

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



**REQUEST FOR PROPOSALS  
DESIGN-BUILD SERVICES  
FOR  
DOROTHY HEIGHT ELEMENTARY SCHOOL**

**Solicitation Number: DCAM-21-CS-RFP-0010**

**Solicitation Issue Date: September 2, 2021**

**Pre-Proposal Conference: September 3, 2021 at 12:00 p.m.**

[Click here to join the meeting](#)

**Site Visit Date: September 7, 2021 at 10:00 a.m.**

**Due Date for Questions: September 13, 2021 at 2:00 p.m.**

**Proposal Due Date: October 8, 2021 at 2:00 p.m.**

**Site Visit:** A request can be made to the POC indicated within Section 1.7 of this RFP for further information about site visits. Site visits will be scheduled in accordance with CDC-recommended protocols. **Requests for site visits must be sent by September 3, 2021, at 5:00 PM. late requests will be rejected.**

**NB: Masks wearing will be REQUIRED with no exceptions at all times during the site visit.**

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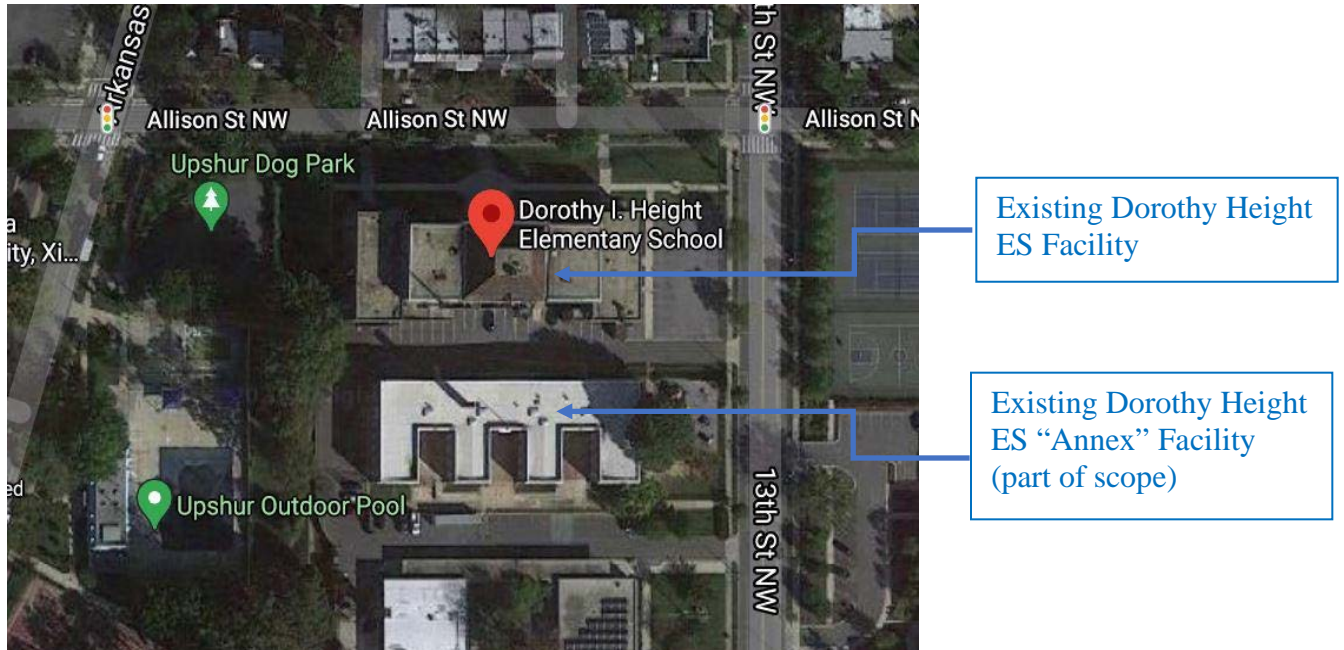
# **PART 1 - PROJECT INTRODUCTION AND INSTRUCTIONS FOR OFFERORS**

## **1.0 Procurement Overview**

The District of Columbia (“District”) Department of General Services (the “Department” or “DGS”) is issuing this Request for Proposals (“RFP”) to solicit design-build proposals (“Proposal(s)”) from offerors (“Offeror(s)”) interested in serving as the design-builder (“Design-Builder”) for the modernization of Dorothy Height Elementary School, which will be located at 1300 Allison Street NW, Washington, DC (the “Project”).

## **1.1 Project Overview**

The Department anticipates awarding a Contract to the Offeror whose Proposal is most advantageous to the District for all Project work, including design and construction services required for a fully modernized facility. The Project will include the complete renovation of the existing 1939 historic building, a renovation of the existing “annex” building on the property, and new construction addition(s), including a new construction connection between the main building and the annex, to create approximately 93,000 gross square feet of modernized learning space (collectively the “Work”) to bring it in line with the District of Columbia Public Schools (“DCPS”) Educational Specifications (“Ed Spec(s)”).



*Aerial view showing both facilities on the Dorothy Height Property*

## **1.2 Project Background**

Dorothy Height Elementary School, located at 1300 Allison Street, NW, was constructed in 1939. Originally built as a vocational high school for girls named Anna Burdick Vocational High

School, it was later made co-educational and renamed Burdick Career High School before closing in 1996. After closing, the building was used for the Gladys and Benjamin Amos Campus of the Dorothy I. Height Community Academy Public Charter School, until operations were taken over by DCPS in 2015.

Dorothy Height Elementary School is a public elementary school located in Ward 4. In recent history it operated as a charter school, with DCPS taking over operations after the DC Public Charter School Board revoked the school's charter in 2015. A citywide school, there is no enrollment boundary. The modernization scope will include spaces for serving students from PK3 through 5<sup>th</sup> grade.

The modernized Dorothy Height building will be roughly 93,000 square feet. The existing building is considered contributing historic academic, and as such it is expected that the historic fabric be retained and enhanced through thoughtful and contextual additions. The school will receive a full modernization to bring it in line with the DCPS educational specifications.

Throughout the building, the modernization will address Americans with Disabilities Act (ADA) requirements. Learning, instruction, and support technology will be brought up to cutting edge standards and capacity. Classroom square footage will be expanded to create an adequate 21<sup>st</sup> century learning environment and meet the DCPS educational specification standards. The new modernized design shall allow for physical education (gym) and dining services (cafeteria) to take place simultaneously during the school day. Finally, spaces, small group rooms, and resource rooms will be integrated into design to accommodate special projects, collaborative work, and individual pull-out instruction. Given the site constraints, the project team shall evaluate options to expand the existing footprint, while still prioritizing the existing outdoor features: playgrounds, outdoor gardens, and parking.

The Ed Spec space summary sheet for the 558-student capacity and the educational specification front-end narrative are included in this appendix. Programmatic requirements are subject to change. As part of the design process, the full modernization design team will work closely with the school leadership, various DCPS Central Office departments, the Dorothy Height-specific School Improvement Team (SIT) and the wider community to better understand community vision and the unique Dorothy Height Elementary School culture.

The Project shall be designed in such a way so as to incorporate, at a minimum, LEED for Schools – Gold principles. Evaluation will be required to determine if the level of renovation qualifies for LEED certification; if the Project does qualify the District will require the innovation LEED Pilot Credit – Integrative Process for Health Promotion (<https://www.usgbc.org/credits/new-construction-core-and-shell-schools-new-construction-retail-new-construction-healthc-106>), green roof credits (through the DOEE Stormwater Retention Credit program and RiverSmart Rooftops Rewards and Rebate program), and Energy Star Certification. The Design-Builder will be responsible for applying for and achieving Energy Star Certification, and filing the DOEE Stormwater Retention Credit and RiverSmart Rooftops registration forms. The Design-Builder shall also comply with the recently adopted International Green Construction Code. In addition, the District is particularly interested in Dorothy Height Elementary School becoming a Net Zero energy building, and the Department requires the

Design-Build team to explore net zero strategies in the building's design and certification through the International Living Future Institute's (ILFI) Zero Energy Building program. The District is also interested in achieving a Well Building Certification, per the International Well Building Institute (IWBI), and the Offeror is expected to register and certify the facility.

Finally, the Design-Builder shall include a traffic engineer to provide relevant traffic and parking studies for this Project. A secure, web-based, electronic project management (ePM) system, ProjectTeams, will be utilized by the Design-Builder to accommodate the information needs of all project participants. The ePM system will be implemented at the beginning of the Design Stage and maintained continuously through completion of Project closeout. All communications among the major parties involved in the execution of the Project are to be captured and recorded in the ePM system. User licenses and training will be provided for all Government and contracted members of the Project Delivery Team who will require access to the ePM system.

The Design-Builder shall use the ePM system for all necessary communications with other major parties involved in the Project. Electronic storage and transmission of information via the ePM system shall be compliant with the Division 1 Specifications (**Attachment U**), with the provisions of the Document Security section of these General Requirements.

Building Information Modeling (BIM) is required to be used throughout the facility lifecycle, including all project phases from project planning and concept design through construction, as-built and into facilities management. The Design-Builder Contractor must work collaboratively with all project stakeholders. It is expected by the DGS that all team members are to be committed to the use of BIM in the project, share their ideas of BIM expertise with the team, provide BIM data as requested by other team members, look for cost savings and schedule improvements during the entire project duration, and endeavor to leave as a legacy a fully updated, as built, facility management ready building information model.

It is the Department's desire to procure separately a network engineering design that will fully integrate the network infrastructure and IT equipment, along with all Building Automation System (BAS) technology. This network engineering design and technology will need to be incorporated and coordinated with the awarded Design-Builder's design.

### **1.3 Project Budget and Funding Limitations**

The Department is allocating a full services design and construction, and six (6) months of maintenance cost of \$ 51 Million for this Project ("Project Budget"). The Offeror shall assume approximately 10% of the design and construction budget will be available in Fiscal Year (FY) 2022, approximately 50% will be available in FY 2023 and approximately 40% will be available in FY 2024 and the Offeror shall be expected to execute the design and construction work in accordance to the available funding. The District's Fiscal Year calendar starts October 1. Accordingly, Offerors are to base their Proposals on the approved budget. The Department requires that this Project will start upon execution of Notice to Proceed ("NTP") and be ready for staff, teachers, and students for the **2024/2025 School Year** as further described in **Section 1.6** of

the RFP. After award, the Design-Build Agreement will be submitted to the Council of the District of Columbia for approval.

#### **1.4 Compensation**

As more fully described in the awarded Design-Builder Agreement, this will be a cost plus fixed fee with a guaranteed maximum price (“Guaranteed Maximum Price” or “GMP”) type Contract. The form of Agreement (“Form of Contract”) will be issued via Addendum to the RFP as **Attachment M**. Offerors are not required to submit trade costs or a proposed GMP with their Proposals. Those costs will be developed later in the Project in accordance with the procedures set forth in **Part 2** of this RFP. Offerors are advised, however, that adjustments will only be made to the fees and the maximum cost of general conditions should (i) the overall dollar amounts allocated for the Project increase by more than (10%) above the approved budget for the Project as of the date of issuance of this RFP; or (ii) if the Department elects to delay or extend the Project schedule beyond that described herein for reasons other than delay caused by the Design-Builder, and in such an instance, only in accordance with the terms of the Agreement.

#### **1.5 Substantial Completion Date**

The Project shall be Completed as follows:

##### **1.5.1 The Substantial Completion Date is July 15, 2024 (“Substantial Completion Date”).**

For the avoidance of doubt, Substantial Completion is defined as follows:

- A. The project has obtained a DCRA Certificate of Occupancy, with no conditions that prevent occupancy of a section of the building or grounds, or would negatively impact the ability of the District of Columbia Public Schools from using this building as a school;
- B. A final punchlist is documented with completion dates established,
- C. Required trainings per Division 1 Specifications have been scheduled; and
- D. The Department has determined that the building and grounds are sufficiently complete so that District of Columbia Public Schools may occupy the site and use the building for its intended use as a school.

The Design-Builder shall be expected to maintain the facility even if the conditions of the Substantial Completion Date have been met, until achieving Final Completion. The responsibility of maintaining the facility is part of the \$51M design and construction budget as referenced in Section 1.3. Maintenance shall be done according to the Maintenance and Operations Plan that will be developed during the Design Phase.

##### **1.5.2 The Final Completion Date is January 15, 2025 (“Final Completion Date”).**

For the avoidance of doubt Final Completion is defined as follows:

- A. All punchlist work is complete;
- B. All Warranties and Manuals have been submitted and approved per Section 2.9.3;
- C. The Design-Builder has removed all materials, debris and equipment from the site;

- D. All remaining closeout requirements per Attachment U (Division 1 specifications) are complete; and
- E. All remaining turnover requirements per Attachment V (Turnover Manual) are complete.

### **1.5.3 The Administrative Completion Date is March 15, 2026 (“Administrative Completion Date”).**

For the avoidance of doubt Administrative Completion is defined as follows:

- A. All invoicing is complete;
- B. LEED Certification and any other applicable certificates are complete; and
- C. The Eleven Month Walk is complete per the RFP section 2.9.4.

### **1.6 Project Delivery Method and Schedule**

The Department intends to implement the Project through a design-build approach. The scope of work for the Project (“Scope of Work”) will be divided into two phases: (i) the design and preconstruction phase; and (ii) the construction phase.

During the design and preconstruction phase, the selected Design-Builder, in consultation with the Department, will be required to (i) develop and advance the design in accordance with the Department’s programming requirements to permit drawings/specifications and submit for permit(s); (ii) in coordination with the Department develop a project phasing plan; (iii) progress the permit drawings/specifications for the Project to construction documents (“Construction Documents”); (iv) participate in any on-going community engagement process; and (v) develop an early release package and a GMP for the Project. In developing the GMP, the Design-Builder will be required to obtain quotes from trade subcontractors based on the approved design documents. The process by which the GMP will be formed is more fully described in the Agreement. Construction and construction administration services for early authorized work (e.g., abatement, and demolition,) may also occur.

During the construction phase, the Design-Builder, in consultation with the Department, will be required to provide construction and construction administration services to (i) construct the modernized school; and (ii) assist DCPS in relocating FF&E and other items, as necessary to complete both tasks.

The Project needs to be completed and available for occupancy by DCPS no later than the start of the 2024/2025 School Year. In general, the Department envisions the following schedule and has established the following preliminary milestone dates for the design phase. While the Department is amenable to shifting the interim design milestones dates, the Department requires that the design development documents, which will serve as the basis for the Design-Builder’s GMP, be completed no later than May 1, 2022. Any shift in the interim design milestones dates must be approved by DGS and must provide for the durations for DCPS and DGS design reviews reflected in the milestone schedule below.

Activity	Approx. Start Date	Approx. End Date
Anticipated Award	October 29, 2021	
NTP/Design Start	2-week from award date	
Early Release Negotiation and Approval	18-weeks from NTP	32-weeks from NTP
Early Release Agreement Construction Start	35-weeks from NTP	
Full Building Permit Submission	32-weeks from NTP	
GMP Proposal Negotiation and Approval (Based upon Permit Drawings)	32-weeks from NTP	48-weeks from NTP
Full GMP Construction Start	61-weeks from NTP but no later than December 2022	
Substantial Completion Date	October 15, 2024	
Final Completion Date	January 15, 2025	
Administrative Completion Date	March 15, 2026	

**1.7 Department Designated Point of Contact**

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. All communications with the Department’s POC about the Project or this RFP shall be sent in writing to:

Name: DaShante Peterson  
 Title: Contract Specialist  
 Department of General Services  
 Contracts and Procurement Division

Mailing address: 1250 U Street, NW, 3rd Floor  
 Washington, DC 20009

Phone: (202) 997-9017  
 E-mail: [DaShante.Peterson@dc.gov](mailto:DaShante.Peterson@dc.gov)

The Department disclaims the accuracy of information derived from any source other than 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 the Proposal. Written communications to the Department from Offerors shall specifically reference the correspondence as being associated with **DOROTHY HEIGHT ELEMENTARY SCHOOL, RFP NO. DCAM-21-CS-RFP-0010**.



## 1.8 Design-Builder Designated Point of Contact

All Offerors responding to this RFP shall provide the name, address, phone number and email address of its designated point of contact to the Department's POC as part of its Proposal, as noted in **Section 1.7**. Offerors shall notify the Department of any changes in the Offeror's designated point of contact's information. Notification of change(s) may be communicated by email and shall be as soon as practicable following the event(s) causing the change(s). Failure to identify a designated point of contact in writing may result in the Offeror failing to receive post-bid addenda or other important communications from the Department, for which the Department shall not be responsible.

## 1.9 Procurement Schedule and Project Milestones

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

### 1.9.1 Forecasted RFP Schedule

- RFP Advertisement: September 2, 2021
- Pre-Proposal Conference: September 3, 2021, at 12:00 P.M
- Pre-Proposal Site Visit: Refer to the cover page (page 1)
- RFP Questions due to the Department: September 13, 2021, at 2:00 pm
- Proposals Due date: October 8, 2021, at 2:00 pm
- Notice of intent to award (anticipated): October 29, 2021
- Notice to Proceed / Letter Contract (if any) award: 8 weeks from Notice of intent to award

### 1.9.2 Project Schedule

The Department has established the following milestones for the Agreement completion dates for the Project, and Offerors shall base their Proposals on such milestones.

- 1.9.2.1. Substantial Completion Date shall be no later than the date set forth in **Section 1.5**; and
- 1.9.2.2. If an Offeror proposes a Substantial Completion Date earlier than that shown in **Section 1.5**, and the Department agrees to such proposed date, such proposed date will be deemed by the Department as the contractual Substantial Completion Date for the Agreement for all purposes, including liquidated damages.

## 1.10 Selection Criteria

Proposals will be evaluated in accordance with **Part 3** of this RFP.

### 1.11 Economic Inclusion

The Department requires that Local, Small and Disadvantaged Business Enterprises (“LSBDE”) participate in this Project as fully described in **Part 4** of this RFP.

In addition to LSDBE participation as described in **Part 4** of the RFP, the Department requires that District residents participate in the Project to the greatest extent possible.

### 1.12 RFP Documents

The documents included in this RFP consist of this RFP in all of its parts, all addenda, attachments and exhibits contained or identified in the RFP’s sections (Collectively the “RFP Documents”). Each Offeror shall review the RFP Documents and provide questions or requests for clarification, including but not limited to terms that it considers to be ambiguous or to which it takes exception. Such questions or requests for clarification will be submitted to the Department’s POC within the time specified in **Part 1, Section 1.9.1** of this RFP. The Department will review all questions and/ or requests for clarification received and, if it deems appropriate, in its sole discretion, may modify the RFP Documents through an addendum. Offerors shall base their Proposals on the terms and conditions of the RFP Documents included in the latest issued addenda.

Attachments to this RFP include the following:

<b>Attachment A</b>	Dorothy Height Elementary School Educational Specifications & Narrative
<b>Attachment B</b>	Elementary Program Educational Specifications, 2017 –w/ Appendices A, B, & C
<b>Attachment C</b>	Form of Offer Letter
<b>Attachment D</b>	Bidder/Offeror’s Certification Form
<b>Attachment E</b>	Tax Affidavit
<b>Attachment F1</b>	Davis-Bacon Wage Rates
<b>Attachment F2</b>	Service Contract Act
<b>Attachment G</b>	Bid Bond Form
<b>Attachment H1</b>	Standard Contract Provisions for Construction Contract
<b>Attachment H2</b>	Standard Contract Provisions Architectural and Engineering Services Contract
<b>Attachment I</b>	SBE Subcontracting Plan
<b>Attachment J</b>	First Source Agreement and Employment Plan
<b>Attachment K</b>	2021 Living Wage Act
<b>Attachment L</b>	Past Performance Evaluation Form
<b>Attachment M</b>	Form of Contract - Design-Build Agreement (will be issued via Addendum)
<b>Attachment N</b>	Form of Notice to Proceed and Letter Contract (will be issued via Addendum)
<b>Attachment O</b>	Bid Guarantee Certification
<b>Attachment P</b>	Conflict of Interest Disclosure Statement
<b>Attachment Q</b>	Release of Lien Forms

<b>Attachment R</b>	EEO Policy Statement
<b>Attachment S</b>	Certification to Furnish Performance and Payment Bonds
<b>Attachment T</b>	Payment and Performance Bonds
<b>Attachment U</b>	DGS Division 1 Specifications
<b>Attachment V</b>	DGS Project Turnover Manual
<b>Attachment W</b>	National Building Information Modeling (BIM) Guide
<b>Attachment X</b>	Existing Building Drawings
<b>Attachment Y</b>	Existing Building Roof Assessment Report
<b>Attachment Z</b>	Facility Condition Assessment of Existing Dorothy ES Building
<b>Attachment AA</b>	Lead Based Paint Periodic Surveillance Summary

### **1.13 Obligation to Meet All of the Requirements of the RFP Documents**

If awarded the Agreement, the Design-Builder will be obligated to meet all of the requirements of the RFP Documents including, but not limited to, completing the Project within the Project Budget, in accordance with the Project Schedule and within the Agreement.

### **1.14 Offeror's Pre-Proposals Responsibilities and Representations**

Each Offeror shall be solely responsible for examining the RFP Documents, including any addenda issued to the RFP, and any and all conditions which may in any way affect the Offeror's Proposal or the performance of the Work on the Project, including but not limited to:

- a) Examine and carefully study the RFP Documents, including any addenda and other information or data identified in all of the RFP Documents;
- b) Visit the Project site and become familiar with and satisfy itself as to the general, local, and site conditions that may affect the fees required to be submitted with the Offeror's Proposal;
- c) Address all potential impacts with third parties and ensure all such impacts have been included in the Offeror's Proposal;
- d) Become familiar with and aware of all federal, state, and local laws and regulations that may affect the cost, progress, or performance of its work on the Project;
- e) Determine that the RFP Documents are sufficient to indicate and convey understanding of all terms and conditions for the performance of Offeror's work on the Project; and
- f) Notify the Department in writing of all conflicts, errors, ambiguities, or discrepancies that Offeror discovers in the RFP Documents.

Any failure to fulfill these responsibilities is at the Offeror's sole risk and no relief will be provided by the Department.

## **PART 2 - PROJECT REQUIREMENTS**

### **2.0 Scope of Work**

Under this RFP, the Department will engage a Design-Builder to provide any and all design, permitting, construction, public art installation and coordination, move-in logistical support, and for a fully functional turn-key Project. The Project shall be complete, operating and ready for use on or before the Substantial Completion Date and within the Project's budget as specified in **Part 1, Section 1.3** and **Section 1.5** of this RFP.

The Project will be located at Dorothy Height Elementary School at 1300 Allison Street, NW Washington DC.

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

- a) To confirm the design and construction of the Project in accordance with the RFP Documents.
- b) To provide all design services and construction management services necessary to implement the goals of the Project inclusive of, but not limited to, the following: civil, architectural, electrical, structural, and mechanical design services as required for the Project; construction management services inclusive of budgeting, value engineering ("Value Engineering"), scheduling, project phasing, project administration, management and coordination of subcontractors,
- c) To conduct subsurface investigation work if and as required for the Project.
- d) To furnish and provide all materials, management, personnel, equipment, hazardous material abatement, supervision, labor and other services necessary to complete the Project.
- e) To provide the necessary design, consultants and documentation for all permitting, zoning, historic preservation and US Commission of Fine Arts approvals.
- f) To provide move coordination and logistics support for the Project.

### **2.1 Design-Builder's Duties; General Intent**

- a) The Design-Builder will be required to work with the Department and DCPS through a collaborative design process to advance the Programmatic Ed Specs to a realized Project in accordance with the available project costs. The Design-Builder will be required to engage in extensive preconstruction efforts to ensure that the design is developed in a manner consistent with the Department's goals for the Project (e.g., programmatic, budgetary, schedule and quality); and to develop a comprehensive project phasing.
- b) To provide move coordination and logistics support plan to solicit competitive trade bids for the construction work and to develop an acceptable guaranteed maximum price and corresponding scope and schedule for the work; and to implement the requisite construction and other work necessary no later than the dates outline in **Section 1.6**. The Design-Builder will be required to provide a "turn-key" Project ready for occupancy by DCPS and shall be responsible for all items of cost except for those items set forth in **Section 2.12** of this RFP.

## 2.2 Design and Preconstruction Phase

### 2.2.1 Initial Deliverables

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

The Design-Builder’s initial task will be to advance the Ed-Spec and Design Narrative to a complete schematic design, develop a phasing plan and budget for the Project. As part of this effort, the Design-Builder shall prepare and provide the following initial deliverables:

**2.2.1.1 Building System Assessment.** If requested by the Department, within fourteen (14) days after the Preconstruction NTP is issued, the Design-Builder shall conduct an assessment report of the building systems and submit a written report to the Department that assesses whether the existing building systems can be repaired or whether such systems should be replaced. Such report shall take into consideration the nature of this Project and the proposed Educational Specifications. This report shall assess all of the buildings key systems, including, but not limited to, HVAC, kitchens, roof, windows, electrical, lighting, Audio Visual Equipment, intercom, fire alarms, and plumbing.

**2.2.1.2 Baseline Schedule.** Within ten (10) days after the Preconstruction NTP is issued, the Design-Builder shall prepare and submit, in accordance with the Division 1 Specifications a Baseline Schedule for the Project (the “Baseline Schedule”). The Baseline Schedule shall be subject to review and approval by the Department and the Design-Builder shall incorporate such adjustments to the Baseline Schedule as may be reasonably requested by the Department. The Baseline Schedule shall be prepared in a critical path method (“CPM”) in a sufficient level of detail to permit the Department and the Design-Builder and any other affected parties to properly plan the Project. The Baseline Schedule shall show: (i) key design milestones and bid packages; (ii) release dates for long lead items; (iii) release dates for key subcontractors; and (iv) Substantial and Final Completion Dates. The Baseline Schedule shall include durations and logic ties for those building systems that the Design-Builder is recommending for replacement. The Baseline Schedule must also be submitted in Primavera 6 native format and shall be updated by the Design-Builder, at a minimum, on a bi-weekly basis.

**2.2.1.3 Concept/Schematic Design.** No later than 12 weeks after the Preconstruction NTP is issued, the Design-Builder shall prepare and submit a proposed concept design for the Ed Spec outlined in **Attachment A**. As part of the

Concept Design phase the Department requests three (3) concept options or alternatives. Each of the concept design shall contain at least the level of detail contemplated in industry best practices for a concept design. The design submittal shall specifically identify any deviations from the Educational Specifications, and shall explain the rationale and cost implications associated with such deviation. The Department shall have the right to disapprove the concept design submittal for any reason. The Design-Builder shall include a Cost Estimate and Value Engineering Analysis and Detailed Recommendation for project savings (even if the project is not over budget). Following review of the concept design submissions by DCPS and the Department, the Department shall approve a Final Concept Design. The Design-Builder shall make revisions to the schematic design submission as necessary to incorporate comments, feedback and other direction provided by DCPS and the Department. The Design-Builder's pricing shall assume that such revisions will be required, and such revisions shall not entitle the Design-Builder to additional compensation. The concept design submittal shall include but not limited to the following:

- a) Historic resources survey.
- b) A minimum of three (3) conceptual floor plans and site plans in accordance incorporating the requirements of the Education Specifications and site plan showing proposed location of any building additions.
- c) Hazardous materials survey of affected spaces. It is understood that the Design-Builder and/or its design component shall be required to engage the services of industrial hygienist that is acceptable to the Department to perform such survey;
- d) Education specifications update and verification; and an overall Plan-to-Program comparison
- e) Summary of agency review meetings, including but not limited to: Office of Planning ("OP"), Commission of Fine Arts ("CFA"), and Historic Preservation Office ("HPO"), and National Capital Planning Commission ("NCPC").
- f) Summary of utility coordination and review meetings with PEPCO, Washington Gas, and DC Water.
- g) Summary of meetings with DDOT Public Space
- h) Summary of meetings with DDOE Storm Water Management
- i) Summary of meetings with DCRA focused on code review and green building review.
- j) Attend a minimum of three (3) community meetings
- k) Begin the process for DCRA Environmental Impact Screening Form
- l) Zoning Analysis
- m) Cost Estimate
- n) Value Engineering Analysis and Detailed Recommendation for project savings (even if the project is not over budget)
- o) Net Zero Energy Report that includes all recommended strategies applicable to achieving a Net Zero Energy ready building

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

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

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

**2.2.1.7 Deliverables Disincentive.** The Design-Builder acknowledges that the Department is engaging the Design-Builder to provide an extensive level of preconstruction support services to minimize the potential for cost overruns, schedule delays or the need for extensive Value Engineering/re-design late in the Project and that the deliverables required under this **Section 2.2.1** are key to identify the value of such services. In the event the Design-Builder fails to deliver any of the deliverables required in **Section 2.2.1** (and unless such failure is the result of any event of Force Majeure), the Design-Builder shall be subject to disincentive in an amount of Five Thousand Dollars (\$5000) plus Five Hundred Dollars (\$500) per day after receiving written notice from the Contracting Officer of failure to submit such deliverables.

## 2.2.2 Design Management

Between the time the Preconstruction NTP is issued and the time the GMP is accepted by the Department, the Design-Builder shall use commercially reasonable best efforts to ensure that: (i) the design evolves in a manner that is consistent with the Department's budget and programmatic requirements, as the same were defined and established by the Department at the end of the concept design; (ii) the design work is properly coordinated; and (iii) the required design deliverables are produced on or before the dates contemplated in the Project schedule. As part of this undertaking, the Design-Builder shall provide the following:

**2.2.2.1 Schematic Design.** The Design-Builder shall prepare a schematic design for the Project that is a logical development of the approved concept design and is consistent with the Department's schedule, budget and programmatic requirements. The schematic design shall contain at least the level of detail contemplated in industry best practices for a schematic design. The design submittal shall specifically identify any deviations from the approved concept design and shall explain the rationale, cost and time implications associated with such deviation. The Department shall have the right to disapprove the schematic design submittal for any reason. The Design Builder shall provide maintenance and repair cost services for major design components and MEP systems selected at the Schematic Design Phase, which includes conducting a 40-year life cycle cost analysis, which includes a detailed list of replacement costs, maintenance costs, an estimate of repair costs, anticipated energy costs, and a list of other relevant life cycle costs.

The Design-Builder shall submit a Maintenance and Operations Plan, which, at a minimum, shall include the following:

- i) Standard Operating Procedures (SOP) for all building systems, including, but not limited to, electrical, mechanical, roof, green roof, geothermal, solar, plumbing, security, outdoor fields, irrigation, landscaping and lighting;
- ii) List of equipment that must be kept on site to maintain all building systems;
- iii) List of chemicals that must be kept on site to maintain all building systems, including storage requirements;
- iv) Certifications and licenses either required or recommended to maintain all building systems;
- v) Confined space procedures and personal protective equipment that must be used;
- vi) Permits and regular inspections that are required to operate the equipment;
- vii) List of hardware, software and software licenses that must be purchased and maintained;
- viii) Recurring trainings on building systems and safety that are necessary to maintain the building;
- ix) The estimated initial and monthly costs for the successful maintenance and operations of the facility.



Following review of the schematic design submission by DCPS and the Department, the Design-Builder shall make revisions to the schematic design submission as necessary to incorporate comments, feedback and other direction provided by DCPS and the Department. The Design-Builder's pricing shall assume that such revisions will be required, and such revisions shall not entitle the Design-Builder to additional compensation.

In general, the Design-Builder shall be required to undertake the following tasks during this phase:

- a) Further develop plans and incorporate design changes.
- b) Prepare necessary presentation materials (renderings) to communicate design and obtain approval of design direction.
- c) Participate in meetings with DCPS Staff.
- d) Conduct DOEE, DCRA, DDOT and DC Water Preliminary Design Review meetings.
- e) Engage in no fewer than three (3) community feedback sessions during this phase.
- f) Coordination and of identification of Public Art locations that will be constructed and installed as part of the construction phases.
- g) Continued coordination with Public Utility Companies: PEPCO and Washington Gas as well as Verizon should be conducted this shall include submitted load letters for new or upgraded services.
- h) Continued coordination with HPO and CFA.
- i) Report and schedule on process for obtain any zoning approvals, if necessary.
- j) The schematic design submittal shall generally follow the deliverables and in addition shall include at least the following:
  - a. Digital site and floor plans (including adjacencies and room locations);
  - b. Preliminary building elevations and sections;
  - c. Preliminary selection of building materials;
  - d. Conceptual renderings produced for approval of design direction.
  - e. Plan-to-Program comparison;
  - f. Preliminary LEED Scorecard;
  - g. Design narrative; and
  - h. A preliminary description of proposed building system upgrades (i.e. HVAC, roofs, windows, kitchen equipment, low voltage/IT/AV etc.). With regard to any proposed building system upgrade, the package shall include a narrative description of the proposed system and an estimated line item cost.
  - i. Cost Estimate.
  - j. Project savings (even if the project is not over budget)
  - k. Preliminary furniture design.
  - l. 3D rendering images as needed, include (4) four at a minimum

- m. Life cycle cost analysis (LCCA).
- n. Net Zero Energy Report that includes all recommended strategies applicable to achieving a Net Zero Energy ready building.
- o. Maintenance and Operations Plan

**2.2.2.2 Schematic Budget Update.** Concurrent with submission of the schematic design, the Design-Builder shall submit a budget update. The budget update shall be submitted in the same format as the Preliminary Budget Estimate and shall show variations from Preliminary Budget Estimate. The Design-Builder shall include a Cost Estimate and Value Engineering Analysis and Detailed Recommendation for project savings (even if the project is not over budget). To the extent the budget update shows an overrun from the approved budget, the Design-Builder shall submit Value Engineering (not scope reductions, but true value engineering that allows the design to meet all project requirements within budget) suggestions that would return the Project to budget. Only the Department shall have the authority to increase the Project Budget, and absent such direction, the Design-Builder shall proceed on the assumption that the budget remains as originally directed by the Department.

**2.2.2.3 Constructability/Sole Source/Long-Lead Time Memorandum.**

Concurrently with the Schematic Design Budget Estimate, the Design-Builder shall prepare a memorandum identifying key construction concerns related to the Project. Such memorandum shall: (i) assess the constructability issues related to the Project, including site logistics; (ii) identify any items where the design is predicated on a single manufacturer and, if so, identify at least two (2) comparable products; and (iii) identify any long-lead delivery items that could adversely affect the schedule contemplated in this RFP. To the extent any such long-lead items are identified, the memorandum shall make recommendations for addressing such items.

**2.2.2.4 Design Development.** The Design-Builder shall prepare a set of design development documents (“Design Development Documents”) that is a logical development of the approved schematic design and is consistent with the Department’s schedule, budget and programmatic requirements. The Design Development Documents shall contain at least the level of detail contemplated in industry best practices for design development documents. The design submittal shall specifically identify any deviations from the approved schematic design and shall explain the rationale and cost implications associated with such deviation. The Design-Builder shall include a Cost Estimate and Value Engineering Analysis and Detailed Recommendation for project savings (even if the project is not over budget). The Design Builder shall provide maintenance and repair cost services, which includes conducting a 40-year life cycle cost analysis, which includes a detailed list of replacement costs, maintenance costs, an estimate of repair costs, anticipated energy costs, and a list of other relevant life cycle costs. The Design-Builder shall further refine and expand upon the Maintenance and Operations Plan that was submitted in the Schematic Submission under Section 2.2.2.1. The

Department shall have the right to disapprove the Design Development Documents submittal for any reason.

The design development submittal shall include at least the following deliverables:

- a) Detailed and dimensioned plans, wall sections, building section, and schedules;
- b) Draft specifications for materials, systems, equipment;
- c) Complete code compliance analysis and drawing;
- d) Space-by-space equipment layouts for key spaces. As part of the design development phase, the Design-Builder and/or the Architect and any design consultants shall confer with representatives from DCPS and the Department regarding these layouts to confirm that they are acceptable to DCPS;
- e) A final lay-out for furniture, fixtures, and equipment;
- f) An interior finishes schedule;
- g) Preliminary designs for all building system upgrades, including low voltage/AV/IT. With regard to HVAC systems, the submission should include: (i) a detailed description of the proposed mechanical systems; (ii) their general layout, including 'Single-Line Diagrams' (aka 'Riser Diagrams'); and (iii) any required load calculations. The HVAC design solution would also include preliminary layouts of other major components of the HVAC system, including the type and location of energy recovery units (ERUs), variable air volume ("VAV") boxes, condensing units, and any related system appurtenances;
- h) Updated LEED scorecard;
- i) Present the design to CFA, Office of Planning, Historic Preservation Office, and other regulatory agencies as required;
- j) Register the project with USGBC to obtain LEED certification and pay all registration fees;
- k) Participate in SIT Meetings, and community meetings as required by DGS/DCPS;
- l) Coordinate with the DC Historic Preservation Office and other agencies, commissions, groups, etc. as required to assess and determine historic and/or archeological significance and requirements. Attend meetings and hearings if necessary;
- m) Respond in writing to all District the Client Agency comments on plans;
- n) Prepare a presentation and provide a minimum of three (3) presentation boards for each community meeting and present/display onsite. Presentation boards shall be in full color and include at least four (4) 3-D renderings; Presentations shall also include a digital slide presentation
- o) Coordinate final utility plans as required;
- p) Act as scribe for all design related meetings. Distribute meeting minutes to all attendees;
- q) Baseline Schedule bi-weekly update in the format set forth in the RFP; and
- r) Prepare and submit three (3) hard-copy sets, and one (1) electronic copy in PDF of Design Development Documents including Detailed Specifications, Cost

Estimate and schedule to the District staff for review and approval. (60% plan review). Components to include, but are not limited to:

- i. Site plans, paving layouts, traffic circulation, lighting, signage, and utilities
- ii. Floor plans, Structural, Civil, Architectural, MEP, Fire Protection, and landscaping
- iii. Exterior elevations, rendering and color palette
- iv. Building sections and details as required
- v. Interior elevations, casework and millwork elevations as required
- vi. Playground equipment, if applicable
- vii. Stormwater management
- viii. Food service or other equipment as required
- ix. LEED Information as appropriate
- x. Final Draft of the “Percent for Art” Public Art Package to be used as the scope for the Artists’ RFP
- xi. Cost Estimate
- xii. Value Engineering Analysis and Detailed Recommendation for project savings (even if the project is not over budget)
- xiii. Life cycle cost analysis (LCCA)
- xiv. Net Zero Energy Report that includes all recommended strategies applicable to achieving a Net Zero Energy ready building
- xv. Maintenance and Operations Plan,

**2.2.2.5 Permits.** The Design-Builder shall be responsible for preparing and submitting all of the required permit applications that are necessary to complete the Project. The Design-Builder shall develop a list of the required permits and shall track the progress of all such permits through the review process. The Design-Builder shall update the Department with the status of each permit that is required for the Project. The Design-Builder shall engage such permit expeditors as the Design-Builder deems necessary or appropriate in light of the Project’s schedule.

**2.2.2.6 Entitlements.** The Design-Builder shall prepare as part of the design and pre-construction phase, such materials and make such presentations as are necessary to obtain the required land use and entitlement approvals. Approvals may be required from but not limited to (i) the Office of Zoning, (ii) OP, and (iii) the CFA.

### **2.2.3 GMP Formation**

The Design-Builder shall provide the Department with a GMP based on the Design Development Documents. The District anticipates an early start agreement (“ESA”) and subsequent one GMP package. The ESA and the GMP associated with this Project shall be agreed upon in the manner set forth in this **Section 2.2.3.**

**2.2.3.1 Develop Offeror/Bidders List.** Within fifteen (15) days after the completion of the schematic design, the Design-Builder shall submit to the Department for its review and approval a written submission on the proposed subcontractor bidding procedures. These procedures shall include: (i) a list of proposed trade packages; (ii) a list of trade subcontractors that will be invited to bid on each such package; and (iii) a narrative description of the process. At least three (3) potential subcontractors shall be identified for each trade package. In addition to the information normally required in such bids, the Design-Builder shall also require subcontractors to provide an estimate of the percentage of labor hours performed in completing the subcontracted work that will be performed by District residents. A copy of this deliverable shall be provided to both the PM and the Contracting Officer.

**2.2.3.2 Manage Bidding Process.** The Design-Builder shall manage the trade bidding process in accordance with the approved bidding procedures and shall use commercially reasonable best efforts to obtain at least three (3) qualified and bona fide bids for each trade package in excess of One Hundred Thousand Dollars (\$100,000). The Design-Builder shall carefully document its procedures for making available bid packages to potential bidders, the contents of each bid package, discussions with bidders at any pre-bid meetings, bidders' compliance with bid requirements, all bids received, the Design-Builder's evaluations of all bids, and the basis for the Design-Builder's recommendation as to which bidders should be chosen. The Department shall be afforded access to all such records at all reasonable times so that, among other things, it may independently confirm the Design-Builder's adherence to all contractual requirements including, without limitation, affirmative action requirements and subcontracting requirements.

**2.2.3.3 Prepare Bid Tabs.** The Design-Builder shall provide the Department with an analysis of the bids received and as a copy of each such bid. To the extent that the Design-Builder's award recommendation is based on scoping adjustments, the Design-Builder shall clearly identify the scoping adjustment and the need for such adjustments. In general, the bid tab shall be presented in tabular format that compares the bids received and any other relevant information (i.e. exclusions, past performance history, etc.).

**2.2.3.4 Submission of GMP Proposal.** Based on the trade bids, the Design-Builder shall submit a GMP Proposal to the Department. The GMP Proposal shall include the following elements:

- a) A list of drawings, specifications, addenda, general, supplementary, and other conditions on which the GMP is based.
- b) A list of unit prices and allowance items and a statement of their basis.
- c) Assumptions and clarifications made in preparing the GMP Proposal, noting in particular any exclusions. The assumptions and clarifications shall take precedence over the drawings and specifications. The Design-Builder shall prepare a separate memorandum that highlights any differences between the

then approved drawings and the modifications made in the assumptions and clarifications. Such memorandum shall specifically address any changes in the Project aesthetics, functionality or performance.

- d) The proposed GMP, including a statement of the detailed cost estimate organized by trade categories, allowances, contingency, and other items and the fees that comprise the GMP.
- e) An update to the Project's schedule to which the Design-Builder will agree to be bound. This update shall be prepared in the same level of detail and in the same manner as the Baseline Schedule.
- f) A subcontracting plan setting forth the names and estimated dollar volume of the work that will be performed by LSBDEs, as certified by the Department of Small and Local Business Development, upon which the GMP is based.
- g) A list of Key Personnel
- h) A summary of Capital Cost vs Operating Cost Eligibility
- i) A list of Additive Alternates or Deductive Alternates with defined executable dates, if any
- j) An allowance for the maintenance of the school and grounds per the Maintenance and Operations plan for up to six (6) months following Substantial Completion. The allowance shall be based upon at least three (3) estimates provided by firms that have either (i) demonstrated previous experience maintaining schools in the District of Columbia or (ii) demonstrated experience in maintaining equivalent facilities. The Department shall have the right to reject one of the firms and their estimate and request the Design-Builder to submit an alternate. The Design-Builder shall include up to one (1) employee as reimbursable under this allowance. The allowance shall be sufficient to include up to five percent (5%) markup on all maintenance and employee costs.
- k) GMP and any Council Package cost estimate summary shall be broken down into three categories as applicable: New Construction, Renovation, and Sitework.

**2.2.3.5 Approval of GMP.** The Department and the Design-Builder shall meet to negotiate the terms of the GMP Proposal. If the GMP Proposal is acceptable to the Department, the Department shall submit the resulting GMP amendment to the Council for the District of Columbia. **The GMP shall be subject to review and approval by the Council for the District of Columbia in the event it exceeds the previously approved Contract value by more than \$1 million. In such event, the GMP shall not be effective until so approved.** In the event the Department and the Design-Builder are unable to agree upon the GMP or the schedule for the Project, the Department shall have the right to terminate the Agreement and assume any trade subcontracts held by the Design-Builder. In such an event, the Design-Builder shall only be entitled to Fifty percent (50%) of the Preconstruction Fee.

**2.2.3.6 Self-Performed Work.** The Design-Builder and its affiliates may not carry out trade work with its own forces without the Department's written permission, which permission may be withheld or conditioned by the Department in its sole and absolute judgment.

## **2.2.4 Early Release/Abatement & Demolition**

**2.2.4.1 Abatement & Selective Demolition.** Once the schematic design has been approved, the Department may release the Design-Builder to commence hazardous material abatement and interior demolition, or other early activities, as applicable. It is envisioned that this work may be released in advance of the GMP.

**2.2.4.2 Long Lead Materials.** The Department will release funding for long-lead items once the Design Development Documents have been approved. If the Design-Builder believes an earlier release is required in order to meet the Project schedule, it shall advise the Department and make a recommendation as to the requested release date. Any decision to authorize an early release shall be made by the Department in its sole and absolute discretion.

## **2.2.5 Construction Documents**

The Design-Builder shall manage the completion of the design of the Project. As part of this effort, the Design-Builder shall undertake the following activities:

**2.2.5.1 Mid-Point Construction Document Review.** Based on the approved Design Development Documents and any approved Value Engineering, the Design-Builder shall prepare a set of Construction Documents. It is contemplated that the Construction Documents will be issued in several different sets (i.e. architectural, electrical, mechanical, structural, etc.). As each such set reaches a point where it is approximately Fifty percent (50%) complete, the Design-Builder shall prepare and submit a progress printing to the Department for its review and comment.

**2.2.5.2 Construction Document Review & Coordination.** The Design-Builder shall complete each of the Construction Documents packages in a manner that addresses the concerns raised by the Department during the review contemplated in **Section 2.2.5.1** for such package. The Design-Builder shall issue one or more set of permit documents to the Department for its review and approval (“Permit Set”). With regard to each such set, the Design-Builder shall highlight (or bubble) any aspect of the design that represents a material deviation from the approved Design Development Documents and shall address in a narrative format the impact, if any, such departure shall have on the Project’s aesthetics, functionality or performance. The Department shall have the right to disapprove the Construction Documents for any reason. If the Department disapproves the Construction Documents, the Design-Builder will not be entitled to any additional compensation. If, however, the Department disapproves a Construction Document that is a logical extension of the approved Design Development Documents, the Design-Builder will be entitled to an adjustment to the GMP and/or the Agreement schedule unless such a package departs from the Scope of Work fairly reflected in the GMP Drawings and Specifications and in such event the Design-Builder shall be required to prepare a revised design that complies with the GMP drawings and specifications (“Drawings and Specifications”) and without any entitlement to an increase in the GMP or an adjustment

of the Agreement schedule. In the event the Department does not approve a document within fourteen (14) days after issuance, such document shall be deemed approved unless the Department advises that such document is still under review. In the event the Department's review takes longer than fourteen (14) days, such additional review shall be deemed a change event.

**2.2.5.3 Code Review.** The Design-Builder shall submit the Permit Set to the Department of Consumer and Regulatory Affairs ("DCRA") in order to obtain the necessary building permits to construct the Project. The Design-Builder shall monitor the permit process and shall incorporate any changes or adjustments required by the Code Official. The Design-Builder shall also issue any such changes to the Department for its review and approval. In this submittal, the Design-Builder shall highlight (or bubble) any aspect of the design that represents a material deviation from the permit set documents and shall address in a narrative format the impact, if any, such departure shall have on the Project's aesthetics, functionality or performance. Subsequent to obtaining the necessary building permits, the Design-Builder shall prepare one or more sets of "issued for construction documents" (the "IFC Set(s)").

**2.2.5.4 Design Changes.** If it should become necessary to amend any of the approved IFC Set(s), the Design-Builder shall prepare an amendment to the drawings and shall submit such amendment to the Department for its review and approval. In this submittal, the Design-Builder shall highlight (or bubble) any aspect of the design that represents a material deviation from the permit set documents and shall address in a narrative format the impact, if any, such departure shall have on the Project's aesthetics, functionality or performance. In the event the Department does not approve such document within ten (10) business days after issuance, unless otherwise denied, such document shall be deemed approved, provided however that the Department has not advised that such document is still under review.

**2.2.5.5 Final Maintenance and Operations Plan.** The Design-Builder shall submit, for the Department's review, a final Maintenance and Operations Plan. The Maintenance and Operations Plan shall be based on the final IFC Set(s). The approved Maintenance and Operations Plan shall form the basis of the Design-Builder's maintenance of the building following Substantial Completion.

## **2.3 Construction Phase**

Based on the approved plans and specifications, the Design-Builder shall construct the Project. During the Construction Phase, the Design-Builder shall be required to cause the Work to be completed in a manner consistent with the design documents and phasing plan approved by the Department and shall provide all labor, materials, insurance, bonds and equipment necessary to fully complete the Project in accordance with the drawings, specifications, schedule and budget that are issued for the Project. The Design-Builder shall be responsible for paying for and obtaining all necessary permits and to pay all necessary fees for utility connections and the like.

The construction phase services shall include, but are not necessarily limited to:



- a) Manage all aspects of the renovation and construction of the project.
- b) Manage bi-weekly progress meetings. Site visits are included in base fee. Hourly-not-to-exceed allowance is included for consultant site visits.
- c) Review and process shop drawing submissions, RFI's, etc.
- d) Prepare meeting notes and records of decisions/changes made.
- e) Conduct pre-closeout inspections. Review closeout documents for completeness, such as As-Built Drawings based on the Contractor's red line drawings and/or coordinated set developed during the subcontractor coordination process. As-Built Drawings should be transmitted to DGS in hard copy, PDF, and CAD formats.

The Work shall be accomplished in accordance with the following:

**2.3.1 Drawings & Specifications.** All of the Work shall be constructed in strict compliance and in accordance with the final Construction Documents issued for and approved by the Department.

**2.3.2 Compliance with Other Requirements.** In performing the Work, the Design-Builder and its subcontractors shall comply with all of the applicable provisions of the Standard Contract Provisions and the requirements set forth in **Section 2.5** (Site Safety), **Section 2.7** (Workhours; Coordination with DCPS and the Community), and **Section 2.8** (Quality Control Plan) of this RFP.

**2.3.3 Site Office.** Throughout the Work, the Design-Builder shall provide and maintain a fully equipped construction office on the Project site.

**2.3.4 Supervision.** Throughout the Work, the construction office shall be managed by personnel competent to oversee the Work at all times while construction is underway. Such personnel shall maintain full-time, on-site construction supervision and provide daily inspections, quality control, monitoring, coordination of various trades, record drawings, and daily work log.

**2.3.5 Weekly Progress Meetings.** Throughout the Work, the Design-Builder shall conduct weekly progress meetings following the Design-Builder's generated agenda with the Department's Project Manager and key trade subcontractors. The Design-Builder shall draft and circulate the meeting minutes on a weekly basis.

**2.3.6 Move-in Assistance.** The Design-Builder shall assist DCPS in relocating FF&E and other items, as applicable. The GMP shall include an allowance and Scope of Work for these activities.

**2.3.7 Delay Liquidated Damages.** In addition to the deliverables disincentive provided for in **Section 2.2.1.7** relating to deliverables, if the Scope of Work is not substantially complete by the Substantial Completion Dates, the Design-Builder shall be subject to liquidated damages in an amount of Five Hundred Dollars (\$500) per day. These damages

shall not apply if the delay is the result of Force Majeure and the Design-Builder otherwise complies with the provisions set forth in the Standard Contract Provisions.

**2.3.8 Hazardous Materials.** The Design-Builder's Scope of Work includes the abatement and removal of hazardous materials found anywhere on or within the Project site. In performing such work, the Design-Builder shall comply with all laws, including, without limitation, the requirements of the Environmental Protection Agency and all jurisdictional agencies and all laws relating to safety, health welfare, and protection of the environment, in removing, treating, encapsulating, passivating, and/or disposing of hazardous materials, including, but not limited to, removal, treatment, encapsulation, passivation, and/or disposal of the hazardous materials. If any notices to governmental authorities are required, the Design-Builder shall also give those notices at the appropriate times. The Design-Builder shall ensure abatement subcontractors and disposal sites are appropriately licensed and qualified. In addition, the Design-Builder shall ensure that any subcontractors involved in the abatement of hazardous materials maintain a contractor's pollution legal liability insurance policy of at least Two Million Dollars (\$2,000,000) for the duration of the Project and a period of three (3) years after Substantial Completion of the Project, and that any disposal site to which hazardous materials are taken carries environmental impairment liability insurance for the duration of the Project and a period of three (3) years after Substantial Completion of the Project. The Design-Builder's obligations under this **Section 2.3.8** shall include signing (as the agent for the Department) any manifests required for the disposal of hazardous materials.

**2.3.9 Salvage Value and Stored Items.** The Design-Builder shall be responsible for salvaging and storing all items as identified by the Department, and to the benefit of the Department, in accordance with all applicable District laws and regulations, after notifying the Department and receiving the Department's permission to proceed.

**2.3.10 Protection of Existing Elements.** The Design-Builder shall protect all existing features, public utilities, and other existing structures during construction. The Design-Builder shall protect existing, site improvements, trees and shrubs from damage during construction. Protection extends to the root systems of existing vegetation. The Design-Builder shall not store materials or equipment, or drive machinery, within drip line of existing trees and shrubs.

## **2.4 Site Cleanliness**

During the Agreement performance and/or as directed by the Department's Program Manager, as the installation is completed, the Design-Builder shall ensure that the site is clear of all extraneous materials, rubbish, or debris.

## **2.5 Site Safety**

**2.5.1 General Responsibility.** The Design-Builder shall provide a safe and efficient site, with controlled access. As part of this obligation, the Design-Builder shall be responsible for initiating, maintaining and supervising all safety precautions and programs in

connection with the Project, and shall comply with the requirements set forth in **Article 16, Section F** of the Standard Contract Provisions.

**2.5.2 Safety Plan.** Prior to the start of construction activities, the Design-Builder shall prepare a safety plan for the Construction Phase conforming to OSHA 29 CFR 1926 (such plan, the “Safety Plan”). Pursuant to OSHA 29 CFR 1926, the Design-Builder shall provide all employees with the necessary Personal Protective Equipment (PPE) to comply with all COVID-19 regulations, and shall additionally require anyone on site to comply with any PPE requirements. This Safety Plan developed by the Design-Builder shall describe the proposed separation and the specific nature of the safety measures to be taken including fences and barriers that will be used and the site security details. This Safety Plan will be submitted to the Department and DCPS for their review and approval prior to the commencement of construction. Once the Safety Plan has been approved, the Design-Builder shall comply with the plan at all times during construction. The Design-Builder shall be required to revise the Safety Plan as may be requested by the Department or DCPS at any time, including, but not limited to, as necessary to address any new national or local COVID-19 regulations, recommendations, or restrictions. The cost of revising and complying with the plan shall not entitle the Design-Builder to an increase in the GMP. The Design Builder will not be permitted to commence the Construction Phase until the Safety Plan is submitted and in no event shall any resulting delay constitute an excusable delay. Additionally, the Design-Builder shall comply with the requirements of **Article 27, Section A** of the Standard Contract Provisions.

**2.5.3 Safety Barriers/Fences.** As part of its responsibility for Project safety, the Design-Builder shall install such fences and barriers as may be necessary to separate the construction areas of the site from those areas that are then being used by DCPS. The Design-Builder shall describe in the Safety Plan the proposed separation and the specific nature of the fences and barriers that will be used.

**2.5.4 Site Security.** The Design-Builder shall be responsible for site security and shall be required to provide such watchman as are necessary to protect the site from unwanted intrusion. Site Security shall be included in the Design-Builders General Conditions.

**2.5.5 Exculpation.** The right of the Department and DCPS to comment on the Safety Plan and the nature and location of the required fences and barriers shall in no way absolve the Design-Builder from the obligation to maintain a safe site.

**2.5.6 COVID-19 Vaccination Certification Requirement For District Contractors And Grantees In Accordance With Mayor’s Order 2021-099 (“Order”)**

**2.5.6 1.** All District government contractors and grantees shall ensure that each of their employees, agents, and subcontractors who provide goods or perform services in person in District of Columbia facilities or worksites, or who have in-person contact with other persons in order to complete their work under the contract or grant have been either: (i) fully vaccinated against COVID-19, or (ii) granted one of the exemptions identified this Order by the contractor or grantee, are undergoing weekly COVID-19 testing and only

reporting to the workplace when such test result is negative, and are wearing masks while working.

**2.5.6.2** Each District government agency under the administrative control of the Mayor with procurement authority independent of the Chief Procurement Officer, and each grant-making agency may issue change orders, enter into amendments to grant agreements or grant award notifications, and include terms in new contracts, grant agreements, or grant award notifications that include the requirement set forth in **2.5.6.1**.

**2.5.6.3** Contractors and grantees shall be responsible for ensuring compliance with this Order by their employees, agents, and subcontractors, and failure to do so may result in adverse consequences. Each District government contractor and grantee shall, at the request of the District government, provide to the District government a certification of its compliance with this requirement.

**2.5.6.4** Nothing in this Order shall be deemed to prevent contractors or grantees from imposing stronger vaccination requirements on their employees, agents, or subcontractors, subject to applicable federal and local laws and regulations.

**2.5.6.5** Contractors or grantees may be required to demonstrate further proof of vaccination, exemption documentation, and/or COVID-19 test results upon request of the City Administrator, the relevant agency's contracting office, or other investigative authorities.

**2.5.6.6** Limitation. This Order does not vest any rights in constituents to have government services delivered by fully vaccinated employees, contractors, interns, or grantees, nor does it vest any rights in employees, contractors, interns, or grantees to interact only with fully vaccinated colleagues. Employees, contractors, interns, grantees, colleagues, and constituents are not entitled to know whether someone is at work because they have certified that they have been fully vaccinated or because they have obtained an exemption from the vaccination requirement imposed by this Order.

**2.5.6.7** Privacy. Completed vaccination certification forms and exemption requests shall be treated as private records exempt from disclosure under section 204(a)(2) of the Freedom of Information Act of 1976, effective March 29, 1977, D.C. Law 1-96; D.C. Official Code § 2-534(a)(2); however, the information included on those forms and requests may be used internally for verification, staffing, payroll, and assignments, and as any other operational needs may require, consistent with local and federal laws and regulations.

## **2.6 Reporting Requirements**

The Design-Builder shall be required to submit the following reports:

**2.6.1 Monthly Report.** The Design-Builder shall provide written reports to the Department, on the progress of the entire Work at least monthly from Preconstruction NTP until Final Completion of the Project. The monthly report shall include: (i) an updated schedule analysis, including any plans to correct defective or deficient work or recover delays; (ii) an updated cost report; (iii) a monthly review of cash flow; (iv) a quality control report; and (v) progress photos.

**2.6.2 Bi-Weekly Schedule Updates.** The Design-Builder shall provide a Baseline Schedule update to the Department, on the progress of the entire Work at least bi-weekly, in the same format set forth in Section 2.2.1.2 of this RFP. The update shall reflect the actual progress of the Project, identify developing or potential delays, regardless of their cause, and reflect the Design-Builder's best projection of the actual date by which Substantial Completion and Final Completion of the Project will be achieved. The Design-Builder shall also state what must be done to avoid or reduce that delay, changes that have occurred since the last update, including those related to major changes in the Scope of Work, activities modified since the last update, revised projections of durations, progress and completion, revisions to the schedule logic or assumptions, and other relevant changes.

### **2.6.3 Use of DGS Project Management Tools (“ProjectTeam”)**

The Design-Builder shall utilize the Department’s current project management software (“ProjectTeam”) system to submit any and all Project Documentation required to be provided by the Design-Builder for the Project, including, but not limited to: (i) requests for information; (ii) submittals; (iii) meeting minutes; (iv) invoices/applications for payment (full package including all forms required by DGS); (v) certified payrolls (in addition to upload via LCP Tracker); (vi) drawings and specifications; (vii) punchlist; and (viii) other Project Documents as may be designated by the Department. The Design-Builder also shall require all subcontractors and subconsultants to utilize ProjectTeams for the Project execution.

Electronic storage and transmission of information via ProjectTeams shall be compliant with the Division 1 Specifications (**Attachment U**).

## **2.7 Workhours; Coordination with DCPS and Community**

**2.7.1 Workhours.** The Design-Builder shall comply with the Noise Ordinance and neither it nor its subcontractors shall undertake work on the Project site other than at the times and sound level permitted by the Noise Ordinance.

**2.7.2 Parking.** The Design-Builder shall organize its work in such a manner so as to minimize the impact of its operations on the surrounding community. To the extent that the number of workers on the site is likely to have an adverse impact on neighborhood parking, the Design-Builder shall develop a parking plan for those individuals working on the site that is reasonably acceptable to the Department.

**2.7.3 Wheel Washing Stations.** The Design-Builder shall provide wheel washing stations on site to prevent the accumulation of dirt and other refuse on the streets surrounding the Project site.

**2.7.4 Outreach Plan.** The Design-Builder shall keep the Department informed of the construction activities and their potential impact on the community. The Design-Builder shall submit the plan to the Department prior to its implementation and such plan shall be subject to the Department's review and approval.

**2.7.5 Site Office(s).** Throughout the Project, the Design-Builder shall provide and maintain a fully equipped construction office for the Project site. The Design-Building shall provide and maintain a fully equipped construction office for DGS staff assigned to the project.

## **2.8 Quality Control Plan**

**2.8.1 General Obligation.** The Design-Builder shall be responsible for all activities necessary to execute, manage, control, and document work for ensuring compliance with the Contract Documents. The Design-Builder's responsibility includes ensuring adequate quality control services are provided by the Design-Builder's employees, its subcontractors, vendors & suppliers at all levels from concept to completion including site assessment-investigations/discovery, schematic design development, pre-construction, construction and closeout phases. All contract related work activities and their implementation procedures described within this quality control plan shall also address safety, measures to ensure regulatory permit & code compliance, submittal management, change document processing/incorporation, reporting, and all other functions necessary to achieve highest levels of quality during design and construction efforts.

**2.8.2 Quality Control Plan.** Within forty-five (45) days after the Design Development Documents are approved, the Design-Builder shall develop a quality control plan for the Project (the, "Quality Control Plan"). A draft of the Quality Control Plan shall be submitted to the Department and shall be subject to the Department's review and approval. This draft shall comply with the guidelines and include at a minimum, the necessary components for Quality Control Plan development described within the Department's Quality Control Master Program. The Quality Control Plan shall be tailored to the specific products/type of construction activities contemplated in the Design Development Documents, and in general, shall include a table of contents, quality control team organization and hierarchical arrangement detailing ongoing, regular interaction/coordination between design & construction teams, duties/responsibilities of quality control personnel, submittal procedures, schedule of specified inspection & testing requirements, deficiency correction procedures, issues & conflicts resolution, RFI documentation process, change management, as-built record keeping of contract documents and a listing of customized quality control procedures that will be required to ensure key elements of the Work are executed in conformance with design documents. Examples of a few key elements that necessitate focused attention and involvement of competent agencies include MEP-Energy systems startup/commissioning, Security systems integration and Building Envelope

multi-trade coordination. Mockup construction requirements must be incorporated into the plan, in order to establish a minimum standard of acceptance by the Department, for the project's most visible and critical structural-architectural building elements like CIP concrete and exterior facades. The Quality Control plan must clearly describe requirements addressing involvement of qualified personnel for critical building elements and any delegated design features that require engineered solutions, backed by supporting analysis data.

The Quality Control Plan must clearly describe quality control measures recommended to be undertaken by both design & construction teams. Prior to construction phase commencing, the Design-Build team must advise the Department regarding the status of their drawing & specification documents, from a percentage completion standpoint. For that matter, the Design Phase quality control effort shall provide metrics to gauge whether the design documents – drawings & specifications – are as complete as possible, prior to contractor's groundbreaking. Similarly, the Quality Control Plan must describe in detail the quality control mechanisms proposed to be implemented by the Design-Builder for ensuring adherence with design documents by way of minimal rework and maintaining the highest standards of construction. The Quality Control Plan must detail description of any 3<sup>rd</sup> parties suggested to be hired by the Department such as Building Envelope consultants and CxA.

**2.8.3 Implementation.** During the Construction Phase, the Design-Builder shall perform regular quality control inspections and create reports based on such inspections pursuant to the Quality Control Plan. These quality control reports shall be provided to the Department electronically on a monthly basis. The Design-Builder shall incorporate a quality control section in the progress meetings to discuss outstanding deficiencies, testing/inspections, and upcoming work. The monthly report shall include a detailed summary of the steps that are being employed to provide quality construction and workmanship. The monthly report should specifically address issues raised during the month and outline the steps that are being used to address such issues. Following are the components that must at a minimum be included within the monthly Quality Control report submitted to DGS. All components must be updated regularly, and current versions included with monthly submissions to the department.

- .1 A written narrative of Quality Control activities for the month supported by embedded, cross referenced photos.
- .2 CPM updates and analysis reflecting status of critical submittals affecting work progress, elaborated further within the descriptive work narrative accompanying CPM baseline schedule and subsequent, regular updates' submissions to the Department.
- .3 Deficiency tracking log.
- .4 Test & Inspections log recording all related activities for the month and cumulative for the project. This must correspond and cross reference the project's Testing & Inspections Schedule described above with Section 2.8.2.
- .5 Submittal Schedule detailing status of all project submittals.

**2.8.4 Corrective Action Plan.** The Department shall have the right to direct the Design-Builder to revise the Quality Control Plan in accordance with the Agreement.

## **2.9 Project Close-out**

All requirements/procedures listed under this Section 2.9 must also be incorporated into the Quality Control Plan.

**2.9.1 Punchlist.** Before Substantial Completion, the Design-Builder shall develop a punchlist. Once the punchlist is prepared, the Design-Builder shall inspect the Work along with representatives from the Department. The punchlist shall be revised to reflect additional work items that are discovered during such inspection. The Design-Builder shall correct all punchlist items no later than thirty (30) days after Substantial Completion is achieved.

**2.9.2 Training.** The Design-Builder shall provide training to DGS and DCPS staff on all of the building systems, as applicable. The Design-Builder shall be required to schedule such training sessions and shall use commercially reasonable efforts to ensure all such training occurs prior to the Substantial Completion Date. All training shall be electronically recorded and turned over to the Department for future use.

**2.9.3 Warranties & Manuals.** Subsequent to the Substantial Completion Date and no later than fifteen (15) days following the Substantial Completion Date, the Design-Builder shall prepare and submit the following documentation: (i) a complete set of product manuals (O&M), training videos, warranties, etc.; (ii) attic stock; (iii) an equipment schedule; (iv) a proposed schedule of maintenance for the new building; (v) environmental, health and safety documents for the new building; and (vi) all applicable inspection certificates/permits (boiler, elevator, emergency evacuation plans, health inspection, etc.) for the new building.

No later than thirty (30) days following the Substantial Completion Date, the Design-Builder shall prepare and submit: (i) a complete set of its Project files; and (ii) a set of record drawings, including BIM model(s). (iii) The Design Builder shall provide a maintenance and repair cost services report, which includes conducting a 40-year life cycle cost analysis, which includes a detailed list of replacement costs, maintenance costs, an estimate of repair costs, anticipated energy costs, and a list of other relevant life cycle costs.

**2.9.4 Eleven Month Walk.** The Design-Builder shall use commercially reasonable efforts to schedule a joint inspection of the Project during the eleventh month after Substantial Completion is achieved. During such inspection, the Design-Builder and a representative of the Department shall walk the Project to identify any necessary warranty work.



**2.9.5 Support for Initial Heating & Cooling Season.** The Design-Builder and its mechanical subcontractor shall provide support to DCPS and the Department during system start-up and in initial operation for the first heating and cooling season after Substantial Completion is achieved.

**2.9.6 Maintenance of Building and Grounds.** For up to six (6) months following Substantial Completion, the Design-Builder shall be responsible for maintaining all building systems per the Maintenance and Operations Plan. All costs for the maintenance of the building and grounds shall be considered a Reimbursable Cost as described in Section 2.10.1. However, the Department shall not be responsible for the payment of any such costs for maintenance until Department has deemed the project to be Substantially Complete. The bids shall be received no later than five (5) months prior to the date of Substantial Completion. Unless there has been a material change to the scope of work between the execution of the GMP Amendment and the receipt of the bids, the allowance in Section 2.2.3.4(j) shall not be increased by more than ten percent (10%), regardless of the cost of the bids received.

While maintaining the building and grounds, the Design-Builder shall work on a collaborative basis with representatives from the Departments Facilities and Maintenance Division to prepare the building and grounds for the eventual handoff from the Design-Builder to the Department on or about the date of Final Completion. Maintenance of the building and grounds between Substantial Completion and Final Completion shall not relieve the Design-Builder from any other responsibilities in this Scope of Work, including closeout. The Department shall have the right to have the Design-Builder maintain the building and grounds even if all the conditions for Final Completion have been met; however, under no circumstances shall the Design-Builder be required to maintain the building and grounds for longer than six (6) months following Substantial Completion.

## **2.10 Costs and Fees**

### **2.10.1 Reimbursable Costs**

The following costs shall be reimbursable at cost and without mark-up:

- a) Payments made by the Design-Builder to subcontractors and suppliers, but only in accordance with the Subcontracts and Supply Agreements;
- b) The Cost of General Conditions (as defined below in **Section 2.10.2**), subject however to the Maximum Cost of General Conditions;
- c) All amounts due to the Design-Builder under the terms of the Department's written authorization for the Design-Builder to perform any portion of the Work as Self-Performed Work. If an authorization for the Design-Builder to engage in Self-Performed Work is not on a fixed-price basis, then, as to that work, the following costs shall be within the Cost of the Work:

1. **Labor.** Properly documented wages actually paid to Project foremen, construction workers, and other personnel in the direct employ of the Design-

Builder, while engaged in approved Self-Performed Work, together with contributions, assessments, payroll taxes, or fringe benefits required by the laws or applicable collective bargaining agreements.

2. **Incorporated Materials.** The cost, net of trade discounts, of all materials, products, supplies and equipment incorporated into the Self-Performed Work, including, without limitation, costs of transportation and handling.
  3. **Unincorporated Materials.** The cost of materials, products, supplies and equipment not actually installed or incorporated into the Self-Performed Work, but required to provide a reasonable allowance for waste or spoilage, subject to the Design-Builder's agreement to turn unused excess materials over to the Department at the completion of the Project or, at the Department's option, to sell the material and pay the proceeds to the Department or give the Department a credit in the amount of the proceeds against the Cost of the Work.
- d) Royalty and license fees paid for use of a design, process or product, if its use is required by the Agreement or has been approved in advance by the Department;
  - e) Fees for obtaining all required approvals or permits associated with the abatement, demolition, utilities abandonment, and utility relocation, and all trade permit fees and the building permit fee;
  - f) Cost of the Architect/Engineer's contract reimbursed at cost and without markup; provided, however, that such costs shall not exceed the Design Budget set forth in the Offeror's Proposal. Any amounts in excess of the Design Budget shall not be reimbursable as a Cost of Work;
  - g) All fees and other costs necessarily incurred to carry out testing and inspection required by the Agreement, or otherwise to maintain proper quality assurance. The costs the Design-Builder incurs to schedule and coordinate any additional testing and inspections the Department may decide to conduct itself shall be reimbursable unless the additional testing establishes that the work tested was defective or otherwise failed to satisfy the Agreement's requirements, in which case the Design-Builder shall pay the costs, without reimbursement;
  - h) All bonds to jurisdictional agencies (utilities, storm water management, land disturbance, and grading); and
  - i) All performance and payment bonds and general liability insurance. The Department may, in its sole discretion, allow the Design-Builder to recover the costs of subcontractor default insurance at a mutually agreed upon rate in lieu of trade level bonds, provided that such insurance be approved by the Department in advance and after being presented with a cost-benefit analysis of such use.

### 2.10.2 Cost of General Conditions

The Design-Builder's general condition costs shall be reimbursable at cost and without mark-up. Only the following items, however are reimbursable: (Any other items or expenses are non-reimbursable and the Design-Builder shall use its fee to cover any additional cost items)

- a) The cost of "construction staff". The term construction staff shall mean the Project Executive, project managers and superintendents assigned to the Project, administrative and professional staff performing scheduling, cost estimating and accounting services assigned on a full-time basis to the Project site;
- b) Fringe Benefits associated with construction staff;
- c) Payroll taxes and payroll insurance associated with construction staff;
- d) Staff costs associated with obtaining permits and approvals;
- e) Out-of-house consultants, including permit expeditors;
- f) The field office for the Design-Builder including but not limited to: (i) trailer purchase and/or rent; (ii) field office installation, relocation and removal; (iii) utility connections and charges during the Construction Phase; (iv) furniture; (v) office supplies;
- g) Parking costs for the construction staff;
- h) Salting sidewalks and shoveling snow on sidewalks that surround the site;
- g) Office equipment including but not limited to: (i) computer hardware and software; (ii) fax machines; (iii) copying machines; (iv) telephone installation, system and use charges; (v) job radios;
- h) Local delivery and overnight delivery costs; and
- i) First aid facility.

### 2.10.3 Non-Reimbursable Costs

The following costs shall not be reimbursable:

- a) Any personnel or labor costs other than those provided for in **Section 2.10.1 (c) (1)** or **Section 2.10.2 (a)**.
- b) Fees for any permits or licenses the Design-Builder requires to conduct its general business operations.
- c) Capital expenses and interest on capital employed for the Work.
- d) The cost of home or regional offices, it being understood that compensation for such costs included in the Design-Build Fee.
- e) Sales or use taxes, unless the Design-Builder establishes that applicable law required payment of such taxes.
- f) Costs due to the errors or omissions of the Design-Builder or its subcontractors or suppliers at all tiers, negligent or otherwise.
- g) Costs dues to breach of Contract by the Design-Builder or its subcontractors or material suppliers at all tiers, including, without limitation, costs arising from defective or damaged work or its correction, disposal of materials or equipment erroneously supplied, and repairs to property damaged by the Design-Builder or its subcontractors or material suppliers at all tiers.

- h) Any costs incurred in performing work of any kind before Preconstruction NTP, unless specifically authorized by the Department in advance and in writing.
- i) Direct or indirect costs of any kind, except those expressly included in **Section 2.10.1**.

## **2.11 Design-Build Fee and Award Fee Calculations**

The Design-Builder's compensation shall consist of (i) preconstruction fee and (ii) the Design-Build Fee bid by selected Offeror. The Preconstruction fee shall be Contractor's sole compensation for services performed during Preconstruction Phase. In addition, the Design-Builder shall be entitled to recover at cost and without mark-up: (i) its design costs, as defined in Sections 2.10.1(f) and 3.4.6, and (ii) its Costs of General Conditions as is defined in Section 2.10.2; subject, however, to the Design Budget and the Maximum Cost of General Conditions proposed by the selected Offeror which limits shall serve as a cap on the Design Budget and the Cost of General Conditions, respectively. The Design-Builder shall only be entitled to Fifty percent (50%) of the Preconstruction Fee if the Design-Builder and the Department are unable to agree to a GMP, as set forth in more detail in the Design-Build Agreement. Entitlement to the Design-Build Fee shall be determined as described more fully below:

**2.11.1 Maximum Cost of General Conditions.** The Maximum Cost of General Conditions shall be the maximum amount that will be reimbursed by the Department for those costs described in **Section 2.10.2**. The Maximum Cost of General Conditions shall not be increased or decreased as a result of Change Orders or Change Directive unless such changes extend the duration of the Project beyond the time identified in **Section 1.5**. To the extent the Design-Builder incurs General Conditions costs in excess of the Maximum Cost of General Conditions, the Design-Builder shall not be entitled to reimbursement for such amounts. In such an event, the Design-Builder shall be required to adequately staff the Project.

**2.11.2 Base Design-Build Fee.** The Design-Build Fee shall be divided into two categories. Sixty percent (60%) of the Design-Build Fee shall be referred to as the ("Base Design-Build Fee") and the remaining Forty percent (40%) shall be at risk (the "At Risk Portion") and shall be used to establish and fund the award fee pool (the "Award Fee Pool"). The Base Design-Build Fee shall be paid in monthly progress payments with Fifteen percent (15%) of the Base Design-Build Fee being allocated to the Preconstruction Phase of the Project ("Preconstruction Fee"), Eight Five percent (85%) being allocated to the Construction Phase. Each of those amounts shall be paid in equal monthly installments spread over the duration of each such phase. To the extent that the Agreement duration is extended, the then remaining amounts of the Base Design-Build Fee will be re-allocated such that the then existing portion of the Base Design-Build Fee allocated to each phase shall be evenly spread over the then -remaining duration of the phase.

**2.11.3 Award Fee Determination.** The Design-Builder shall be entitled to the At Risk Portion as follows:

a) If a GMP is agreed upon by the Design-Builder and the Department within eight (8) months after issuance of the NTP, the Design-Builder shall earn Twenty Five percent (25%) of the At Risk Portion (i.e. 10% of the Design-Build Fee).

b) If the GMP agreed upon is less than Project Budget as set forth in **Section 1.3**, the Design-Builder shall earn Twenty Five percent (25%) of the Award Fee Pool.

c) The Design-Builder shall be eligible to earn up to Twenty Five percent (25%) of the Award Fee Pool based on the overall level of quality of the Project as delivered (such amount, the "Quality Incentive Amount"). Entitlement to this portion of the Award Fee Pool shall be determined by an award fee committee (the "Award Fee Evaluation Committee"), which will be appointed by the selected Offeror and the Department within sixty (60) days after award. The Award Fee Evaluation Committee will consist of: (i) the Department's Deputy Director for Capital Construction; (ii) a senior representative from DCPS; and (iii) a senior member of the Program Management team that is not involved in the day-to-day management of this Project that is acceptable to both the Department and the Design-Builder. Upon Substantial Completion, the Award Fee Evaluation Committee shall inspect the Project and assess the overall appearance, functionality and level of quality found in the Work. In making this determination, the Award Fee Evaluation Committee shall endeavor to reach a consensus among its members and ascribe one of the following four words to the overall success of the design intent: poor, fair, good or excellent. If the panel determines that the overall level of success was poor, then the panel shall award Zero Dollars (\$0); if the panel determines that the overall level of success was fair, then the panel shall award one third (1/3) of the Construction Quality Incentive Amount; if the panel determines that the overall level of success was good, then the panel shall award two thirds (2/3) of the Construction Quality Incentive Amount; and if the panel determines that the overall level of success was excellent, then the panel shall award all of the Construction Quality Incentive Amount. In the event the panel cannot reach consensus, then each member of the panel shall make a determination and the three such determinations shall be averaged with poor equating to 0% of the Construction Quality Incentive Amount, fair equating to 33% of the Construction Quality Incentive Amount, good equating to 67% of the Construction Quality Incentive Amount, and excellent equating to 100% of the Construction Quality Incentive Amount.

d) If the Design-Builder achieves Substantial Completion of the Project as stated in **Section 1.5**, the Design-Build Fee and the final amount due to the Design-Builder (inclusive of the Preconstruction Fee, the Design Budget, the earned portions of the Award Fee, the Base Design-Build Fee and the Cost of General Conditions) is less than One Hundred Three percent (103%) or the GMP as originally established, the Design Builder shall earn Twenty Five percent (25%) of the At Risk Portion (i.e. 10% of the Design-Build Fee). Entitlement to this portion of the Award Fee Pool shall be based on the final outcome of the Project. For the avoidance of doubt, the Design-Builder shall not be entitled to earn such portion of the Award Fee Pool even if the failure to deliver on-time or within the (103%) cost goal was caused by DCPS, the Department, delays resulting from the permitting or zoning process, or an event of Force Majeure.

## 2.12 Excluded Cost Elements

It is the Department's intent that the Design-Builder provide a turn-key solution for the implementation of the Project, and the budget set forth in **Section 1.3** has been developed based on such framework. The Design-Builder shall advance the Project in a manner consistent with such budget and the understanding that only the following cost elements are excluded from the budget set forth in **Section 1.3** of the RFP:

- a) 3<sup>rd</sup> Party Material Testing;
- b) Commissioning;
- c) 3<sup>rd</sup> Party Inspections;
- d) 3<sup>rd</sup> Party Plan Review;

## 2.13 Intentionally Omitted

## 2.14 Key Personnel; Diversion

**2.14.1 Identification of Key Personnel for the Prime Contractor.** The following individuals shall be considered key personnel ("Key Personnel") of the construction phase:

- i. Project Manager
- ii. Superintendent
- iii. Project Executive

Offerors shall submit the identification of their Key Personnel for the Prime Contractor and convey at a minimum the following experience requirement(s) for each Key Personnel:

- i. The Project's Manager's minimum experience requirements are as follows:
  1. Minimum of seven (7) years of professional experience. Of the 7 years' experience the Project Manager shall have a minimum of two (2) years' experience working as a Project Manager or two (2) years of experience working on a project of an equal to or greater contract value to Dorothy Height
- ii. The Superintendent's minimum experience requirements are as follows:
  1. Minimum of five (5) years of professional experience. Of the 5 years' experience the Superintendent shall have a minimum of two (2) years' experience working as a Superintendent or two (2) years of experience working on a project of an equal to or greater contract value to Dorothy Height
- iii. The Project Executive's minimum experience requirements are as follows:
  1. Minimum of ten (10) years of professional experience. Of the 10 years' experience the Project Executive shall have a minimum of five (5) years' experience working as a Project Executive or five (5) years of experience working on a project of an equal to or greater contract value to Dorothy Height
- iv.

**2.14.2 Identification of Key Personnel of the Architect/Engineer** The following individuals shall be considered the Key Personnel of the Architect/Engineer:

- i. Project Manager
- ii. Project Architect
- iii. Principal in Charge
- iv. Lead Mechanical Engineer
- v. Lead Structural Engineer
- vi. Lead Envelope Consultant

Offerors shall submit the identification of their Key Personnel for the Architect/Engineer and convey at a minimum the following experience requirement(s) for each Key Personnel:

- i. The Project's Manager's minimum experience requirements are as follows:
  1. Minimum of seven (7) years of professional experience. Of the 7 years' experience the Project Manager shall have a minimum of five (5) years' experience working as a Project Manager or 5 years of experience working on a project of an equal to or greater contract value to Dorothy Height
  2. Bachelor's Degree or higher
- ii. The Project Architect's minimum experience requirements are as follows:
  1. Minimum of five (5) years of professional experience. Of the 5 years' experience the Project Architect shall have a minimum of three (3) years' experience working as a Project Architect or 3 years of experience working on a project of an equal to or greater contract value to Dorothy Height
  2. Bachelor's Degree or higher
- iii. The Principal in Charge minimum experience requirements are as follows:
  1. Minimum of ten (10) years of professional experience. Of the 10 years' experience the Principal in Charge shall have a minimum of five (5) years' experience working as a Principal in Charge or 5 years of experience working on a project of an equal to or greater contract value to Dorothy Height
  2. Bachelor's Degree or higher
- iv. The Lead Mechanical Engineer minimum experience requirements are as follows:
  1. Minimum of seven (7) years of professional experience. Of the 7 years' experience the Lead Mechanical Engineer shall have a minimum of five (5) years' experience working as a Lead Mechanical Engineer or 5 years of experience working on a project of an equal to or greater contract value to Dorothy Height
  2. Bachelor's Degree or higher
- v. The Lead Structural Engineer minimum experience requirements are as follows:
  1. Minimum of seven (7) years of professional experience. Of the 7 years' experience the Lead Structural Engineer shall have a minimum of five (5) years' experience working as a Lead Structural Engineer or 5 years of experience working on a project of an equal to or greater contract value to Dorothy Height

2. Bachelor's Degree or higher
- vi. The Lead Envelope Consultant minimum experience requirements are as follows:
  1. Minimum of seven (7) years of professional experience. Of the 7 years' experience the Lead Envelope Consultant shall have a minimum of five (5) years' experience working as a Lead Envelope Consultant or 5 years of experience working on a project of an equal to or greater contract value to Dorothy Height
  2. Bachelor's Degree or higher

**2.14.3 Key Personnel Replacement Disincentive Fee.** All members of the Design-Builder's Key Personnel shall be subject to replacement fees for their removal or reassignment by the Design- Builder. In each instance where the Design- Builder removes or reassigns one of the key personnel as being subject to replacement fees (but excluding instances where such personnel become unavailable due to death or disability) without the prior written consent of the Department's Designated Representative, the Design- Builder shall owe to the Department the sum of Twenty Five Thousand dollars (\$25,000) as replacement fees and not as a penalty, to reimburse the Department for its administrative costs arising from the Design-Builder's failure to provide the Key Personnel. The foregoing replacement fee amount shall not bar recovery of any other damages, costs or expenses other than the Department's internal administrative costs. In addition, the Department shall have the right, to be exercised in its sole discretion, to remove, replace or to reduce the scope of services of the Design- Builder in the event that a member of the Key Personnel has been removed or replaced by the Design- Builder without the consent of the Department. In the event the Department exercises the right to remove, replace or to reduce the scope of services of the Design- Builder, the Department shall have the right to enforce the terms of this Agreement and to keep-in-place those members of the Design- Builder's team not removed or replaced and the remaining members shall complete the services required under this Agreement in conjunction with the new members of the Design-Builder's team approved by the Department.

## **2.15 Deliverable List**

The Design-Builder shall be required to prepare and submit the following, in addition to any other deliverables required under this RFP and the RFP Documents:

### **2.15.1 Design and Preconstruction Phase Deliverables**

Deliverables shall include but not limited to:

- a) Project Schedule.
- b) List of Long Lead Items that could adversely impact the Project's schedule and recommendations for purchase.
- c) Concept Cost Estimate and Concept Designs.
- d) Schematic Cost Estimate and Schematic Design.
- e) Design Development Cost Estimate and Design Development.



- f) Permit Set of Construction Documents Cost Estimate and Permit Set of Construction Documents.
- g) Permit Set of Construction Documents, including DCRA plan review responses.
- h) Issued for Construction Documents.
- i) Life Safety Floor Plans
- j) List of subcontractors from which the Design-Builder intends to solicit bids and bidding procedure.
- k) Trade bid tabulations, including all subcontractor Proposals.
- l) Report outlining Value Engineering strategies.
- m) GMP Proposal.
- n) Construction Phase Baseline Schedule.
- o) Statement of constructability within ten (10) days of the conclusion of the Design and Preconstruction Phase, executed by both the Design-Builder and the Project Architect/Engineer.
- p) Insurance Certificates
- q) Payment and Performance Bonds
- r) Reports outlining recommended Net Zero Energy strategies per each design milestone

### **2.15.2 Construction Deliverables**

Deliverables shall include but not limited to:

- a) Contingency Balance Update.
- b) Hazardous Material Abatement Subcontractor Insurance Certificates.
- c) Hazardous Material Abatement Records.
- d) Construction Document Packages.
- e) Progress Meeting Minutes.
- f) Project Schedule Updates.
- g) Project Progress Reports.
- h) Cost Variance Report.
- i) OSHA Safety Plan.
- j) Close out documents (Product Manuals, Warranties, etc.).
- k) Quality Control Plan.
- l) Quality Control Inspection Reports.
- m) Corrective Action Plan.
- n) Prolog submissions.
- o) Invoices and Acceptable Application for Payment with Release of Liens and Claims.
- p) Insurance Certificates.
- q) Performance and Payment Bonds and Agreement of Indemnity
- r) Certificate of Substantial Completion executed by the Project Architect/Engineer and submitted Department for review, concurrence and approval
- s) Documents that may be required by Contracting Officer from time to time.

### **2.15.3 Close-Out Deliverables**

Deliverables shall include those outlined in **Attachment U** (DGS Division 1 Specifications) and **Attachment V** (DGS Turnover Manual) including, but not limited to the below items. If there is a conflict, **Attachments U & V** shall prevail.

- a) A complete set of the Design-Builder's Project files.
- b) A complete set of product manuals (O&M), training videos, warranties, etc.
- c) As built record drawings.
- d) Attic stock and schedule.
- e) Equipment schedule.
- f) Proposed schedule of maintenance.
- g) Environmental, health & safety documents.
- h) LEED – Preliminary Construction Review.
- i) All applicable inspection certificates/permits (boiler, elevator, emergency evacuation plans, health inspection, etc.).

### **2.16 Licensing, Accreditation and Registration**

The Design-Builder 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 Agreement. 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.

### **2.17 Conformance with Laws**

It shall be the responsibility of the Design-Builder to perform under the Agreement in conformance with the Department's Procurement Regulations and all statutes, laws, codes, ordinances, regulations, rules, requirements, orders, and policies of governmental bodies.

### **2.18 Davis-Bacon Act**

The Davis-Bacon Act as stated in **Attachment F1** is applicable to this Project. As such, the Design-Builder and its trade subcontractors shall comply with the wage and reporting requirements imposed by that Act. At such time as the Design-Builder is preparing its GMP, the Design-Builder shall include the current Davis-Bacon wage rates in its GMP.

### **2.19 Service Contract Act**

The Service Contract Act as stated in **Attachment F2** is applicable to this Project. As such, the Design-Builder and its trade subcontractors shall comply with the wage and reporting requirements imposed by that Act.

### **2.20 Time is of the Essence**

Time is of the essence with respect to the Agreement. The Project must be Substantially Complete by the Substantial Completion Date. As such, the Design-Builder must dedicate such personnel and other resources as are necessary to ensure that the Project is completed on-time and in a diligent, skilled, and professional manner. Additionally, the Department seeks an innovative and efficient approach to successfully delivering this multi-phase project.

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

### **3.0 Evaluation Criteria**

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

- a) Past Performance, Relevant Experience & Capabilities of the Prime Contractor (**10 points**)
- b) Key Personnel of the Prime Contractor (**10 points**)
- c) Past Performance, Relevant Experience & Capabilities of the Architect/Engineer (**10 points**)
- d) Key Personnel of the Architect/Engineer (**10 points**)
- e) Project Management Plan & Schedule (**40 points**)
- f) Price (**20 points**)
- g) Certified Business Enterprise (“CBE”) Preference (up to **12 points**)

### **3.1 Evaluation Process**

The Department shall evaluate Offerors’ proposals (“Proposal(s)”) and any requested best and final offers (“BAFO(s)”) in accordance with the provisions of this **Part 3** and the Department’s Procurement Regulations. Proposal(s) include all items outlined in **Section 5.1**.

### **3.2 Evaluation Committee**

Each Offeror’s Proposal shall be evaluated in accordance with this **Part 3** by an Evaluation Committee. The Evaluation Committee shall prepare a written report summarizing its findings and submit the same to the source selection official. Based on the information submitted by the Offerors in response to this RFP and the report prepared by the Evaluation Committee, the source selection official shall select the responsive and responsible Offeror(s) whose Proposal(s) are determined by the source selection official to be the most advantageous to the Department in accordance with D.C. Official Code § 2-354.03 and not necessarily the Offeror (s) with the highest score as evaluated per the factors in **Section 3.4** of this RFP.

### **3.3 Oral Presentation**

The Department does not intend to interview Offerors and contract award may be made without discussion. However, the Department reserves the right to interview Offerors in the competitive range, if necessary. If the Department conducts such interviews, each Offeror within the competitive range shall make an oral presentation to the TEP, and participate in a question and answer session. The purpose of the oral presentation and the question and answer session is to permit the TEP to fully understand and assess the qualifications of each Offeror and the Offeror’s key personnel. The submission will be re-scored at the conclusion of the oral presentation.

#### **3.3.1 Length of Oral Presentation**

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

### **3.3.2 Oral Presentation Schedule**

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

### **3.3.3 Offeror Attendees**

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

### **3.3.4 Topics**

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

## **3.4 Proposal Evaluation**

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

### **3.4.1 Past Performance, Relevant Experience & Capabilities of the Prime Contractor (10 points)**

The Department desires to engage a Design-Builder with the experience necessary to accomplish the objectives set forth in the RFP. The Offeror will be evaluated based on their,

- i. Demonstrated Experience with Design-Build of new ground up construction of similar educational facilities in a setting similar in size and cost to the proposed Project.
- ii. Demonstrated knowledge and experience with the local subcontracting market
- iii. Past performance (considering schedule and budget) with public and/or private projects of similar scale (scale=construction budget total \$)

In the case of an Offeror without a record of relevant past performance or for whom information on past performance is not available, the Offeror will not be evaluated favorably or unfavorably on past performance.

If the Offeror is a team or joint venture, the names and addresses of the team or individual members of the joint venture, and copies of any joint venture or teaming agreements shall be provided. If the Offeror is a team the teaming agreement should include intention, expectations, roles and responsibility of the prime contractor, roles and responsibility of the teaming partner, why the parties are teaming, division of the work and percentages. If the Offeror is a team or a Joint Venture of multiple companies, the Evaluation Panel will consider the experience of each member of the team or Joint Venture in light of their role in the proposed team or Joint Venture. **This element of the evaluation will be worth up to ten (10) points.**

### **3.4.2 Key Personnel of the Prime Contractor (10 points)**

The proposed Key Personnel should have experience working together and each such individual should have the necessary level of experience and education for his or her proposed role in accordance with the requirements of Section 5.4.4. The Offeror shall identify the following:

- i. Project Manager and his/her experience on similar type projects. Provide a list of all projects including current (if any) and their completion dates.
- ii. Superintendent and his/her experience on similar type projects. Provide a list of all projects including current (if any) and their completion dates.
- iii. Project Executive and his/her experience on similar type projects. Provide a list of all projects including current (if any) and their completion dates.

**This element of the evaluation will be worth up to ten (10) points.**

### **3.4.3 Past Performance, Relevant Experience & Capabilities of the Architect/Engineer (10 points)**

The Department desires to engage a Design-Builder with a design team component that possesses the experience necessary to accomplish the objectives set forth in the RFP. The Architect/Engineer of the Offeror will be evaluated based on their:

- i. Design experience of ground up new educational facilities and site analysis of building orientation strategy in a setting similar in size and budget to the proposed Project.
- ii. Design experience with projects where programmatic elements drove design decisions, and how those elements were balance with site constraints and stakeholder input.
- iii. Demonstrated past performance with DC, or similar jurisdiction, navigating through permitting, other regulatory/utility agencies.

In the case of an Offeror without a record of relevant past performance or for whom information on past performance is not available, the Offeror will not be evaluated favorably or unfavorably on past performance.

If the offeror is a team or joint venture, the names and addresses of the team or individual members of the joint venture, and copies of any joint venture or teaming agreements shall be provided. If the Offeror is a team the teaming agreement should include intention, expectations, roles and responsibility of the prime contractor, roles and responsibility of the teaming partner, why the parties are teaming, division of the work and percentages. If the Offeror is a team or a Joint Venture of multiple companies, the Evaluation Panel will consider the experience of each member of the team or Joint Venture in light of their role in the proposed team or Joint Venture. **This element of the evaluation will be worth up to ten (10) points.**

#### **3.4.4 Key Personnel of the Architect/Engineer (10 points)**

The Department desires that the design component of the Design-Builder assigned to this Project be individuals who have experience in designing and completing similar type projects as Dorothy Heights ES Design Build Project. The personnel so assigned should have the necessary experience and professional credentials for the role each such individual is assigned. The proposal shall be organized in accordance with the requirements of Section 5.4.4., and at a minimum, should identify:

- i. Project Designer and his/her experience on similar type projects. Provide a list of all current projects and completion dates.
- ii. Project Architect and his/her experience on similar type projects. Provide a list of all current projects and completion dates.
- iii. Architect's Project Manager and his/her experience on similar type projects Provide a list of all current projects PM is working on and completion dates.
- iv. Lead Mechanical Engineer and his/her experience on similar type projects Provide a list of all current projects PM is working on and completion dates.
- v. Lead Structural Engineer and his/her experience on similar type projects Provide a list of all current projects PM is working on and completion dates.
- vi. Lead Envelope Consultant and his/her experience on similar type projects Provide a list of all current projects PM is working on and completion dates.

**This element of the evaluation will be worth up to ten (10) points.**

#### **3.4.5 Project Management Plan & Schedule (40 points)**

Offerors are required to submit with their proposal a Project Management Plan and Schedule ("Management Plan"). The Management Plan should clearly explain how the Design-Builder intends to manage and implement the Dorothy Height Elementary School, as follows:

At a minimum, the Project Management Plan shall include:

- i. A schedule (P6 or similar format) and a schedule narrative to demonstrate how the Offeror intends to complete the Project in a timely manner and meet the Project Milestone Dates reference in Section 1.6. and shall show: (i) key design milestones and bid packages; (ii) release dates for key subcontractors; (iii.) project phasing

and (iv) a cash flow analysis. The schedule should demonstrate that the Offeror understands the Project, the times constraints associated with DC Council Approval, the DC permitting and entitlement process, the challenges with project End user arrival and move-in and close-out and has a workable method to deliver the Project.

- ii. Design Approach highlighting items including but not limited to site analysis and constraints, general design ideas on the new building's aesthetic within the existing neighborhood context, meeting the Ed-Specs in the new building and within the proposed project budget and a discussion of early questions and/or decisions the Department will need to make to assure project success.
- iii. Provide a site specific construction management plan that includes risks and challenges to the Foxhall Elementary School Project. While the Department is interested in seeing the Offeror's approach to the common issues at any project site, delivery routes, laydown areas, permitting, utility coordination, safety plan, QA/QC plan, ; a particular focus shall be provided on how the builder will work with the designer to assure that any and all concepts, plans, sketches, renderings presented to the Department, DCPS are "to Budget". The Department seeks information on what value add the Design-Builder can bring to the Department.
- iv. Community engagement strategy by discussing how they plan to balance the community demands while achieving the project budget and schedule. The community engagement strategy should also include a discussion of the design-builder approach during the construction phase of the project.

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

#### **3.4.6 Price (20 points)**

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

#### **3.4.7 CBE Preference (12 points)**

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



**3.5. The Technical Rating Scale is as follows:**

<b>NUMERIC RATING</b>	<b>ADJECTIVE</b>	<b>DESCRIPTION</b>
0	UNACCEPTABLE	Fails to Meet Minimum requirements; e.g., no demonstrated capacity, major deficiencies which are not correctable; offeror did not address the factor.
1	POOR	Marginally meets minimum requirements; major deficiencies
2	MINIMALLY ACCEPTABLE	Marginally meets minimum requirements; minor deficiencies which may be correctable.
3	ACCEPTABLE	Meets requirements with minimal deficiencies.
4	GOOD	Meets requirements and exceeds some requirements; no deficiencies.
5	EXCELLENT	Exceeds most, if not all requirements; no deficiencies

## **PART 4 - ECONOMIC INCLUSION**

### **4.0 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 Department of Small and Local Business Development as being a small business enterprise (“SBE”), 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. In accordance with these laws, the following preferences shall be awarded in evaluating an Offeror’s Proposal:

- a) Three (3) preference points shall be awarded if the Offeror is certified as a small business enterprise.
- b) Five (5) preference points shall be awarded if the Offeror is certified as having a resident business ownership.
- c) Five (5) points shall be awarded if the Offeror is certified as having a longtime resident business.
- d) Two (2) preference points shall be awarded if the Offeror is certified as a local business enterprise.
- e) 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.
- f) Two (2) preference points shall be awarded if the Offeror is certified as a disadvantaged business enterprise.
- g) Two (2) preference points shall be awarded if the Offeror is certified as a veteran-owned business enterprise.
- h) Two (2) preference points shall be awarded if the Offeror is certified as a local manufacturing business enterprise.

A certified business enterprise (“CBE”) shall be entitled to any or all of the preferences provided in this section, but in no case shall a CBE be entitled to a preference of more than 12 points.

#### **4.1 Preferences for Certified Joint Ventures**

A certified Joint Venture will receive preferences as determined by Department of Small and Local Business Development in accordance with D.C. Official Code § 2-218.39a (h).

- a) A copy of the certification acknowledgment letter must be submitted with the Offeror’s Proposal.
- b) Any vendor seeking certification in order to receive preferences under this RFP should contact the:

Department of Small and Local Business Development

ATTN: CBE Certification Program  
441 Fourth Street, NW, Suite 850N  
Washington DC 20001  
(202) 727-3900

- c) All Offerors are encouraged to contact the Department of Small and Local Business Development if additional information is required on certification procedures and requirements.

## 4.2 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 (50%) of the dollar volume of the Agreement shall be subcontracted with certified small business enterprises. The subcontracting plan form is provided in **Attachment I**.

### 4.2.1 Mandatory Subcontracting Requirements

#### **DC. Code § 2-218.91. Certified Business Enterprise assistance:**

- (a) Notwithstanding subchapter IX-A of this chapter, or any other provision of District law or regulation, during the period from March 11, 2020, until November 5, 2021, any contract for a government-assisted project in excess of \$250,000 that is unrelated to the District's response to the COVID-19 emergency but entered into during the COVID-19 emergency, absent a waiver pursuant to § 2-218.51, shall provide that:

- (1) At least 50% of the dollar volume of the contract be subcontracted to small business enterprises; or

- (2) If there are insufficient qualified small business enterprises to meet the requirement of paragraph (1) of this subsection, the subcontracting requirement may be satisfied by subcontracting 50% of the dollar volume ("CBE minimum expenditure") to any qualified certified business enterprises; provided, that best efforts shall be made to ensure that qualified small business enterprises are significant participants in the overall subcontracting work.

- (b) Notwithstanding subsection (a) of this section, a certified business enterprise awarded a contract for a government-assisted project in excess of \$250,000 that is unrelated to the District's response to the COVID-19 emergency but entered into during the COVID-19 emergency shall:

- (1) Perform at least 35% of the contracting effort with its own organization and resources if the certified business enterprise is granted points or a price reduction pursuant to § 2-218.43 or selected through a set-aside program; and

- (2) If the certified business enterprise subcontracts, ensure that 50% of the dollar volume of the subcontracted effort be with certified business enterprises unless a waiver is granted pursuant to § 2-218.51.
- (c) Notwithstanding subsection (a) of this section, a certified joint venture awarded a contract for a government-assisted project in excess of \$250,000 that is unrelated to the District's response to the COVID-19 emergency but entered into during the COVID-19 emergency shall:
- (1) Perform at least 50% of the contracting effort with its own organization and resources if the certified joint venture is granted points or a price reduction pursuant to § 2-218.43 or selected through a set-aside program; and
- (2) If the certified joint venture subcontracts, 50% of the dollar volume of the subcontracted effort shall be with certified business enterprises unless a waiver is granted pursuant to § 2-218.51.
- (d) (1) For every dollar expended by a beneficiary with a resident-owned business, the beneficiary shall receive a credit for \$1.10 against the CBE minimum expenditure.
- (2) For every dollar expended by a beneficiary with a disadvantaged business enterprise, the beneficiary shall receive a credit for \$1.25 against the CBE minimum expenditure.
- (3) For every dollar expended by a beneficiary that uses a company designated as both a disadvantaged business enterprise under § 2-218.33 and as a resident-owned business under § 2-218.02(15), the beneficiary shall receive a credit for \$1.30 against the CBE minimum expenditure.
- (e) For the purposes of this section, the term:
- (1) "Beneficiary" has the same meaning as set forth in § 2-218.02(1B).
- (2) "Best efforts" means that a beneficiary is obligated to make its best attempt to accomplish the agreed-to goal, even when there is uncertainty or difficulty.
- (3) "COVID-19 emergency" means the emergencies declared in the Declaration of Public Emergency (Mayor's Order 2020-045) together with the Declaration of Public Health Emergency (Mayor's Order 2020-046), declared on March 11, 2020, including any extension of those declared emergencies.
- (4) "Disadvantaged business enterprise" has the same meaning as set forth in § 2-218.33.
- (5) "Government-assisted project" has the same meaning as set forth in § 2-218.02(9A).

- (6) "Longtime resident business" has the same meaning as set forth in § 2-218.02(13).
- (7) "Resident-owned business" has the same meaning as set forth in § 2-218.02(15).
- (8) "Small Business Enterprises" has the same meaning as set forth in § 2-218.32.
- (f) Contracts entered into on an emergency basis or that are made in furtherance of, or that are related to, the District's response to the COVID-19 emergency shall not be subject to the requirements of subchapter IX-A of this chapter or subchapter X of this chapter.

#### **4.2.2 Subcontracting Plan Requirements**

If the Prime Contractor is required by law to subcontract under the Agreement, it must subcontract at least (50%) of the dollar volume of the Agreement in accordance with D.C. Official Code § 2-218.46. The subcontracting plan shall be submitted as part of the Proposal and may only be amended with the prior written approval of the CO and Director of Department of DSLBD. Any reduction in the dollar volume of the subcontracted portion resulting from an amendment of the plan shall inure to the benefit of the District and the Department. Each subcontracting plan 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 that the Prime Contractor will pay each subcontractor.

#### **4.2.3 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, District of Columbia Auditor and the Director of Department of Small and Local Business Development.

#### **4.2.4 Subcontracting Plan Compliance Reporting**

- a) The Prime Contractor has a subcontracting plan required by law for this Agreement; the Prime Contractor shall submit a quarterly report to the CO, District of Columbia Auditor and the Director of Department of Small and Local Business Development. The quarterly report shall include the following information for each subcontract identified in the subcontracting plan:
  - 1. The price that the Prime Contractor will pay each subcontractor under the subcontract;
  - 2. A description of the goods procured or the services subcontracted for;
  - 3. The amount paid by the Prime Contractor under the subcontract;
  - 4. A copy of the fully executed subcontract, if it was not provided with an earlier quarterly report.

- b) 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.

#### **4.2.5 Annual Meetings**

Upon at least 30-days written notice provided by Department of Small and Local Business Development, the Prime Contractor shall meet annually with the CO, contract administrator (“CA”), District of Columbia Auditor and the Director of Department of Small and Local Business Development to provide an update on its subcontracting plan.

#### **4.2.6 DSLBD Notices**

The Prime Contractor shall provide written notice to the Department of Small and Local Business Development and the District of Columbia Auditor upon commencement of the Agreement and when the Agreement is completed.

#### **4.2.7 Enforcement and Penalties for Breach of Subcontracting Plan**

A Prime Contractor shall be deemed to have breached a subcontracting plan required by law, if the Prime Contractor (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. A Prime Contractor 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 § 2-218.91. If the CO determines the Prime Contractor’s failure to be a material breach of the Contract, the CO shall have cause to terminate the Contract under the default provisions in the Standard Contract Provisions, **Attachment H1 and Attachment H2.**

### **4.3 Residency Hiring Requirements for Contractors and Subcontractors**

At least fifty-one percent (51%) of the Offeror’s Team and every subconsultant’s employees hired after the Offeror enters into a contract with the Department, or after such subconsultant enters into a contract with the Offeror, to work on this Project, shall be residents of the District of Columbia.

Upon execution of the Agreement, the Offeror 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 Offeror shall comply with subchapter III of Chapter II of Title 1, and subchapter II of Chapter II of Title 1 of the D.C. Code, 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 be required to comply with the following: (i) enter into a First Source Employment Agreement with the D.C. Department of Employment Services (“DOES”) upon execution of the Agreement; (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; (v) submit monthly compliance reports to DOES by the 10<sup>th</sup> of each month; (vi) at least (51%) apprentices and trainees employed must be residents of the District registered in program approved by the D.C. Apprenticeship Council; and (vii) trade contractors and subcontractors with contracts in the amount of (\$500,000) or more must register an apprenticeship program with the D.C. Apprenticeship Council.

The Offeror shall comply with subchapter X of Chapter II of Title 2, 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, including, but not limited to the following requirements:

- a) At least twenty percent (20%) of journey worker hours by trade shall be performed by District residents;
- b) At least sixty percent (60%) of apprentice hours by trade shall be performed by District residents;
- c) At least fifty one percent (51%) of the skilled laborer hours by trade shall be performed by District residents; and
- d) At least seventy percent (70%) of common laborer hours shall be performed by District residents.

#### **4.4 Apprenticeship Act**

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

#### **4.5 Special Provisions Related To The Covid-19 Emergency**

- (a) Notwithstanding section 4.2.1 Subcontracting Requirements, for all contracts in excess of \$250,000 that are unrelated to the District’s response to the COVID-19 emergency but entered into during the COVID-19 emergency, absent a waiver pursuant to D.C. Official Code § 2-218.51, at least 50% of the dollar volume (“CBE minimum expenditure”) of the contract shall be subcontracted to SBEs.
- (b) If there are insufficient qualified SBEs to meet the requirement of paragraph (a), the subcontracting requirement may be satisfied by subcontracting the CBE minimum

expenditure to any qualified CBE; provided, that best efforts shall be made to ensure that qualified SBEs are significant participants in the overall subcontracting work.

- (c) For every dollar expended by the Contractor with a resident-owned business (ROB), as defined in D.C. Official Code § 2-218.02(15), the Contractor shall receive a credit for \$1.10 against the CBE minimum expenditure.
- (d) For every dollar expended by the Contractor with a disadvantaged business enterprise (DBE), as defined in D.C. Official Code § 2-218.33, the Contractor shall receive a credit for \$1.25 against the CBE minimum expenditure.
- (e) For every dollar expended by the Contractor that uses a company designated as both a DBE and as a ROB, the Contractor shall receive a credit for \$1.30 against the CBE minimum expenditure.
- (f) "COVID-19 emergency" means the emergencies declared in the Declaration of Public Emergency (Mayor's Order 2020-045) together with the Declaration of Public Health Emergency (Mayor's Order 2020-046), declared on March 11, 2020, and including any extension of those declared emergencies.
- (g) This special provision shall apply to all option periods exercised under those contracts.
- (h) Except as provided in this Section 4.5, the requirements of Section 4.2.1 shall remain in effect.



## **PART 5 - PROPOSAL ORGANIZATION AND PROPOSAL SUBMISSION**

### **5.0 General**

This part 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.

### **5.1 Proposal Identification**

Pursuant to the current District of Columbia Government, State of Emergency executive order signed by Mayor Muriel Bowser on March 11, 2020 in response to the current SARS-CoV-2 (COVID-19) Coronavirus-19 Pandemic, All Proposals shall be submitted electronically, as follows:

An electronic copy of the complete proposals (Technical and Price Proposals) shall be submitted electronically to the individuals listed in Section 5.2 by the Due Date in section 5.3 of this RFP. The email should be titled: **“Proposal for Design-Build Services for Dorothy Height Elementary School – DCAM-21-CS-RFP-0010”**.

### **5.2 Delivery or Mailing of Proposals**

Proposals should be emailed to:

The Department of General Services

1. Eric Njonjo- [eric.njonjo@dc.gov](mailto:eric.njonjo@dc.gov)
2. DaShante Peterson- [DaShante.Peterson@dc.gov](mailto:DaShante.Peterson@dc.gov)

### **5.3 Date and Time for Receiving Proposals**

Proposals shall be received at the address identified in **Section 5.2** of this RFP no later than 2:00 P.M. on May 25, 2021. The Offeror assumes the sole responsibility for timely delivery of its submission, regardless of the method of delivery.

### **5.4 Proposal Size, Organization and Offeror Qualifications**

The Proposals email size shall be limited to 25MB per email. 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 the presentation material. Therefore, 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.

#### **5.4.1 Executive Summary of Proposal**

Each Offeror should provide a Proposal executive summary of no more than three pages.

#### **5.4.2 General Team Information and Firm(s) Data**

Each Offeror should provide the following information for the Design-Builder 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 year.
  6. 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 Department and the Offeror. If the Offeror has multiple offices, only contracts held by the office submitting a proposal to this RFP need be listed.
  7. Identification of the single point of contact for the Offeror.

#### **5.4.3 Past Performance, Relevant Experience & Capabilities**

Past Performance, Relevant Experience & Capabilities should contain information requested in **Section 3.4.1** and **Section 3.4.3** of the RFP. In addition, the Offeror shall provide the following:

- a) Detailed descriptions of no more than five (5) projects that best illustrate the team's experience and capabilities relevant to this project. For each such project, the Offeror should provide the information requested below:
  1. The name and location of the project.
  2. The square footage of the project
  3. A short narrative of the scope of the contractor's work on the project.
  4. The delivery method implemented on the project.
  5. The start and end dates for construction.
  6. The date of builder's engagement and point during the design process at which builder was engaged (e.g., schematic design 50% complete; schematic design 100% complete, etc.).
  7. The initial substantial completion date and initial contract value, also noting the contract type (i.e., GMP, NTE or Lump Sum).
  8. The level of completion of design documents that the initial contract value was based on.
  9. The actual substantial completion date and the final contract value.
- b) The Offeror shall ensure that a minimum of three (3) Past Performance Evaluation forms **Attachment L**, are completed and submitted on behalf of the Offeror directly to the Department's POC stated in **Section 1.7** by the due date for Proposals as specified in **Section 5.3**. A copy of those past performance forms need to be included in the Offeror's proposal.

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

#### **5.4.4 Key Personnel**

Key Personnel should contain information requested in **Section 3.4.2** and **Section 3.4.4** of the RFP. In addition, the Offeror shall provide the following:

- a) Organizational chart illustrating reporting lines and names and titles for key participants proposed by the Offeror.
- b) A list or chart of all personnel proposed for the Project. Such list or chart should include the following information for each individual:
  - (i) The individual's name.
  - (ii) The individual's role.
  - (iii) The percentage of time that will be devoted by the individual to the Project. This should be identified for each phase of the Project.
  - (iv) The individual's resume. Resumes should indicate the individual's experience on the eight (8) relevant projects and identify the role of the individual in each past project noted on the resume. The resume should also clearly identify how long the individual has worked in the construction industry and should indicate the number of years of experience in his or her current role and the prior roles.
  - (v) The individual's current workload over the next two years.
- c) A chart showing the experience that the key team members have working together.

#### **5.4.5 Project Management Plan and Schedule**

The Project Management Plan should contain the information requested in **Section 3.4.5** of the RFP.

#### **5.4.6 Price Proposal**

The Price proposal shall be organized as follows:

- a) **Offer Letter.** Each Offeror shall submit an Offer Letter Form substantially in the form of **Attachment C**. Material deviations, in the opinion of the Department, from the Offer Letter Form shall be sufficient to render the Proposal non-responsive.
- b) **Bidder-Offeror Certification Form.** Each Offeror shall complete and submit with its Price Proposal the Bidder-Offeror Certification Form attached hereto as **Attachment D**. An Offeror who submits an incomplete or improperly or inaccurately completed Bidder-Offeror Certification Form may be deemed non-responsive.
- c) **Tax Affidavit.** Each Offeror must submit a tax affidavit substantially in the form of **Attachment E**. In order to be eligible for this procurement, Offerors must be in full compliance with their tax obligations to the District of Columbia Government.

- d) **Bid/Proposal Bond.** Each Offeror shall submit with their Price Proposal a bid bond in the amount specified and further explained in **Part 9, Section 9.0**, in the form of **Attachment G**.
- e) **SBE Subcontracting Plan.** Each Offeror shall submit a SBE subcontracting plan substantially in the form of **Attachment I**.
- f) **First Source Agreement and Employment Plan.** Each Offeror shall submit a first source agreement and employment plan substantially in the form of **Attachment J**.
- g) **Conflict of Interest Disclosure Form.** Each Offeror shall submit a conflict of interest disclosure statement substantially in the form of **Attachment P**.
- h) **EEO Policy Form.** Each Offeror shall submit an EEO policy form substantially in the form of **Attachment R**.
- i) **Certification to Furnish Performance & Payment Bond.** Each Offeror shall submit a certification to furnish a performance & payment bond substantially in the form of **Attachment S**.

## **PART 6 - PROCEDURES & PROTESTS**

### **6.0 Contact Person**

Offerors should contact the Department's POC as stated in **Section 1.7** for information about this RFP or for any written questions or inquiries regarding the RFP.

### **6.1 Pre-proposal Conference**

A pre-proposal conference call will be held on **September 3, 2021 at 12:00 P.M.** Further information is on page 1 (cover page) of this RFP.

### **6.2 Explanations to Prospective Offerors**

Each Offeror should carefully examine this RFP and any and all amendments, addenda or other revisions, and thoroughly be familiar 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 RFP 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 Proposals or if the lack of information would be prejudicial to any other prospective Offerors. Oral explanations or instructions given before the award of the Agreement shall not be binding.

All questions and requests should be directed to the Department's POC at the address listed in **Section 1.7** no later than 2:00 pm on **September 13, 2021**. The person making the request shall be responsible for prompt delivery.

### **6.3 Protests**

Protests shall be governed by D.C. Official Code § 2-360.08 and Section 4734 of the Department's Procurement Regulations (27 DCMR § 4734).

### **6.4 Contract Award**

This procurement is being conducted in accordance with D.C. Code § 2-354.03 and the provisions of Title 27 DCMR §§ 4700, et seq., of the Department's Procurement Regulations. Responses to the RFP shall be in the form of competitive sealed Proposals and the Agreement shall be awarded based on the Proposal that is the most advantageous to the Department, or in the event of more than one award, the Proposals that are the most advantageous to the Department. The RFP sets forth the evaluation factors and indicates the relative importance of each factor. The RFP contains a statement of work or other description of the Department's specific needs, which shall be used as a basis for the evaluation of the Proposals. Price will be evaluated; however, while price or total cost to the Department may be an important or even deciding factor in most source selections, the Department may select the source whose Proposal is most advantageous in terms of technical merit and other factors. As such, the Agreement contemplated hereunder will be awarded to the Offeror

whose competitive sealed Proposal is determined by the source selection official to be the most advantageous to the Department considering technical merit and other factors.

In addition to this RFP No. DCAM-21-CS-RFP-0010, the Department has issued similar RFPs, No. DCAM-21-CS-RFP-0013, DCAM-21-CS-RFP-0017, DCAM-21-CS-RFP-0019 and, No DCAM-21-CS-RFP-0018, to provide design build services for the Garfield Elementary School, Aiton Elementary School, School without Walls at Francis Stevens and New Ward 3 Elementary School (Foxhall Road) The Offerors are hereby advised that it is the Department's intent to award the resulting contract from each RFP to a different contractor. Accordingly, the Department reserves the right to award the contract to the next highest ranked Offeror determined to be most advantageous to the District, in the event the source selection official determines that the highest ranked Offeror is selected for an award under one of the other four RFPs.

### **6.5 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 reserve the right to distribute or use such information as it determines.

### **6.6 Examination of Proposals**

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

### **6.7 Late Proposals: Modifications**

- a) Any Proposal or BAFO received as mentioned in **Section 5.2** after the time specified in **Section 5.3** shall not be considered.
- b) Any modification of a Proposal, including a modification resulting from the CCO's requests for BAFOs, is subject to the same conditions as in **Section 6.7 (a)** stated above.
- c) The only acceptable evidence to establish the time of receipt at the Department's designated 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 as received and may be accepted.
- e) Proposals shall be irrevocable and remain in full force and effect for a period not less than one hundred twenty (120) days after receipt of Proposals.

### **6.8 No Compensation for Preparation of Proposals**

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

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

## **6.9 Rejection of Proposals**

The Department reserves the right, in its sole discretion:

- a) To cancel this RFP, in whole or in part, at any time before the opening of Proposals and/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 RFP.
- g) To reject Proposal that indicates a lack of understanding of any aspect of the Project.
- h) To reject Proposals that are too costly, financially or otherwise, to the Department relative to other Proposals and the Project Budget.
- i) To reject Proposals where the Offeror has altered any pricing element or line item by Thirty Percent (30%) from the initial Proposal or median price for that pricing element or line item in response to a Request for a best and final offer.
- j) To reject Proposals that are deemed non-responsive.

## **6.10 Limitation of Authority**

Only a Contracting Officer with prior written authority from the CCO shall have the express, implied, or apparent authority to alter, amend, modify, or waive any clauses or conditions of the Agreement. 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.

## **6.11 Non-Responsive Proposals**

**6.11.1 Certification.** The Department may consider a Proposal non-responsive if the Offeror fails to properly complete or provides accurate information on the Bidder/Offeror Certification Form **Attachment D**.

**6.11.2 Exceptions.** The Department may consider a proposal non-responsive if the Offeror identifies any changes or exceptions to the Standard Contract Provisions, and/or the Letter Contract.

**6.11.3 Core Competency.** The Department may consider a Proposal non-responsive if the Offeror, whether by inclusion or omission, fails, in the Department's sole judgment, to demonstrate an understanding and competence in every aspect of the Project.

**6.11.4** A proposal that identifies or describes changes or exceptions to the Standard Contract Provisions may be deemed non-responsive.



## **PART 7 – DESIGN-BUILD AGREEMENT**

### **7.0 Contract Documents**

The Design-Build Agreement (“Form of Contract”) will be issued via Addendum to the RFP as **Attachment M**. The Standard Contract Provisions are attached hereto as **Attachments H1 and H2**. Offerors should carefully review the Agreement and Standard Contract Provisions when submitting their Proposals. To the extent there are any ambiguities or inconsistencies between this RFP, the Standard Contract Provisions and Design-Build Agreement shall have precedence. Offerors are advised that they are required to submit their Proposals premised upon agreeing to the terms of the Standard Contract Provisions and entering into a Letter Contract, if applicable, and subsequently, the Design-Build Agreement.

## **PART 8 - INSURANCE REQUIREMENTS**

### **8.0 GENERAL REQUIREMENTS**

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 have its insurance broker or insurance company submit a Certificate of Insurance to the 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. All insurance shall be written with financially responsible companies authorized to do business in the District of Columbia or in the jurisdiction where the work is to be performed and have an A.M. Best Company rating of A- / VII or higher. Should the Contractor decide to engage a subcontractor for segments of the work under this contract and 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 by the CA, 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 and the CA. The Contractor must provide proof of the subcontractor's required insurance prior to commencement of work by the subcontractor. If the Contractor decides to engage a subcontractor without requesting from ORM specific insurance requirements for the subcontractor, such subcontractor shall have the same insurance requirements as the Contractor.

All required policies shall contain a waiver of subrogation provision in favor of the Government of the District of Columbia.

The Government of the District of Columbia shall be included in all policies 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, including ongoing and completed operations under all subcontracts, and covering claims for bodily injury, including without limitation sickness, disease or death of any persons, injury to or destruction of property, 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 (including a per location or per project aggregate limit endorsement, if applicable) limit, a \$1,000,000 personal and advertising injury limit, and a \$2,000,000 products-completed operations aggregate limit including explosion, collapse and underground hazards.

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).

DGS should collect, review for accuracy and maintain all warranties for goods and services.

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, with minimum per accident limits equal

to the greater of (i) the limits set forth in the Contractor's commercial automobile liability policy or (ii) \$1,000,000 per occurrence combined single limit for bodily injury and property damage. Form CA 99 48 03 06 Pollution Liability - Broadened Coverage for Covered Autos - Business Auto, Motor Carrier and Truckers must be endorsed onto the policy

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.

All insurance required by this paragraph 3 shall include a waiver of subrogation endorsement for the benefit of Government of the District of Columbia.

4. Cyber Liability Insurance - The Contractor shall provide evidence satisfactory to the Contracting Officer of Cyber Liability Insurance, with limits not less than \$2,000,000 per occurrence or claim, \$2,000,000 aggregate. Coverage shall be sufficiently broad to respond to the duties and obligations as is undertaken by Contractor in this agreement and shall include, but not limited to, claims involving infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, alteration of electronic information, extortion and network security. The policy shall provide coverage for breach response costs as well as regulatory fines and penalties as well as credit monitoring expenses with limits sufficient to respond to these obligations. Limits may not be shared with other lines of coverage. A copy of the cyber liability policy must be submitted to the Office of Risk Management (ORM) for compliance review.
5. Environmental Liability/Contractors Pollution Liability Insurance - The Contractor shall provide evidence satisfactory to the CO of environmental liability insurance covering losses caused by pollution or other hazardous conditions arising from ongoing or completed operations of the Contractor. Such insurance shall apply to bodily injury, property damage (including loss of use of damaged property or of property that has been physically injured), clean-up costs, transit and non-owned disposal sites. Coverage shall extend to defense costs and expenses incurred in the investigation, civil fines, penalties and damages or settlements. There shall be neither an exclusion nor a sublimit for mold or fungus-related claims. The minimum limits required under this

paragraph shall be equal to the greater of (i) the limits set forth in the Contractor's pollution liability policy or (ii) \$2,000,000 per occurrence and \$2,000,000 in the annual aggregate. If such coverage is written on a claims-made basis, the Contractor warrants that any retroactive date applicable to coverages under the policy precedes the Contractor's performance of any work under the Contract and that continuous completed operations coverage will be maintained for at least ten (10) years or an extended reporting period shall be purchased for no less than ten (10) years after completion.

The Contractor also must furnish to CO Owner certificates of insurance evidencing environmental liability insurance maintained by third party transportation and disposal site operators(s) used by the Contractor for losses arising from facility(ies) accepting, storing or disposing hazardous materials or other waste as a result of the Contractor's operations. Such coverages must be maintained with limits of at least the amounts set forth above.

6. Employment Practices Liability - The Contractor shall provide evidence satisfactory to the Contracting Officer with respect to the operations performed to cover the defense of claims arising from employment related wrongful acts including but not limited to: Discrimination, Sexual Harassment, Wrongful Termination, Workplace Torts, "Bullying" in "any location" and "by any means," including the Internet, whether between employees of contractor or against third parties. Employment Practices Liability coverage must specifically state Third Party Liability coverage is included. Contractor will indemnify and defend the District of Columbia should it be named co-defendant or be subject to or party of any claim. Coverage shall also extend to Temporary Help Firms and Independent Contractors hired by Contractor. The policy shall provide limits of not less than \$1,000,000 for each wrongful act and \$2,000,000 annual aggregate for each wrongful act.
7. Installation-Floater Insurance - For projects not involving structural alterations, the contractor shall provide an installation floater policy with a limit equal to the Property values being installed as part of the project. The policy shall cover property while located at the project site, at temporary locations, or in transit; deductibles will be the sole responsibility of the contractor.
8. 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.

9. Sexual/Physical Abuse & Molestation - The Contractor shall provide evidence satisfactory to the Contracting Officer 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. 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 Office of Risk Management (ORM) for compliance review.
  
10. Commercial Umbrella or Excess Liability - The Contractor shall provide evidence satisfactory to the CO of commercial umbrella or excess liability insurance with minimum limits equal to the greater of (i) the limits set forth in the Contractor’s umbrella or excess liability policy or (ii) \$15,000,000 per occurrence and \$15,000,000 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 District and the “other insurance” provision must be amended in accordance with this requirement and principles of vertical exhaustion.

### **Construction Projects Controlled by the District**

For construction projects controlled by the District, the District will procure the following policies with the District listed as the first named insured. Since the District will control the placement of the policies, the District should not contractually bind itself to secure coverage broader than the minimum that satisfy the interests of the Contractor.

Builders Risk – The District shall purchase and maintain, in a company authorized to do business in the jurisdiction in which the project is located, builders risk insurance, written on an “all risk”, special causes of loss or equivalent form. Builders risk coverage will include boiler and machinery / equipment breakdown, earthquake and flood perils. Building ordinance and terrorism coverage will be included.

The deductible shall not exceed \$25,000 except for earthquake, flood, windstorm, water damage or other perils at the discretion of the District and as available in the insurance industry.

The project limit shall equal the replacement value of the structure, including coverage for property in transit and stored off premises.

At the discretion of the District, builders risk coverage will extend to soft costs and delayed completion.

Builders risk insurance shall include the interests of The Government of the District of Columbia, the Contractor, Subcontractors and Sub – subcontractors in the project.

**C. 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.

**D. DURATION.** The Contractor shall carry all required insurance until all contract work is accepted by 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.

**E. LIABILITY.** These are the required minimum insurance requirements established by the District of Columbia. However, the required minimum insurance requirements provided above will not in any way limit the contractor's liability under this contract.

**F. 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 District of Columbia.

**G. MEASURE OF PAYMENT.** The District 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.

**H. 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 coverage and / or limit changes

or if the policy is canceled prior to the expiration date shown on the certificate. 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.

- I. **CERTIFICATES OF INSURANCE.** The Contractor shall submit certificates of insurance giving evidence of the required coverage as specified in this section prior to commencing work. Certificates of insurance must reference the corresponding contract number. Evidence of insurance shall be submitted to:

**The Government of the District of Columbia**

**And mailed to the attention of:  
George G. Lewis  
Contracting & Procurement Division  
2000 14th ST N. W| 4<sup>th</sup> Floor  
Washington, DC 20009  
(202) 478-5727  
[George.Lewis@dc.gov](mailto:George.Lewis@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).

- J. **DISCLOSURE OF INFORMATION.** The Contractor agrees that the District may disclose the name and contact information of its insurers to any third party which presents a claim against the District 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.
- K. **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 the equivalent by any other rating agency) and licensed in the District.



## **PART 9 - BONDS REQUIREMENTS**

### **9.0 Bid Bond**

Offerors are required to submit with their Proposals a bid bond in the amount of five percent (5%) of total bidding budget, in the form included as **Attachment G**. All bonding companies must be included on the Department of Treasury's Listing of Approved Sureties. Alternatively, Offerors may submit a cashier's check in lieu of a bid bond. However, in the event an Offeror who is awarded the Agreement fails to post a payment and performance bond for the full value of the Agreement, the Offeror shall thereby forfeit the full amount of the cashier's check. If the Offeror chooses to submit a cashier's check in lieu of a bid bond, the Offeror must complete the form included as **Attachment O** and return, notarized, with the Offeror's Proposal.

### **9.1 Contractor's Payment and Performance Bond**

The Design-Builder will be required to post a payment and performance bond having a penal value equal to the Agreement amount at the time the Agreement is executed. The Design-Builder will be required to post an updated payment and performance bonds to reflect the GMP Amendment amount when such amendment is executed.

## **PART 10 - MISCELLANEOUS PROVISIONS**

### **10.0 Conflict of Interest**

The Department reserves the right, in its sole discretion, to make determinations relative to potential conflicts of interest on a project specific basis. Offeror shall submit the Conflict Of Interest Disclosure Statement with their Proposals (**Attachment P**).

### **10.1 Definitions**

Capitalized terms not otherwise defined in the Agreement definitions section shall have the meanings given to them in the RFP.

### **10.2 Abbreviations**

The following are abbreviations used throughout this RFP:

CPM	Critical Path Method
GMP	Guaranteed Maximum Price
LEED	Leadership in Energy & Environmental Design
NTP	Notice to Proceed
RFP	Request for Proposals
OP	Office of planning
CO	Contracting Officer
CCO	Chief Contracting Officer
CA	Contract Administrator
CFA	Commission of Fine Arts
COTR	A Contracting Officer's Technical Representative
DCPS	District of Columbia Public Schools
CBE	A Certified Business Enterprise
SBE	Small Business Enterprises.

**PART 11 - ATTACHMENTS**