

We have received the following questions on ODCA-RFP-2019-03 School Modernization Audit RFP from prospective bidders.

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Questions and Answers

Question: Has ODCA utilized construction audit firms in the past (or currently) for modernization projects? If so, what was / is the scope of services provided.

Answer: No, ODCA has not used construction audit firms in the past to audit modernization projects.

Question: The scope of work contemplates evaluation of 1 contract / project. Is it ODCA's intent to have 1 project audited, or multiple? If a single project, which school, who is the contractor, what is the project budget and contracting approach (lump sum, cost-plus GMP, design build, etc.)? If multiple schools are to be audited, how many?

Answer: ODCA's intent is to audit one school modernization project during FY 2020. The school modernization project to be audited has not yet been selected. Our intent is that the contractor selected for this award will have the opportunity to advise ODCA on the selection of the project for audit.

Question: Does DCPS utilize standard template agreements for construction, or is the contract unique to each project? If standard templates are utilized, what types of contracts are utilized (lump sum, cost-plus GMP, design build, etc.)?

Answer: Agreements for school construction projects are administered by D.C. Department of General Services (DGS). Contracts are unique to each project and may be of any type, including lump-sum, cost-based, etc. That said, ODCA's staff-written audits on school modernization have reviewed a design-build target Guaranteed Maximum Price (GMP) contract, a lump sum contract originally structured as GMP, and have recommended that DGS consider competitively bidding construction projects. See, for example, <http://dcauditor.org/report/the-department-of-general-services-failed-to-provide-information-the-dc-council-needed-to-make-informed-decisions-on-the-scope-and-cost-of-modernizing-the-duke-ellington-school-of-the-arts/> and <http://dcauditor.org/report/the-district-may-have-forfeited-nearly-500000-through-changes-to-the-contract-for-the-h-d-cooke-elementary-school-modernization-completed-in-2010/>.

The Mayor describes the most recent approved school modernization contract as a Construction Manager At-Risk Agreement with GMP in a letter introducing it to the D.C. Council for review (<http://lims.dccouncil.us/Legislation/CA23-0237>). DGS lists awarded contracts at

<https://dgsprocurement.dc.gov/>, and descriptions of some contracts can be found by searching <http://lims.dccouncil.us/>.

Question: Will the respondents' proposed fee be considered a unit price for future audit projects? If a standard template construction contract is utilized, efficiencies in the *Assessment of Risks* process could certainly be realized on future projects.

Answer: ODCA does not currently contemplate a repetition of this project although we continue to be required to conduct school modernization audits.

Question: Does DCPS utilize the services of a program manager or owner's representative for construction projects?

Answer: The Department of General Services (DGS) administers school construction projects on behalf of DCPS, and in 2017 expanded from using one project management firm for all construction projects, to several project management firms, as noted on page 6 of our 2018 recommendation implementation report, which can be accessed at <http://dcauditor.org/report/implementation-of-district-of-columbia-auditor-recommendations/>.

Question: Is the ODCA intent to limit procedures to only the contract with the construction manager, or to also include the agreements for architecture/engineering, feasibility studies, owner's representatives, etc. for the project?

Answer: It is ODCA's intent to limit procedures to only the contract with the construction manager, and the administration of that contract by D.C. government.