

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

**DESIGN-BUILD SERVICES
BANCROFT ELEMENTARY SCHOOL**

Solicitation #: DCAM-16-CS-0044

**Amendment No. 1
Issued: November 13, 2015**

This Amendment Number 01 is issued by e-mail on November 13, 2015. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

Item #1:

Sign-in Sheet: The sign-in sheet from the preproposal conference is attached.

Item #2:

Preproposal Conference Meeting Minutes: Meeting minutes of the preproposal conference are attached.

Item #3:

Site Visit: A site visit will be held on Tuesday, November 17, 2015 from 3:30 p.m. to 5:00 p.m. You will meet the project manager on site.

Item #4:

The bid date remains unchanged. Proposals are due by **December 2, 2015 at 2:00 pm EST.** Proposals that are hand-delivered should be delivered to the attention of: Alicia Norris, Contract Specialist, at **Frank D. Reeves Center, 2000 14th Street, NW, 8th floor, Washington, DC 20009.**

- End of Amendment No. 1 -

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PREPROPOSAL CONFERENCE MEETING MINUTES
DESIGN-BUILD SERVICES
BANCROFT ELEMENTARY SCHOOL

Solicitation #: DCAM-16-CS-0044
November 12, 2015 at 1:30 p.m.

1. A preproposal conference for the above-referenced solicitation was held on Thursday, November 12, 2015 at 1:30 p.m.
2. The preproposal conference began with introductions of the following individuals:
 - a. Alicia Norris – DGS (Contract Specialist)
 - b. Thomas Bridenbaugh & Alexander Marriott – Leftwich, LLC (Procurement and Real Estate Advisory Consultant)
 - c. Mesfin Medhin & Michael Quadrino – DCPEP (Program Manager)
3. An overview of the project was provided, which includes the modernization of the historical buildings, razing of the non-historical buildings, and construction of a new building:
 - a. Bancroft Elementary School is currently located between Mt. Pleasant and 18th Street.
 - b. The current facility is made up of five (5) buildings totaling approximately 95,000 sqft. Although the five (5) buildings are adjoining, they consist of various misaligned levels that create operational and ADA issues. It was also noted that the two (2) southern buildings are recognized as historically significant.
 - c. The two (2) historic buildings will be gutted and modernized, while the other three (3) will be razed and a new facility will be constructed on the site along Mt. Pleasant. A 26,000 sqft parking garage will be constructed under the new addition, leveraging the downward slope of the site toward the north.
4. The delivery method of the project was discussed:
 - a. The delivery method will be a modified design-build approach.
 - b. DGS has already engaged Ayers Saint Gross (“ASG”) to serve as the Architect for the Project. DGS is only seeking to engage a builder through this solicitation. DGS will assign its agreement with ASG to the builder to create a design-build team. Assignment will take place at the time the GMP is established, before the beginning of the summer.
 - c. The GMP will be based on the design development documents.

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5. The project schedule was discussed:
 - a. The Department expects to select a builder in early 2016. ASG and the builder will have roughly five (5) months to work together before subcontractor bidding.
 - b. Once the builder is selected, it will be required to begin cost estimating to make sure the design progresses within budget.
 - c. Overall, the goal is to begin construction this summer, which would be completed by July 15, 2018.
 - d. The Department has not yet decided on a swing space strategy. If the Department decides to swing the students off-site the project should be completed by July 15, 2018. If the Department selects to swing the students on site, the addition will still need to be completed by July 15, 2018, but the builder will have the fall to complete the rest of the site work.

6. The procurement process and fees were discussed:
 - a. The Contract will be awarded through the formal procurement process and required Council approval. Similar to past projects, Bidders should conform their proposal to the RFP and focus on the Form of Contract, which will be issued by amendment.
 - b. A Bidder may request changes to the Form of Contract, however, they are not encouraged and they will be held against them in the evaluation process. Changes to the Form of Contract make it difficult to assess the proposals in the same way. Any requested changes must be included with the proposal, and requested changes are requests; simply because a change is requested, it does not mean the change is, or will be, accepted by the Department.
 - c. Bidders will bid a Preconstruction Fee, Construction Fee, and General Conditions Budget.
 - i. The Preconstruction Fee will include all costs from appointment of the builder through the beginning of construction in June of next year.
 - ii. The Construction Fee will include costs of the home office and the profit.
 - iii. Expenses covered by the General Conditions Budget are reimbursable at cost, subject to a maximum of the total GC Budget that was bid.

7. Economic inclusion goals were discussed. The Department desires to maximize the participation of District residents and businesses in the Project.
 - a. With respect to the participation of District businesses, the following requirements apply:
 - i. 50% of all dollars in the contract must go to CBEs.
 - ii. 35% of all dollars in the contract must go to SBEs.
 - iii. 20% of all dollars in the contract must go to DBEs.
 - iv. It was noted that the only certifications from DLSBD count towards these goals; no reciprocal certifications are accepted.
 - b. With respect to District resident participation, it was noted that the new and old First Source Act would apply. Fifty-One percent (51%) of new hires must be District residents.

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- c. Davis Bacon wage rates will apply. It was also noted that subcontractors need to properly classify their employees, it has been a problem in the past that they are not properly classifying their workers.
8. The scoring of the proposals was discussed.
 - a. Bidders are encouraged to look at Section D of the RFP which outlines the evaluation criteria for proposals, and the specific subfactors for evaluation.
 - b. It was noted that the criteria that makes the difference between the first and second place bidders is often the management plan.
 - i. It is important that bidders do not submit a generic management plan; a generic plan will be unlikely to win.
 - ii. The successful proposal will identify the unique aspects of the project and challenges that the bidder will likely face. It will also specifically state how those unique challenges will be addressed throughout the process.
9. A series of Amendments to the RFP will be issued which will include the following additional information:
 - a. Sign-In Sheet from the preproposal conference.
 - b. Preproposal conference meeting minutes
 - c. Form of Contract
 - d. The scheduled site visit.
10. Questions:
 - a. Will there be a site visit? Yes, the exact date and time will be issued by an Amendment, but it will likely be next week after 3:00 p.m.
 - b. When do you anticipate the Form of Contract being issued? Next week.
 - c. Will the Department make a decision regarding the on or off site swing space before proposals are due? No. The Department expects that the only difference between the two prices may only be the staffing costs, but it is largely up to the bidder how they will allocate resources to the potential schedules.

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Sign-in Sheet

1. Name: DAN SPIELVOGEL Phone: 202-400-2188
Company: ECS CAPITAL SERVICES
Email Address: DSPIELVOGEL@ECSLIMITED.COM
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: MATERIAL TESTING, GEO, ENV.
Interested in bidding as a prime or a subcontractor? SUB
2. Name: Allen Ray Phone: 240-200-1014
Company: Coakley & Williams Construction, Inc.
Email Address: aray@coakleywilliams.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: General contractor
Interested in bidding as a prime or a subcontractor? Prime
3. Name: Sean Briggs Phone: 443-334-4990
Company: Sparks @ Play
Email Address: sbriggs@sparksatplay.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: Playground
Interested in bidding as a prime or a subcontractor? NO

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1. Name: David Arwood Phone: (703) 629-9852
Company: DMY Capital, LLC
Email Address: darwood@dmycapital.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? 9 Pref. Points YES NO
Type of services performed: Geotech, materials Testing, Third Party Ins., Building Envelope
Interested in bidding as a prime or a subcontractor? Sub
2. Name: TYLER COLLINS Phone: (240) 297-3007
Company: THE WHITING-TURNER CONTRACTING CO.
Email Address: tyler.collins@whiting-turner.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: Construction Management
Interested in bidding as a prime or a subcontractor? Prime
3. Name: Omar McIntosh Phone: 202-888-1751
Company: Perennial Construction
Email Address: info@perennialconstruction.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: GC, Demolition
Interested in bidding as a prime or a subcontractor? Prime

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Sign-in Sheet

1. Name: NICOLETTE GORDON Phone: 719 291 9431
Company: MCN BUILD
Email Address: GORDON.NICOLETTE@GMAIL.COM
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: DESIGN-BUILD/CONSTRUCTION
Interested in bidding as a prime or a subcontractor? Y

2. Name: Casey Stringer Phone: 2/589-0066
Company: Broughton Const Action
Email Address: CStringer@BroughtonConstAction.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: _____
Interested in bidding as a prime or a subcontractor? _____

3. Name: Chrystal Stowe Phone: 2/243-6688
Company: Smoot Construction
Email Address: cstowe@srsmoot.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: CM/DB/GC
Interested in bidding as a prime or a subcontractor? Prime

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1. Name: KELLY MACKLAND Phone: 202 369 4891
Company: WINMAR
Email Address: KMARKLAND@WINMARCONSTRUCTION.COM
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: GC
Interested in bidding as a prime or a subcontractor? PRIME
2. Name: BRIAN BUTLER Phone: 203 901 0957
Company: ACS
Email Address: bbutler@acs-dc.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: GC
Interested in bidding as a prime or a subcontractor? PRIME
3. Name: Pamela Murray Johnson Phone: 301-512-8784
Company: Skanska USA Building
Email Address: pamela.m.johnson@skanska.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: General
Interested in bidding as a prime or a subcontractor? prime

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1. Name: Reeve Johnson Phone: 202 213 8936
Company: MCW Build
Email Address: reeve.johnson@mcwbuild.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: General Contracting
Interested in bidding as a prime or a subcontractor? Prime
2. Name: Lisa Hough Phone: 703.659.7916
Company: Turner Construction
Email Address: lhough@tcco.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: GC
Interested in bidding as a prime or a subcontractor? Prime
3. Name: Wardell Hicks Phone: _____
Company: Ideal Electric
Email Address: whicks@idealelectric.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: Electrical Services
Interested in bidding as a prime or a subcontractor? Sub

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1. Name: Joseph Kennedy Phone: 703/967-9596
Company: MEN BUILD
Email Address: joseph@menbuild.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: GC/CM
Interested in bidding as a prime or a subcontractor? YES
2. Name: MICHAEL BROWN Phone: _____
Company: RATH ENTERPRISES
Email Address: mabrown@rathinc.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: ABATEMENT / DEMO
Interested in bidding as a prime or a subcontractor? Sub
3. Name: _____ Phone: _____
Company: _____
Email Address: _____
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: _____
Interested in bidding as a prime or a subcontractor? _____

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Sign-in Sheet

1. Name: YONAS MENJIS Phone: 202-549-1162
Company: MEN BUILD
Email Address: YONAS@MENBUILD.COM
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: GC
Interested in bidding as a prime or a subcontractor? Prime

2. Name: _____ Phone: _____
Company: _____
Email Address: _____
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: _____
Interested in bidding as a prime or a subcontractor? _____

3. Name: _____ Phone: _____
Company: _____
Email Address: _____
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: _____
Interested in bidding as a prime or a subcontractor? _____

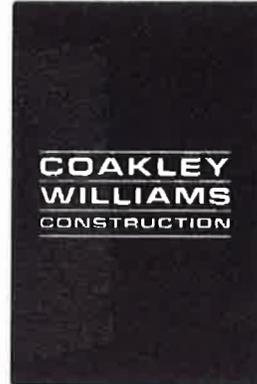
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CBE CERTIFIED

11 total preference points

- **DBE** (Disadvantaged Business Enterprise)
- **SBE** (Small Business Enterprise)
- **VOB** (Veteran Owned Business)
- **LBE** (Local Business Enterprise)
- **DZE** (Enterprise Zone)



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* CBE CERTIFICATION No. LSDZ22721062016 *
See additional locations on reverse side



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