

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



REQUEST FOR PROPOSALS

Solicitation Number: DCAM-23-CS-AE-0003

Architectural/Engineering Services for the DC Jail – Select Facilities Upgrade

This solicitation is set aside for Offerors that are certified by the District of Columbia Department of Small and Local Business Development (“DSLBD”) as certified Small Business Enterprises (SBEs).

Solicitation Issue Date: July 20, 2023

Pre-Proposal Conference: July 26, 2023 at 2:00 p.m.
See Section E.6

[Click here to join the meeting](#)

Site Visit: August 1, 2023 at 8:00 a.m.
1901 D Street, SE,
Washington, DC 20003
See Section E.6

Last Day for Questions: August 8, 2023 at 4:00 p.m.

Proposal Due Date: August 18, 2023 at 4:00 p.m.

Delivery of Proposals: See Section E.1 & E.2

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Section A

Executive Summary

The District of Columbia (the “District”) Department of General Services (“DGS” or the “Department”), on behalf of the Department of Corrections (“DOC”), is issuing this Request for Proposals (“RFP”) to solicit the services of an Architectural/Engineering firm (the “A/E”) to provide professional design services for the **DC Jail Select Facilities Upgrade** project (the “Project”), located at 1901 D Street, SE, Washington, DC 20003.

The Department requests written proposals to secure design services to prepare Existing Condition Documentation of the entire facility and to develop Construction Drawings and Specifications for selected internal renovation projects for both the Central Detention Facility and the Central Treatment Facility as identified by the DOC. The DOC is committed to renovate this facility to ensure that all systems function properly for the intended purpose, and so DOC’s maintenance staff has adequate system access, control, monitoring capabilities, documentation and training to properly monitor, manage and maintain the facility. The proposed improvements will meet the existing and future needs of the DOC.

The Project will consist of six (6) phases: (i) Program of Requirements (“POR”); (ii) Schematic Design; (iii) Design Development; (iv) Construction Documents and Project Specifications; (v) Bid Phase; and (vi) Construction Administration.

The A/E shall propose a Design Fee and Hourly rates for Title I and Title II services for the Project listed above, as further described herein.

A.1 Project Delivery Method

The Department intends to implement the construction of the Project through a design-bid-build delivery method. The Department will engage a general contractor based on the completed construction documents.

The A/E will work directly for the Department by supporting design oversight and implementation throughout the design and construction phases.

A.2 Services to be Performed

The A/E shall provide services to prepare and submit POR, Schematic Design, Design Development, Construction Documents, Bid Phase and Construction Administration for the construction of the items listed in **Section B of this RFP** and **Attachment A1**. The A/E shall submit a cost estimate during each of these six Project phases, prior to the development and completion of the reports, construction documents and project specifications.

Upon completion of the construction documents, the A/E shall submit a final detailed construction

cost estimate to accomplish the work. It will be the responsibility of the A/E to review all existing documentation, interview key personnel, and conduct site visits and assessments as required to prepare the final documents.

A detailed Scope of Work and technical requirements and submittal guide is attached to this RFP as **Attachment A1 and Attachment A2**.

A.3 Coordination to be Performed

The A/E shall meet with all the appropriate regulatory agencies including, but not limited to the Historic Preservation Office (“HPO”), Department of Buildings (“DOB”), Department of Energy & Environment (“DOEE”), National Capital Planning Commission (“NCPC”), Commission of Fine Arts (“CFA”), DC Water, Pepco, and Washington Gas, to ascertain zoning analysis, deed restrictions and requirements, traffic study, and potential environmental considerations for compliance. Upon complying with the aforementioned requirements and satisfactorily addressing all comments in the reviews, the A/E shall submit the final permitted documents to DGS.

A.4 Form of Contract

Offerors (“Offerors”) responding to this RFP should carefully review the form of the Agreement for Architectural/Engineering Services (“Form of Contract”) and DGS Standard Contract Provisions for Architectural and Engineering Services Contracts (“SCP”), which are attached to this RFP as **Attachment F** and **Attachment G**, respectively. To the extent there are any inconsistencies between this RFP, the Form of Contract and the SCP, the Form of Contract and SCPs shall prevail. Offerors are further advised that they are required to submit their proposals premised upon entering into a contract that is substantially similar to the Form of Contract and that any proposed changes to the Form of Contract must be clearly identified and described in the Offeror’s proposal. A Proposal that fails to specifically identify and describe requested changes, if any, shall be deemed non-responsive if such changes are requested after the submission of its Proposal.

A.4.1 Award Schedule

At this time the Department will issue Notice to Proceed (“NTP”) only for the POR phase; any future increases to the Not-to-Exceed (“NTE”) amount to authorize the selected A/E to perform other phases of the Project (Schematic Design; Design Development; Construction Documents and Project Specifications; Bid Phase; and Construction Administration), will be authorized via a bilateral modification to the Contract.

A.5 Design Fees

As will be more fully described in the Form of Contract, the selected A/E will be paid a fixed price for all design phase services through construction administration services. Offerors will be required to propose a Design Fee that covers all of the Offeror’s costs associated with the preparation or provision of the (i) POR; (ii) schematic design; (iii) a set of design development documents; (iv) complete construction documents and project specifications; (v) bidding; and (vi)

construction administration services. Offerors will also be required to submit a schedule of hourly rates for any additional work that is required.

The design approval and the GMP package will be based on the Permit Set. A schedule of values should be provided that allocates the Design Fee among the various design phases (i.e. schematic design, design development, construction documents, bidding and construction administration).

Offerors shall submit, on the Offeror's letterhead, an Offer Letter in substantially the form of **Attachment C** of this RFP that includes the proposed Design Fee and hourly rates.

The Department desires to have the A/E develop a phasing plan to accommodate the Project, as necessary. The cost of developing phasing plan shall be included in the Offeror's Design Fee.

A.6 Selection Criteria

Proposals will be evaluated in accordance with the evaluation criteria as further described in **Section D** of this RFP.

A.7 Estimated Project Schedule

The preliminary Project milestone schedule is as follows:

- Submit 15% POR - 40 calendar days from Notice-to-Proceed ("NTP")
- Submit 35% Schematic Design - 40 calendar days after POR
- Submit 70% Design Development - 80 calendar days after Schematic Design
- Submit 90% Construction Documents - 80 calendar days after Design Development
- Bid Phase - 60 calendar days after Construction Documents
- Construction Administration - 480 calendar days after Construction Documents

A.8 Procurement Schedule

The procurement schedule for this RFP is as follows:

- Issue RFP - Wed July 20, 2023
- Pre-Proposal Conference - Wed July 26, 2023-at 2:00 p.m.
- Site Visit - Tues August 1, 2023 at 8:00 a.m.
- Last Day for Questions/Clarifications - Tues August 8, 2023 at 4:00 p.m.
- Proposals Due Date - Fri Aug 18, 2023 at 4:00 p.m.
- Notice of Award - on or about Oct 6, 2023 (projected)
- Issuance of NTP or Form of Contract - on or about Oct 23, 2023 (projected)

This proposed schedule is subject to revision. The Department anticipates conducting the procurement of the Project in accordance with the Procurement Schedule. However, the

Procurement Schedule is subject to revision and the Department reserves the right to modify this schedule as it finds necessary, in its sole discretion.

A.9 Attachments

The RFP contains the following Attachments:

Attachment A1	Scope of Work
Attachment A2	Technical Requirements & Submittal Guide
Attachment B	Service Contract Act
Attachment C	Form of Offer Letter & Bid Form
Attachment D	Bidder/Offeror's Certification Form
Attachment E	Tax Affidavit
Attachment F	Form of Contract
Attachment G	Standard Contract Provisions for Architectural and Engineering Services
Attachment H	Equal Employment Opportunity Policy Statement
Attachment I	First Source Employment Agreement and Employment Plan
Attachment J	2023 Living Wage Act
Attachment K	Past Performance Evaluation Form
Attachment L	Reserved
Attachment M	SBE Subcontracting Plan
Attachment N	Conflict of Interest Disclosure Statement
Attachment O	Campaign Finance Contractor Self-Certification

SECTION B

SCOPE OF WORK

The Department of General Services (“DGS”), on behalf of the Department of Corrections (“DOC”), is seeking an Architect/Engineer (“A/E”) to assist DGS in the production of Existing Condition documentation of the entire facility and to develop construction drawings and specifications for selected internal renovation projects for both the Central Detention Facility and the Central Treatment Facility as identified by DOC. The project documentation production is expected to include the following phases: Existing Condition Survey and Documentation, Program of Requirements (“POR”), Schematic Design, Design Development, Construction Documents and Project Specifications, Bid Phase, and Construction Administration for the selected projects. In addition, the A/E shall submit cost estimates during each of the construction documentation phases, culminating with a FINAL detailed construction cost estimate to accomplish the work.

B.1 Title I Services

1. SERVICES TO BE PERFORMED:

The Architect/Engineer (“A/E”) shall provide services to prepare Existing Condition Documentation of the entire facility and to develop Construction Drawings and Specifications for selected internal renovation projects for both the Central Detention Facility and the Central Treatment Facility as identified by DOC. The AE shall provide a Program of Requirements (“POR”), Schematic Design, Design Development, Construction Documents and associated Project Specifications, Bid Phase, and Construction Administration for the District of Columbia Government for each project identified by DOC. The A/E shall submit a cost estimate during each of these six project phases, prior to the development and completion of the reports, construction documents and project specifications. Upon completion of the construction documents, the A/E shall submit a final detailed construction cost estimate to accomplish the work. It will be the responsibility of the A/E to review all existing documentation, interview key personnel, and conduct site visits and assessments as required to prepare the final documents. The projects that DOC has identified shall include renovation to the medical unit in both the CDF and CTF, renovation of the Visitors Hall located in the CDF, renovation of the interior plumbing infrastructure project, and the hardening of the women’s cells in the CTF. These will be the first projects to be completed. Other design packages will be identified with DGS and DOC.

2. COORDINATION TO BE PERFORMED:

The A/E shall meet with all the appropriate regulatory agencies to include, but not be limited to an the Historic Preservation Office (“HPO”), Department of Consumer and Regulatory Affairs (“DCRA”), Department of Energy & Environment (“DOEE”), National Capital Planning Commission (“NCPC”), Commission of Fine Arts (“CFA”), DC Water, Pepco, ACA, USMS, DOH, and Washington Gas to ascertain zoning analysis, deed restrictions and requirements, , and potential environmental considerations for compliance. Upon complying with the aforementioned requirements and satisfactorily addressing all comments in the reviews, the A/E shall submit the final permitted documents to the Department of General Services (“DGS”).

SCOPE OF WORK: DOC requests written proposals to secure Design Services to prepare Existing Condition Documentation of the entire facility and to develop Construction Drawings and

Specifications for selected internal renovation projects for both the Central Detention Facility and the Central Treatment Facility as identified by DOC. The AE shall provide a Program of Requirements (“POR”), Schematic Design, Design Development, Construction Documents and associated Project Specifications, Bid Phase, and Construction Administration

for the District of Columbia Government for each project identified by DOC. DOC is committed to renovate this facility to ensure that all systems function properly for the intended purpose, and so DOC’s maintenance staff has adequate system access, control, monitoring capabilities, documentation and training to properly monitor, manage and maintain the facility. The proposed improvements will meet the existing and future needs of the department.

Program of Requirements – Task 1:

Identify Key Staff

- Firstly, identify each of the key DGS and DOC staff on the project, and key DOC stakeholders and users to be interviewed.
- DOC staff to be interviewed should include members of the Facilities Department and division leadership, and other identified key staff responsible for identified areas of DOC operations.
- Review all previously developed condition assessment, programming and planning documents provided by DGS and DOC.

Orientation Meeting

- Conduct an orientation/kick-off meeting for all key DGS and DOC staff to explain the process and how each person can participate most effectively.
- During this meeting, distribute and explain questionnaires.
- Review the results of previous studies to discuss any changes and updates since these reports were completed.
- Discuss the overall project preliminary goals and objectives to establish a consensus with the project team that guides the development of the project programming and planning and confirms the course of action including:
 - Organizational Goals
 - Form and Image Goals
 - Functional Goals
 - Economic Goals
 - Time Goals

Tours of Existing Facilities

After the questionnaires have been completed and collected, the key DGS and DOC staff and A/E Firm will assemble for tours of existing facilities including:

- Tour and survey the existing DOC Central Detention Facility and the Central Treatment Facility to view the work and operations in progress.
- Review existing facility condition assessments.
- Identify and update existing condition drawings to include as built drawings of completed and current construction projects.

Interview Key Staff

- Conduct interviews of approximately 1 to 2 hours in length with each of the identified DOC staff and headquarters and divisions leadership and key staff to determine more fully the needs,

requirements, and current operating procedures within the department; these interviews should follow the facility tours to encourage input and reference points.

- For DOC Central Detention Facility , interviews will identify the number of staff, vehicles, key design issues, the type of work each person performs, the storage requirements, and the function and responsibilities of each department where there is significant interface.
- Specific information to be gathered and discussed during the on-site interviews will include, but not be limited to, addressing the following areas:
 - Review key design issues for each space and/or functional area within the planned facility.
 - Review current staffing plans and organization charts.
 - Review hours of operation and site and building security requirements.
 - Review office, assembly, and operational spaces.
 - Review staff support space needs including restroom, shower, and locker areas, kitchens, break rooms, and vending areas.
 - Review supervisory, control, and dispatch requirements.
 - Review meeting, training, and conference room needs.
 - Review requirements for apparatus bays.
 - Review fleet parking requirements.
 - Determine number and size of various workstations and offices.
 - Determine storage requirements for supplies, materials, and archives.
 - Determine parking requirements for DOC, employee visitor, and delivery vehicles.
 - Compare identified needs with national standards and industry best practices.
 - Review latest innovations and applicability to DOC headquarters operations.
 - Review special IT, AV, and Operation Center needs of DOC.

Inventory Existing Facilities

- Determine how much space DOC Central Detention Facility currently occupies; document the space by functional area.
- *Assumption:* DGS and DOC to provide scaled drawings of the facility and other documents which can be used to help compile this data.

Analyze Growth/Consolidation Data

- Analyze the growth data provided by DOC.
- Develop staff and space projections based upon the growth/consolidation in staff size, and other factors identified by DOC staff.

Prepare Preliminary Space Needs Program

- Prepare a Preliminary Space Needs Program based upon the information learned through the questionnaires, interviews, review meeting, and growth analysis.
- Include existing square footage, the amount currently required and the projected area to meet growth and changes that may be anticipated over the next 5, 10, 15 and 20 years. Space will be programmed for: *Developing Design Criteria*
 - Interior space of DOC Central Detention Facility Health Unit (see *Developing Design Criteria* below).
 - Interior space of DOC Central Detention Facility.
 - Parking for DOC Central Detention Facility staff.

- Exterior and vehicle spaces (e.g., open material storage, vehicle circulation, employee parking, agency vehicle parking, visitor parking).
- Site spaces (e.g., landscaping, setbacks and stormwater management).
- Submit Preliminary Space Needs Program for review by DGS and DOC

Develop Preliminary Bubble Diagrams

- Develop preliminary bubble diagrams (after approval of preliminary space needs program above) based on the information learned through the questionnaires, interviews, and the review meeting, and identify the relationships between departments and between each space within the departments.

Prepare Programming Report

- Prepare a Facility Program Report to include a narrative description of all functional areas and operations, staff and vehicle projections, and the space program.
- Address strategies for flexibility, centralization versus decentralization, phasing, future growth and expansion.

Sustainability Considerations / LEED Certification

- Identify LEED opportunities to be used for planning and designing the DOC CDF Health Unit.

Deliverables:

- Programming Questionnaires
- Preliminary Space Needs Program
- Programming Report (delivered electronically via PDF) including:
 - Project Overview / Executive Summary
 - Basis for Design (Interview Documentation)
 - Space Needs Program (Spreadsheet)
 - Operational Analysis
 - Bubble Diagrams

Task 2 – Developing Design Criteria:

The purpose of the Developing Design Criteria Task is to develop the specific criteria required to plan and design the functional and operational features of the new Health Unit.

Develop design criteria to be used for planning and designing the DOC Central Detention Health Unit and identify the preliminary functional requirements for building systems including architectural, structural, mechanical, electrical and plumbing such as:

- Materials, finishes, and clearance requirements throughout the project.
- General site grading, paving, and drainage issues.
- Functional spacing and placement of structural systems.
- Ventilation requirements for each functional area.
- Minimum design temperatures for heating and cooling for each functional area.
- Lighting levels and type of lighting for all exterior areas including employee and visitor parking, and outside secure storage.
- Lighting levels and type of lighting for each functional area within the facility.
- Functional areas and equipment to be included on an emergency power generating system.
- Fire protection and service fluids piping and storage systems.
- Security requirements and access control.
- Design impacts on the use of alternative fuels.

Deliverables:

- Preliminary Design Criteria

Design Phases:

The A/E Team is responsible for all design phases for a complete and comprehensive facility that will allow DOC to effectively and efficiently handle the requirements of its uniformed personnel and **WILL INCLUDE THE DESIGN SPECIFICATIONS OF THE FINAL PROGRAM OF REQUIREMENTS.**

A representative example and general description may include, but not be limited to the following, as will be determined by the final POR report:

Miscellaneous Upgrades, with design criteria for a minimum LEED Silver v4 (or higher) with enhanced commissioning rating and exterior design suitable for the location. The project design will also need to provide for ADA accessibility in the public entrance.

Key facility areas and functions include, but are not limited to:

- **Central Detention Facility & Central Treatment Facility Medical Unit**
- **Central Detention Facility Visitor's Hall**
- **Interior Plumbing Infrastructure**
- **Central Training Facility – Women's Cells**

Site works include, but are not limited to, miscellaneous demolition, site improvement and site utilities. To achieve a **minimum LEED Silver v4 rating**, site features that facilitate sustainability will include, but are not limited to:

- Transit stop
- Bioswale storm water runoff mitigation
- Pervious paving

3. It shall be the responsibility of the A/E to review all existing design documents for the development of the final construction document.

3.1. Project Summary:

3.1.1. Agency Tenant: Department of Corrections (DOC)

3.1.2. Facility address: 1901 D Street, SW, Washington, DC

3.1.3. Construction Costs: Estimated: \$12-\$22 million

3.2. DC Green Building Act: The Project shall be designed to comply with the District of Columbia Green Building Act of 2006 (and any subsequent revisions). The District shall bear all costs for LEED Silver v4 certification and shall reimburse the A/E for registration and interpretations/clarifications.

3.3. Project Team: The A/E shall provide a narrative response to the SOW in terms of approach as outlined in the RFP. DGS reserves the right to change the team leader if the actions of the team leader

become detrimental to the schedule, the cost of the project, or does not meet the needs of the agency clients.

3.4. Cost Estimate: A cost estimate shall be developed per the **Attachment-A2** requirement at each submission stage and provided both in hard copy and on electronic file format. The cost estimate will adhere to Construction Specification Institute (CSI) format.

3.5. Project Communications: The A/E shall be responsible for developing and implementing a communications plan for the project to include production and distribution of status reports to stakeholders, preparation for agency meetings and presentations, and briefings to District and other government officials. The A/E shall develop a computer-generated rendering if applicable. All design-related scheduling shall be completed in Required

Scheduling Software as determined appropriate by the Project Manager.

3.6. Bidding and Permitting Stage: The A/E shall be responsible for obtaining any such building permits and clearances in accordance with **Attachment-A2**. The A/E shall attend pre-bid meetings to answer questions that may arise regarding the construction documents.

3.7. Document Preparation: The final submission of required drawings shall be provided in Computerized Graphic Software, and Specifications shall be provided electronically in MS Word format.

3.8 Design Submissions: The A/E shall make design submissions in accordance with “**Attachment-A2, Technical Requirements and Submittal Guide**”. A design submission will be due at the completion of the Program of Requirements Phase (15%), Schematic Design Phase (35%), Design Development (70%), and Construction Documents (90%) for review and approval to move to the next phase.

3.9 Services: Title I Services shall be deemed complete once the A/E obtains the required building permits (building permit fees are reimbursable) and the construction contract is awarded to the General Contractor.

4. DOCUMENTS AND DATA TO BE FURNISHED BY THE DEPARTMENT OF GENERAL SERVICES:

4.1. The District shall provide readily available documentation for the Project. The A/E shall visit the site and be responsible for performing a visual field verification of the actual existing conditions (see **Attachment-A2**). Any documents provided by the District that indicate the existing conditions shall be used for information purposes only.

4.2. **Attachment-A2**, “Technical Requirements and Submittal Guide” is made a part of this Request for Proposal.

4.3 GENERAL REQUIREMENTS

The work under this contract shall be performed and documented in a professional manner.

4.3.1 The A/E shall coordinate all work through the Project Manager, including but not limited to all site surveys and other field investigations germane to the work.

4.3.2 The A/E shall check all drawings and specifications for accuracy and detailed coordination. At the 100% submission, the A/E shall meet with all the appropriate regulatory agencies to discuss and review the drawings with them for compliance, if required. Upon complying with the aforementioned requirements, the A/E shall submit the final documents for peer review by DGS.

4.3.3 The A/E shall apply for and obtain a building permit from HPO, DCRA, DDOE, NCPC, CFA, DC Water, Pepco, and Washington Gas prior to releasing the final documents

for bids. All costs associated with the work of obtaining the permit shall be included in this proposal. The actual cost of the permit is not to be included in your proposal. The District may require the A/E to pay the actual cost of the permit and the District will reimburse the same upon submitting the paid invoice and an allowance will be included in the contract for the cost of the permit.

4.3.4 The A/E shall validate and submit to DGS the general contractor's final as-built drawings both in hard copies and soft copies. The soft copies shall be in pdf and AutoCAD format on three (3) USB drives. The District shall reserve the right to re-use the AutoCAD format drawing submitted. Two (2) for hard copies shall also be submitted.

4.3.5 The A/E may be held financially responsible for all errors and omissions resulting in a deficient design or changes including funds spent by the District to correct the documents or redesign and complete construction exercise.

4.3.6 The District will provide the A/E access to the DGS Project Management software. The A/E shall be responsible for using Project Teams to execute selected contract document requirements in coordination with DGS PM to include communication with the general contractor during the construction phase.

B.5 Meeting Minutes

The A/E shall be responsible for acting as recorder for all meetings with the Government Agencies that he attends. The minutes shall clearly indicate the meeting number and date, numbering of each issue discussed, including description of the issue, who is responsible to address, by what date, and date completed. Minutes shall also record all open items, and will note the schedule of the contract, how far through the contract we are (including how far over schedule, if applicable), the financial status of the contract, and payments and a list of open Change Orders and Requests for Information. Memorandum for the Record of such meetings shall be typewritten and submitted to the Project Manager within five (5) calendar days from the date of the meeting, for review and approval and for such distribution as may be required. A/E compensation for performing these services shall be included as part of the Title I and Title II Services, as applicable.

B.6 Key Personnel

In its proposal, each Offeror will be required to identify its key personnel. Key personnel shall include, at a minimum, the following individuals: (i) the Principal Architect; (ii) Project Manager; (iii) Project Architect; (iv) Technical DWG; (v) LEED Specialist; (vi) Interior Designer; (vii) Landscape Architect; (viii) Geotechnical Engineer; (ix) Traffic Engineer; (x) Permit Expeditor; (xi) Civil Engineer; and (xii) Structural Engineer. **The A/E will not be permitted to reassign any of the key personnel unless the Department approves the proposed reassignment and the proposed replacement.** The key personnel specified in the contract are considered to be essential to the work being performed. Prior to diverting any of the specified key personnel for any reason, the A/E shall notify the Contracting Officer (“CO”) at least thirty (30) calendar days in advance and shall submit justification, including proposed substitutions, in sufficient detail to permit evaluation of the impact upon the contract. The A/E shall obtain written approval of the CO for any proposed substitution of key personnel.

B.7 Licensing, Accreditation, and Registration

The A/E and all of its subcontractors and sub-consultants (regardless of tier) shall comply with all applicable District of Columbia, state, and federal licensing, accreditation, and registration requirements and standards necessary for the performance of the contract. Without limiting the generality of the foregoing, all drawings shall be signed and sealed by a professional architect or engineer licensed in the District of Columbia.

B.8 Conformance with Laws

It shall be the responsibility of the A/E to perform under the Contract in conformance with the Department’s Procurement Regulations and all applicable District and federal statutes, laws, codes, ordinances, regulations, rules, requirements, orders, and policies of governmental bodies.

B.8.1 Service Contract Act

The A/E agrees that the work performed under the proposed Contract shall be subject to the Service Contract Act Wage Determination in effect on the date the contract is executed and such wages are incorporated as **Attachment B**. Service Contract Wage Schedules are available at www.wdol.gov.

B.8.2 First Source Employment Agreement and Employment Plan

All beneficiaries of contractual agreements totaling \$300,000 or more shall enter into a First Source Employment Agreement with the Department of Employment Services (“DOES”).

The A/E shall ensure that at least fifty-one percent (51%) of each firm and every subconsultant’s and subcontractor’s employees hired after the effective date of the Contract, or after such subconsultant or subcontractor enters into a contract with the A/E, to work on the Project shall be residents of the District of Columbia. This percentage shall

be applied in the aggregate, and not trade by trade. In addition, the A/E shall use commercially reasonable best efforts to comply with the workforce percentage goals established by the recently adopted amendments to the First Source Employment Agreement Act of 1984 (D.C. Code §§ 2-219.01 *et seq.*) and any implementing regulations.

B.8.3 Living Wage Act

In addition to the requirements set forth in the First Source Employment Agreement, the A/E shall comply with all applicable provisions of the Living Wage Act of 2006, **Attachment J**, as amended (codified at D.C. Official Code §§ 2-220.01 *et seq.*) and its implementing regulations.

B.8.4 Equal Employment Opportunity (“EEO”)

The A/E shall comply with applicable laws, regulations and special requirements of the Contract Documents regarding equal employment opportunity and affirmative action programs. In accordance with the District of Columbia Administrative Issuance System, Mayor’s Order 85-85 dated June 10, 1985, the forms for completion of the Equal Employment Opportunity Information Report are incorporated herein as **Attachment H**. A contract award cannot be made to any contractor that has not satisfied the equal employment requirements.

B.9 Standard Contract Provisions

The Department of General Services Standard Contract Provisions for Architectural and Engineering Services Contracts **Attachment G** are applicable to this procurement.

B.10 Time is of the Essence and Substantial Completion Date

Time is of the essence with respect to the proposed Contract. Title I services shall be completed by 28 weeks from NTP, or the date of execution of the Contract. The Title II services shall continue until the construction project achieves Substantial Completion (“Substantial Completion Date”) by the general contractor.

SECTION C ECONOMIC INCLUSION

C.1 Preference for Small, Local, and Disadvantaged Business Enterprises

General: Under the provisions of the Small, Local, and Disadvantaged Business Enterprise Development and Assistance Act of 2005, D.C. Law 16-33 (codified at D.C. Code § 2-218.01 et seq.), preferences shall be given to Offerors that are certified by the District of Columbia Department of Small and Local Business Development (“DSLBD”) as being a small business enterprise, having resident business ownership, having a longtime resident business, being a local business enterprise, being a disadvantaged business enterprise, being a local business enterprise with its principal office located in an enterprise zone, being a veteran-owned business enterprise, or being a local manufacturing business enterprise (a copy of the certification acknowledgment letter must be submitted with the Offeror’s proposal). In accordance with these laws, the following preferences shall be awarded in evaluating an Offeror’s proposal:

- Three (3) preference points shall be awarded if the Offeror is certified as having a small business enterprise.
- Five (5) preference points shall be awarded if the Offeror is certified as having a resident business ownership.
- Five (5) points shall be awarded if the Offeror is certified as having a longtime resident business.
- Two (2) preference points shall be awarded if the Offeror is certified as a local business enterprise.
- Two (2) preference points shall be awarded if the Offeror is certified as being a local business enterprise with its principal office located in an enterprise zone.
- Two (2) preference points shall be awarded if the Offeror is certified as a disadvantaged business enterprise.
- Two (2) preference points shall be awarded if the Offeror is certified as a veteran-owned business enterprise.
- Two (2) preference points shall be awarded if the Offeror is certified as a local manufacturing business enterprise.

Offerors may qualify for more than one of these categories, so that the maximum number of points available under this section is 12 points.

C.1.1 Preferences for Certified Joint Ventures

A certified joint venture will receive preferences as determined by DSLBD in accordance with D.C. Official Code § 2-218.39a (h).

C.1.1.1 A copy of the certification acknowledgment letter must be submitted with the Offeror’s proposal.

C.1.1.2 Any vendor seeking certification in order to receive preferences under this RFP shall contact the:

Department of Small and Local Business Development
ATTN: CBE Certification Program
One Judiciary Square Building
441 4th Street, NW, 9th Floor
Washington, DC 20001
(202) 727-3900 (Telephone Number)
(202) 724-3786 (Facsimile Number)

C.1.1.3 All vendors are encouraged to contact DSLBD at (202) 727-3900 if additional information is required on certification procedures and requirements.

C.2 Subcontracting Plan

An Offeror responding to this RFP which is obligated to subcontract shall be required to submit with its Proposal, any subcontracting plan required by law. Offeror's responding to this RFP shall be deemed nonresponsive and shall be rejected if the Offeror fails to submit a subcontracting plan that is required by law. If the Agreement is in excess of \$250,000, at least 35% of the dollar volume of the Agreement shall be subcontracted in accordance with **Attachment M**.

C.2.1 Mandatory Subcontracting Plan and Requirements

C.2.1.1 Unless the Director of DSLBD has approved a waiver in writing, as stated herein and in accordance with D.C. Official Code § 2-218.51, for all contracts in excess of \$250,000, at least 35% of the dollar volume of the contract shall be subcontracted to qualified small business enterprises (SBEs).

C.2.1.2 If there are insufficient SBEs to completely fulfill the requirement of paragraph C.2.1.1, then the subcontracting may be satisfied by subcontracting 35% of the dollar volume to any qualified certified business enterprises (CBEs); provided, however, that all reasonable efforts shall be made to ensure that SBEs are significant participants in the overall subcontracting work.

C.2.1.3 A prime contractor that is certified by DSLBD as a small, local or disadvantaged business enterprise shall not be required to comply with the provisions of sections C.2.1.1 and C.2.1.2.

C.2.1.4 Except as provided in C.2.1.5 and C.2.1.6, a prime contractor that is a CBE and has been granted a proposal preference pursuant to D.C. Official Code § 2-218.43, or is selected through a set-aside program, shall perform at least 35% of the contracting effort with its own organization and resources and, if it subcontracts, 35% of the subcontracting effort shall be with CBEs. A CBE prime contractor that performs less than 35% of the contracting effort shall be subject to enforcement actions under D.C. Official Code § 2-218.63.

C.2.1.5 A prime contractor that is a certified joint venture and has been granted a proposal preference pursuant to D.C. Official Code § 2-218.43, or is selected through a set-aside program, shall perform at least 50% of the contracting effort with its own organization and resources and,

if it subcontracts, 35% of the subcontracting effort shall be with CBEs. A certified joint venture prime contractor that performs less than 50% of the contracting effort shall be subject to enforcement actions under D.C. Official Code § 2-218.63.

C.2.1.6 Each CBE utilized to meet these subcontracting requirements shall perform at least 35% of its contracting effort with its own organization and resources.

C.2.1.7 A prime contractor that is a CBE and has been granted a proposal preference pursuant to D.C. Official Code § 2-218.43, or is selected through a set-aside program, shall perform at least 50% of the on-site work with its own organization and resources if the contract is \$1 million or less.

C.2.1.8 Subcontracting Plan and Non-Responsive Proposals

The Subcontracting Plan Form (**Attachment M**) must be provided as part of all proposals, as follows:

C.2.1.8.1 If the prime contractor required by law to subcontract under this Project, it shall submit a subcontracting plan as part of its proposal in accordance with D.C. Official Code § 2-218.91, and Section C.2.1 of this RFP. The SBE Subcontracting Plan must list all subcontractors at every tier and shall include the following:

- (a) The name and address of each subcontractor;
- (b) A current certification number of the small or certified business enterprise;
- (c) The scope of work to be performed by each subcontractor; and
- (d) The price to be paid by the prime contractor to each subcontractor.

C.2.1.9 Copies of Subcontracts

Within twenty-one (21) days of the date of award, the prime contractor shall provide fully executed copies of all subcontracts identified in the subcontracting plan to the CO, the District of Columbia Auditor and the Director of DSLBD.

C.2.1.10 Subcontracting Plan Compliance Reporting

C.2.1.10.1 If the prime contractor has a subcontracting plan required by law for the proposed contract, the prime contractor shall submit a quarterly report to the CO, City Administrator (“CA”), District of Columbia Auditor and the Director of DSLBD. The quarterly report shall include the following information for each subcontract identified in the subcontracting plan:

- a) The price that the prime contractor will pay each subcontractor under the subcontract;
- b) A description of the goods procured or the services subcontracted for;
- c) The amount paid by the prime contractor under the subcontract; and
- d) A copy of the fully executed subcontract, if it was not provided with an earlier

quarterly report.

C.2.1.10.2 If the fully executed subcontract is not provided with the quarterly report, the prime contractor will not receive credit toward its subcontracting requirements for that subcontract.

C.2.1.11 Annual Meetings

Upon at least 30-days written notice provided by DSLBD, the prime contractor shall meet annually with the CO, District of Columbia Auditor and the Director of DSLBD to provide an update on its subcontracting plan.

C.2.1.12 DSLBD Notices

The prime contractor shall provide written notice to the DSLBD and the District of Columbia Auditor upon commencement of the contract and when the contract is completed.

C.2.1.13 Enforcement and Penalties for Breach of Subcontracting Plan

C.2.1.13.1 An A/E shall be deemed to have breached a subcontracting plan required by law, if the A/E (i) fails to submit subcontracting plan monitoring or compliance reports or other required subcontracting information in a reasonably timely manner; (ii) submits a monitoring or compliance report or other required subcontracting information containing a materially false statement; or (iii) fails to meet its subcontracting requirements.

C.2.1.13.2 An A/E that is found to have breached its subcontracting plan for utilization of CBEs in the performance of a contract shall be subject to the imposition of penalties, including monetary fines in accordance with D.C. Official Code § 2-218.63.

C.2.1.14 If the CO determines the A/E's failure to be a material breach of the contract, the CO shall have cause to terminate the contract under the default provisions in clause 8 of the SCP, Default.

C.2.1.15 Neither the A/E nor a subcontractor may remove a subcontractor or tier-subcontractor if such subcontractor or tier-subcontractor is certified as an LSDBE company unless the Department approves of such removal, in writing. The Department may condition its approval upon the prime contractor developing a plan that is, in the Department's sole and absolute judgment, adequate to maintain the level of LSDBE participation on the Project.

C.3 Residency Hiring Requirements for Contractors and Subcontractors

If applicable, at least fifty-one percent (51%) of the Offeror's team and every subconsultant's employees hired after the selected A/E enters into a contract with the Department, or after such subconsultant enters into a contract with the A/E, to work on this Project, shall be residents of the District of Columbia. This percentage shall be applied in the aggregate, and not trade by trade. In addition, the selected A/E firm shall use commercially reasonable best efforts to comply with the workforce percentage goals established by the recently adopted amendments to the First

Source Employment Agreement Act of 1984 (D.C. Code §§ 2-219.01 *et seq.*) and any implementing regulations, including, but not limited to the following requirements:

- (i) At least 20% of journey worker hours by trade shall be performed by District residents;
- (ii) At least 60% of apprentice hours by trade shall be performed by District residents;
- (iii) At least 51% of the skilled laborer hours by trade shall be performed by District residents; and
- (iv) At least 70% of common laborer hours shall be performed by District residents; and
- (v) Thirty five percent (35%) of all apprentice hours worked on the Project shall be worked by District residents.

C.4 Economic Inclusion Reporting Requirements

Upon execution of the Contract, the A/E and all of its member firms, if any, and each of its subcontractors and subconsultants shall submit to the Department a list of current employees that will be assigned to the Project, the date that they were hired and whether or not they live in the District of Columbia.

The A/E shall comply with subchapter X of Chapter II of Title 2 of the D.C. Code, and all successor acts thereto, including by not limited to the *Workforce Intermediary Establishment and Reform of First Source Amendment Act of 2011*, and the rules and regulations promulgated thereunder, and all successor acts thereto and the rules and regulations promulgated thereunder.

The Offeror and all member firms, subcontractors, tier subcontractors, subconsultants, and suppliers with contracts in the amount of \$100,000 or more shall (i) comply with the Employment Services (“DOES”) upon execution of the contract; (ii) submit an executed First Source Agreement to DOES prior to beginning work on the Project; (iii) make best efforts to hire at least 51% District residents for all new jobs created by the project; (iv) list all employment vacancies with DOES; and (v) submit monthly compliance reports to DOES by the 10th of each month.

C.5 Apprenticeship Act

The D.C. Apprenticeship Act of 1946, as amended, D.C. Official Code §§ 32-1401 *et seq.* (“Act”), may apply to this Project. As applicable, the A/E and its subcontractors selected to perform work on the Project on a craft-by-craft basis may be required to comply with the Act. If applicable, all terms and conditions of the D.C. Apprenticeship Council Rules and Regulations shall be implemented, and the selected A/E shall be liable for any subcontractor non-compliance.

SECTION D EVALUATION AND AWARD CRITERIA

D.1 Award

The Department intends to award a contract to the highest rated qualified A/E firm if such contract is satisfactorily negotiated and at a price the CO determines to be fair and reasonable to the District.

D.2 Evaluation Process

The Department will evaluate Offerors' proposals, qualified A/E firms on file with the Department and any best and final offers ("BAFO(s)") requested and received in accordance with the provisions of D.C. Official Code § 2-356.04 of the Procurement Practices Reform Act of 2010, as amended, and Sections 2620 – 2633 of the District of Columbia Municipal Regulations ("DCMR").

D.2.1 Evaluation Board

D.2.1.1 Selection and Appointment

The Department's CO shall appoint one (1) or more permanent or ad hoc architect-engineer evaluation board ("Evaluation Board") composed of members who, collectively, have experience in architecture, engineering, construction, and District and related procurement matters. Members of the Evaluation Board shall include highly qualified professional employees of the District and may include private practitioners of architecture, engineering, or related professions and shall evaluate all Proposals received from A/E(s) firm interested in the proposed contract under this RFP. The Department's CO shall designate at least one (1) District employee member of each board as the chairperson. No A/E firm shall be eligible for award of an architect-engineer contract during the period in which any of its principals or associates are participating as members of an Evaluation Board.

D.2.1.2 Evaluation Board Responsibilities

The Evaluation Board shall:

- a. Review the Department's current data files on eligible A/E firms and Offerors' proposals received in response to this RFP.
- b. Evaluate current statements of A/E firms' qualifications and performance data on file with the Department and Offerors' proposals, in accordance with the prescribed criteria in **Section D.3**.
- c. Hold discussions with at least three (3) of the most highly rated qualified A/E firms about concepts and the relative utility of alternative methods of furnishing the required services; the A/E fees will not be discussed.
- d. Prepare a selection report for the CO recommending, in order of preference, at least three (3) A/E firms that are evaluated to be the most highly qualified to perform the required services, based on the selection criteria in **Section D.3**. The selection report

shall include a description of the discussions and evaluation conducted by the board to allow the CO to: review the considerations upon which the recommendations are based; and, make a final, independent determination regarding the order of preference of at least three (3) of the most highly qualified A/E firms based on the selection criteria in **Section D.3.**

Section D.3 Evaluation and Selection Criteria:

Each Offeror's proposal will be scored on a scale of 1 to 100 points. In addition, Offerors may receive up to 12 preference points as described in Section C.1 and Section D.3.6 of this RFP and their entitlement to preference points as designated by DSLBD. Thus, the maximum total number of points is 112.

A/E firms will be evaluated in accordance with the following selection criteria:

- Past performance, previous experience and specialized experience in the type of work required under this RFP with government entities or private industry in terms of cost control, quality of work, and compliance with performance schedules – A/E and sub-consultants (30 points)
- Professional qualifications, specialized experience and technical competence in the type of work required under this RFP–Key Personnel (30 points)
- Capacity to accomplish the work in the required time of the RFP – A/E, sub-consultants and Key Personnel (10 points)
- Acceptability of Design Approach and Management Plan (30 Points)
- Preference Points (up to 12 Points)

D.3.1 Past performance, previous experience and specialized experience in the type of work required under this RFP with government entities or private industry in terms of cost control, quality of work, and compliance with performance schedules – A/E and sub-consultants (30 points)

Offerors will be evaluated based on their past performance, previous experience and specialized experience in the type of work required under this RFP with government entities or private industry in terms of cost control, quality of work, and compliance with performance schedules – A/E and sub-consultants. This element of the evaluation will be worth up to thirty (30) points.

Offerors shall submit the following information in their Proposals:

- A. List of all projects that the Offeror and its sub-consultants have worked on in the last 5 years that are similar to this Project. For purposes of this paragraph, similar shall mean projects where the Offeror has served as the lead design consultant for a correctional facility (include if they were in an urban setting). This information may be provided in an overview matrix format or brief list; however, it should include:
 1. The name and location of the facility;
 2. The name of the owner;
 3. The time frame of the project;

4. The original budget for the project, and whether the project was delivered on-time and on budget. If a project was not delivered on-time or on budget, a brief description of the reasons should be provided.
 5. Project process and schedule data including construction delivery method, and construction completion date (any unusual events or occurrences that affected schedule should be explained). Renderings or photographs that show the interior and exterior of the project.
- B. The Offeror shall ensure that a minimum of three (3) Past Performance Evaluation forms **Attachment K**, are completed on behalf of the A/E and submitted directly to the Department's POC stated on **Section E.5** by the due date for Proposals as specified in **Section E.3**. A minimum of two (2) Past Performance Evaluation forms for each sub consultant should be incorporated in the Offeror's technical Proposal.

D.3.2 Professional qualifications, specialized experience and technical competence in the type of work required under this RFP–Key Personnel (30 points)

Offerors key personnel will be evaluated based on their (i) demonstrated experience in the F design of public facilities in a manner that reflects civic importance and creates a sense of place and community; (ii) demonstrated experience designing and completing high quality, construction projects on-time and on-budget; (iii) Key Personnel's technical competence and specialized experience. If the Offeror is a team or joint venture of multiple companies, the Evaluation Board 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 thirty (30) points.

Offerors will be required to submit the following in their Proposals:

- A. Detailed descriptions of no more than ten (10) projects that best illustrate the Key Personnel's technical competence and specialized experience relevant to this Project. On each project description, please provide all of the following information in consistent order:
 1. Project name and location.
 2. Name, address, contact person and telephone number for owner reference.
 3. Identification of key personnel involved in the selected project who are proposed to work on this Project.
 4. Brief project description including project cost, square footage, firm's scope of work, and key personnel's strengths exhibited.
- B. A description of the A/E's and sub-consultants' Key Personnel professional qualifications, specialized experience and technical competence necessary for satisfactory performance of the required services, to include at a minimum the following:
 1. List of Key Personnel to include, at a minimum, the following individuals: (i) the Principal Architect [10 years experience]; (ii) Project Manager [7 years

experience]; (iii) Project Architect Manager [7 years experience]; (vi) Interior Designer Manager [7 years experience]; (x) Permit Expedito Manager [7 years experience]; (xi) Civil Engineer Manager [7 years experience]; (xii) Mechanical Engineer Manager [7 years experience], (xiii) Electrical Engineer Manager [7 years experience]; (xiv) Plumbing Engineer [7 years experience] and (xv) Structural Engineer Manager [7 years experience].

2. Organizational chart illustrating reporting lines and names and titles for Key Personnel proposed by the A/E.
3. Resumes for each Key Personnel proposed by the A/E and sub consultants indicating the individual's previous experience, education, licensing, certifications specialized experience and demonstrated technical competence necessary to successfully complete their role in the Project; and
4. 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 and (v) experience working together. This table should include all personnel that will be assigned to the Project.

D.3.3 Capacity to accomplish the work in the required time of the RFP – A/E and its sub-consultants Key Personnel (10 points)

Offerors will be evaluated based on the A/E and its sub consultants Key Personnel's capacity to meet the needs of this Project within the required time of the RFP. The Offeror shall include an analysis of the overall proposed contributions of the A/E and sub consultants as well as the capacity of the individual Key Personnel for this project relative to the current and projected workloads. This element of the evaluation will be worth up to ten (10) points.

The Offeror shall submit a detailed analysis demonstrating that they have the necessary capacity to meet the government schedule. This plan must identify the necessary resources required for the completion of the Project and must include at a minimum the following:

- a) Company resources available to the project manager.
- b) Proposed Key personnel / subcontracting level of effort during the design and construction phase.
- c) Design team propensity for enlisting additional resources as necessary to complete task.
- d) Current contracts with other public and private entities.
- e) All current projects with the District and DGS and the stage of each project.
- f) A time allocation plan indicating the percentage of time key personnel is allocated over all projects.

D.3.4 Design Approach and Project Management Plan (30 Points)

Offerors shall submit: (i) a discussion of their intended Design Approach; and (ii) a Design Management Plan. These elements of the proposal can be submitted either as separate portions within the Proposal or as a single integrated section.

The Design Approach shall address the basic design theory or ideas that the Offeror proposes to employ in approaching the design of the Project. The Design Approach will be evaluated on the creativity demonstrated and workability of the solutions proposed.

The Management Plan shall clearly explain how the Offeror intends to manage and implement the Project, to include all contemplated phasing. Among other things, the Management Plan should explain (i) how the Offeror will manage the design team so as to ensure that the drawings are properly coordinated, including coordination of the drawings in light of the phasing of the project; (ii) how the Offeror will manage the Value Engineering/management process; (iii) how the design team proposes to staff and handle construction administration and interact with the builder; (iv) how the Offeror will manage the design process to ensure that bid packages are issued in a timely manner and incorporate agreed upon Value Engineering changes; and (v) describe the key challenges inherent and unique to this Project (**DC Jail – Select Facilities Upgrade**), and explain how they will be overcome or mitigated, specific attention should be given to the phasing of construction. (vi) Describe key personnel, their roles and responsibilities and the effective integration

of tasks and requirements. The Department will also consider the experience that the Offeror and its team members have working together on similar projects. This element of the evaluation is worth up to thirty (30) points.

D.3.5 Preference Points (up to 12 Points)

At the conclusion of the Evaluation Board's discussions and evaluations based on the evaluation and selection criteria within Sections D.3.1 to D.3.5, up to 12 preference points, as described in Section C.1 of this RFP, will be added to the Evaluation Board's scores based on each Offeror's and eligible A/E firm's status as determined by the DSLBD.

D.3.6

The Evaluation Board will prepare a report for the CO recommending, in order of preference, at least three (3) A/E firms evaluated to be the most highly qualified to perform the required services, based on the selection criteria in **Section D.3** of this RFP. The evaluation report will allow the CO to: review the considerations upon which the recommendations are based; and, make a final, independent determination regarding the order of preference of at least three (3) of the most highly qualified A/E firms based on the selection criteria in **Section D.3**.

D.4 Discussions

The Evaluation Board will hold discussions with no less than three (3) A/E firms determined to be the most highly qualified A/E firms to provide the required services based upon the criteria set

forth in **Section D.3**. The Evaluation Board will discuss concepts and the relative utility of alternative methods of furnishing the required services and rate the A/E's ability to meet the selection criteria in **Section D.3** of this RFP. The discussions will be scheduled through the Department's Contracting and Procurement Division and will include the Evaluation Board and the CO or CO's designee. Thereafter, the Evaluation Board will prepare its selection report for the CO, based on the discussions and evaluations conducted, which will recommend its order of preference for a least three (3) of the A/E firms evaluated to be the most highly qualified to perform the required services per the selection criteria in **Section D.3**. of this RFP. The evaluation report will allow the CO to review the considerations upon which the recommendations are based and make a final, independent determination and selection of the highest qualified AE firm.

D.5 Negotiations

The CO will then negotiate a contract with the highest qualified A/E firm, based on the CO's independent determination, at compensation rates that the CO determines in writing to be fair and reasonable to the District. If negotiations are not successful, then the CO shall terminate negotiations with that first highest qualified A/E firm and undertake negotiations with the second most qualified A/E firm. The CO will follow the same process to terminate negotiations if negotiations with the second most qualified A/E firm is not successful and will then initiate negotiations with the third most qualified A/E firm. If CO is unable to negotiate a contract with any of the highest qualified three (3) A/E firms, then the CO may select additional qualified AE firms in order of their competence and qualifications and shall continue negotiations in accordance with the selection criteria of this RFP until an agreement is reached.

SECTION E PROCEDURES AND PROTESTS

This section outlines specific information necessary for the proper organization and manner in which Offerors' proposals should be proffered. References are made to other sections in this RFP for further explanation.

E.1 Proposal Identification

Proposals shall be submitted as follows:

An electronic copy of the complete proposals (Technical and Price proposals) shall be submitted electronically via the link listed in **Section E.2** by the Due Date in **Section E.3** of this RFP.

The submittal should be titled: **“DCAM-23-CS-AE-0003 - A/E Services for the DC Jail – Select Facilities Upgrade.”**

E.2 Delivery or Mailing of Proposals

Proposals shall be submitted via the link below:

<https://octo.quickbase.com/db/bq7rujdk2?a=dbpage&pageID=2%E2%80%9D>

E.3 Date and Time for Receiving Proposals

Proposals shall be received by **4:00 p.m., on August 18, 2023**. The Offeror assumes the sole responsibility for timely delivery of its proposal, regardless of the method of delivery.

E.4 Submission Size, Organization and Offeror Qualifications

All proposals shall be submitted on 8-1/2” x 11” bond paper and typewritten. Telephonic, telegraphic, and facsimile proposals shall not be accepted. The Department is interested in a qualitative approach to presentation material. Brief, clear and concise material is more desirable than quantity. The proposal shall be organized in two volumes, a technical proposal and a price proposal.

E.4.1 Technical Proposal

The technical proposal shall be organized as follows:

E.4.1.1 Executive Summary

Each Offeror shall provide a summary of no more than three pages of the information contained in the following sections.

E.4.1.2 General Team Information and Firm(s) Data

Each Offeror should provide the following information for the principal A/E firm and each of its subconsultants.

A. Name(s), address(es), and role(s) of each firm (including all sub-consultants)

B. Firm profile(s), including:

1. Age
2. Firm history(ies)
3. Firm size(s)
4. Areas of specialty/concentration
5. Current firm workload(s) projected over the next two years
6. Provide a list of any contract held by the Offeror where the contract was terminated (either for default or convenience). This list should also identify any contracts that resulted in litigation or arbitration between the Owner and the Offeror. If the Offeror has multiple offices, only contracts held by the office submitting this proposal need be listed.

C. Description of the team organization and personal qualifications of key staff, including:

1. Identification of the single point of contact for the A/E
2. Organizational chart illustrating reporting lines and names and titles for key participants proposed by the team.
3. Resumes for each key participant on the team, including definition of that person's role, relevant project experience, and current workload over the next two years.

E.4.1.3 Information for each Selection Criteria

Offerors shall provide the required information and analysis for each selection criteria as described in **Section D.3** of this RFP.

E.4.2 Price Proposal

E.4.2.1 Form of Offer Letter

Each Offeror shall submit an offer letter substantially in the form of **Attachment C**, to propose a Design Fee and hourly rates, in accordance with the attached pricing schedule, and outline any requested changes to the Form of Contract. Material deviations, in the opinion of the Department, from the bid/offer form shall be sufficient to render the proposal non-responsive.

The Department intends to award the Contract to the most qualified firm with which the CO successfully negotiates a contract; and, the cost information will be used to evaluate and negotiate a fee and hourly rates for this Project that the CO determines to be fair and reasonable to the District.

E.4.2.2 Fee Proposal Attachments

Each Offeror shall complete and submit the following Attachments in the Offeror's Fee proposal, which will not be used for evaluation purposes.

- a) Bidder/Offeror's Certification Form (**Attachment D**)
- b) Tax Affidavit (**Attachment E**)
- c) Equal Employment Opportunity Policy Statement (**Attachment H**)
- d) First Source Employment Agreement and Employment Plan (**Attachment I**)
- e) SBE Subcontracting Plan (**Attachment M**)
- f) Certificate of Clean Hands ("CCH") – CCH can be downloaded from this link:
<https://mytax.dc.gov/#1>
- g) A copy of Offeror's business license

E.5. Contact Person

The Department's sole point of contact ("POC") for matters related to this RFP is the only individual authorized to discuss this RFP with any interested parties, including Offerors. The POC does not have authority to bind the District through the execution of written contract documents. Only COs can bind the District and DGS.

All questions and communications with the Department's POC about the Project or this RFP shall be sent in writing to:

Makia Efimba
Contract Specialist
Department of General Services
3924 Minnesota Avenue, NE, 5th Floor
Washington, DC 20019
Makia.efimba@dc.gov

The Department disclaims the accuracy of information derived from any source other than this RFP and the Department's POC, and the use of any such information is at the sole risk of the Offeror. All communications and requests for information shall be submitted by the Offeror's point of contact identified in its proposal.

E.6 Pre-Proposal Conference and Site Visit

E.6.1 Pre-Proposal Conference

A pre-proposal conference will be held on **July 26, 2023 at 3:00 p.m.** The conference will be held via Microsoft Teams. Interested Offerors are strongly encouraged to attend using the link below:

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 258 412 287 050

Passcode: ppvrB3

[Download Teams](#) | [Join on the web](#)

Join with a video conferencing device

octo@m.webex.com

Video Conference ID: 117 556 038 1

[Alternate VTC instructions](#)

E.6.2 Site Visit

The site visit will be held at **8:00 a.m. on August 1, 2023** at 1901 D Street, SE, Washington, DC 20003. Interested Offerors are strongly encouraged to attend.

E.7 Explanations to Prospective Offerors

Each Offeror should carefully examine this RFP and any and all amendments, addenda or other revisions, and thoroughly familiarize itself with all requirements prior to proffering a proposal. Should an Offeror find discrepancies or ambiguities in, or omissions from, the RFP and amendments, addenda or revisions, or otherwise desire an explanation or interpretation of the RFP, any amendments, addenda, or revisions, it must submit a request for interpretation or correction in writing. Any information given to an Offeror concerning the solicitation shall be furnished promptly to all other Offerors as an amendment or addendum to this RFP if in the sole discretion of the Department that information is necessary in proffering submissions or if the lack of it would be prejudicial to any other prospective Offerors. Oral explanations or instructions given before the award of the contract shall not be binding. Requests and questions should be directed to POC in **Section E.5 by 4:00 p.m. on August 8, 2023**. The person making the request shall be responsible for prompt delivery.

E.8 Protests

Protests are governed by D.C. Official Code § 2-360.08 and Section 4734 of the Department's Procurement Regulations (27 DCMR § 4734). Protests alleging defects in this RFP must be filed prior to the time set for receipt of Proposals. If an alleged defect does not exist in this initial RFP, but was incorporated into the RFP by an amendment or addendum, a protest based on that defect must be filed before the next closing time established for proffering Proposals. In all other cases, a protester shall file the protest within ten (10) business days after the protester knows or should have known, whichever is earlier, of the facts and circumstances upon which the protest is based.

All protests must be made in writing to the Department's Chief Contracting Officer ("CCO") and must be filed in duplicate. Protests shall be served on the Department by obtaining written and dated acknowledgment of receipt from the Department's CCO. Protests received by the

Department after the indicated periods will not be considered. To expedite handling of protests, the envelope shall be labeled “Protest”.

This Section is intended to summarize the proposal protest procedures and is for the convenience of the Offerors only. The applicable law and regulations apply, to the extent any provision of this section is inconsistent with law or regulations.

E.9 Contract Award

This procurement is being conducted in accordance with D.C. Official Code § 2-356.04 of the Procurement Practices Reform Act of 2010, as amended, Sections 2620 – 2633 of the District of Columbia Municipal Regulations (“DCMR”), and Section 4717.5 of the Department’s Procurement Regulations (27 DCMR § 4717.5).

E.10 Retention of Proposals

All proposals shall be retained by the Department and therefore shall not be returned to the Offerors. With the exception of proprietary financial information, the proposals shall become the property of the Department and the Department shall have the right to distribute or use such information as it determines.

E.11 Examination of Proposals

Offerors are expected to examine the requirements of all instructions (including all amendments, addenda, attachments and exhibits) in this RFP. Failure to do so shall be at the sole risk of the Offeror and may result in disqualification.

E.12 Late Proposals: Modifications

- A. Any proposal or BAFO received at the office designated in this RFP after the exact time specified for receipt shall not be considered.
- B. Any modification of a proposal, including a modification resulting from the CCO’s requests for best and final offers, is subject to the same conditions as in **Section E.8** stated above.
- C. The only acceptable evidence to establish the time of receipt at the Department’s office is the time-date stamp of such installation on the proposal wrapper or other documentary evidence of receipt maintained by the installation.
- D. Notwithstanding any other provisions of this RFP to the contrary, a late modification of an otherwise successful proposal which makes its terms more favorable to the Department may be considered at any time it is received and may be accepted.
- E. Proposals shall be irrevocable and remain in full force and effect for a period not less than 120 days after receipt of proposals.

E.13 No Compensation for Preparation of Proposals

The Department shall not bear or assume any financial obligations or liabilities regarding the preparation of any proposal submitted in response to this RFP, or prepared in connection therewith,

including, but without limitation, any proposal, statements, reports, data, information, materials or other documents or items.

E.14 Rejection of Proposals

The Department reserves the right, in its sole discretion:

- A. To cancel this solicitation or reject all proposals.
- B. To reject proposals that fail to prove the Offeror's responsibility.
- C. To reject proposals that contain conditions and/or contingencies that in the Department's sole judgment, make the proposal indefinite, incomplete, otherwise non-responsive, or otherwise unacceptable for award.
- D. To waive minor irregularities in any proposal provided such waiver does not result in an unfair advantage to any Offeror.
- E. To take any other action within the applicable Procurement Regulations or law.
- F. To reject the proposal of any Offeror that has submitted a false or misleading statement, affidavit or certification in connection with such proposal or this Request for proposals.

E.15 Limitation of Authority

Only a person with prior written authority from the CO shall have the express, implied, or apparent authority to alter, amend, modify, or waive any clauses or conditions of the RFP.

Furthermore, any alteration, amendment, modification, or waiver of any clause or condition of this RFP is not effective or binding unless made in writing and signed by the CCO or its authorized representative.

E.16 Special Provisions Related to the COVID-19 Emergency

E.16.1 The A/E is required to comply with Mayor's Order 2021-099, COVID-19 Vaccination Certification Requirement for District Government Employees, Contractors, Interns, and Grantees, dated August 10, 2021, and all substantially similar vaccine requirements, including any modifications to this Order, unless and until they are rescinded or superseded. At the request of the District government, the A/E may be asked to provide certification of compliance with this requirement and/or documents and records in support of this certification.

E.16.2 The A/E is required to comply with City Administrator's Order 2021-4, Resumption of Requirement for All Persons to Wear a Mask Inside District Government Buildings and While on Duty as a District Government Employee or Contractor, dated July 30, 2021, and all substantially similar mask requirements including any modifications to this Order, unless and until they are rescinded or superseded.

E.17 Nonprofit Fair Compensation Act of 2020, D.C. Code § 2-222.01 *et seq.*

E.17.1 Nonprofit organizations, as defined in the Act, shall include in their rates the indirect costs incurred in provision of goods or performance of services under this contract pursuant to the nonprofit organization's unexpired Negotiated Indirect Cost Rate Agreement (NICRA).

If a nonprofit organization does not have an unexpired NICRA, the nonprofit organization may elect to instead include in its rates its indirect costs:

- (1) As calculated using a *de minimis* rate of 10% of all direct costs under this contract;
- (2) By negotiating a new percentage indirect cost rate with the awarding agency;
- (3) As calculated with the same percentage indirect cost rate as the nonprofit organization negotiated with any District agency within the past 2 years; however, a nonprofit organization may request to renegotiate indirect costs rates in accordance with E.17.1.2; or
- (4) As calculated with a percentage rate and base amount, determined by a certified public accountant, as defined in the Act, using the nonprofit organization's audited financial statements from the immediately preceding fiscal year, pursuant to the OMB Uniform Guidance, and certified in writing by the certified public accountant.

E.17.2 If this contract is funded by a federal agency, indirect costs shall be consistent with the requirements for pass-through entities in 2 C.F.R. § 200.331, or any successor regulations.

E.17.3 The A/E shall pay its subcontractors which are nonprofit organizations the same indirect cost rates as the nonprofit organization subcontractors would have received as a prime contractor.

E.18 Campaign Finance Reform Act

E.8.1 The A/E agrees to comply with the Campaign Finance Reform Act certification requirement pursuant to the D.C. Official Code § 1-1161.01 (**Attachment O**).

SECTION F INSURANCE REQUIREMENTS

The A/E shall maintain the following types of insurance throughout the life of the contract.

- A. GENERAL REQUIREMENTS.** The Contractor at its sole expense shall procure and maintain, during the entire period of performance under this contract, the types of insurance specified below. The Contractor shall submit a Certificate of Insurance to the Contracting Officer (CO) giving evidence of the required coverage prior to commencing performance under this contract. In no event shall any work be performed until the required Certificates of Insurance signed by an authorized representative of the insurer(s) have been provided to, and accepted by, the CO.

The Government of the District of Columbia shall be included in all policies, where applicable and allowable by law, required hereunder to be maintained by the Contractor and its subcontractors (except for workers' compensation and professional liability insurance) as an additional insureds for claims against The Government of the District of Columbia relating to this contract, with the understanding that any affirmative obligation imposed upon the insured Contractor or its subcontractors (including without limitation the liability to pay premiums) shall be the sole obligation of the Contractor or its subcontractors, and not the additional insured. The additional insured status under the Contractor's and its subcontractors' Commercial General Liability insurance policies shall be effected using the ISO Additional Insured Endorsement form CG 20 10 11 85 (or CG 20 10 07 04 **and** CG 20 37 07 04) or such other endorsement or combination of endorsements providing coverage at least as broad and approved by the CO in writing. All of the Contractor's and its subcontractors' liability policies (except for workers' compensation and professional liability insurance) shall be endorsed using ISO form CG 20 01 04 13 or its equivalent so as to indicate that such policies provide primary coverage (without any right of contribution by any other insurance, reinsurance or self-insurance, including any deductible or retention, maintained by an Additional Insured) for all claims against the additional insured arising out of the performance of this Statement of Work by the Contractor or its subcontractors, or anyone for whom the Contractor or its subcontractors may be liable. These policies shall include a separation of insureds clause applicable to the additional insured.

If the Contractor and/or its subcontractors maintain broader coverage and/or higher limits than the minimums shown below, the District requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Contractor and subcontractors.

B. INSURANCE REQUIREMENTS

1. Commercial General Liability Insurance ("CGL") - The Contractor shall provide evidence satisfactory to the CO with respect to the services performed that it carries a CGL policy, written on an occurrence (not claims-made) basis, on Insurance Services Office, Inc. ("ISO") form CG 00 01 04 13 (or another occurrence-based form with coverage at least as

broad and approved by the CO in writing), covering liability for all ongoing and completed operations of the Contractor and under all subcontracts, covering claims for bodily injury, including without limitation sickness, disease or death and mental anguish of any persons, broad form property damage, including loss of use resulting therefrom, personal and advertising injury, and including coverage for liability arising out of an Insured Contract (including the tort liability of another assumed in a contract) and acts of terrorism (whether caused by a foreign or domestic source). Such coverage shall have limits of liability of not less than \$1,000,000 each occurrence, a \$2,000,000 general aggregate.

The Commercial General Liability shall be further endorsed to:

- a) To the fullest extent permitted by law, provide additional insured coverage using ISO form CG 2015 0413 (or it's equivalent) to The Government of the District of Columbia
- b) Coverage available to the additional insureds shall apply on a primary and non-contributing basis as respects any other insurance, deductibles, or self-insurance available to the additional insureds
- c) A waiver of subrogation in favor of The Government of the District of Columbia
- d) Any Annual Aggregate shall apply on a per location or per project basis (where applicable)
- e) Defense costs shall be in addition to and not erode the limits of liability

2. Automobile Liability Insurance - The Contractor shall provide evidence satisfactory to the CO of commercial (business) automobile liability insurance written on ISO form CA 00 01 10 13 (or another form with coverage at least as broad and approved by the CO in writing) including coverage for all owned, hired, borrowed and non-owned vehicles and equipment used by the Contractor in connection with work under this agreement, with a minimum combined single limit of \$1,000,000 for bodily injury or death and property damage, including loss of use thereof. Such policy or policies of automobile liability insurance shall be written on an "occurrence" (as opposed to a "claims made") basis.

Auto Physical Damage Coverage - The Contractor shall provide auto physical damage insurance to cover "loss" to a covered "auto" or its equipment:

- a) Comprehensive - Fire, lightning or explosion; theft; windstorm, hail or earthquake; flood; mischief or vandalism; or the sinking, burning, collision or derailment of any conveyance transporting the covered "auto".
- b) Collision Coverage - Caused by: The covered "auto's" collision with another object or the covered "auto's" overturn.

The Commercial Auto Liability policy shall be further endorsed to:

- a. To the fullest extent permitted by law, provide additional insured coverage to The Government of the District of Columbia
- b. Coverage available to the additional insureds shall apply on a primary and non-contributing basis as respects any other insurance, deductibles, or self-insurance available to the additional insureds

- c. A waiver of subrogation in favor of The Government of the District of Columbia
 - d. Defense costs shall be in addition to and not erode the limits of liability
 - e. If applicable, include Form CA 99 48 03 06 Pollution Liability - Broadened Coverage for Covered Autos - Business Auto, Motor Carrier and Truckers (or it's equivalent)
3. Workers' Compensation Insurance - The Contractor shall provide evidence satisfactory to the CO of Workers' Compensation insurance in accordance with the statutory mandates of the District of Columbia or the jurisdiction in which the contract is performed.

Employer's Liability Insurance - The Contractor shall provide evidence satisfactory to the CO of employer's liability insurance as follows: \$500,000 per accident for injury; \$500,000 per employee for disease; and \$500,000 for policy disease limit.

The Workers Compensation and Employers Liability shall be further endorsed to:

- a) Include a Waiver of Subrogation in favor of The Government of the District of Columbia.
 - b) Where applicable, include United States Longshore and Harbor Workers Compensation Act (USL&H)
 - c) Where applicable, include Jones Act Coverage for seamen or crew members on an "if any" basis.
4. Technology Liability, Media Liability and Network Security/Privacy (Cyber) Liability Insurance covering acts, errors, omissions, breach of contract, and violation of any consumer protection laws arising out of Contractor's operations or services with a limit of \$5,000,000 per claim and in the aggregate. Such coverage shall include but not be limited to, third party and first party coverage for loss or disclosure of any data, including personally identifiable information and payment card information, network security failure, violation of any consumer protection laws, unauthorized access and/or use or other intrusions, infringement of any intellectual property rights (except patent), unintentional breach of contract, negligence or breach of duty to use reasonable care, breach of any duty of confidentiality, invasion of privacy, or violations of any other legal protections for personal information, defamation, libel, slander, commercial disparagement, negligent transmission of computer virus, or use of computer networks in connection with denial of service attacks. Such coverage shall include regulatory defense and fines/penalties in any jurisdiction anywhere in the world. Such coverage shall include contractual privacy coverage for data breach response and crisis management costs that would be incurred by Contractor on behalf of The Government of the District of Columbia in the event of a data breach including legal and forensic expenses, notification costs, credit monitoring costs, and costs to operate a call center. Contractor shall maintain coverage in force during the term of this Agreement and for an extended reporting period of not less than two (2) years after.
5. Professional Liability Insurance (Errors & Omissions) - The Contractor shall provide Professional Liability Insurance (Errors and Omissions) to cover liability resulting from

any error or omission in the performance of professional services under this Contract. The policy shall provide limits of \$1,000,000 per claim or per occurrence for each wrongful act and \$2,000,000 annual aggregate. The Contractor warrants that any applicable retroactive date precedes the date the Contractor first performed any professional services for the Government of the District of Columbia and that continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least ten years after the completion of the professional services. Limits may not be shared with other lines of coverage.

6. Commercial Umbrella or Excess Liability - The Contractor shall provide evidence satisfactory to the CO of commercial umbrella or excess liability insurance with minimum limits of \$5,000,000 per occurrence and \$5,000,000 in the annual aggregate, following the form and in excess of all liability policies. **All** liability coverages must be scheduled under the umbrella and/or excess policy. The insurance required under this paragraph shall be written in a form that annually reinstates all required limits. Coverage shall be primary to any insurance, self-insurance or reinsurance maintained by The Government of the District of Columbia and the “other insurance” provision must be amended in accordance with this requirement and principles of vertical exhaustion.
7. Sexual/Physical Abuse & Molestation - The Contractor shall provide evidence satisfactory to the CO with respect to the services performed that it carries \$1,000,000 per occurrence limits; \$2,000,000 aggregate of affirmative abuse and molestation liability coverage. Coverage should include physical abuse, such as sexual or other bodily harm and non-physical abuse, such as verbal, emotional or mental abuse; any actual, threatened or alleged act; errors, omission or misconduct. This insurance requirement will be considered met if the general liability insurance includes an affirmative sexual abuse and molestation endorsement for the required amounts or through a separate stand alone sexual abuse and molestation policy with confirmation there are no exclusions for abuse or assault & battery under the General Liability. So called “silent” coverage or “shared” limits under a commercial general liability or professional liability policy will not be acceptable. Limits may not be shared with other lines of coverage. The applicable policy may need to be submitted to the ORM for compliance review.

C. SUBCONTRACTOR INSURANCE REQUIREMENTS

Any and all subcontractors engaged by Contractor for work under this agreement shall be required to have the same insured required of Contractor. Should the Contractor wish to propose different insurance requirements than outlined below, then, prior to commencement of work by the subcontractor, the Contractor shall submit in writing the name and brief description of work to be performed by the subcontractor on the Subcontractors Insurance Requirement Template provided to the Office of Risk Management (ORM). ORM will determine the insurance requirements applicable to the subcontractor and promptly deliver such requirements in writing to the Contractor. In either instance, the Contractor must provide proof of the subcontractor's required insurance prior to commencement of work by the subcontractor.

D. PRIMARY AND NONCONTRIBUTORY INSURANCE

The insurance required herein shall be primary to and will not seek contribution from any other insurance, reinsurance or self-insurance including any deductible or retention, maintained by the Government of the District of Columbia.

E. DURATION. The Contractor shall carry all required insurance until all contract work is accepted by The Government of the District of Columbia and shall carry listed coverages for ten years for construction projects following final acceptance of the work performed under this contract and two years for non-construction related contracts.

F. LIABILITY. These are the required minimum insurance requirements established by The Government of the District of Columbia. However, it is understood that The Government of the District of Columbia does not in any way represent that the insurance or the limits of insurance specified herein are sufficient or adequate to protect your interests or liabilities and will not in any way limit the contractor's liability under this contract.

G. CONTRACTOR'S PROPERTY. Contractor and subcontractors are solely responsible for any loss or damage to their personal property, including but not limited to tools and equipment, scaffolding and temporary structures, rented machinery, or owned and leased equipment. A waiver of subrogation shall apply in favor of The Government of the District of Columbia.

H. MEASURE OF PAYMENT. The Government of the District of Columbia shall not make any separate measure or payment for the cost of insurance and bonds. The Contractor shall include all of the costs of insurance and bonds in the contract price.

I. NOTIFICATION. The Contractor shall ensure that all policies provide that the CO shall be given thirty (30) days prior written notice in the event of cancellation, non-renewal, or material changes to the extent such cancellation or material changes results in Contractor no long complying with the above requirements. The Contractor shall provide the CO with ten (10) days prior written notice in the event of non-payment of premium. The Contractor will also provide the CO with an updated Certificate of Insurance should its insurance coverages renew during the contract. The Government of the District of Columbia may reasonably change the above insurance coverage requirements during the Term by giving Contractor at least 30 days' notice of the change. Contractor must comply, at your expense, and deliver to the CO evidence of compliance before the change becomes effective.

J. CERTIFICATES OF INSURANCE. The Contractor must send to CO, at least 10 days after execution of this Agreement, certificates of insurance evidencing the required insurance coverage and endorsements required herein. Contractor must also provide us with evidence of renewal before the expiration date of each insurance policy. Contractor is responsible for providing us with 30 days advanced written notice if the certificate of insurance by the insurer has been canceled, reduced in coverage, or otherwise altered. . Certificates of insurance must reference the corresponding contract number. Evidence of insurance shall be submitted **by e-mail only** to:

The Government of the District of Columbia

And e-mailed to the attention of:

Kianna Shepherd (c/o Makia Efimba)
Contracting Officer
Department of General Services
3924 Minnesota Ave, NE, 5th Floor
Washington, DC 20019
Tel: (202) 360-7207
Email: makia.efimba@dc.gov

The CO may request and the Contractor shall promptly deliver updated certificates of insurance, endorsements indicating the required coverages, and/or certified copies of the insurance policies. If the insurance initially obtained by the Contractor expires prior to completion of the contract, renewal certificates of insurance and additional insured and other endorsements shall be furnished to the CO prior to the date of expiration of all such initial insurance. For all coverage required to be maintained after completion, an additional certificate of insurance evidencing such coverage shall be submitted to the CO on an annual basis as the coverage is renewed (or replaced).

- K. DISCLOSURE OF INFORMATION.** The Contractor agrees that The Government of the District of Columbia may disclose the name and contact information of its insurers to any third party which presents a claim against The Government of the District of Columbia for any damages or claims resulting from or arising out of work performed by the Contractor, its agents, employees, servants or subcontractors in the performance of this contract.
- L. CARRIER RATINGS.** All Contractor's and its subcontractors' insurance required in connection with this contract shall be written by insurance companies with an A.M. Best Insurance Guide rating of at least A- VII or better (or the equivalent by any other rating agency) and licensed in the District of Columbia.
- M. WARRANTIES.** When applicable, the Contractor should be named as an additional insured on the applicable manufacturer's/distributor's Commercial General Liability policy using Insurance Services Office, Inc. ("ISO") form CG 20 15 04 13 (or another occurrence-based form with coverage at least as broad). CO should collect, review for accuracy, and maintain all warranties for goods and services.