scope of work will be divided into two phases: (i) the Preconstruction Phase; and (ii) the Construction Phase.

Upon notice to proceed with the Preconstruction Phase, the Department expects to assign to the Design-Builder, in part, its agreement with the Architect. During the Preconstruction Phase, the Design-Builder will be required to advance the design for the Project in a manner consistent with the schedule, budget, programmatic, and other requirements. The Design-Builder will be required to actively participate in the design process by providing cost estimating, and scope reconciliation scheduling, identifying long-lead purchasing items and performing constructability reviews. The Department expects that permit documents will be completed on January 13, 2017, at which point the Design-Builder will be required to obtain quotes from trade subcontractors and provide a GMP based on the approved permit documents. The process by which the GMP will be formed is more fully described in the Form of Contract which will be issued by amendment.

**Item #3 Schematic Design**

**Insert:** Exhibit 1- Garrison Schematic Design Volume 1 03-15-16

**All terms and conditions remained unchanged.**

By:   
Name: James Marshall  
Title: Contract Specialist  
Date: 7.19.16

- End of Amendment No. 2 -