



D.C. DEPARTMENT OF GENERAL SERVICES

REQUEST FOR PROPOSALS

**DESIGN-BUILD SERVICES
BARRY FARM RECREATION CENTER**

July 30, 2012

Proposal Due Date: August 28, 2012 by 2:00 p.m. EDT

Preproposal Conference: August 9, 2012 at 10:30 a.m. EDT

to be held at:

**Frank D. Reeves Center
2nd Floor Community Room
2000 14th Street, NW
Washington, DC 20009**

Contact: Thomas D. Bridenbaugh
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Solicitation Number: DCAM-12-CS-0176

Executive Summary

The Department of General Services (“Department” or “DGS”) is issuing this Request for Proposals on behalf of the Department of Parks and Recreation (“DPR”) to engage a design-builder to provide design-build services for the new Barry Farm Recreation Center (“Barry Farm”) located at 1230 Sumner Road, SE, Washington, DC. The scope of work is more fully described below, but generally includes the demolition of the existing recreation center, pool, and play structures, and the construction of an approximately 47,000 square feet new recreation center and associated site work (the “Project”). A site plan, narrative scopes of work, and design development drawings and specifications (“Drawings & Specifications”) for the Project are included as **Attachment A**. The Project must be completed by May 15, 2014.

The Project will include a gymnasium, indoor pool and pool house, multi-purpose rooms, classrooms, a computer lab, and a senior lounge. Outdoor facilities will include a synthetic turf football field with a softball overlay, basketball courts, and a playground.

A.1. Project Delivery Method

The Department intends to implement the Project through a design-build approach. The Department intends to have completed the procurement process and issued a notice to proceed with preconstruction/design (the “Initial NTP”) by September 14, 2012. In general, it is contemplated that the Project will be divided into two phases: (i) the Design & Preconstruction Phase; and (iii) the Construction Phase.

The Design & Preconstruction Phase will begin with the Initial NTP. Within 30 days of the Initial NTP, the Design-Builder will be required to meet with the Department to review the current Drawings & Specifications. The Drawings & Specifications are between the Design Development and a Permit Set level of completion (depending on the discipline). The selected Design-Builder will be required to examine the current status of the Drawings & Specifications and determine what level of additional design services are required. The selected Design-Builder will then be required to progress the design, to the level of detail it desires, in a manner consistent with the Department’s budget, *i.e.*, design-to-budget. It is envisioned that the selected builder will provide a GMP shortly thereafter. The GMP will be based on these advanced design development documents, which are referred to in the Form of Contract as the “GMP Basis Documents”, and the builder will be required to obtain quotes from trade subcontractors based on such documents. The process by which the GMP will be formed is more fully described in the Form of Contract.

The Department anticipates that the GMP will be finalized and approved by the Council in late January of 2013. This will leave approximately 15 months to construct the new building (the “Construction Phase”). The Department will authorize selective release of long-lead items and demolition work during the preconstruction phase as necessary to maintain the schedule. The Department will also consider early release of foundation-to-grade work if necessary to maintain the schedule.

In addition to the design services, the Department expects that the builder component of the Design-Builder's team will actively participate in the development of the design and to provide (i) cost estimates, (ii) schedule analysis, (iii) identification of long-lead purchasing requirements, and (iv) constructability reviews.

During the Preconstruction Phase, the Design-Builder will begin demolition of the existing recreation center building, pool, and play structures. During the Construction Phase, the Design-Builder shall implement the approved design for the Project in a manner consistent with the Department's budget for the Project.

The Design-Builder will have approximately 13 weeks to advance the design and develop an agreed upon guaranteed maximum price ("GMP"). It is anticipated that the GMP will be based on a set of advanced design development documents. The GMP will include:

- (i) a set of drawings and specifications that describe the Work;
- (ii) a GMP;
- (iii) a schedule for the remaining portions of the work;
- (iv) a CBE utilization plan; and
- (v) a workforce utilization plan.

The process by which the GMP will be formed is more fully described in the Form of Contract which will be issued by addendum. The Department has established the following milestone dates for the preconstruction phase:

- September 14th – The Department will issue a NTP and preconstruction services agreement to the selected firm on or around September 14th. The Design-Builder will begin advancing the design as it deems necessary.
- September 14th to December 17th – The Design-Builder will have approximately 13 weeks to advance the design and develop a GMP proposal. This proposal will be based on a set of advanced design-development documents. The design-development documents will need to meet the Department's programmatic desires and is consistent with the budget available for the Project.
- December 18th to January 15th – Finalize scope and GMP with value engineering as necessary.
- January 15th – The Department has established January 15th as the goal for completing negotiations with the Design-Builder over the Form of Contract and submitting the same to the Council for approval. The Department expects that the contract will be fully approved by the Council by January 31, 2013.
- May 15, 2014 – The Project must be substantially complete no later than May 15, 2014.

A.2 Compensation

As is more fully described in the Form of Contract, this will be a cost plus a fixed fee with a guaranteed maximum price type contract. Offerors will be required to submit with their proposals the following: (i) a Design Fee; (ii) a Preconstruction Fee; (iii) a Design/Build Fee, which should cover the cost of the Design-Builder's overhead and profit; and (iv) a General Conditions Budget. The Preconstruction Fee and the Design/Build Fee will be fixed fees. Design costs shall be reimbursable subject to a cap equal to the Design Fee bid by the Offeror. General conditions shall be reimbursable subject to a cap equal to the General Conditions Budget bid by the Offeror. All of these price components should be submitted in an Offer Letter in substantially the form of **Attachment B** on the Offeror's letterhead.

It is the Department's intent to engage the Design-Builder to put into place work in an amount equal to the agreed upon GMP over the approximately 15 month period from February 1, 2013 to May 15, 2014. The Design-Builder shall not be entitled to any additional fees or general conditions unless (i) the Department makes additions to the scope provided for the in the GMP Agreement which cause the GMP to increase by more than ten percent (10%); or (ii) the Department makes additions to the scope provided for the in the GMP Agreement which will require the Design-Builder's services at Barry Farm to extend beyond June 15, 2014. Please note, however, that punchlist activities may extend beyond the Substantial Completion Date and that such activities will not entitle the Design-Builder to additional fees or general conditions.

A.3 Form of Contract

The Form of Contract will be issued by an addendum to this RFP. Offerors should carefully review the Form of Contract when submitting their proposal. To the extent there are any inconsistencies between this RFP and the Form of Contract, the Form of Contract shall prevail. Offerors are further advised that they are required to submit their proposal premised upon entering into a contract that is substantially similar to the Form of Contract and that any proposed changes to the Form of Contract must be clearly identified and described in their proposal. A proposal that fails to specifically identify and describe the requested changes shall be deemed non-responsive.

The Department intends to negotiate and finalize the contract with the selected Design-Builder by January 15, 2013. The finalized contract will include a GMP (as defined in the Form of Contract). The finalized contract will be submitted to the Council for the District of Columbia for its review and approval in late January.

A.4 Incentives for On-time; On-Budget Completion & Meeting Workforce Goals

In the event the Project is both (i) substantially complete no later than May 15, 2014 and (ii) delivered for less than the GMP established in the GMP Agreement, the Design-Builder's Fee will be increased by Ten Percent (10%). If these goals are not met, the Design-Builder's Fee will be reduced by Ten Percent (10%). In addition, if the Design-Builder meets the Workforce

Utilization Requirement discussed in **Section A.5** below, the Design Builder's Fee will be increased by Five Percent (5%). In determining whether these goals have been met, the decision will be made irrespective of fault and regardless of whether the cause for failing to achieve these goals was within the Design-Builder's control.

A.5 Economic Inclusion

The Department requires that Local, Small and Disadvantaged Business Enterprises ("LSDBEs") participate in this project to the greatest extent possible and desires that such businesses perform at least fifty percent (50%) of the work under this procurement. At least thirty five percent (35%) must be awarded to entities that are certified as either Small or Disadvantaged Business Enterprises by the District of Columbia Local Business Opportunity Commission, and twenty percent (20%) to entities that are certified as Disadvantaged Business Enterprises. The Department will also require that the selected design-builder and all of its subconsultants, subcontractors, and suppliers, enter into a First Source Employment Agreement with the Department of Employment Services and hire fifty-one percent (51%) District residents for all new jobs created on the project. Please see **Part C** of this RFP for additional information.

In addition to LSDBE participation as described above, the Department requires that District residents participate in the Project to the greatest extent possible. Prior to the Design-Builder obtaining trade bids for the work, the Department will establish a minimum requirement for the percentage of labor hours worked by District residents on the project (such requirement, the "Workforce Utilization Requirement"). Offerors shall submit with their proposals a Workforce Utilization Plan outlining how they intent to increase participation by DC residents in the performance of the work on this Project.

A.6 Subcontractor Support and Mentoring Program

The Department plans to use this Project as a test bed for a program designed to grow the capacity of Certified Business Enterprise ("CBE") subcontractors. The Department envisions that this program will have both a technical assistance component and a financial assistance component. With respect to the technical component, the Department desires that the Design-Builder develop and implement a program to assist CBE subcontractors in overcoming technical challenges and increase their technical capacity. This program should focus on invoicing, compliance with regulatory requirements (e.g., certified payrolls and Davis-Bacon wage scales), change order management, estimating, and other relevant areas. Emphasis should be given to the skills necessary to be successful in a design-build or construction management environment. With respect to the financial component, the Department envisions that that the program will assist CBE subcontractors in obtaining the working capital necessary to fund their operation. The Department intends to work with a third party financial intermediary to develop this financial component. However, the Department envisions that such program will require cash collateral and expects that the successful Design-Builder will take reasonable measures to assist the CBE subcontractors in satisfying such cash collateral requirements. Given these parameters,

Offerors should include a detailed description of how their proposed subcontractor support and mentoring program would work.

A.7 Selection Criteria

Proposals will be evaluated in accordance with **Part D** of this RFP. The following evaluation criteria will be used:

- Builder's Experience & References (12 points)
- Builder's Key Personnel (12 points)
- Project Management Plan (5 points)
- Architect's Experience & References (6 points)
- Architect's Key Personnel (5 points)
- Preliminary Project Schedule (10 points)
- Cost (30 points)
- Subcontractor Support and Mentoring Program (10 points)
- LSDBE Compliance/Utilization (5 points)
- Workforce Utilization Plan (5 points)

A.8 Procurement Schedule

The schedule for this procurement is as follows:

- | | |
|--|------------------------------|
| • Issue RFP | - July 30, 2012 |
| • Pre-proposal Conference | - August 9, 2012 at 10:30 am |
| • Last Day for Questions/Clarifications | - August 17, 2012 |
| • Proposals Due | - August 28, 2012 |
| • Notice of Award | - September 10, 2012 |
| • Notice to Proceed with Design & Precon | - September 14, 2012 |
| • Council Approval | - January 31, 2013 |

A.9 Project Schedule

The preliminary schedule for this project is as follows:

- | | |
|--|---------------------------------------|
| • NTP | - September 14, 2012 |
| • Preconstruction & Design | - September 14 - to November 14, 2012 |
| • GMP Proposal Due | - December 17, 2012 |
| • Finalize GMP & Submission to Council | - January 15, 2013 |
| • Council approval of contract | - January 31, 2013 |
| • Substantial Completion | - May 15, 2014 |

A.10 Attachments

- Attachment A** - Site Plan, Narrative Scopes of Work and Drawings & Specifications
- Attachment B** - Form of Offer Letter
- Attachment C** - Disclosure Statement
- Attachment D** - Tax Affidavit
- Attachment E** - Davis-Bacon Wage Rates
- Attachment F** - Bid Guaranty Certification

SECTION B SCOPE OF WORK

B.1 Scope of Work

The Design-Builder will be required to design and construct the Project in a manner consistent with the Department's goals and objectives, including, but not limited to its programmatic, schedule and budgetary requirements. Without limiting the generality of the foregoing, the selected design-builder shall be required to provide all of the design services, labor, and materials necessary to accomplish this task. In general, the Design-Builder's scope of work will be divided into two phases, (i) a Design & Preconstruction Phase; and (ii) a Construction Phase. Each of these phases is described below:

B.2 Design & Preconstruction Phase

The Design & Preconstruction Phase will run from NTP through the execution of the GMP Agreement, approximately September 14, 2012 through January 15, 2013. During this phase, the Design-Builder will be required to (i) advance, in consultation with the Department, the design to a set of advanced design development documents; (ii) obtain bids from trade subcontractors; (iii) engage in any value engineering and scoping exercises necessary to return the cost of the work to the Project Budget; (iv) engage in preconstruction activities, including identifying any long-lead items, and demolition as necessary; and (v) agree upon a GMP for the Project.

B.2.1 Design Services

B.2.1.1 Design Development. Based on the current Drawings & Specifications, and the budget established by the Department during the Preconstruction & Design Phase, the Design-Builder shall cause the design element of its team to examine the current status of the Drawings & Specifications and determine what level of addition design is required. The selected Design-Builder will then be required to progress the design, to the level of detail it desires, in a manner consistent with the Department's budget, i.e., designed to budget. The advanced design development documents shall serve as the basis for the GMP. The design development documents shall contain at least the level of detail contemplated in the standard AIA agreement. With regard to the building's systems and finishes, however, a greater level of detail shall be provided. Specifically, the design development documents shall coordinate the mechanical, electrical, plumbing, fire protection, fire alarm, elevators, parking, energy conservation, lighting, telecommunications, streetscaping, and landscaping of the Project in sufficient detail to establish final sizing criteria and capacities, square footage requirements, required chases and risers, clearances, equipment layout, and other related components for the Project. With regard to the finishes, the design development documents shall provide a finish schedule and sketches showing key interior and exterior views.

B.2.2 Value Engineering & Scope Assessment

Based on the design development documents, the Design-Builder prepare a written report of suggested value engineering strategies necessary to reconcile the costs of constructing the Project with the Project Budget. The Design-Builder shall meet with the Department's representatives to discuss any value engineering and changes in scope necessary to ensure that the performance specifications are met and that the Project Budget is not exceeded. Based on these discussions, the Design-Builder shall complete any revisions to the design documents and prepare any additional drawings necessary to complete the Project.

B.2.3 GMP Formation. Based on any value engineering, scope modifications and approved changes in the Project Budget, the Design-Builder shall prepare and submit to the Department a GMP proposal. The GMP proposal shall represent the Design-Builder's offer to Fully Complete the Project. The GMP proposal shall include: (i) a line item construction budget; (ii) a detailed CPM schedule; (iii) a listing of the drawings upon which the GMP is based; (iv) an LSDBE utilization plan; and (v) a workforce utilization plan. In the event that the Department and the Design-Builder are unable to agree upon a GMP, the Design-Builder shall only be entitled to receive 90% of the design fee and 50% of the pre-construction fee.

B.2.4Preconstruction

The Design-Builder shall provide such preconstruction services as are necessary to properly advance the Project. These services shall include, but are not necessarily limited to, scheduling, estimating, shop-drawings, and the ordering of long-lead materials. Within ten (10) days after award, the Design-Builder shall submit an initial schedule analysis that: (i) contains a preliminary schedule, including proposed demolition; (ii) identifies long-lead items that could adversely impact the project's schedule; and (iii) contains written recommendations addressing such long lead items should be handled.

B.2.4.1 Deliverables. The following deliverables are required during the Design & Preconstruction Phase. In the event that the Design-Builder fails to provide any deliverable listed below, the Design-Builder shall forfeit its pre-construction fee.

- a. Preliminary Schedule
- b. List of Long Lead Items and Recommendations for purchase.
- c. A summary of the process by which the Design-Builder intends purchase the key trade subcontracts as well as a list of subcontractors from which the Design-Builder intends to solicit bids.
- d. Complete set of design development drawings.
- e. Trade bid tabulations.
- f. Report outlining value engineering strategies.
- g. GMP Proposal.

B.3 Construction Phase

During the Construction Phase, the Design-Builder shall be required to cause the construction to be completed in a manner consistent with the design documents approved by the Department and shall provide all labor, materials and equipment necessary to fully construct the Project in accordance with the drawings, specifications, schedule and budget that are issued for the Project not later than the Substantial Completion Date.

B.3.1 Management Services.

In order to properly manage the Project, the Design-Builder shall be required to undertake the following tasks:

- Participate and assist in Project/Planning meetings.
- Provide and maintain a fully equipped office on-site to perform all required Contractor duties.
- Maintain full-time, on-site construction supervision and provide daily inspections, quality control, monitoring, coordination of various trades, record drawings, and daily work log.
- Conduct weekly progress meetings following a contractor generated agenda with the Program Manager and all trades.
- Provide general safety and signage and posting for the project and see that each subcontractor prepares and submits adequate safety program and monitoring throughout the project.
- Provide a written monthly report that includes (i) an updated schedule analysis, (ii) an updated cost report, and (iii) a monthly review of cash flow.
- Manage the change order process with the trade subcontractors to verify validity, purpose, and cost.
- Prepare payment requests, verify accuracy and forward for approval and payment.
- Assemble close-out documents required.
- Provide assistance to DPR and the Department through any applicable warranty periods.

B.3.2 Mobilization

The Design-Builder will be required to undertake the tasks described below.

B.3.2.1 Take control of the site and install the necessary construction fences and other devices to properly secure the site.

B.3.2.2 Coordinate with separate contractors engaged by the Department to abate hazardous materials in the existing facility, in accordance with EPA and all jurisdictional agencies. Formally, the Department will hold these contracts; however, the Department desires that the

Design-Builder supervise and coordinate the work of the abatement contractor to the greatest extent practical.

B.3.2.3 The Design-Builder shall be responsible for all interior and exterior demolition necessary for the rehabilitation and renovation of the existing structure.

B.3.2.4 The Design-Builder shall be responsible for salvaging and storing all items as identified by the Department.

B.3.2.5 The Design-Builder shall be responsible for paying all permits and fees associated with the abatement, demolition, utilities abandonment, and utility relocation. The Department shall be responsible for the building permit fees, but the Design-Builder shall be responsible for all trade Design-Builder permit fees.

B.3.2.6 The Design-Builder shall be responsible for all performance and payment bonds and general liability insurance.

B.3.2.7 The Design-Builder shall be responsible for removing the balance of construction debris off site.

B.3.3 Trade Work; Subcontracts

It is contemplated that all or nearly all of the work will be performed by trade subcontractors under written subcontracts to the Design-Builder. The Design-Builder will not be permitted to self-perform work.

B.3.4 Site Safety and Clean-up

B.3.4.1 The Design-Builder will be required to provide a safe and efficient site. Controlled access shall be required.

B.3.4.2 The Design-Builder shall be required to provide wheel washing stations on site so as to prevent the accumulation of dirt and other refuse on the streets surrounding the project site.

B.3.4.3 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. Note that the Design-Builder shall be responsible for providing a secure location for storing electronics and other valuable equipment such as computers.

B.3.4.4 The Design-Builder shall be responsible for the cost of temporary power used during the construction of the Project, including, but not limited to, the cost of installing such temporary wiring as may be required to bring power to the site. The Design-Builder shall also be responsible for the cost of all temporary construction necessary on the site.

B.3.5 Close-out & FF&E

B.4.5.1 The Design-Builder shall be responsible for purchasing and providing FF&E. A detailed list of FF&E requirements will be developed during the preconstruction phase.

B.3.5.2 The Design-Builder shall be required to prepare and submit at close-out a complete set of product manuals, warranties, etc. The Design-Builder shall also provide the Department with a complete set of its Project files, including, but not limited to, shop drawings, etc. at close out so as to assist the Department in operating the building.

B.4 Key Personnel

In its proposal, each Offeror will be required to identify its key personnel. Key personnel shall include the following. With regard to the builder, (i) the Project Executive; (ii) the Field Superintendent; (iii) the project manager who will supervise the interior design and work; and (iv) the project manager who will supervise the MEP work. The Design-Builder will not be permitted to reassign any of the key personnel unless the Department approves the proposed reassignment and the proposed replacement. Please provide a table that identifies the specific staff that will be assigned to this Project, the time periods during which the individual will work on the Project, his or her level of effort (i.e. the percentage of time devoted to this project), and whether the individual will be funded through the Design-Builder's fee or general conditions.

The Design-Builder will also be required to identify the design team in its proposal and their key personnel. With regard to the design team, such personnel shall include: (i) the principal-in-charge; (ii) the design principal; (iii) the project architect; and (iv) the lead MEP engineers. The Design-Builder will not be permitted to reassign any of the key personnel unless the Department approves the proposed reassignment and the proposed replacement. Please provide a table that identifies the specific staff that will be assigned to this Project, the time periods during which the individual will work on the Project, his or her level of effort (i.e. the percentage of time devoted to this project).

B.5 Licensing, Accreditation and Registration

The Design-Builder and all of its subcontractors and subconsultants (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 contract. 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.

B.6 Conformance with Laws

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

B.7 Davis-Bacon Act

The Davis-Bacon Act 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.

B.8 Apprenticeship Act

The Apprenticeship Act shall apply to this contract and the Design-Builder and all of its trade subcontractors shall be required to comply with that act.

B.9 Time of the Essence

Time is of the essence with respect to the contract. The Project must be substantially complete by May 15, 2014. 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.

SECTION C ECONOMIC INCLUSION

C.1 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, 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. (A copy of the certification acknowledgment letter must be submitted with the Offeror's Proposal.) In accordance with these laws, the following preferences shall be awarded in evaluating an Offeror's proposal:

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

Offerors may qualify for more than one of these categories, so that the maximum number of points available under this section is 12 points.

Information: For information regarding the application process, contact the Department of Small and Local Business Development at the following address or telephone number:

Department of Small and Local Business Development
One Judiciary Square Building
441 4th Street, NW, 9th Floor
Washington, DC 20001
(202) 727-3900 (Telephone Number)
(202) 724-3786 (Facsimile Number)

C.2 SLDBE Participation

The Department requires that significant participation by business enterprises certified by the Department of Small and Local Business Development as: (i) a local business enterprise; (ii) a small business enterprise; (iii) a disadvantaged business enterprise; (iv) having a owned resident business; (v) being a longtime business resident; or (vi) having a local business enterprise with its principal office located in an enterprise zone. Accordingly, and in addition to the preference points conferred by **Section C.1**, the Department requires that business enterprises so certified must participate in at least 50% of the development. Of this amount, 35% must be awarded to entities that are certified as either Small or Disadvantaged Business Enterprises by the District of Columbia Local Business Opportunity Commission and 20% to entities that are certified as Disadvantaged Business Enterprises. Offerors will be required to submit a Local Business Enterprise Utilization Plan with their proposals. The Utilization Plan must demonstrate how this requirement will be met and, to the extent possible at this stage in the project, should identify the specific firms that will be used and their respective roles.

C.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 contract, 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 contract; (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 10th 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.

C.4 Apprenticeship Act

The D.C. Apprenticeship Act of D.C. Law 2-156, (“Act”) as amended shall apply to this project. 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 D.C. Apprenticeship Council Rules and Regulations shall be implemented. Please note that 35% of all apprenticeship hours worked must be performed by District residents. The Contractor shall be liable for any subcontractor non-compliance.

SECTION D EVALUATION AND AWARD CRITERIA

D.1 Evaluation Process

The Department shall evaluate submissions and any best and final offers in accordance with the provisions of this **Section D** and the Department's Procurement Regulations.

D.2 Evaluation Committee

Each submission shall be evaluated in accordance with this **Section D** 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 Offeror(s) whose submissions are determined by the source selection official to be the most advantageous to the Department.

D.3 Oral Presentation

The Department does not intend to interview Offerors; 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 Department's Evaluation Committee, and participate in a question and answer session. The purpose of the oral presentation and the question and answer session is to permit the Evaluation Committee 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.

D.3.1 Length of Oral Presentation

Each Offeror will be given up to 60 minutes to make the presentation. At the end of the initial presentation, there will be a break for approximately 45 minutes for the Evaluation Committee to assess the presentation and prepare questions. The Offeror will then respond to questions from the Department's Evaluation Committee for no more than 90 minutes.

D.3.2 Schedule

The order of presentation 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.

D.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 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.

D.3.4 Topics

The Offeror may present information about its capabilities and special qualifications to serve as a contractor for this Project, including the qualifications of key personnel.

D.4 Proposal Evaluation

Each proposal will be scored on a scale of 1 to 100 points. In addition, Offerors will be eligible to receive up to 12 preference points as described in **Section C.1** of this RFP for participation by Local, Small or Disadvantaged Business Enterprises. Thus, the maximum number of points possible is 112. The contract will be awarded to the contractor with the highest evaluated score.

D.4.1 Contractor's Experience & References (12 points)

The Department desires to engage a Design-Builder with the experience necessary to realize the objectives set forth in the RFP. The construction component of each Design-Builder (the "Contractor") will be evaluated based on their demonstrated experience in: (i) construction and renovation projects in an urban setting; (ii) constructing and knowledge of recreation center facilities; (iii) knowledge of, and access to, the local subcontracting market; and (iv) knowledge of the local regulatory agencies and Code Officials. 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. This element of the evaluation will be worth up to twelve (12) points.

D.4.2 Contractor's Key Personnel (12 points)

The Department desires that the builder assign the appropriate number of personnel having the necessary seniority to implement a project of this type. The 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. Proposals should identify, at a minimum, (i) the project executive; (ii) the design manager; (iii) key project managers that will be responsible for overseeing MEP and other key building systems; and (iv) the superintendent. The availability and experience of the key individuals assigned to this Project will be evaluated as part of this element. Please provide a table that identifies the specific staff that will be assigned to this project. The table should include: (i) the individual's name (if known); (ii) his or her title; (iii) his or her level of effort (i.e. the percentage of time devoted to this project); and (iv) the time periods during which the individual will be assigned to the project. This table should include all personnel that will be assigned to the project. Please identify whether the personnel will be funded from general conditions or whether they are home or regional office personnel that are non-reimbursable (i.e. funded from fee). This element of the evaluation will be worth up to twelve (12) points.

D.4.3 Architect/Engineer's Experience & References (6 points)

The Department desires to engage a Design-Builder with a design component that possesses the experience necessary to realize the objectives set forth in the RFP. The design component of each Design-Builder will be evaluated based on their demonstrated experience in: (i) the design of projects in an urban setting; (ii) the design of recreation center facilities and knowledge thereof; (iii) cost estimating and value engineering/management; and (iv) knowledge of the local regulatory agencies and Code Officials. 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. This element of the evaluation will be worth up to six (6) points.

D.4.4 Architect/Engineer Key Personnel (5 points)

The Department desires that the design component of the Design-Builder (the "A/E") assign to this Project personnel who have experience in designing and completing construction projects on-time and on-budget. The personnel so assigned should have the necessary experience and professional credentials for the role each such individual is assigned. At a minimum, the proposal should identify: (i) the design principal; (ii) the project architect; and (iii) the lead designer for the building's MEP systems. Please provide a table that identifies the specific staff that will be assigned to this project. The table should include: (i) the individual's name (if known); (ii) his or her title; (iii) his or her level of effort (i.e. the percentage of time devoted to this project); and (iv) the time periods during which the individual will be assigned to the project. This table should include all personnel that will be assigned to the project. Please identify whether the personnel will be funded from general conditions or whether they are home or regional office personnel that are non-reimbursable (i.e. funded from fee). This element of the evaluation will be worth up to five (5) points.

D.4.5 Cost (30 points)

Offerors will be required to bid a Design Fee, a Preconstruction Fee, a Design-Build Fee, and a General Conditions Budget. This element of the evaluation will be worth up to thirty (30) points.

D.4.6 Project Management Plan (5 Points)

Offerors are required to submit both a Design Management Plan and a Construction Management Plan. This element of the evaluation is worth up to five (5) points

The Design Management Plan should clearly explain how the Design-Builder, and in particular the A/E, intends to manage and implement the Project. Among other things, it should explain (i) how the A/E will manage the engineering subconsultants so as to ensure that the drawings are properly coordinated; (ii) how the A/E will manage the value engineering/management process; (iii) how the A/E proposes to staff and handle construction administration and interact with the

Contractor; (iv) how the A/E will manage the design process; and (v) describe the key challenges inherent in this Project and explain how they will be overcome or mitigated. Further, the Design Management Plan should explain how its activities are related to the Construction Management Plan.

The Construction Management Plan should clearly explain how the Design-Builder, and in particular the Contractor, intends to manage and implement the Project. It should demonstrate a knowledge of the process and impediments that must be overcome and ensure that sufficient staffing will be provided. At a minimum, the plan should: (i) identify the key personnel and their specific roles in managing the Project; (ii) identify the key milestone dates and provide a description of how these dates will be achieved; (iii) provide a skeletal schedule of the work and the phasing of construction; (iv) describe the cost control management structures that will be used to ensure the Project is delivered on-budget; and (v) describe the key challenges inherent in this Project and explain how they will be overcome or mitigated.

As part of this element of the evaluation, the Department will consider the experience that the A/E and the Contractor have working together on similar projects and their successful completion of such projects.

D.4.7 Preliminary Construction Schedule (10 points)

Offerors should submit with their Project Management Plan a schedule that shows the anticipated manner in which the Project will be constructed. The schedule should show sufficient level of detail so as to demonstrate the Offeror's understanding of the Project and the key issues related to the Project. This element of the evaluation is worth up to ten (10) points.

D.4.8 LSDBE Compliance/Utilization (5 points)

The Department desires the selected design-builder provide the maximum level of participation for Local, Small and Disadvantaged Business Enterprises as well as employment opportunities for District of Columbia residents. Offerors will be evaluated in light of their demonstrated experience in meeting such goals and their proposed LSDBE Utilization Plan. This factor of the evaluation will be worth up to five (5) points.

D.4.9 Workforce Utilization Plan (5 points)

The Department desires the selected design-builder to provide the maximum level of participation by District of Columbia residents in performing the work. As part of their proposals, Offerors must provide a Workforce Utilization Plan which demonstrates how it will identify qualified District residents to perform work on the project and increase participation by District residents. This element of the evaluation will be worth up to five (5) points.

D.4.10 Subcontractor Support and Mentoring Program (10 points)

The Department envisions that this program will have both a technical assistance component and a financial assistance component, as described herein. Offerors should include a detailed description of how their proposed subcontractor support and mentoring program would work. This element of the evaluation will be worth up to ten (10) points.

SECTION E PROPOSAL ORGANIZATION AND SUBMISSION

This section 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.

E.1 Submission Identification

Submissions shall be proffered in an original and eight (8) copies. The Offeror's submission shall be placed in a sealed envelope conspicuously marked: "Proposal for Design-Build Services for the Barry Farm Recreation Center". Offerors should also submit one (1) soft copy on CD-ROM or flash drive.

E.2 Delivery or Mailing of Submissions

Submissions should be delivered or mailed to:

DC Department of General Services
Att'n: JW Lanum
Frank D. Reeves Center
2000 14th Street, NW, 8th Floor
Washington, DC 20009

E.3 Date and Time for Receiving Submissions

Submissions shall be received no later than 2:00 pm EDT, on August 28, 2012. The Offeror assumes the sole responsibility for timely delivery of its Submission, regardless of the method of delivery.

E.4 Submission Size, Organization and Offeror Qualifications

All submissions shall be submitted on 8-1/2" x 11" bond paper and typewritten. Telephonic, telegraphic, and facsimile submissions shall not be accepted. The Department is interested in a qualitative approach to presentation material. Brief, clear and concise material is more desirable than quantity. The submission shall be organized as follows:

E.4.1 Bid Form

Each Offeror shall submit a bid form substantially in the form of **Attachment B**. Material deviations, in the opinion of the Department, from the bid form shall be sufficient to render the proposal non-responsive.

E.4.2 Disclosure Form

Each Offeror shall submit a Disclosure Statement substantially in the form of **Attachment C**.

E.4.3 Executive Summary

Each Offer should provide a summary of no more than three pages of the information contained in the following sections.

E.4.4 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:
 - i. Age
 - ii. Firm history(ies)
 - iii. Firm size(s)
 - iv. Areas of specialty/concentration
 - v. Current firm workload(s) projected over the next year
 - vi. Provide 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 Owner and the Offeror. If the Offeror has multiple offices, only contracts held by the office submitting this proposal need be listed.
- C. Description of the team organization and personal qualifications of key staff, including:
 - i. Identification of the single point of contact for the Design-Builder.
 - ii. Organizational chart illustrating reporting lines and names and titles for key participants proposed by the team.
 - iii. Resumes for each key participant on the team, including definition of that person's role, relevant project experience, and current workload over the next two years.

- iv. Experience that the key team members have working together.

E.4.5 Relevant Experience and Capabilities

- A. Detailed descriptions of no more than eight (8) projects that best illustrate the team's experience and capabilities relevant to this project. On each project description, please provide all of the following information in consistent order:
 - i. Project name and location
 - ii. Name, address, contact person and telephone number for owner reference
 - iii. Brief project description including project cost, square footage, firm's scope of work, and key firm strengths exhibited
 - iv. Identification of personnel involved in the selected project who are proposed to work on this project
 - vi. Project process and schedule data including construction delivery method, and construction completion date (any unusual events or occurrences that affected the schedule should be explained)
 - vii. Construction cost data including pre-construction budget, and actual construction cost (if actual construction cost exceeds original, please explain why)

E.4.6 Project Management Plan

Each Offeror should submit a Project Management Plan that addresses the issues set forth in Section D.4.4 of this RFP.

E.4.7 Preliminary Project Schedule

Each Offeror should prepare a preliminary project schedule that shows how the Offeror intends to complete the project in a timely manner. The schedule should be prepared using a critical path method and should show key logic ties and activity durations. The schedule should demonstrate that the Offeror understands the project and has a workable method to deliver the project in a timely manner.

E.4.8 Cost Information

The Offeror should submit the Bid Form in substantially the form of **Attachment B**.

E.4.9 Local Business Utilization Plan

Each Offeror must submit a proposed Local Business Utilization Plan that identifies the specific certified business enterprises that will participate in the contract and their anticipated roles. In addition, each Offeror should provide: (i) a narrative description of similar projects and the Offeror's success in meeting such goals; and (ii) a chart, in summary form, that identifies the Offeror's major public projects over the last five years and its success in achieving such goals (creativity should be displayed regarding joint-venture and subcontractor agreements).

E.4.10 Workforce Utilization Plan

Each Offeror must submit a Workforce Utilization Plan that describes how the Offeror will increase participation by District residents in performing the labor necessary for the Project. The plan should set forth how specifically the Offeror will implement its plan to increase participation by District residents. The Offeror shall also provide a chart, in summary form, that depicts the level of participation by District residents in past projects with the District.

E.4.11 Tax Affidavit

Each Offeror must submit a tax affidavit substantially in the form of **Attachment D**. In order to be eligible for this procurement, Offerors must be in full compliance with their tax obligations to the District of Columbia government.

E.4.12 Subcontractor Support and Mentoring Program

Each Offeror must submit a proposed Subcontractor Support and Mentoring Program Plan that describes how both the technical assistance component and the financial assistance component will work.

SECTION F BIDDING PROCEDURES & PROTESTS

F.1 Contact Person

For information regarding this RFP please contact:

Thomas D. Bridenbaugh
Leftwich & Ludaway, LLC
1400 K Street, NW
Suite 1000
Washington, D.C. 20005
Phone: (202) 434-9100
Facsimile: (202) 783-3420

Any written questions or inquiries should be sent to Thomas Bridenbaugh at the address above.

F.2 Preproposal Conference

A preproposal conference will be held on August 9, 2012 at 10:30 a.m. The conference will be held at the Frank D. Reeves Center, 2nd Floor Community Room, 2000 14th Street, NW, Washington, DC 20009. Interested Offerors are strongly encouraged to attend.

F.3 Explanations to Prospective Offerors

Each Offeror should carefully examine this Request for Proposals and any and all amendments, addenda or other revisions, and thoroughly familiarize itself with all requirements prior to proffering a submission. 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 solicitation 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 submissions or if the lack of it would be prejudicial to any other prospective Offerors. Oral explanations or instructions given before the award of the contract shall not be binding.

Requests should be directed to Thomas Bridenbaugh at the address listed in Section F.1 no later than the close of business on August 17, 2012. The person making the request shall be responsible for prompt delivery.

F.4 Protests

Protests shall be governed by Section 4734 of the Department's Procurement Regulations (27 DCMR § 4734). Protests alleging defects in this solicitation must be filed prior to the time set for receipt of submissions. If an alleged defect does not exist in this initial RFP, but was

incorporated into the RFP by an amendment or addendum, a protest based on that defect must be filed before the next closing time established for proffering submissions. In all other cases, a protester shall file the protest within ten (10) days after the protester knows or should have known, whichever is earlier, of the facts and circumstances upon which the protest is based. All protests must be made in writing to the Department's Chief Contracting Officer ("CCO") and must be filed in duplicate. Protests shall be served on the Department by obtaining written and dated acknowledgment of receipt from the Department's CCO. Protests received by the Department after the indicated period shall not be considered. To expedite handling of protests, the envelope shall be labeled "Protest".

This section is intended to summarize the bid protest procedures and is for the convenience of the Offerors only. To the extent any provision of this section is inconsistent with the Procurement Regulations, the more stringent provisions shall prevail.

F.5 Contract Award

This procurement is being conducted in accordance with the provisions of Section 4712 of the Department's Procurement Regulations (27 DCMR § 4712).

F.6 Retention of Submissions

All submissions shall be retained by the Department and therefore shall not be returned to the Offerors. With the exception of proprietary financial information, the submissions shall become the property of the Department and the Department shall have the right to distribute or use such information as it determines.

F.7 Examination of Submissions

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

F.8 Late Submissions: Modifications

- A. Any submission or best and final offer received at the office designated in this RFP after the exact time specified for receipt shall not be considered.
- B. Any modification of a submission, including a modification resulting from the CCO's requests for best and final offers, is subject to the same conditions as in F.8.A stated above.
- C. The only acceptable evidence to establish the time of receipt at the Department's office is the time-date stamp of such installation on the submission wrapper or other documentary evidence of receipt maintained by the installation.

- D. Notwithstanding any other provisions of this Request for Proposals to the contrary, a late modification of an otherwise successful submission which makes its terms more favorable to the Department may be considered at any time it is received and may be accepted.
- E. Submissions shall be irrevocable and remain in full force and effect for a period not less than 120 days after receipt of submissions.

F.9 No Compensation for Preparation of Submissions

The Department shall not bear or assume any financial obligations or liabilities regarding the preparation of any submissions submitted in response to this RFP, or prepared in connection therewith, including, but without limitation, any submissions, statements, reports, data, information, materials or other documents or items.

F.10 Rejection of Submissions

The Department reserves the right, in its sole discretion:

- A. To cancel this solicitation or reject all submissions.
- B. To reject submissions that fail to prove the Offeror's responsibility.
- C. To reject submissions that contain conditions and/or contingencies that in the Department's sole judgment, make the submission indefinite, incomplete, otherwise non-responsive, or otherwise unacceptable for award.
- D. To waive minor irregularities in any submission 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 submission of any Offeror that has submitted a false or misleading statement, affidavit or certification in connection with such submission or this Request for Proposals.

F.11 Limitation of Authority

Only a person 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 contract. 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.

F.12 Non-Responsive Pricing

In general, the Department will consider a proposal non-responsive if Offeror's price is greater than 150% of the median price submitted by other Offerors. The Department reserves the right to deem a proposal non-responsive if Offeror's price is greater than 150% of the independent government estimate.

SECTION G INSURANCE REQUIREMENTS

G.1 Required Insurance

The contractor will be required to maintain the following types of insurance throughout the life of the contract.

G.1.1 Commercial general public liability insurance (“Liability Insurance”) against liability for bodily injury and death and property damage, such Liability Insurance to be in an amount not less than Five Million Dollars (\$5,000,000) for liability for bodily injury, death and property damage arising from any one occurrence and Five Million Dollars (\$5,000,000) from the aggregate of all occurrences within each policy year. The policy should include completed operations coverage. The Design-Builder will be required to maintain this coverage in force for a period of at least two years after substantial completion.

G.1.2 Workers’ compensation and Employers Liability coverage providing statutory benefits for all persons employed by the contractor, or its contractors and subcontractors at or in connection with the Work.

G.1.3 Automobile Liability, including Hired and Non-Owned Auto Liability in the amount of at least One Million Dollars (\$1,000,000) for each occurrence for bodily injury and property damage.

G.1.4 Excess umbrella liability coverage (on at least a follow form basis) and when combined with the general liability policy has an aggregate limit of at least Ten Million Dollars (\$10,000,000).

G.1.5 The Department intends to purchase a builder’s risk policy that will cover the work being installed by the Design-Builder as well as the value of the base building. This policy will be in lieu of builder’s risk insurance that would typically be carried by the Design-Builder.

G.1.6 With respect to the design team, errors and omissions coverage written on a claims made basis and having an aggregate policy limit of at least Five Million Dollars (\$5,000,000).

G.2 Additional Insureds

Each insurance policy shall be issued in the name of the contractor and shall name as additional insured parties the Department and the District of Columbia, and shall not be cancelable or reduced without thirty (30) days prior written notice to the Department.

G.3 Waiver of Subrogation

All such insurance shall contain a waiver of subrogation against the Department and the District of Columbia, and their respective agents.

G.4 Strength of Insurer

All insurance shall be placed with insurers that are reasonably acceptable to the Department and with an A.M. Best's rating of not less than A- (Excellent) and a surplus size of not less than XV. All such insurers shall be licensed/approved to do business in the District of Columbia.

SECTION J BONDS

J.1 Bid Bond

Offerors are required to submit with their proposal a bid bond in the amount of \$50,000. All bonding companies must be included on the Department of Treasury's Listing of Approved Sureties. Alternatively, Offerors may submit a cashier's check or irrevocable letter of credit in lieu of a bid bond. However, in the event an Offeror who is awarded a contract fails to post a payment and performance bond for the full value of the contract, the Offeror shall thereby forfeit the full amount of the cashier's check or letter of credit, and the Department shall collect such funds as liquidated damages. If the Offeror chooses to submit a cashier's check or letter of credit in lieu of a bid bond, the Offeror must complete the form included as **Attachment F** and return, notarized, with the Offeror's bid. Letters of credit must be: (i) unconditional and standby; (ii) irrevocable; (iii) issued by an FDIC insured institution that is reasonably acceptable to DGS; and (iv) able to be drawn on in the Washington, DC metropolitan area. The letter of credit shall provide that it may be drawn upon if the holder of the letter of credit submits a signed statement by DGS's contracting officer stating that the Offeror has failed to enter into a contract consistent with the terms of this procurement and the Offeror's bid submitted thereunder.

J.2 Trade Subcontractor Bonds

The Form of Contract will require that all trade subcontractors provide a payment and performance bond having a penal value equal to 100% of the cost of the trade subcontract. All such bonds shall be written on a dual-obligee basis.

J.3 Contractor's Payment and Performance Bond

In addition to the trade subcontractor bonds required by Section J.2, the Design-Builder will be required to post a payment and performance bond having a penal value equal to the GMP at the time the GMP Amendment is executed.

Attachment A

Site Plan, Narrative Scopes of Work and Drawings & Specifications

Drawings:

<https://leftwichlaw.box.com/shared/static/ec8b79507bb9b3169ddc.pdf>

Specifications:

<https://leftwichlaw.box.com/shared/static/4ec31224e666a50de3bf.pdf>



Major Project Briefing Sheet

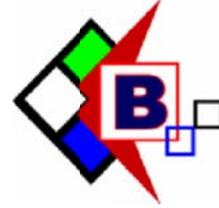
BARRY FARMS RECREATION CENTER



Description: The Barry Farms Recreation Center is located at 1230 Sumner Road, SE, Washington DC 20020. The project entails the design of a 47,000-square foot recreation center which includes a gymnasium, indoor pool and pool house, multi-purpose rooms, classrooms, a computer lab and seniors lounge. The recreation center is designed to achieve a minimum of LEED-Silver certification.

Outdoor facilities would include a synthetic turf football field with a softball overlay, basketball courts, recreation pool, pool building and a playground.

- Total Building Square Footage: 47,000
- Construction Type: New



Date: May 23, 2011

Reference: Barry Farm Recreation Center, Washington, DC

Subject: Mechanical Electrical Plumbing and Fire Protection Systems
Schematic Design Narrative

A. Building Envelope

1. Wall Minimum 3 inch rigid insulation R-15 to 18
2. Roof Minimum 6 inch rigid insulation R-36 to 38
3. Windows: U-value = 0.4
4. Shading Coefficient = 0.3

B. Heating, Ventilating and Air Conditioning Systems.

1. A central control panel will be provided in Office to control Temperature of HVAC system associated with Recreation Center, Pool House and Gymnasium.

C. Proposed HVAC systems for Zone 1:

1. Gymnasium. **Occupancy of 600 people (Approximate per code)**

Base HVAC System Rooftop unit Manufacturer: Aaon

Approximate Size: 100 Tons with digital scroll compressors, energy recovery wheels, economizer VFDs on the supply and exhaust fan, Orion Controls for the unit. Approximate Heating Capacity: 900 MBH

[G06-1 GYMNASIUM-1](#)

[G06-2 GYMNASIUM-2](#)

[G06-3 GYMNASIUM-3](#)

BARRY FARM RECREATION CENTER

Proposed HVAC systems for Zones 3 to 7:

o **Split system**

Indoor Unit: Manufacturer: Carrier - Infinity Series: High efficiency Gas furnace minimum 95 percent AFUE
Outdoor: Condensing Unit Minimum SEER 16 Maximum SEER 20
Thermostat: Programmable: Honeywell 7 days a week

2. HVAC Zone 2: Roof top unit 15 Tons - Gas Heat - 120 MBTU

G05 WOMENS TOILETS
G04 MENS TOILETS
G04A M SHOWERS
G05A W SHOWERS
G07 GYM STORAGE
G02 GAME ROOM
G01 VESTIBULE
G03 LOBBY
10 Space
G15 OFFICE
G110 TRASH
G08 IT
G09 TRASH

3. HVAC Zone 3 Split System Approximate Size 5 Tons Gas Furnace - 120 MBH

G12 MULTIPURPOSE/DANCE
G13 STORAGE

4. HVAC Zone 4: Split System Approximate Size 5 Tons Gas Furnace - 80 MBH

G16 TEENS ROOM
G17 ARTS - CRAFTS ROOM

5. HVAC Zone 5: Split System Approximate Size 5 Tons Gas Furnace - 100 MBH

G10 EXERCISE ROOM

6. HVAC Zone 6: Split System Approximate Size: Each 3 Tons Gas Furnace - 60 MBTU

G20 COMPUTER RM
GC01 CORRIDOR
G11 VESTIBULE

7. HVAC Zone 7: Split System Approximate Size: Each 3 Tons Gas Furnace - 120 MBTU

G21 SENIORS LOUNGE
G22 VESTIBULE
G14 KITCHEN
G23 WOMENS TOILETS
G23A LOCKERS/SHOWERS

BARRY FARM RECREATION CENTER

G25 MENS TOILET
G25A LOCKERS/SHOWERS

8. HVAC Zone 8: Split System Approximate Size: Each 4 Tons Gas Furnace - 80 MBTU

G27 STORAGE
G31 MANAGERS OFFICE
G33 ELECT RM
G35 MECH RM
G34 TEL/WIRE RM
G32 JAN
GC3 CHECK-IN
G29 FAM CH
G28 FAM CH
GC02 CORRIDOR
G24 VESTIBULE
G26 LIFE GUARD

9. HVAC Zone 9: Built –up Package Unit Split System Approximate Size: 100 Tons. High efficiency gas fired hot water boiler 800,000 BTU to serve heating coil in built up unit. Hot water piping, pumps, accessories and appurtenances.

G12 MULTIPURPOSE/DANCE
G13 STORAGE

10. HVAC Zone 10: Garage Ventilation System – Exhaust Fan 25,000 CFM located in Fan room adjacent to pool storage room. Propellers fans in garage to circulate air. CO monitoring System

a. Garage

Note: All Outdoor HVAC equipment including gymnasium roof top unit and air cooled condensing units will be located in rooftop area above entry lobby /games room and locker rooms.

9. Carbon Dioxide Detector: Carbon Dioxide Detector Sensor to control outdoor quantities in each space, except Storages, Utility Rooms, Rest Rooms

10. Bath Rooms: Exhaust Fans – Roof mounted on curb 400 CFM

11. Kitchen Hood Exhaust Fan: Hard duct to outside

12. Ductwork:

a. Supply air duct sheet metal insulated

BARRY FARM RECREATION CENTER

- b. Return air duct sheet metal insulated
- c. Exhaust air duct sheet metal insulated
- d. Outdoor air duct sheet metal insulated

C. Electrical Systems

- a. Electrical Service – Recreation Center ONLY
 - i. Approximately: 1,600 Amperes, 208 Volts, 3 Phase, 4 Wires
- b. PEPCO suggested least cost option is to locate one pad mounted transformer on the owners property to service both school and recreation center.
- c. Location of transformer in location other than PEPCO desired location will result in additional expense to owners.
- d. PEPCO provides pad mounted transformer and primary conductors from PEPCO pole or manhole to transformer. Owner expense includes
 - i. Primary duct bank
 - ii. Secondary duct bank
 - iii. Secondary conductors from PEPCO transformer to switchboard in the building
- e. PEPCO approved Switchboard with Landing Section.

C. Lighting Systems

1. A central control panel will be provided in Office to control Lighting system associated with Recreation Center, Pool House and Gymnasium.
2. High energy efficient lighting throughout the entire facility
 - a. Gymnasium: Metal Halide with high reflectors and guards to safeguard from flying basket balls.
 - b. Lobby: To be specified by interior designer
 - c. Multipurpose Room
 - To be specified by interior designer
 - d. Public Rest Room
 - i. Direct Indirect Cove Light above Water closets
 - ii. Down Cove lights at Vanity
 - e. Computer Room
 - Combination of Task Lighting and Down lights
 - g. Miscellaneous areas utility rooms/storage
 - Compact fluorescent
3. Lighting Control Occupancy Sensor: Occupancy sensor to control lights in each room with exterior windows except Storages, Utility Rooms, Rest Rooms
4. Lighting Switching: Double switching of lighting fixtures in each room except Storages, Utility Rooms, Rest Rooms

E. Emergency Power System:

BARRY FARM RECREATION CENTER

1. Not Required

F. Natural Gas

1. For heating the building and to generate domestic hot water

G. Fire Protection System

1. Assembly Use Non Combustible
2. In compliance to IBC, NFPA 13 and Authorities Having Jurisdiction

H. **Fire Alarm System:**In compliance to IBC, NFPA 72 and Authorities Having Jurisdiction requirements.
Fire alarm system with Voice Activation

I. Security System

1. As per Owner requirements. Design built. Electrical systems will include power supply to security equipment only. Performance specifications will be provided as basis of design.

J. Plumbing Systems

1. Natural gas fired high efficiency 92 percent 100 gallon storage AO Smith Water Heater
 - a. Gymnasium Bath Rooms - One Gas Fired Condensing Tank less Water Heater Manufactured by Takagi Model TK-H2 157,000 Btu/hour input
 - b. Pool House Bath Rooms - One Gas Fired Condensing Tank less Water Heater Manufactured by Takagi Model TK-H2 157,000 Btu/hour input

2. Plumbing Fixtures:

- a. Toilets: dual-flush (1.28 / 0.8 gpf) (Caroma Sydney Smart 270)
- b. Toilets: dual-flush flushometer (1.6 / 1.1 gpf), for wall hung toilets (Sloan WES-1 11)
 - a. Lavatory Faucets: 0.5 (Kohler K-15597)
 - b. Kitchen Faucets: 1.0 gpm
 - c. Shower heads: 1.0 gpm
 - d. Urinals: Zurn pint flush urinal

All fixtures will have electronic controls.

3. Pool – Design Build

K. Provide lightning Protection System To be evaluated



Barry Farms Recreation Center
SCHEMATIC DESIGN NARRATIVE
Revised March 16, 2012
SK&A #209-044

The proposed project consists of a new recreation center located on a site west of the existing Birney School building. Scope of work consists of a new 47,000 GSF single-story building. The proposed building will include a new gymnasium, natatorium, multi-purpose room, parking garage with athletic courts above, roof-top play area, game room, restrooms and lobby.

Foundations

The geotechnical investigation and report for this project are not available at this time. As such, a definitive foundation and slab-on-grade design cannot be defined. However, based on our review of the available documents for the nearby Birney School we anticipate poor soil conditions in the upper stratum, requiring lowered foundations and or soil improvement strategies be implemented.

In the absence of specific geotechnical recommendations, we have assumed foundations will consist of continuous spread footings at walls and isolated spread footings at columns. We have assumed an allowable bearing capacity of 2,000 PSF.

Foundations at exterior walls and interior bearing walls should be assumed to be 12" thick continuous spread footings with 6" minimum extension from face of wall and a minimum overall width of 2'-0". Assume continuous reinforcing top and bottom of footings due to poor soil conditions. Gymnasium and natatorium columns are assumed to be supported on isolated spread footings, with typical column footings to be 6'-6" x 6'-6" x 16" with 9#5 each way; and braced frame footings to be 10'-0" x 10'-0" x 20" deep with 10#6 each way, top and bottom. Assume top of footing at braced frame locations to be 4'-0" below finished grade.

Parking garage columns are assumed to be supported on isolated spread footings, with typical column footings to be 11'-0" x 11'-0" x 21" with 8#7 each way. Exterior retaining wall will be 12" thick cast-in-place concrete cantilevered retaining wall and footing.

At the north west side of the gymnasium building a retaining wall will be required to accommodate the lower exterior grade. Assume the wall will be a 12" thick cast-in-place concrete propped-cantilevered retaining wall, on a continuous footing with key. Design of wall and its foundations will be based on information to be provided by the geotechnical consultant. Retaining walls will require drainage board full-height, with continuous perforated drain tile at base extending to daylight.

Due to the anticipated poor soil conditions, it may be necessary to undercut the footprint of the building and introduce new compacted fill materials or soil stabilization methods. For the purposes of initial pricing, assume undercut of 2'-0" and reconstruction with suitable fill materials as required to provide acceptable subgrade for slab-on-grade construction. Slab-on-grade can be assumed to consist of a 5" thick, 3500 PSI (5,000 PSI at Natatorium and Pool Equipment Room) normal weight slab-on-grade on 15 mil vapor barrier and 6" compacted drainage course. Reinforce slab-on-grade with 6x6 – W1.4xW1.4 welded wire fabric.



Final foundation, retaining wall and first floor slab design will be based on recommendations provided by the geotechnical consultant when available.

Superstructure

Gymnasium Box:

Gymnasium roof framing will consist of 1-1/2"x18 gauge galvanized type BA acoustical metal deck supported on 40" deep bottom bearing open web steel joists (LH Series). Joists will be double pitched from center at 1/4" per foot, and spaced at approximately 6'-11" on-center (i.e. joist at each column and third points between). Brow framing on east and west sides will consist of 6" deep bottom chord extensions. Brow framing at north and south sides will consist of 6" deep conventional steel sections connected to first interior joist and cantilevering across perimeter beam. Overbuild framing will be required on the north and south column lines to complete the roof volume. Assume 15 PSF of structural steel for north and south outrigger construction and overbuild framing.

In order to accommodate the clerestory glazing in the gymnasium, roof framing will be supported on structural steel beams and columns. Typical roof girder will be W16x40; beams supporting masonry wall and low roof above bay projections will be W16x45. Gymnasium columns will be W12x79 on long sides and W12x58 at end walls and corners. Structural steel girts will be provided below clerestory windows / top of masonry; assume W12x79 (laid on edge) at 28-ft column spacing on end walls and MC13x31.8 other locations.

Lateral bracing for gymnasium box will consist of diagonal steel bracing; assume one bay of bracing per side and end. Assume 2-tons of steel per bracing bay.

Assume 1 PSF of additional framing for supplemental framing to support score boards and backboards, lateral bracing of end wall columns and joist bridging.

Exterior walls will consist of 12" CMU back-up, reinforced with #8 vertical reinforcing at corners, jambs, intersections and 48" on-center. Piers at bay projections should be anticipated to be reinforced each face and grouted solid.

Natatorium:

Natatorium framing will be similar to gymnasium; roof joists will be 48LH15 at approximately 6'-3" on-center (third point of bays). Assume all other components to match gymnasium.

Lobby / Restroom Building (Adjacent to Gym):

Roof framing will consist of 1 1/2" x 20 gauge galvanized type B metal deck supported on open web steel joists spaced at approximately 5'-0" on-center. Joists will be supported by a combination of masonry bearing walls and structural steel girders on steel columns. Spacing will be reduced as required in regions of drifted snow loading. Joists will span north-south, bearing on the south wall, an interior masonry bearing wall located between the game room and restrooms, and the masonry bearing wall adjacent to the gymnasium box. Joists will be 10K1 and 18K7, respectively. Supplemental beam framing will be introduced at rooftop mechanical units as required.

Assume similar roof framing at "pop-up" entrance feature.

Exterior masonry walls will consist of 8" CMU back-up, reinforced with #6 verticals at 32" on-center. Front wall will consist of 12" CMU with individual pier elements reinforced each face and grouted solid. Interior



bearing walls will be 8" CMU reinforced with #5 vertical at 48" on-center. Provide additional vertical bars corners, jambs, and wall intersections.

Lateral loads will be resisted by masonry walls.

Classroom Area (Center Box Volume) with Extensive Green Roof:

Roof framing will consist of 1-½" x 20 gauge galvanized type B metal deck supported on open web steel joists spaced at approximately 5'-0" on-center, bearing on masonry wall each side of corridor and at exterior.

Structural steel beam lintels (W16x36) will span between 4-foot masonry piers at exterior walls. Joists will be 18K5, spanning 24-feet (north south) from exterior wall to corridor wall and 8K1 joists spanning the corridor.

Typical masonry walls will consist of 8" CMU back-up, reinforced with #5 vertical @ 48" on-center. Assume piers in north and south walls will be reinforced each cell and grouted solid. Assume south exterior wall will consist of 16" CMU cantilevered retaining wall from foundation to underside of window sill, with reinforcing at 16" on-center and grouted solid.

Lateral loads will be resisted by masonry walls.

Pool Equipment/Restroom (East box Volume) with Roof-top Play Area/Terrace:

Roof / terrace framing will consist of 3 ¼" lightweight concrete topping placed on inverted 1 ½" x 20 gauge galvanized composite metal deck (4 ¾" total thickness), reinforced with 6x6 – W2.0xW2.0 W.W.F. draped across supports. Slab will be supported on structural steel beams spanning from exterior walls to corridor walls. Interior bearing walls (8" CMU reinforced with #5 vertical at 48" on-center) will be located at west side of restrooms and each side of corridor. Composite roof beams will be W10's from exterior wall to corridor. Framing across corridors will consist of single span slab-on-deck, shored during construction in spans over 6'-0". Assume one-stud per foot on composite beams.

Exterior masonry walls retaining earth will consist of minimum 12" CMU back-up, reinforced with #8 verticals at 16" on-center; grouted solid. Interior bearing walls will be 8" CMU reinforced with #5 vertical at 48" on-center. Provide additional vertical bars corners, jambs, and wall intersections.

Lateral loads will be resisted by masonry walls.

Parking Garage:

Parking garage framing shall consist of an 8-inch two-way slab with full size drop panels, 8-inches thick. Drop panels will be continuous across eastern most drive aisle (30ft edge bay). Columns will be 12x24 with 8-#7 vertical at interior columns and 10-#8 vertical at edge columns.

Garage design is based on a maximum of 50 PSF superimposed dead load, and 100 PSF live load.

Additional Information:

In addition to typical framing, pricing should assume two-additional joists per rooftop mechanical unit or suspended mechanical unit, a 5% increase in joist weight for each gymnasium joists supporting backboard assemblies and/or operable divider curtain.

Assume 20 PSF of structural steel for cantilevered canopy framing.



Joint reinforcing shall be provided in all walls at 16" on-center maximum. Openings in bearing walls will be supported by structural steel beam lintels as required. Beam lintels will include a hung plate where required to maintain fire rating.

Expansion joint will be provided between at the west edge of the garage and between the Lobby / Restroom Building and the adjacent Classroom Building.

Special protective coating system (i.e. epoxy paint) will be required at metal deck and structural steel framing in the Natatorium and pool equipment room to prevent accelerated corrosion.



MATERIAL PROPERTIES:

A. Concrete:

1. The following ASTM standards and design stresses shall be used for the appropriate materials used in the construction of this project.
2. Cement: ASTM C150; Type I or III
3. Blended Hydraulic Cement (Cement Substitutes): ASTM C595, Type IS (limit to 50% max of cementitious content by weight)
4. Aggregates: ASTM C33 (normal weight)
5. Admixtures:
 - a. Air Entraining Admixtures: ASTM C260
 - b. Chemical Admixtures: ASTM C494
6. Air-entrain all concrete exposed to weather 6% by volume unless otherwise noted. No air in steel trowel finished slabs and slabs-on-grade.

<u>Application</u>	<u>f'c at 28 Days</u>	<u>Density (PCF)</u>	<u>W/C (Max.)</u>
a. Footings/Grade Beams	3000	145	0.50
b. Interior Slab-on-Grade (excl. Natatorium)	3500	145	0.50
c. Natatorium & Pool Equip Room SOG	5000	145	0.40
c. Walls and Piers	3000	145	0.50

B. Reinforcement:

1. Deformed Reinforcing Bars
Epoxy coated at Natatorium ASTM A615, Grade 60
2. Welded Wire Fabric (WWF) ASTM A185

C. Masonry:

1. Concrete Masonry Units Hollow – ASTM C90, Type I
2. Mortar ASTM C270 – Type S
3. Grout ASTM C476: f'c = 3,000 PSI
4. Prism Strength f'm = 1,500 PSI

D. Steel:

1. Wide Flange Shapes ASTM A992
2. Other Structural Shapes and Plates ASTM A36
3. Hollow Structural Sections ASTM A500, Grade B, fy = 46 ksi
4. Steel Pipe Sections ASTM A53, GRADE B
5. High Strength Bolts ASTM A325; ASTM A490
6. Anchor Bolts ASTM F1554
7. Galvanized Metal Roof Deck ASTM A653 SQ and ASTM A525, G90

Attachment B

[Offeror's Letterhead]

[Insert Date]

District of Columbia Department of General Services
2000 14th Street, NW
Washington, DC 20009

Att'n: Mr. Brian Hanlon
Director

Reference: Request for Proposals
Design-Build Services for Barry Farm Recreation Center

On behalf of [INSERT NAME OF BIDDER] (the "Offeror"), I am pleased to submit this proposal in response to the Department of General Services' (the "Department" or "DGS") Request for Proposals (the "RFP") to provide Design-Build Services for the Barry Farm Recreation Center. The Offeror has reviewed the RFP and the attachments thereto, any addenda thereto, and the proposed Form of Contract (collectively, the "Bid Documents") and has conducted such due diligence and analysis as the Offeror, in its sole judgment, has deemed necessary in order to submit its Proposal in response to the RFP. The Offeror's proposal, the Preconstruction Fee, the Design-Build Fee, and the Design Fee (as defined in paragraph A), and the General Conditions Budget (as defined in paragraph B) are based on the Bid Documents as issued and assume no material alteration of the terms of the Bid Documents. (Collectively, the proposal, the Preconstruction Fee, the Design-Build Fee, and the General Conditions Budget are referred to as the "Offeror's Bid".)

The Offeror's Bid is as follows:

A. The Preconstruction Fee is: \$ _____

The Design-Build Fee is: \$ _____

The Design Fee is: \$ _____

Is the pool design included in the Design Fee, or is it with the trades? _____

The Offeror acknowledges and understands that the Preconstruction Fee and the Design-Build Fee are firm, fixed prices and other than as permitted in the Form of Contract will not be subject to further adjustment. The Offeror also acknowledges that ten (10%) of the Design-Build Fee is at-risk, and the selected Offeror will only be entitled to such amount as set forth in the Form of Contract. Design costs shall be reimbursable subject to a cap equal to the Design Fee bid by the Offeror.

B. The estimated cost of the Design-Builder’s general conditions (the “General Conditions Budget”) is set forth below. The General Conditions Budget consists of the following elements:

Cost of construction staff (only field staff are reimbursable)	\$ _____
Fringe Benefits associated with field staff costs	\$ _____
Payroll taxes and payroll insurance associated with field staff costs	\$ _____
Staff costs associated with obtaining permits and approvals	\$ _____
Out-of-house consultants	\$ _____
Travel, Living and Relocation expenses	\$ _____
Job vehicles	\$ _____
Field office for CM including but not limited to:	\$ _____
• Trailer purchase and/or rental	
• Field office installation, relocation and removal	
• Utility connections and charges during the Construction Services phase	
• Furniture	
• Field offices for the Office and Program Manager	
• Office supplies	
• Sanitary Facilities	
• Drinking Water	
• Storage Trailers	
• Small Tools & Equipment	
Office equipment including but not limited to:	\$ _____
• Computer hardware and software	
• Fax machines	
• Copy machines	
• Telephone installation, system and uses charges	
• Miscellaneous Supplies	
Job radios	\$ _____
Local delivery and overnight delivery costs	\$ _____
Field computer network	\$ _____
Watchmen/Security	\$ _____
First aid facility	\$ _____
Progress meetings and photos	\$ _____
Consumption charges for utility service during construction	\$ _____
Printing/Mailing cost for drawings, submittals, bid packages, etc.	\$ _____
Other (please itemize)	\$ _____
 Total General Conditions Budget	 \$ _____

The Offeror acknowledges and understands that the General Conditions Budget will be incorporated into the contract and that the Offeror will not be permitted to exceed the General Conditions Budget unless it first obtains the written approval of the Department.

- C. In addition, the Offeror hereby represents that, based on its current rating with its surety, the indicated cost of a payment and performance bond is [INSERT PERCENTAGE].

The Offeror's Bid is based on and subject to the following conditions:

1. The Offeror agrees to hold its proposal open for a period of at least sixty (60) days after the date of the bid.
2. Assuming the Offeror is selected by the Department and subject only to the changes requested in paragraph 5, the Offeror agrees to enter into a contract with the Department on the terms and conditions described in the Bid Documents within ten (10) days of the notice of the award.
3. Both the Offeror and the undersigned represent and warrant that the undersigned has the full legal authority to submit this bid form and bind the Offeror to the terms of the Offeror's Bid. The Offeror further represents and warrants that no further action or approval must be obtained by the Offeror in order to authorize the terms of the Offeror's Bid.
4. The Offeror and its principal team members hereby represent and warrant that they have not: (i) colluded with any other group or person that is submitting a proposal in response to the RFP in order to fix or set prices; (ii) acted in such a manner so as to discourage any other group or person from submitting a proposal in response to the RFP; or (iii) otherwise engaged in conduct that would violate applicable anti-trust law.
5. The Offeror's proposal is subject to the following requested changes to the Form of Contract: [INSERT REQUESTED CHANGES. OFFERORS ARE ADVISED THAT THE CHANGES SO IDENTIFIED SHOULD BE SPECIFIC SO AS TO PERMIT THE DEPARTMENT TO EVALUATE THE IMPACT OF THE REQUESTED CHANGES IN ITS REVIEW PROCESS. GENERIC STATEMENTS, SUCH AS "A MUTUALLY ACCEPTABLE CONTRACT" ARE NOT ACCEPTABLE. OFFERORS ARE FURTHER ADVISED THAT THE DEPARTMENT WILL CONSIDER THE REQUESTED CHANGES AS PART OF THE EVALUATION PROCESS.]
6. The Offeror hereby certifies that neither it nor any of its team members have entered into any agreement (written or oral) that would prohibit any contractor, subcontractor or subconsultant that is certified by the District of Columbia Office of Department of Small and Local Business Enterprises as a Local, Small, Resident Owned or Disadvantaged Business Enterprise (collectively, "LSDBE Certified Companies") from participating in the work if another company is awarded the contract.
7. This bid form and the Offeror's Bid are being submitted on behalf of [INSERT FULL LEGAL NAME, TYPE OF ORGANIZATION, AND STATE OF FORMATION FOR THE OFFEROR].

Sincerely,

By: _____
Name: _____
Its: _____

Attachment C

The Offeror and each of its principal team members, if any, must submit a statement that discloses any past or present business, familiar or personal relationship with any of the following individuals:

A. D.C. Department of General Services

Brian J. Hanlon	Director
Scott Burrell	Chief Operating Officer
JW Lanum	Associate Director, Contracts and Procurement Division
Camille Sabbakhan	General Counsel
Charles J. Brown, Jr.	Deputy General Counsel

Please identify any past or present business, familiar, or personal relationship in the space below. Use extra sheets if necessary.

B. Leftwich & Ludaway

Thomas D. Bridenbaugh

Please identify any past or present business, familiar, or personal relationship in the space below. Use extra sheets if necessary.

C. Brailsford & Dunlavey
McKissack & McKissack

Please identify any past or present business, familiar, or personal relationship in the space below. Use extra sheets if necessary.

This is to certify that, to the best of my knowledge and belief and after making reasonable inquiry, the above represents a full and accurate disclosure of any past or present business, familiar, or personal relationship with any of the individuals listed above. The undersigned acknowledges and understands that this Disclosure Statement is being submitted to the False Claims Act and that failure to disclose a material relationship(s) may constitute sufficient grounds to disqualify the Offeror.

OFFEROR:

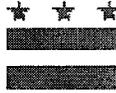
By: _____

Name: _____

Title: _____

Date: _____

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of the Chief Financial Officer
Office of Tax and Revenue



TAX CERTIFICATION AFFIDAVIT

THIS AFFIDAVIT IS TO BE COMPLETED ONLY BY THOSE WHO ARE REGISTERED TO CONDUCT BUSINESS IN THE DISTRICT OF COLUMBIA.

Date

Authorized Agent
Name of Organization/Entity
Business Address (include zip code)
Business Phone Number

Authorized Agent
Principal Officer Name and Title
Square and Lot Information
Federal Identification Number
Contract Number
Unemployment Insurance Account No.

I hereby authorize the District of Columbia, Office of the Chief Financial Officer, Office of Tax and Revenue to release my tax information to an authorized representative of the District of Columbia agency with which I am seeking to enter into a contractual relationship. I understand that the information released will be limited to whether or not I am in compliance with the District of Columbia tax laws and regulations solely for the purpose of determining my eligibility to enter into a contractual relationship with a District of Columbia agency. I further authorize that this consent be valid for one year from the date of this authorization.

I hereby certify that I am in compliance with the applicable tax filing and payment requirements of the District of Columbia. The Office of Tax and Revenue is hereby authorized to verify the above information with the appropriate government authorities.

Signature of Authorizing Agent

Title

The penalty for making false statement is a fine not to exceed \$5,000.00, imprisonment for not more than 180 days, or both, as prescribed by D.C. Official Code §47-4106.

General Decision Number: DC120002 07/06/2012 DC2

Superseded General Decision Number: DC20100004

State: District of Columbia

Construction Type: Building

County: District of Columbia Statewide.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Modification Number	Publication Date
0	01/06/2012
1	01/13/2012
2	01/20/2012
3	02/17/2012
4	03/30/2012
5	04/06/2012
6	05/25/2012
7	06/08/2012
8	06/15/2012
9	06/22/2012
10	07/06/2012

ASBE0024-007 10/01/2010

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR.....	\$ 31.79	14.73

Includes the application of all insulating materials, protective coverings, coatings and finishes to all types of mechanical systems

ASBE0024-008 10/01/2010

	Rates	Fringes
ASBESTOS WORKER: HAZARDOUS MATERIAL HANDLER.....	\$ 19.86	7.10

Includes preparation, wetting, stripping, removal, scrapping, vacuuming, bagging and disposing of all insulation materials, whether they contain asbestos or not, from mechanical systems

ASBE0024-014 10/01/2010

	Rates	Fringes
FIRESTOPPER.....	\$ 25.10	7.24

Includes the application of materials or devices within or around penetrations and openings in all rated wall or floor assemblies, in order to prevent the passage of fire, smoke or other gases. The application includes all components involved in creating the rated barrier at perimeter slab edges and exterior cavities, the head of gypsum board or concrete walls, joints between rated wall or floor components, sealing of penetrating items and blank openings.

BRDC0001-002 05/01/2012

	Rates	Fringes
BRICKLAYER.....	\$ 27.89	7.76

CARP0132-008 05/01/2012

	Rates	Fringes
CARPENTER, Includes Drywall Hanging, Form Work, and Soft Floor Laying-Carpet.....	\$ 26.74	7.45
PILEDRIVERMAN.....	\$ 25.77	8.15

CARP1831-002 04/01/2012

	Rates	Fringes
MILLWRIGHT.....	\$ 27.96	12.20

ELEC0026-016 06/01/2011

	Rates	Fringes
ELECTRICIAN, Includes Installation of HVAC/Temperature Controls.....	\$ 39.75	3%+13.10

ELEC0026-017 09/01/2008

	Rates	Fringes
ELECTRICAL INSTALLER (Sound & Communication Systems).....	\$ 24.25	3%+6.87

SCOPE OF WORK: Includes low voltage construction, installation, maintenance and removal of teledata facilities (voice, data and video) including outside plant, telephone and data inside wire, interconnect, terminal equipment, central offices, PABX, fiber optic cable and equipment, railroad communications, micro waves, VSAT, bypass, CATV, WAN (Wide area networks), LAN (Local area networks) and ISDN (Integrated systems digital network).

WORK EXCLUDED: The installation of computer systems in industrial applications such as assembly lines, robotics and computer controller manufacturing systems. The

installation of conduit and/or raceways shall be installed by Inside Wiremen. On sites where there is no Inside Wireman employed, the Teledata Technician may install raceway or conduit not greater than 10 feet. Fire alarm work is excluded on all new construction sites or wherever the fire alarm system is installed in conduit. All HVAC control work.

ELEV0010-001 01/01/2012

	Rates	Fringes
ELEVATOR MECHANIC.....	\$ 39.70	23.535+a+b

a. PAID HOLIDAYS: New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, Christmas Day and the Friday after Thanksgiving.

b. VACATIONS: Employer contributes 8% of basic hourly rate for 5 years or more of service; 6% of basic hourly rate for 6 months to 5 years of service as vacation pay credit.

IRON0005-005 08/01/2011

	Rates	Fringes
IRONWORKER, STRUCTURAL AND ORNAMENTAL.....	\$ 28.58	14.695

IRON0201-006 05/01/2012

	Rates	Fringes
IRONWORKER, REINFORCING.....	\$ 26.50	16.68

LABO0657-015 09/05/2011

	Rates	Fringes
LABORER: Skilled.....	\$ 20.88	6.47

FOOTNOTE: Potmen, power tool operator, small machine operator, signalmen, laser beam operator, waterproofer, open caisson, test pit, underpinnig, pier hole and ditches, ladders and all work associated with lagging that is not expressly stated, strippers, operator of hand derricks, vibrator operators, pipe layers, or tile layers, operators of jackhammers, paving breakers, spaders or any machine that does the same general type of work, carpenter tenders, scaffold builders, operators of towmasters, scootcretes, buggymobiles and other machines of similar character, operators of tampers and rammers and other machines that do the same general type of work, whether powered by air, electric or gasoline, builders of trestle scaffolds over one tier high and sand blasters, power and chain saw operators used in clearing, installers of well points, wagon drill operators, acetylene burners and licensed

powdermen, stake jumper, structural demolition.

MARB0002-004 05/01/2012

	Rates	Fringes
MARBLE/STONE MASON.....	\$ 33.08	14.59

INCLUDING pointing, caulking and cleaning of All types of masonry, brick, stone and cement EXCEPT pointing, caulking, cleaning of existing masonry, brick, stone and cement (restoration work)

MARB0003-006 05/01/2011

	Rates	Fringes
TERRAZZO WORKER/SETTER.....	\$ 26.04	9.89

MARB0003-007 05/01/2011

	Rates	Fringes
TERRAZZO FINISHER.....	\$ 20.48	8.74

MARB0003-008 05/01/2011

	Rates	Fringes
TILE SETTER.....	\$ 25.29	9.89

MARB0003-009 05/01/2011

	Rates	Fringes
TILE FINISHER.....	\$ 20.48	8.74

* PAIN0051-014 06/01/2012

	Rates	Fringes
GLAZIER		
Glazing Contracts \$2 million and under.....	\$ 24.17	9.36
Glazing Contracts over \$2 million.....	\$ 27.14	9.36

PAIN0051-015 06/01/2012

	Rates	Fringes
PAINTER		
Brush, Roller, Spray and Drywall Finisher.....	\$ 24.14	8.91

PLAS0891-005 07/01/2011

	Rates	Fringes
PLASTERER.....	\$ 27.66	5.82

PLAS0891-006 05/01/2010

	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER...	\$ 27.15	9.58

PLAS0891-007 08/01/2011

	Rates	Fringes
FIREPROOFER		
Handler.....	\$ 15.00	3.89
Mixer/Pump.....	\$ 17.00	3.89
Sprayer.....	\$ 21.50	3.89

Spraying of all Fireproofing materials. Hand application of Fireproofing materials. This includes wet or dry, hard or soft. Intumescent fireproofing and refraction work, including, but not limited to, all steel beams, columns, metal decks, vessels, floors, roofs, where ever fireproofing is required. Plus any installation of thermal and acoustical insulation. All that encompasses setting up for Fireproofing, and taken down. Removal of fireproofing materials and protection. Mixing of all materials either by hand or machine following manufactures standards.

PLUM0005-008 08/01/2011

	Rates	Fringes
PLUMBER		
Apartment Buildings over 4 stories (except hotels).....	\$ 23.41	9.51+a
ALL Other Work.....	\$ 38.17	15.50+a

a. PAID HOLIDAYS: Labor Day, Veterans' Day, Thanksgiving Day and the day after Thanksgiving, Christmas Day, New Year's Day, Martin Luther King's Birthday, Memorial Day and the Fourth of July.

PLUM0602-008 08/01/2011

	Rates	Fringes
PIPEFITTER, Includes HVAC Pipe Installation.....	\$ 37.62	17.22+a

a. PAID HOLIDAYS: New Year's Day, Martin Luther King's Birthday, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day and the day after Thanksgiving and Christmas Day.

ROOF0030-016 05/01/2011

	Rates	Fringes
ROOFER.....	\$ 26.60	8.98

SFDC0669-002 04/01/2012		

	Rates	Fringes
SPRINKLER FITTER (Fire Sprinklers).....	\$ 30.53	17.47

* SHEE0100-015 07/01/2012		

	Rates	Fringes
SHEET METAL WORKER (Including HVAC Duct Installation).....	\$ 38.39	14.54

SUDC2009-003 05/19/2009		

	Rates	Fringes
LABORER: Common or General.....	\$ 13.04	2.80
LABORER: Mason Tender - Cement/Concrete.....	\$ 15.40	2.85
LABORER: Mason Tender for pointing, caulking, cleaning of existing masonry, brick, stone and cement structures (restoration work); excludes pointing, caulking and cleaning of new or replacement masonry, brick, stone and cement.....	\$ 11.67	
POINTER, CAULKER, CLEANER, Includes pointing, caulking, cleaning of existing masonry, brick, stone and cement structures (restoration work); excludes pointing, caulking, cleaning of new or replacement masonry, brick, stone or cement.....	\$ 18.88	

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

=====

Unlisted classifications needed for work not included within

the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of "identifiers" that indicate whether the particular rate is union or non-union.

Union Identifiers

An identifier enclosed in dotted lines beginning with characters other than "SU" denotes that the union classification and rate have found to be prevailing for that classification. Example: PLUM0198-005 07/01/2011. The first four letters, PLUM, indicate the international union and the four-digit number, 0198, that follows indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2011, following these characters is the effective date of the most current negotiated rate/collective bargaining agreement which would be July 1, 2011 in the above example.

Union prevailing wage rates will be updated to reflect any changes in the collective bargaining agreements governing the rate.

Non-Union Identifiers

Classifications listed under an "SU" identifier were derived from survey data by computing average rates and are not union rates; however, the data used in computing these rates may include both union and non-union data. Example: SULA2004-007 5/13/2010. SU indicates the rates are not union rates, LA indicates the State of Louisiana; 2004 is the year of the survey; and 007 is an internal number used in producing the wage determination. A 1993 or later date, 5/13/2010, indicates the classifications and rates under that identifier were issued as a General Wage Determination on that date.

Survey wage rates will remain in effect and will not change until a new survey is conducted.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can

be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION

Attachment F

Certification Letter for Cashier's Check or Irrevocable Letter of Credit

Offerors who submit a cashier's check or an irrevocable letter of credit ("Alternate Bid Security") in lieu of a bid bond must also submit this certification, properly notarized, with their proposal. By executing this document, Offeror acknowledges that, if awarded this contract, Offeror shall be required to post promptly a payment and performance bond equal to the full value of the contract. In the event Offeror fails to post such payment and performance bond, the Offeror understands and agrees that: (i) the Department shall draw upon the Alternate Bid Security as liquidated damages; (ii) the award and/or contract shall be terminated; (iii) for a period of two (2) years thereafter, the Department will not accept from such Offeror Alternate Bid Security in lieu of a bid bond; and (iv) the Offeror hereby waives the right to protest the termination of any such award or contract. The Offeror further acknowledges and agrees that the damages the Department would experience in the event such award or contract are terminated due to the Offeror's failure to post a payment and performance bond are difficult to determine and that the value of the Alternate Bid Security represents a reasonable estimate of the damages the Department would incur.

By: _____
Name: _____
Title: _____
Date: _____

District of Columbia) ss:

On the ___ day of _____, 2012, before me, a notary public in and for the District of Columbia, personally appeared _____, who acknowledged himself/herself to be _____ of _____, and that he/she as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public
My Commission Expires: _____