

## LEARN DC

### Request for Proposals (“RFP”) for Construction Manager at Risk

This document reflects an RFP to procure a fee-based Construction manager at risk to provide pre-construction cost estimation services (the “services”) for a new campus for LEARN DC Public Charter School (“LEARN”). The RFP will be distributed to construction specialists with experience in providing cost estimation, general contracting, and construction management services, with a preference for firms with experience building public charter schools. The winning firm will enter into a standard A133™ – 2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor, where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price contract with LEARN DC. Proposals will be evaluated by LEARN’s leadership and its representatives.

#### **LEARN: PROJECT OVERVIEW**

LEARN intends to build a permanent elementary and middle school facility of up to 45,000 sf, located on leased land at 100 Duncan Ave SW, Washington, DC 20032, and within the Joint Base Anacostia-Bolling (“JBAB”) installation. LEARN currently leases 5.7 acres from JBAB and is operating out of +/-18 modular units.

LEARN has engaged Level Field Partners (“LFP”) to provide pre-development real estate advisory services and Studio27 Architecture to provide design services. As part of this scope, LFP has led the RFP process for design and is now coordinating the selection process for pre-construction services.

#### **SCOPE OF WORK**

LEARN is seeking an experienced construction partner to help inform costs and risk during the design and permitting/approval processes, while strategically planning for a Summer 2028 construction timeline for Phase I of the project. LEARN is requesting comprehensive pre-construction services, including but not limited to:

- Design, cost, and scheduling input prior to issuance of Construction Drawings
  - Iterative cost estimating and value engineering exercises based on 30%,60%,80%,95%, and 100% (as needed). Additional cost estimates may be needed.
- Evaluation of potential Add Alternate scopes and use of contingency throughout pre-construction and construction phases to deliver school's maximum programmatic scope
- Early engagement with key subconsultants to refine cost estimates
- Detailed construction scheduling/planning to meet compressed construction timeline

We intend on competitively bidding GC/CM selection for the Phase 1 construction in Winter 2026.

## **RFP PROCESS**

### **Response Submittal Requirements<sup>1</sup>**

Any response to the RFP should be concise and presented in the same order as the elements listed below. Respondents will submit copies of their completed proposal in electronic copy to: [jose@levelfieldpartners.com](mailto:jose@levelfieldpartners.com) by **March 4, 2026, at 5:00 p.m. EST**

Proposals should be submitted with clearly corresponding sections to the following items below.

1. Cover letter summarizing your proposal, qualifications and proposed project team
2. Firm name, address, phone number, web address, and point of contact email
3. Firm history and experience, including organizational and executive management background, number of employees, annual business (\$), and relevant educational / charter / non-profit construction experience (inclusive of any experience in Washington, DC, JBAB, or other military installations)
  - a. Bios for all proposed project team members
  - b. Contact information for all proposed project team members
4. Current project workload
5. Firm's approach to diversity and representation of people of color within its firm and on this proposed project team (inclusive of sub-contractor and labor force outreach and selection)
6. Approach to hard cost estimating (including sample work product)
7. Approach to value engineering and management of alternative scopes of work
8. Project team
  - a. Organizational chart, including sub-consultants
  - b. Resume for the respondent's listed staff
9. Scope of work and fees, including a full description of each scope of work item, along with associated fees, including those tied to any sub-consultant contracts
10. References – contact information for a minimum of four references

**DUE DATE: March 4, 2026, at 5:00 p.m. EST.**

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<sup>1</sup> Requests for clarification ("RFC") regarding any information set out in this RFP may be submitted to [jose@levelfieldpartners.com](mailto:jose@levelfieldpartners.com) by **March 4, 2026, at 5:00 p.m. EST**. Any information shared or developed as a part of this RFP process will be shared with all RFP respondents at least 24 hours before the submission due date.



**Selection Process and Criteria**

LEARN's leadership, along with its consultants, will review the responses to the RFP. LEARN will request any additional information and schedule interviews with finalists, as needed, ahead of quickly making its selection.

LEARN will develop and apply objective selection criteria as follows:

- Firm Qualifications - 35%
- Staff Qualifications - 25%
- Project Approach - 25%
- Minority Participation - 15%

This scoring will consider all material submitted in response to this RFP, along with all additional information as part of the follow-up questions and the interview process.

LEARN intends to continue working with the selected General Contractor past the Preconstruction Services phase. However, it is to be understood that this solicitation is strictly for Preconstruction Services, and LEARN is not obligated to utilize the preconstruction firm in any subsequent phase of the project.

**Anticipated Selection Schedule:**

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| ▪ Proposal Deadline                             | <b>March 4, 2026, 5 pm. EST.</b>         |
| ▪ Follow-up Questions & Interviews, as required | <b>Week of March 9-12, 2026 (target)</b> |
| ▪ Notify Selected Firm                          | <b>Week of March 17, 2026 (target)</b>   |

