

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

**DESIGN-BUILD SERVICES
GARRISON ELEMENTARY SCHOOL**

Solicitation # DCAM-16-CS-0124

**Amendment No. 3
Issued: July 22, 2016**

This Amendment No. 3 is being issued on July 22, 2016. Except as modified hereby, the Request for Proposal ("RFP") remains unmodified.

Item #1 A.6 Selection Criteria

Delete in its entirety

Insert:

Proposals will be evaluated in accordance with Section D of this RFP. The following evaluation criteria will be used:

Evaluation Factor	Weighting/Scoring
Past Performance	Twenty (20) Points
Key Personnel	Twenty (20) Points
Management Plan	Forty (40) Points
Price	Twenty (20) Points
CBE Preference	Twelve (12) Points
Total	One Hundred Twelve (112) Points

Items #2 Section D.4

Delete in its entirety

Insert

D.4 Proposal Evaluation

Each proposal will be scored on a scale of zero (0) to hundred and twelve (112) points. Offerors will be eligible to receive up to twelve (12) of the hundred and 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.

D.4.1 Past Performance (20 points)

The Department desires to engage a design-builder with the experience and capabilities necessary to realize the objectives set forth in the RFP. This component will be evaluated based on their demonstrated experience in:

- (i) Construction and modernization of school facilities;
- (ii) Construction projects in an urban setting;
- (iii) Working as an active and collaborative participant with the owner and a design team through the design process;
- (iv) The design-build delivery method;
- (v) Completing projects on time;
- (vi) Completing projects on budget;
- (vii) Knowledge of and access to the local subcontracting market; and
- (viii) 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.

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 Field Superintendent;
- (iii) the project manager who will supervise the interior design and work;
- (iv) the project manager who will supervise the MEP work; and
- (v) the individual that will manage quality control and interact with DGS quality control representative. The availability and experience of the key individual 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;
- (ii) his or her title;
- (iii) his or her level of effort during each phase of the Project (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 pre-construction 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 procedure 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 a discussion outlining how the Offeror intends to implement the Project. 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. Such narrative should also include key milestone dates and an explanation of how those dates will be achieved. The discussion should be coordinated with an accompanying preliminary schedule.

Given the scope and scale of the necessary work, the Department and DCPS desire that Offerors include in their management plan a preliminary analysis of the benefits risks, and challenges associated with starting selective work in those portions of the school that are unoccupied (approximately 7 classrooms) on April 15, 2017. Among other things such analysis should outline (i) the type of work to be performed (ii) working hours (iii) temporary construction and safety barriers (iv) the impact on the educational environment including noise dust etc. (v) circulation and access to and within the building; and (vi) whether such an early start is likely to improve construction quality and reduce the size, scope and nature of punch-list and completion list work that would otherwise be performed post-occupancy.

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. The price components will be worth up to twenty (20) points.

D.4.5 CBE Preference (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.I.

All terms and conditions remain unchanged.

By: 
Name: James Marshall
Title: Contract Specialist
Date: 7.22.14