

Updated 10/2/2019

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

Questions and Answers

Question: Due to the short timeframe allotted between the due date and Q&A, would you consider extending the due date by a week to allow for the adequate incorporation of your responses into the proposal?

Answer: Yes. The due date for the proposals has been extended to Friday, October 11, 2019. Selection and notice of award will take place on October 25, 2019 as scheduled. The notice to proceed will be issued November 15, 2019, and the meeting with ODCA previously scheduled November 18, 2019 will occur by November 22, 2019. All other dates are as stated in the request for proposals.

Question: The estimated completion of the final report is August 31, 2020. Do you have a timeline of when the construction will commence and complete?

Answer: ODCA intends to work with the contractor selected for this award to select the school modernization for audit, which may be recently started, in progress, or near completion. ODCA does not intend that the school modernization project must be completed in order for this audit to be completed. DCPS posts information about school modernization progress at <https://sites.google.com/a/dc.gov/dcps-school-modernizations/home>.

Question: Have you conducted any similar type audits previously? Who were the vendors? Could you provide pricing information (type of contract, total value of contract)?

Answer: ODCA's previous school modernization audits were conducted by ODCA staff, and are available on the ODCA website. ODCA has not conducted an audit similar to the project contemplated in this RFP previously.

Question: What is your estimated budget for this project?

Answer: ODCA's budget for this project will be determined following review of submitted proposals. Audits for which ODCA has contracted with outside firms in recent years on other subjects have ranged in cost from \$50,000 to \$490,000, though in the latter instance the D.C. Council made a specific appropriation for the audit and that is not the case now. All such contracts are a matter of public record.

Question: You indicate that the contract for audit services issued will be a firm-fixed contract but indicate that the construction contract could be either cost-based or fixed price. The level of effort required for oversight and review of the two different types of construction contracts varies greatly.

How would you recommend we handle this in the pricing? Would it be more beneficial to provide two separate price estimates based on the type of contract that will be audited?

Answer: Providing two separate price estimates would be a beneficial way to address the difference in level of effort required for each type of construction contract. Also, 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, a decision which may take contract type and level of effort into account.

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.