



D.C. DEPARTMENT OF GENERAL SERVICES

REQUEST FOR PROPOSALS

**DESIGN-BUILD SERVICES
FY 2013 PHASE ONE CLASSROOM MODERNIZATIONS**

November 5, 2012

Proposal Due Date: **November 28, 2011 by 2:00 p.m. EST**

Preproposal Conference: **November 14, 2011 at 12:00 p.m. EST**

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-13-CS-0061**

Executive Summary

The District of Columbia Department of General Services (“Department” or “DGS”) is issuing this Request for Proposals to engage one or more design-builders to provide design-build services for the modernization of classrooms at the schools listed on **Attachment A** (the “Project Schools”). The scope of work, as is more fully described below, generally includes progressing the Department’s design development documents for the modernization of the Project Schools, and constructing the approved design by August 16, 2013 (the “Project”).

As is more fully described in the proposed Master Facilities Plan, the modernization of the Project Schools will be conducted in 3 phases over a period of years. The first phase of the modernizations will focus on the Academic Components of the schools—the classrooms, where students spend the majority of their time. The second phase of the modernization effort will address Support Components, which may include restrooms, art and music rooms, gymnasiums, and health suites. The final phase of the modernization will target the schools’ Systems Components, including HVAC systems, plumbing systems and fixtures, electrical systems, the buildings’ exterior envelopes, including roof and windows, as well as technology systems. The Design-Builders engaged through this procurement will implement the first phase of the work and will be responsible for the design and construction work related to the Academic Components as well as other designated spaces in the Project Schools. It is contemplated that the first phase of this work will include renovation of the hallways, restrooms, and the lobby and entrances of the school and in some cases the replacement of windows.

Attached as **Attachment G** is the Performance Criteria for the Academic Components of the Project Schools. This Performance Criteria describes the desired condition of the classrooms at the end of Phase 1, and the scope of work for these projects will generally be consistent with the Performance Criteria. It should be noted, however, that the exact composition of the work that will be included in Phase 1 will depend upon the specific needs of each school and the budget available for those schools. In addition, the Department anticipates that upgrades and/or reconfigurations may be required to the Project Schools’ HVAC systems in order to meet the applicable performance requirements for the Academic Components. **Attachment H** provides a general description of each school’s layout.

A.1. Project Delivery Method

The Department intends to implement the Project through a modified design-build approach. In general, it is contemplated that the Design-Builder’s scope of work will be divided into two phases: (i) the Design & Preconstruction Phase; and (ii) the Construction Phase. The Department intends to have completed the procurement process and issue a notice to proceed (the “NTP”) for design and preconstruction services during the week of December 24, 2012.

In order to adequately scope the Projects, the Department is engaging several architects/engineers (the “Phase 1 Architects”) to develop a schematic design that describes the intended final condition of the entire school after all three phases of modernization (the “Full

School Schematic Design”), and to develop, in consultation with the Department and its Program Manager, a plan which divides the work necessary to implement that design into the three phases described above (the “Phasing Plan”). Following the development of the Phasing Plan, the Phase 1 Architects will be required to further develop those portions of the Full School Schematic Design that describe the work to be implemented in the summer of 2013 (such work, the “Phase 1 Work”) into a set of design development documents (the “Phase 1 Detailed Design”). The Department expects that these Phase 1 Detailed Designs will be completed by mid-February 2013, and that the Design-Builder will put them out to bid with trade subcontractors from mid-February to mid-March 2013. Value engineering (if required) and guaranteed maximum price (“GMP”) negotiations will occur during late March 2013. Assuming that an acceptable GMP is developed, the Department intends to enter into a GMP with the Design-Builder for the Project, and concurrent with the execution of the GMP Contract, the Department will assign the Phase 1 Architect’s Agreement in its entirety to the Design-Builder. Thereafter, the Architect’s contract shall be with the Design-Builder, and the Design-Builder shall be responsible to complete both the design and the construction of the Project.

The guaranteed maximum price submission should include:

- (i) a set of drawings and specifications that describe the Work covered by the GMP;
- (ii) a GMP budget with line item back-up and supported by trade bids;
- (iii) a schedule for such 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. In general, however, the GMP will be based upon bids from trade subcontractors, and the Department has established the following milestone dates for the preconstruction phase:

- Week of December 24th – The Department will issue a NTP and preconstruction services agreement to the selected firms during the week of December 24th.
- December through mid February – The Design-Builder shall participate in the design process by reviewing design drawings, conducting constructability reviews and assisting with cost estimating to ensure that the design developed by the Phase 1 Architect is consistent with the Department’s budget and schedule for this Project, and meets the Department’s programmatic desires. Working together, but under separate contracts, the Phase 1 Architect and the Design-Builder will develop a set of documents that are similar to, but more advanced than, typical design development documents for the Phase 1 Work. (N.B. The GMP Budget for each school will be provided by addendum.)
- Mid-February to Mid-March – In February, the Design-Builder will issue the bid sets to trade subcontractors for bid. Unless a trade package has an expected value of less than \$100,000 or the Department otherwise approves, three (3) bids will be required for each trade package.

- Mid-March – During March, the Design-Builder will evaluate the bids so received and will prepare and forward a “bid tab” to the Department which summarizes the bids received. The “bid tab” shall include pertinent price information as well as data relating to LSDBE utilization and workforce participation. The Department and the Design-Builder will have approximately two and a half weeks to finalize the GMP and execute the GMP Contract. The form of contract (which will be issued by addendum) will provide more details on this process; however, the Department intends to have this process completed no later than April 5, 2013.
- April – The GMP Contracts will require Council approval, and the Department anticipates that this will occur by April 30, 2013.

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; and (iii) a Design/Build Fee, which should cover the cost of the Design-Builder’s overhead, profit and general conditions. 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. The Design Fee should include only the design costs required beyond the Phase 1 Detailed Design. 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 Project Budget over the approximately 8 week period from mid-June through mid-August. As such, the Offerors fees should assume that the design-builder will be required to put in place work in the amount equal to the Project Budget established in an addendum for each school. The Design-Builder shall not be entitled to any additional fees unless (i) the Department makes additions to the scope provided for the in the GMP Contract 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 Contract which will require the Design-Builder’s services at the Project School to extend beyond Labor Day of 2013. 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 Addendum. 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.

Preconstruction services will be released by letter contracts issued in December 2012. The Department intends to negotiate and finalize definitized contracts with the selected Design-Builders once a GMP is negotiated. The definitized contract establishing the GMP will be submitted to the Council for the District of Columbia for its review and approval during the month of April.

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 August 16, 2013 and (ii) delivered for less than the GMP established in the GMP Contract, 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. Of this amount, 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 intend to increase participation by DC residents in the performance of the work on this Project.

A.6 Selection Criteria

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

- Experience & References (15 points)
- Key Personnel (15 points)
- Project Management Plan (10 points)
- Preliminary Project Schedule (10 points)
- Cost (30 points)
- LSDBE Compliance/Utilization (5 points)
- Workforce Utilization Plan (5 points)
- Fast-Track Experience (10 points)

A.7 Procurement Schedule

The schedule for this procurement is as follows:

- | | |
|---|-----------------------------------|
| • Issue RFP | - November 5, 2012 |
| • Pre-proposal Conference | - November 14, 2012 at 12:00 p.m. |
| • Last Day for Questions/Clarifications | - November 21, 2012 |
| • Proposals Due | - November 28, 2012 by 2:00 p.m. |
| • Notice of Award | - December 24, 2012 |

A.8 Project Schedule

- | | |
|---|----------------------|
| • Preconstruction services letter contract | - late December 2012 |
| • List of trade subcontractors & bid procedures | - January 25, 2013 |
| • Issuance of Bid Set to Subcontractors | - mid-February 2013 |
| • Subcontractor Bid Tab to Department | - March 15–22, 2013 |
| • Execute GMP Contract | - April 5, 2013 |
| • NTP for Construction | - April 30, 2013 |
| • Substantial Completion | - August 16, 2013 |

A.10 Attachments

Attachment A

Attachment B

Attachment C

Attachment D

Attachment E

Attachment F

Attachment G

Attachment H

- List of Project Schools & Budgets
- Form of Offer Letter
- Disclosure Statement
- Tax Affidavit
- Davis-Bacon Wage Rates
- Bid Guarantee Certification
- Academic Component Performance Specifications
- School Layouts and Descriptions

SECTION B SCOPE OF WORK

B.1 Scope of Work

The Design-Builder will be required to complete the design and to renovate the designated spaces in the school no later than August 16, 2013. Such work may include: (i) ensuring quality and natural daylighting by replacing the windows and lighting systems and painting the walls to brighten the rooms; (ii) repairing or replacing the air conditioning and heating systems in the classrooms to ensure the room is comfortable in any season; (iii) wiring the classroom's computers so that students and teachers can access online learning resources; (iv) acoustical reverberation and augmentation through acoustical materials and sound amplification and improved interior finishes; and (v) including teaching materials through interior design and upgrades to furniture, fixtures, and equipment. Without limiting the generality of the foregoing, the selected design-builder shall be required to provide all of the design services, hazardous material abatement, 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 and approval of the GMP (i.e. from late December through early April 2013). During this phase, the Design-Builder will be required to (i) evaluate the current structure, layout and functionality of each school with respect to the requirements set forth in the performance specifications; (ii) work with the Phase 1 Architect to advance, in consultation with the Department, the design documents to a Phase 1 Detailed Design; (iii) obtain bids from trade subcontractors to perform the work described in the bid set; (iv) engage in any value engineering and scoping exercises necessary to return the cost of the work to the Project Budget; (v) engage in preconstruction activities, including identifying any long-lead items; and (vi) agree upon a GMP for the Project.

B.2.1 Design Services

During the Design & Preconstruction Phase, the Phase 1 Architect will be required to progress the schematic design into a Phase 1 Detailed Design. The Architect shall progress the documents in a manner consistent with the Performance Criteria and the Project Budget. The Design-Builder shall have at least one "over the shoulder" review session for each major trade package with the Architect. These "over the shoulder" review sessions shall be scheduled at appropriate times for such review; however, in no event shall these reviews occur later than January 25, 2013.

B.2.2 Trade Bids

No later than January 25, 2013, the Design-Builder shall provide to the Department a written submission on the proposed bidding procedures. Such procedures shall include: (i) a list of proposed trades packages; (ii) a list of trade subcontractors that will be invited to bid on each

such package; and (iii) a narrative description of the process. The Design-Builder will be required to obtain at least three (3) bids for each portion of the work. In addition to the information normally required in such bids, the Design-Builder shall also require subcontractors to provide an estimate of the percentage of labor hours performed in completing the subcontracted work which will be performed by District residents. The Design-Builder shall provide to the Department a bid tabulation, including the workforce participation estimates, of the trade bids obtained. No later than March 22, 2013, the Design-Builder shall provide to the "bid tab" to the Department which summarizes the bids received and shall including include pertinent price information as well as data relating to LSDBE utilization and workforce participation.

B.2.3 Value Engineering & Scope Assessment

Based on the trade bids received, 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 Phase 1 Architect shall complete any revisions to the design documents and prepare any additional drawings necessary to complete the Project.

B.2.4 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 Department's 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 50% of the preconstruction fee.

B.2.5 Preconstruction. 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, 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; (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.2.6 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. Over the shoulder design reviews.
- d. List of subcontractors from which the Design-Builder intends to solicit bids.
- 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 Phase 1 Architect to complete the design in a manner consistent with the design documents approved by the Department and to implement the design providing 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 August 16, 2013.

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 DCPS and DGS 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, builder's risk insurance, 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. The Design-Builder will be required to obtain a minimum of three bids for each aspect of the work and to award and to administer the trade subcontracts.

B.3.3 Site Safety and Clean-up

B.3.3.1 The Design-Builder will be required to provide a safe and efficient site. Controlled access shall be required.

B.3.3.2 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.3.3.3 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.3.3.4 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.3.4 Close-out & FF&E

B.3.4.1 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.3.4.2 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 Move in Period

The renovation work will need to be substantially complete no later than August 16, 2013. Punchlist and other non-disruptive work may continue after that date provided it is completed prior to the beginning of the 2013/14 school year. Design-Builders will be required to coordinate such work with school personnel and will need to accommodate their requirements in getting the school ready for the upcoming school year. In addition, the GMP will include an allowance of \$50,000 per school for work directed by the Department to assist in the school move-in and cleaning process. It is contemplated that the Design-Builder will be required to provide an on-site crew of laborers to assist in moving furniture and other small jobs as requested by the Department.

B.5 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; and (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.

B.6 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.7 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.8 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.9 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.10 Time if of the Essence

Time is of the essence with respect to the contract. The Project must be substantially complete by August 16, 2013. 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 X of Chapter II of Title 2, and all successor acts thereto, including by not limited to the *Workforce Intermediary Establishment and Reform of First Source Amendment Act of 2011*, and the rules and regulations promulgated thereunder, including, but not limited to the following requirements:

- (i) At least 20% of journey worker hours by trade shall be performed by District residents;
- (ii) At least 60% of apprentice hours by trade shall be performed by District residents;
- (iii) At least 51% of the skilled laborer hours by trade shall be performed by District residents; and
- (iv) At least 70% of common laborer hours shall be performed by District residents.

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 Experience & References (15 points)

The Department desires to engage a Design-Builder with the experience necessary to realize the objectives set forth in the RFP. The Design-Builder will be evaluated based on their demonstrated experience in: (i) construction and renovation projects in an urban setting; (ii) managing design-build projects; (iii) repairing and/or modernization of school facilities and extensive knowledge of school facilities; (iv) knowledge of, and access to, the local subcontracting market; and (v) knowledge of the local regulatory agencies and Code Officials. In evaluating these subfactors, the Department will consider, among other things, the Offeror's track record in delivering projects on-time and on-budget. 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 fifteen (15) points.

D.4.2 Key Personnel (15 points)

The Department desires that the Design-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. They should have a demonstrated ability to deliver fast-track projects on-time and on-budget. Proposals should identify, at a minimum, (i) the Project Executive; (ii) the Field Superintendent; and (iii) the project manager who will supervise the interior design and work; and (iv) the project manager who will supervise the MEP work. 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. This element of the evaluation will be worth up to fifteen (15) points.

D.4.3 Cost (30 points)

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

D.4.4 Management Plan (10 points)

Offerors are required to submit with their proposal a Management Plan. This element of the evaluation will be worth up to ten (10) points.

The Management Plan should clearly explain how the Design-Builder 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 explain: (i) how the Design-Builder will manage the engineering subconsultants so as to ensure that the drawings are properly coordinated; (ii) how the Design-Builder will manage the value engineering/management process; (iii) how the Design-Builder proposes to staff and handle construction administration; (iv) how the Design-Builder will manage the design process; and (v) describe the key challenges inherent in this Project and explain how they will be overcome or mitigated.

The Management Plan should also: (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.

D.4.5 Preliminary Schedule (10 points)

Offerors should submit with their Management Plan a schedule that shows the anticipated manner in which the design will be prepared and how it relates to the proposed construction schedule for this Project. 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 will be worth up to ten (10) points.

D.4.6 LSDBE Compliance/Utilization (5 points)

The Department desires the selected design-builder to 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 element of the evaluation will be worth up to five (5) points.

D.4.7 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.4.8 Fast-Track Experience (10 points)

The Department desires that the selected design-builder have substantial experience in implementing design-build projects on a fast-track schedule. The Design-Builder will be evaluated based on its demonstrated experience in: (i) managing the design to scope and budget; (ii) working with designer to develop bid packages based on design development documents or incomplete construction documents; (iii) estimating construction costs based on design development documents; and (iv) purchasing on fast-track schedules. 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 FY 2013 Phase One Classroom Modernizations"

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 EST, on November 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.

Name(s), address(es), and role(s) of each firm (including all sub-consultants)

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 Fast-Track Experience

Each Offeror must demonstrate substantial experience in implementing design-build projects on a fast-track schedule. The Design-Builder will be evaluated based on its demonstrated experience in: (i) managing the design to scope and budget; (ii) working with designer to develop bid packages based on design development documents or incomplete construction documents; (iii) estimating construction costs based on design development documents; and (iv) purchasing on fast-track schedules.

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 November 14, 2012 at 12:00 p.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 November 21, 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 Contract is executed.

FY 2013 Phase 1 Schools

| Ward | Name of Facility | School Type | Location of Facility | Zip Code | Orig Constr Date | Bldg Square Footage |
|-------------|-------------------------|--------------------|-----------------------------|-----------------|-------------------------|----------------------------|
| 7 | Beers | ES | 3600 Alabama Avenue, SE | 20020 | 1942 | 77,500 |
| 8 | Hendley | ES | 425 Chesapeake Street, SE | 20032 | 1959 | 73,200 |
| 6 | Ludlow-Taylor | ES | 659 G St., NE | 20002 | 1969 | 66,900 |
| 8 | MC Terrell | MS | 3301 Wheeler Rd, SE | 20032 | 1977 | 112,000 |
| 8 | Orr | ES | 2200 Minnesota Ave., SE | 20020 | 1974 | 75,900 |
| 6 | Peabody | ES | 425 C St., NE | 20002 | 1880 | 37,800 |
| 4 | Shepherd | ES | 7800 14th Street, NW | 20012 | 1928 | 79,700 |
| 4 | West | K-8 | 1338 Farragut St NW | 20011 | 1978 | 69,600 |

Attachment B

[Offeror's Letterhead]

[Insert Date]

District of Columbia Department of General Services
2000 14th Street, NW
Washington, D.C. 20009

Att'n: Mr. Brian J. Hanlon
Director

Reference: Request for Proposals
Design-Build Services – FY 2013 Phase 1 Classroom Modernizations

Dear Mr. Hanlon:

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 FY 2013 Phase 1 Classroom Modernizations. 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 Design Fee, the Preconstruction Fee, and the Design-Build Fee (as defined in paragraph A) are based on the Bid Documents as issued and assume no material alteration of the terms of the Bid Documents. (Collectively, the proposal, the Design Fee, the Preconstruction Fee, and the Design-Build Fee are referred to as the "Offeror's Bid".)

The Offeror's Bid is as follows:

A. The Design Fee is: \$ (see attached spreadsheet)

The Preconstruction Fee is: \$ (see attached spreadsheet)

The Design-Build Fee is: \$ (see attached spreadsheet)

The Offeror acknowledges and understands that the Design Fee, 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.

- B. 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. In the event the Bidder fails to do so, the Department shall have the right to levy upon the Offeror's bid bond.
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. In addition to any other remedies that the Department may have at law or in equity, the Department shall have the right to levy upon Bidder's Bid Bond in the event of a breach of this paragraph 3.
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 sub-consultant 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.

Mr. Brian J. Hanlon

[DATE]

Page 3

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: _____

FY 2013 Phase 1 Schools
Attachment to Form of Offer Letter

| Name of Facility | Design Fee | Preconstruction Fee | Design-Build Fee |
|-------------------------|-------------------|----------------------------|-------------------------|
| Beers | | | |
| Hendley | | | |
| Ludlow-Taylor | | | |
| MC Terrell | | | |
| Orr | | | |
| Peabody | | | |
| Shepherd | | | |
| West | | | |

**PLEASE COMPLETE THE
SHADED CELLS**

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.

Attachment E

General Decision Number: DC120002 11/02/2012 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 |
| 11 | 08/03/2012 |
| 12 | 08/17/2012 |
| 13 | 08/31/2012 |
| 14 | 09/21/2012 |
| 15 | 11/02/2012 |

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 10/01/2011

| | Rates | Fringes |
|------------------|----------|---------|
| FIRESTOPPER..... | \$ 26.06 | 7.54 |

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

of 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 10/01/2012

| | Rates | Fringes |
|---|----------|---------|
| CARPENTER, Includes Drywall Hanging, Form Work, and Soft Floor Laying-Carpet..... | \$ 26.61 | 7.98 |
| PILEDRIVERMAN..... | \$ 25.77 | 8.15 |

CARP1831-002 04/01/2012

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

ELEC0026-016 06/04/2012

| | Rates | Fringes |
|--|----------|---------|
| ELECTRICIAN, Includes Installation of HVAC/Temperature Controls..... | \$ 39.75 | 14.29 |

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 06/01/2012

| | Rates | Fringes |
|--|----------|---------|
| IRONWORKER, STRUCTURAL AND ORNAMENTAL..... | \$ 29.55 | 14.995 |

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, acetyleneburners 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 08/01/2012

| | Rates | Fringes |
|---|----------|---------|
| PLUMBER | | |
| Apartment Buildings over 4 stories (except hotels)..... | \$ 23.41 | 9.51+a |
| ALL Other Work..... | \$ 38.17 | 15.75+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 08/01/2012

| | Rates | Fringes |
|--|----------|---------|
| PIPEFITTER, Includes HVAC Pipe Installation..... | \$ 37.62 | 18.07+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.

0000/9999: weighted union wage rates will be published annually
each January.

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.

=====

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: _____

District of Columbia Public Schools

THE VISION: To Make the Washington, D.C. School System Exemplary

THE MISSION: To Make Dramatic Improvement In the Achievement of All Students Today In
Preparation for Their World Tomorrow

CORE BELIEFS:

Children First

Parents Are Our Partners

Victory Is In the Classroom

It Takes A Village to Raise A Child

Leadership and Accountability Are the Keys to Our Success

Classroom Modernization Phase I

Introduction

The 2009 Master Facilities Plan prioritizes projects that will improve the learning environment, improve student performance, and advance educational outcomes within five years. To that end, all elementary and middle schools (excluding new or recently modernized schools) will receive a 'Phase 1 modernization'. The goal of this project is to modernize the classrooms only, and may include support classrooms such as art, music, etc. Although all projects will be customized to the needs of the school, the emphasis will be in the following five areas:

Lighting Quality

Improvement of natural and artificial lighting in classrooms with complementary bright painting.

Environmental / Air Quality

Addressing of temperature control, ventilation, air filtration, carbon dioxide levels, and HVAC background noise to ensure comfortable rooms.

Acoustics

Limits reverberation and background noise and improves sound isolation.

Technology

Providing data connections for online learning resources, AV equipment, closed-circuit televisions, and a sound system with emergency capabilities.

Furniture

Introduction of adaptable and flexible furniture systems, mobile media systems, and mobile media carts.

Performance Criteria

Lighting Quality

| | DESIGN PARAMETERS | PARAMETER NOTES |
|---|------------------------|--------------------|
| 1 Controlled Natural Lighting (Glazing) | 10 - 12% of floor S.F. | LEED & Green Globe |
| 2 Artificial Light | 35-50 Foot-candles | IES |

Environmental / Air Quality (EAQ)

| | | |
|-------------------------------|--|--|
| 1 Winter Temperature | 68.5 to 75.5 degrees | EPA 2000 & ASHRAE 55-2004 EPA 2000 & ASHRAE 55-2004 |
| 1 Summer Temperature | 74 to 80 degrees | |
| 2 Humidity | 30 % to 60% relative humidity | ASHRAE |
| 3 Air Changes | 6-10 per hour | Plus 0.12 per SF of area |
| 4 Outdoor Air Ventilation | 10CFM per person | LEED ASHRAE 52.2-2007 & 62.1-2007 |
| 5 Air Filtration | MERV 13 | ASHRAE 62.1-2007 ASHRAE Handbook Chapter 47 |
| 5 Air Filtration | MERV 6 to 8 Below 700 PPM above outdoor air | |
| 6 Carbon Dioxide Levels | | |
| 7 HVAC Background Noise Level | RC(N) Mark II level of 37 | |

Acoustics

| | | |
|----------------------------|-------------------------------------|--------------------|
| 1 Reverberation | .6 per second | (ANSI S12.60-2002) |
| 2 Background Noise | 45 dBA | (LEED) |
| 3 Sound Isolation (Varies) | STC 45 between Classrooms | |
| 3 Sound Isolation (Varies) | STC 45 between Classrooms and Corr. | |

| Technology | DESIGN PARAMETERS | PARAMETER NOTES |
|--|---|-----------------|
| 1 Data / Computer Drops | At Teacher and Student Computers At wireless access points for mobile cart | |
| 2 Audio / Video Equipment | | |
| Projector linked to Teacher's PC | | |
| Video Format Screen | | |
| Digital DVD/VCR/Tuner | | |
| Interactive Whiteboard (i.e., 'Smartboard') | | |
| Sound Reinforcement | Amplifier, speakers | microphone, |
| 3 Clock | Synchronized system | with Bell |
| 4 Sound System & Emergency Call-box | | |
| Ceiling or Wall Speaker | Class change bells, emergency announcements | |
| 5 CCTV Camera | Security, WebX conferencing, Distance Learning | |

| Furniture | DESIGN PARAMETERS | PARAMETER NOTES |
|--|-------------------|-----------------|
| 1 Flexible/Adaptable Teacher's Station | | |
| 2 Age appropriate Student Desks | | |
| 2 Age-appropriate Student Chairs | | |
| 3 Mobile Media Center | | |

BEERS ELEMENTARY SCHOOL

3600 Alabama Avenue SE, Washington, DC



| | |
|---------------------------|-----------|
| INITIAL YEAR BUILT | 1942 |
| BUILDING AREA | 77,500 SF |
| CURRENT PROGRAM CAPACITY | 450 |
| ENROLLMENT 2009-2010 | 351 |
| WARD | 7 |
| PROPOSED PROGRAM CAPACITY | 400 |



Site Plan

BEERS ELEMENTARY SCHOOL

3600 Alabama Avenue SE, Washington, DC

PROPOSED PROGRAM PROFILE

| | |
|----------------------------|------|
| GRADE CONFIGURATION | PS-5 |
|----------------------------|------|

| | |
|---------------------------|-----------|
| SQ. FT. (EXISTING) | 77,500 SF |
| SQ. FT. (ADDITION) | |

| TYPE | PROPOSED |
|------------------|----------|
| Pre-School | 2 |
| Pre-Kindergarten | 2 |
| Kindergarten | 3 |
| 1 | 3 |
| 2 | 3 |
| 3 | 2 |
| 4 | 2 |
| 5 | 2 |
| Gym | |
| Bleachers | |
| Locker Rooms | |
| Gym-Cafeteria | |
| Cafetorium | |
| Gym-Cafetorium | |
| Gym-Auditorium | 1 |

| TYPE | PROPOSED |
|-----------------------------|----------|
| Auditorium | |
| Multi-Purpose | 1 |
| Cafeteria | 1 |
| Kitchen Services | 1 |
| Special Education | 1 |
| Media Center | 1 |
| Administrative/Health Suite | 2 |
| Computer Lab | 1 |
| OT/PT | 1 |
| Science Lab | |
| Art | 1 |
| Music | 1 |
| Teacher Workroom | 1 |
| Parent Resource | 1 |

Proposed Planning Profiles

The inventory of spaces listed here is intended to outline the program of educational and support spaces necessary to support the proposed program capacity. Individual educational specifications and facility programs will be developed with the School Improvement and School Planning / Design teams at the time of project initiation.

BEERS ELEMENTARY SCHOOL

3600 Alabama Avenue SE, Washington, DC

CONDITION ASSESSMENT



| Building System | 2008 Rating |
|-------------------|----------------|
| ADA Compliance | Unsatisfactory |
| Conveying Systems | Unsatisfactory |
| Electrical | Poor |
| Exterior Finish | Fair |
| HVAC | Fair |
| Interior Finish | Fair |
| Plumbing | Poor |
| Roof | Good |
| Structure | Good |
| Technology | Poor |

Condition Assessment

The body of information summarized below is based on a detailed facility condition assessment completed in 2006 and updated by visual observations conducted in 2007. Improvement initiatives completed by OPEFM in 2007 and 2008 are noted in red text in each section. An overall summary of work completed under various OPEFM programs is provided at the end of the condition assessment.

Condition Scorecard

These ratings reflect the overall condition and level of replacement need for an entire system, in adherence with the **Facility Condition Index (FCI) System**, categorizing systems as "Good" (FCI < .25), "Fair" (FCI 0.25 – 0.50), "Poor" (FCI 0.51 – 0.85), or "Unsatisfactory" (FCI > .86).

Comments:

| | |
|---------------------------|---|
| 1 Conveying System | There is no elevator, escalator, or lift present in the building. |
| 2 Electrical | Wiring condition is unknown, but is original. Electrical service should have a load analysis prior to adding any additional fixtures, HVAC upgrades, or technology. 2007: Exterior lighting replaced. |
| 3 Exterior Finish | Windows are new this year. Two have yet to be replaced, and no caulking has been done. This needs to be completed. There is some exterior cracking, spalling, and graffiti. The expansion joints between the buildings need to have the expansion material replaced. |
| 4 Structure | Structure is in good condition. There are some areas of cracking that need repair, both inside and outside. |
| 5 HVAC | The older portion of the building is a different HVAC system than the newer portion. New portion - hot water via steam conversion. Old portion - steam. Chiller and boilers have recently been upgraded; however, unit ventilators, convectors, and radiators are beyond their average life span. Window air conditioning units are missing or not working. The newer portion of the building has A/C through the unit ventilators. The HVAC system should be upgraded, and A/C could be added at that time. There is no emergency lighting or emergency generator. 2008: New Boiler replacement and 12 classroom units replaced. |
| 6 Interior Finish | Ceilings and floors need to be repaired or replaced throughout. Asbestos tile is a health hazard and should be covered or removed. There is asbestos floor tile throughout the school. Most rooms need to be repainted, and the floors are chipped or the carpet is stained. Interior finishes need to be updated or upgraded and replaced. 2007: Various Classrooms painted, ACT replaced. 2009: Received health suite renovation to comply with Department of Health guidelines |
| 7 Plumbing | Plumbing is original and galvanized and probably rusted. Its condition is unknown, and further inspection of the plumbing system is needed for an accurate assessment. There are no sprinklers in the building, and the fire alarm system is inadequate. |
| 8 Roof | Modified bitumen roof average life is ten years, and this roof is approximately three years old. It is in good condition, with a few leaks at some vents. This can probably be repaired by replacing the flashing. |

BEERS ELEMENTARY SCHOOL

3600 Alabama Avenue SE, Washington, DC



| | |
|-------------------------|---|
| 9 ADA Compliance | Building is not accessible, and there is no accessible parking. There is no elevator in this building. Bathrooms and other facilities are not accessible. The only way to access the newer wing of the building from the older wings requires going to the first floor. There is no visible or audible fire alarm system. This is both a building code and life safety issue. |
| 10 Technology | There are only a few data drops throughout the school. However, many of the classrooms appear to have adequate equipment, particularly in the computer lab. The school should be networked to achieve school standards. |
| 11 Grounds | There is no ADA available parking, and no curb cuts for sidewalk access. Parts of the fields are eroding away. Sidewalks are settling, leaving the curbs at the original heights, creating trip hazards |

BEERS ELEMENTARY SCHOOL




3600 Alabama Avenue SE, Washington, DC

RECENT HISTORY OF MODERNIZATION


2007 WHOLE SCHOOL BLITZ

| | |
|---|---|
|  | Interior Finishes - Select Carpet Replacements/Flooring Repairs |
|  | Other Work Orders |


2008 STABILIZATIONS

| | |
|---|---|
|  | Heating Blitz - Boiler Repairs & Classroom Units |
|  | Emergency Security Repair Work (Exterior Lighting Replacements) |
|  | AC Window Units Installations & Electrical Upgrades |

2009 STABILIZATION & SPECIAL PROJECTS

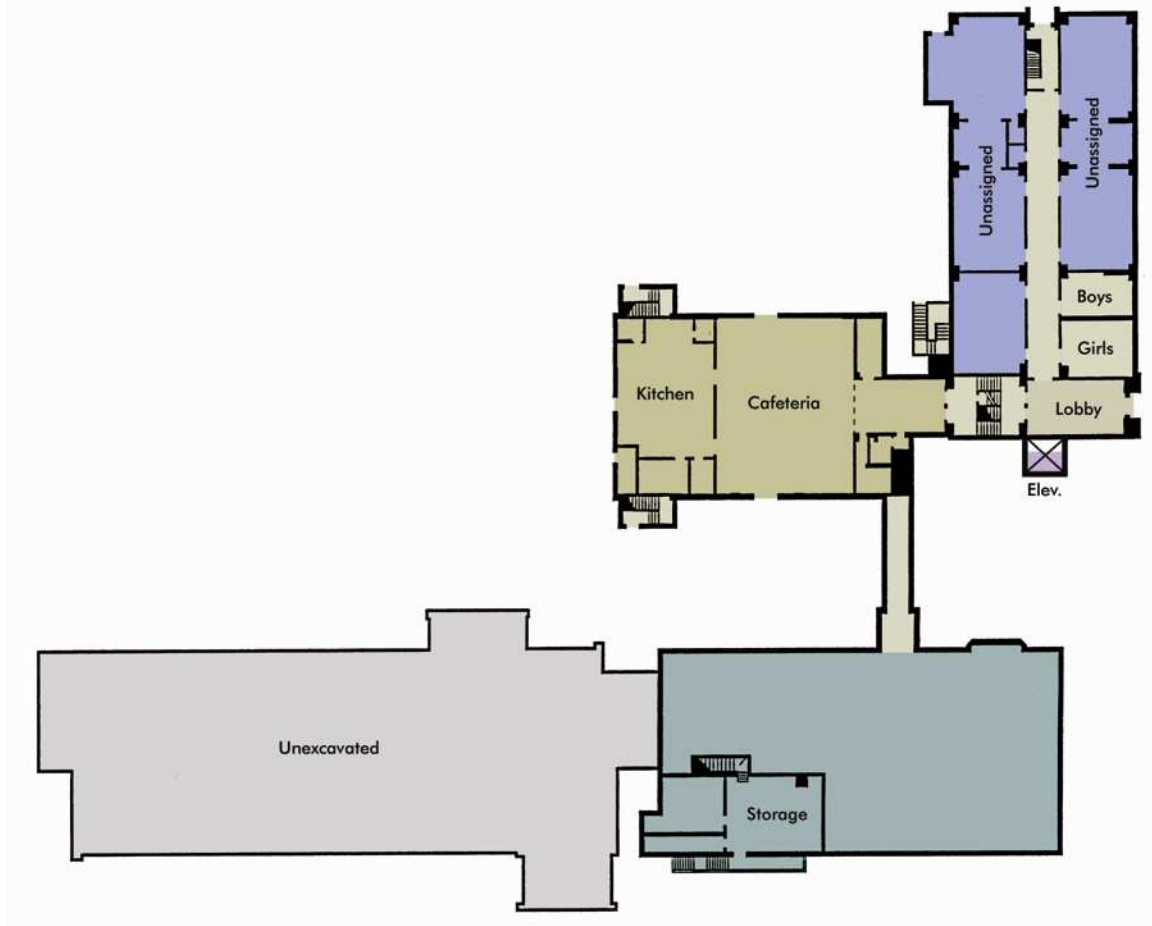
| | |
|---|---|
|  | Received health suite renovation to comply with Department of Health guidelines |
|---|---|

LEGACY PROJECTS - OTHER STABLIZATIONS

| | |
|---|---|
|  | Interior Renovations - Various (Swing Spaces/Libraries/Asst. Supt. Offices) |
|---|---|

BEERS ELEMENTARY SCHOOL

3600 Alabama Avenue SE, Washington, DC



Ground Floor

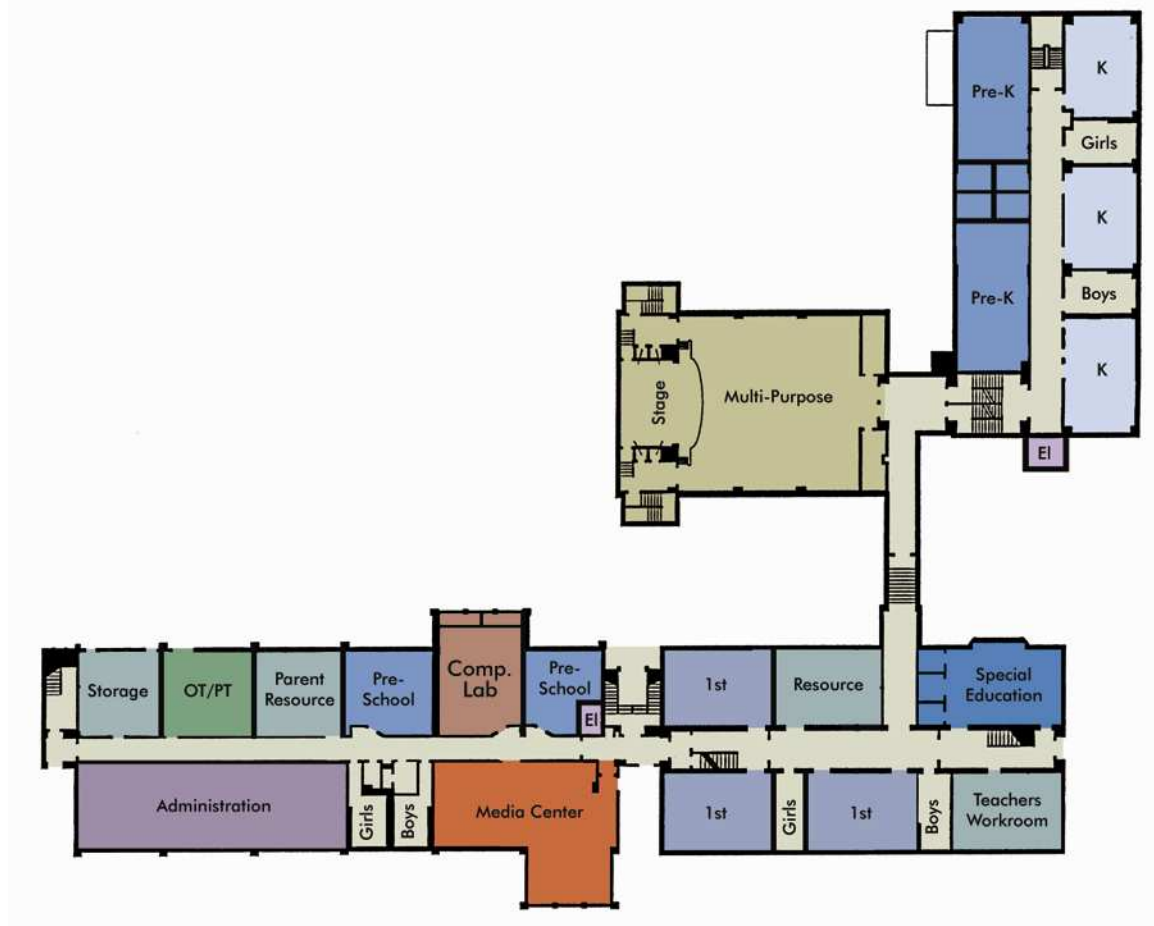
| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

BEERS ELEMENTARY SCHOOL

3600 Alabama Avenue SE, Washington, DC



First Floor

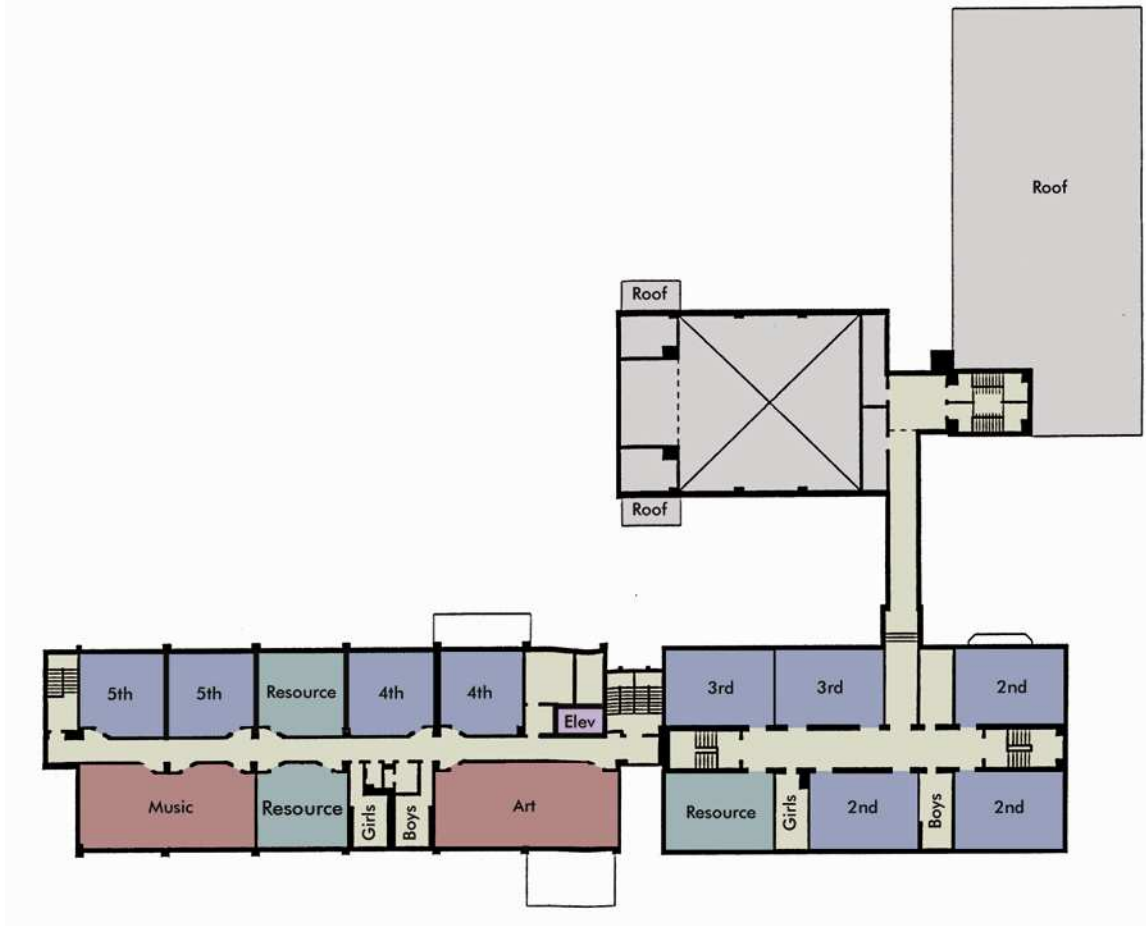
| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

BEERS ELEMENTARY SCHOOL

3600 Alabama Avenue SE, Washington, DC



Second Floor

| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

HENDLEY ELEMENTARY SCHOOL

425 Chesapeake Street SE, Washington, DC



| | |
|---------------------------|-----------|
| INITIAL YEAR BUILT | 1959 |
| BUILDING AREA | 73,200 SF |
| CURRENT PROGRAM CAPACITY | 560 |
| ENROLLMENT 2009-2010 | 333 |
| WARD | 8 |
| PROPOSED PROGRAM CAPACITY | 325 |



Site Plan

HENDLEY ELEMENTARY SCHOOL

425 Chesapeake Street SE, Washington, DC

PROPOSED PROGRAM PROFILE

| | |
|----------------------------|------|
| GRADE CONFIGURATION | PK-5 |
|----------------------------|------|

| | |
|---------------------------|--------|
| SQ. FT. (EXISTING) | 73,200 |
| SQ. FT. (ADDITION) | |

| TYPE | PROPOSED |
|------------------|----------|
| Pre-School | 1 |
| Pre-Kindergarten | 2 |
| Kindergarten | 2 |
| 1 | 2 |
| 2 | 2 |
| 3 | 2 |
| 4 | 2 |
| 5 | 2 |
| Gym | 1 |
| Bleachers | |
| Locker Rooms | |
| Gym-Cafeteria | |
| Cafetorium | |
| Gym-Cafetorium | |
| Gym-Auditorium | |

| TYPE | PROPOSED |
|-------------------|----------|
| Auditorium | |
| Multi-Purpose | |
| Cafeteria | 1 |
| Kitchen Services | 1 |
| Special Education | 1 |
| Media Center | 1 |
| Administrative | 1 |
| Computer Lab | 1 |
| OT/PT | 1 |
| Science Lab | |
| Art | 1 |
| Music | 1 |
| Teacher Workroom | 1 |
| Parent Resource | 1 |

Proposed Planning Profiles

The inventory of spaces listed here is intended to outline the program of educational and support spaces necessary to support the proposed program capacity. Individual educational specifications and facility programs will be developed with the School Improvement and School Planning / Design teams at the time of project initiation.

HENDLEY ELEMENTARY SCHOOL

425 Chesapeake Street SE, Washington, DC

CONDITION ASSESSMENT



| Building System | 2008 Rating |
|-------------------|-------------|
| ADA Compliance | Poor |
| Conveying Systems | Poor |
| Electrical | Poor |
| Exterior Finish | Poor |
| HVAC | Poor |
| Interior Finish | Fair |
| Plumbing | Fair |
| Roof | Good |
| Structure | Fair |
| Technology | Poor |

Condition Assessment

The body of information summarized below is based on a detailed facility condition assessment completed in 2006 and updated by visual observations conducted in 2007. Improvement initiatives completed by OPEFM in 2007 and 2008 are noted in red text in each section. An overall summary of work completed under various OPEFM programs is provided at the end of the condition assessment.

Condition Scorecard

These ratings reflect the overall condition and level of replacement need for an entire system, in adherence with the **Facility Condition Index (FCI) System**, categorizing systems as "Good" (FCI < .25), "Fair" (FCI 0.25 – 0.50), "Poor" (FCI 0.51 – 0.85), or "Unsatisfactory" (FCI > .86).

Comments:









| | |
|---------------------------|--|
| 1 Conveying System | There is a working elevator in the building, but it needs to be upgraded. |
| 2 Electrical | Lights are inadequate and need to be upgraded. Public address, security, and fire alarm systems are antiquated and should be replaced with modern systems. Wiring is visibly in poor condition. Most panel boards need to be replaced. |
| 3 Exterior Finish | Brick work requires maintenance such as repointing and sealing. Minor cracking will need to be repaired and trim work stripped and repainted. Exterior doors require repair work for normal function. Windows need to be replaced as well. |
| 4 Structure | No major deficiencies were observed. Minor cracking, typical for concrete framing, can be repaired as part of routine building maintenance. |
| 5 HVAC | All unit ventilators are at or near the end of their service life. The majority of radiators need replacement. Some exhaust fans on the roof shows signs of deterioration. Window units are used for cooling and are generally in poor condition. 2008: Repairs to boilers and classroom units completed. 2008: 12 Window A/C units installed. |
| 6 Interior Finish | Tile and plaster ceiling finishes need to be repaired. Vinyl flooring is in poor condition throughout. Large areas of CMU walls need to be repainted. 2007: Interior painting, flooring, and ceiling repairs. 2009 Received health suite renovation to comply with Department of Health guidelines. |
| 7 Plumbing | Plumbing fixtures are in fair conditions but they are non ADA compliant. Need minor plumbing update. Sign of leakage appears in several ceilings. |
| 8 Roof | The built-up roof system appears to be at the end of expected service life. Water collects in places, allowing moisture to penetrate the building envelope. Repair work to gutters and to drains should be included in any roof replacement or repair projects. 2008: Roof replacement in progress |
| 9 ADA Compliance | Building has limited access. Most bathrooms in the building do not comply with ADA. Handrails, drinking fountains, and the elevator require modifications or upgrades to satisfy code. 2008: New restrooms, interior doors in newly created spaces, newly created designated 'station', and replaced fixtures in existing restrooms are all ADA Compliant. |
| 10 Technology | Visual inspection is a limited tool for technology assessments. Generally, the equipment observed appears to be in poor condition. Upgrades should include software, networking, and dedicated climate controlled spaces to house equipment. |
| 11 Grounds | Athletic fields require significant repair. Paved areas such as the playground and parking lot are in poor condition and should be resurfaced. Mast lighting needs to be replaced. Site drainage in general is terrible. Concrete around the building is cracked and needs to be replaced. Curb cuts should be added as well. |

HENDLEY ELEMENTARY SCHOOL



425 Chesapeake Street SE, Washington, DC

RECENT HISTORY OF MODERNIZATION


2007 WHOLE SCHOOL BLITZ

| | |
|---|---|
|  | Interior Finishes - Door Replacements/Door Hardware Repair |
|  | Interior Finishes - Drywall & Ceiling Repairs |
|  | Interior Finishes - Select Carpet Replacements/Flooring Repairs |
|  | Interior Finishes - Painting/Plastering |
|  | Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains |
|  | Electrical Repairs - Lighting & Power |
|  | Mechanical Repairs - AHU & Boiler Repairs, HVAC Filter Replacement |
|  | Exterior Work & Building Envelope - Lighting, Site Work, Playground, etc. |
|  | Other Work Orders |

2008 STABILIZATIONS

| | |
|---|---|
|  | Heating Blitz - Boiler Repairs & Classroom Units |
|  | AC Window Units Installations & Electrical Upgrades |










2009 STABILIZATION & SPECIAL PROJECTS

| | |
|---|---|
|  | Received health suite renovation to comply with Department of Health guidelines |
|---|---|



HENDLEY ELEMENTARY SCHOOL

425 Chesapeake Street SE, Washington, DC

SCHOOL CONSOLIDATIONS & RECEIVING SCHOOLS (I,II)

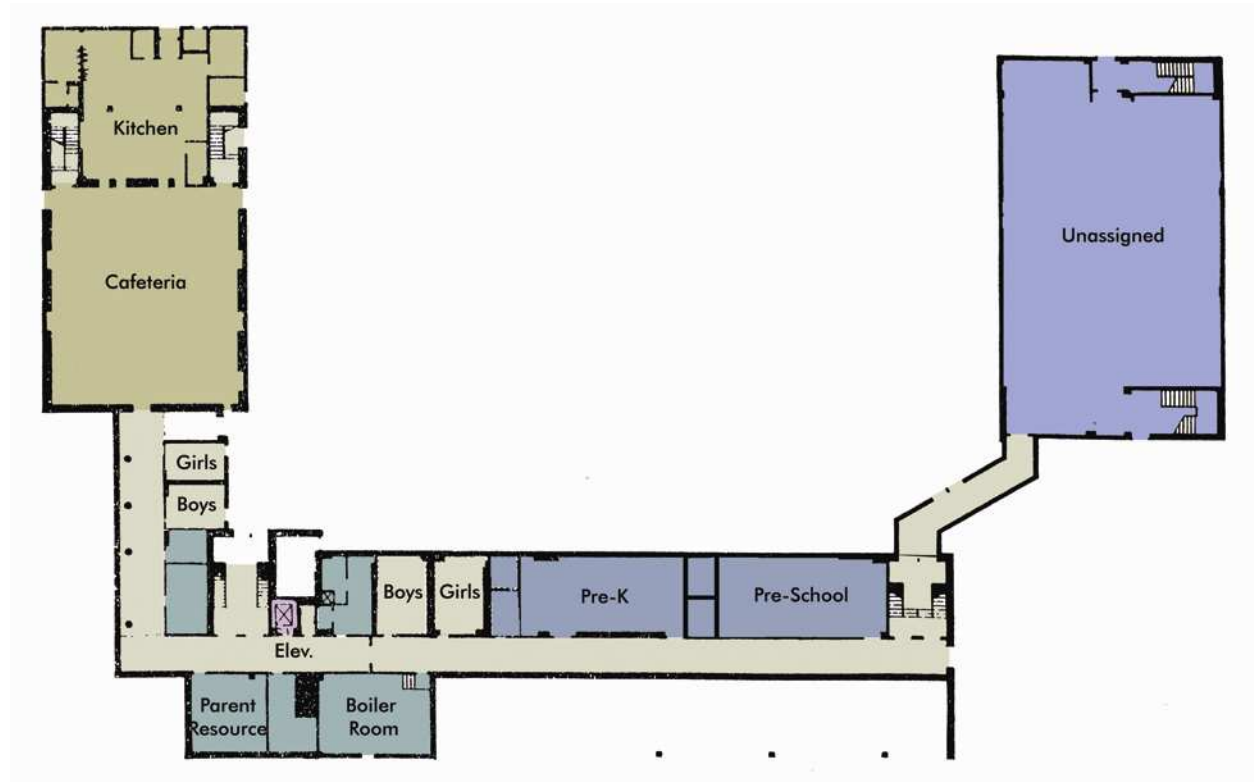
| | |
|---|---|
|  | Classrooms Configurations |
|  | Sitework - (concrete, masonry, painting, fencing) |
|  | Wood and Plastics - (Carpentry) |
|  | Thermal and Moisture Protection (Roofing) |
|  | Doors and Windows |
|  | Finishes - (Interior Painting) |
|  | Mechanical |
|  | Electrical |
|  | Work Orders |

LEGACY PROJECTS - OTHER STABLIZATIONS

| | |
|---|---|
|  | Interior Renovations - Various (Swing Spaces/Libraries/Asst. Supt. Offices) |
|  | Roof Replacements |

HENDLEY ELEMENTARY SCHOOL

425 Chesapeake Street SE, Washington, DC



Ground Floor

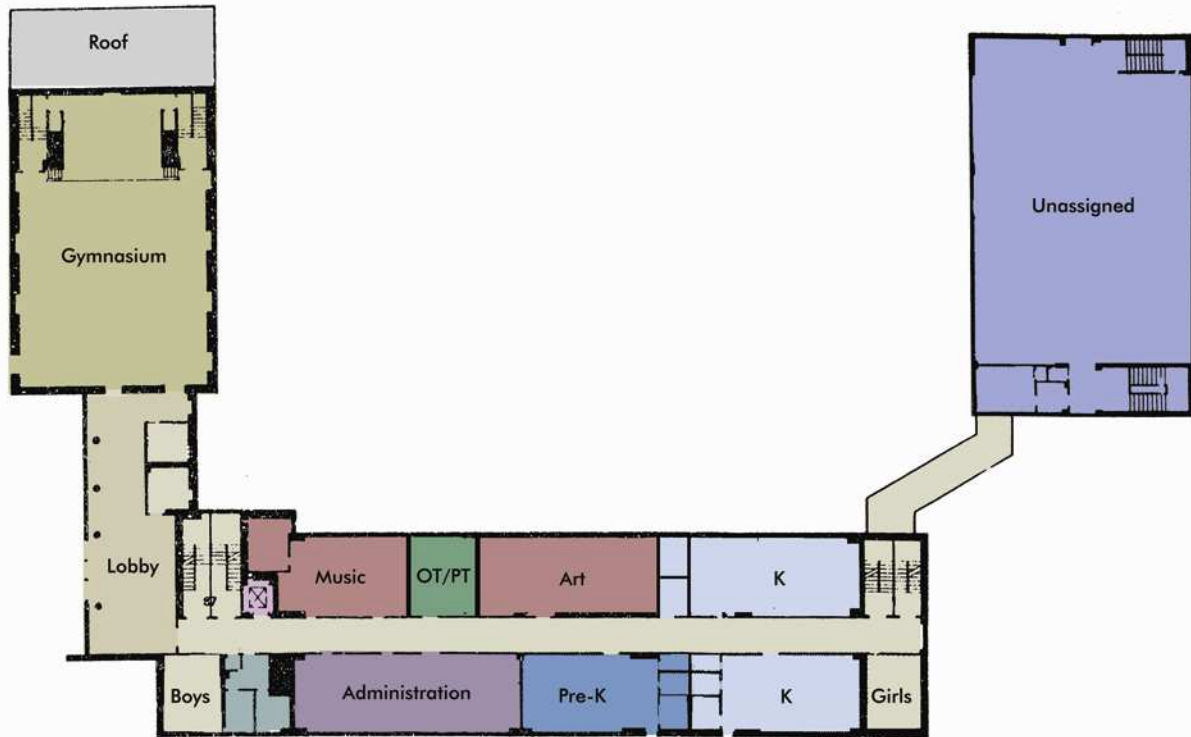
| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

HENDLEY ELEMENTARY SCHOOL

425 Chesapeake Street SE, Washington, DC



First Floor

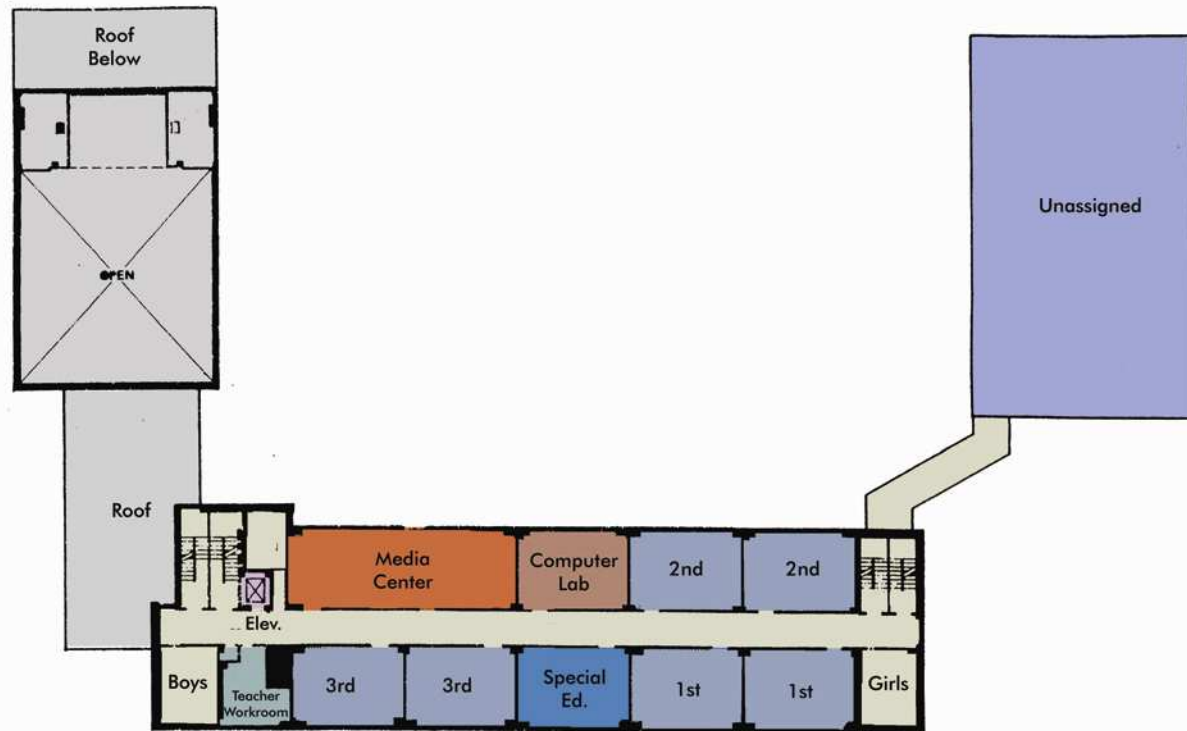
| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

HENDLEY ELEMENTARY SCHOOL

425 Chesapeake Street SE, Washington, DC



Second Floor

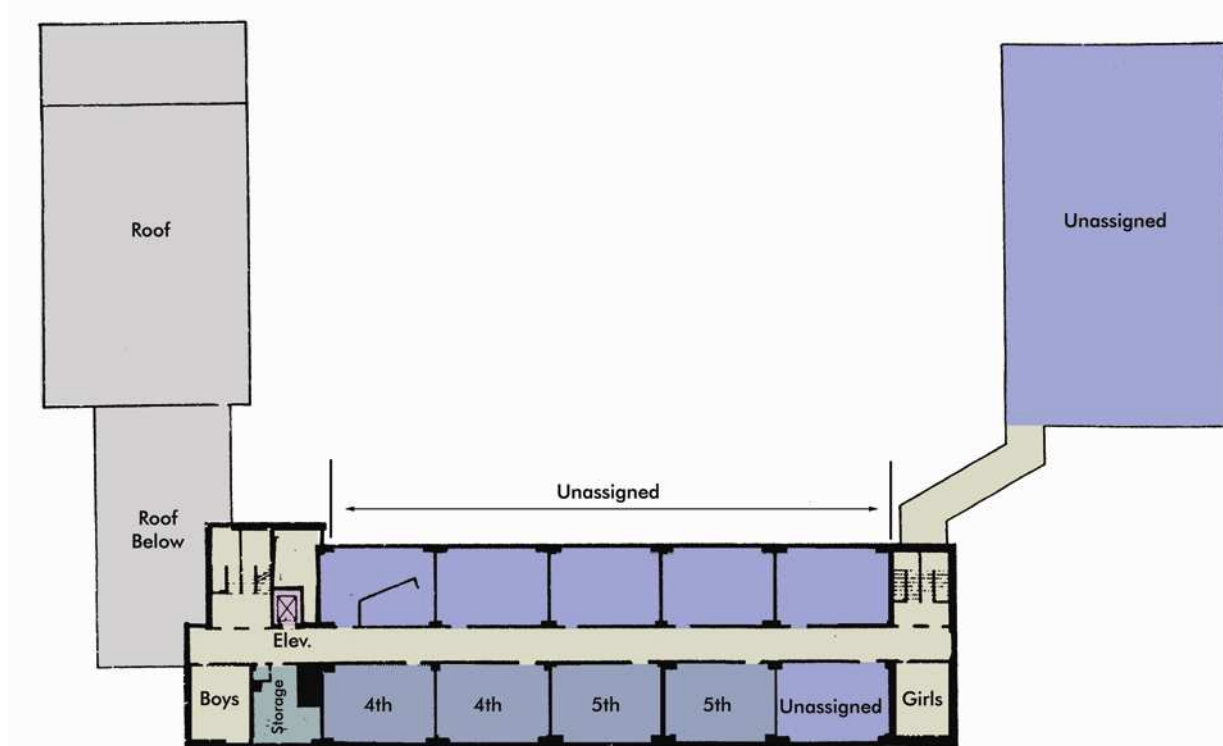
| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

HENDLEY ELEMENTARY SCHOOL

425 Chesapeake Street SE, Washington, DC



Third Floor

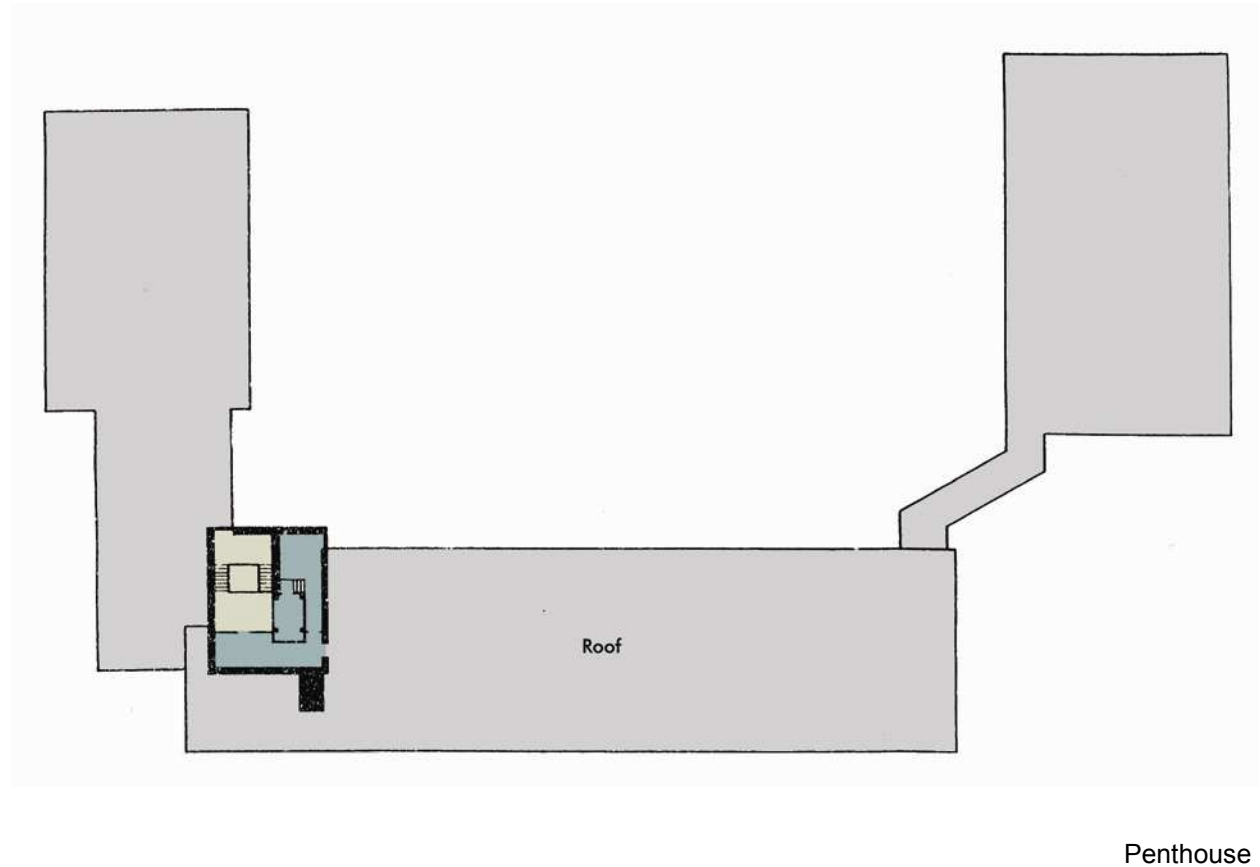
| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

HENDLEY ELEMENTARY SCHOOL

425 Chesapeake Street SE, Washington, DC



| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

LUDLOW-TAYLOR ELEMENTARY SCHOOL

659 G Street NE, Washington, DC



| | |
|---------------------------|-----------|
| INITIAL YEAR BUILT | 1969 |
| BUILDING AREA | 66,900 SF |
| CURRENT PROGRAM CAPACITY | 360 |
| ENROLLMENT 2009-2010 | 195 |
| WARD | 6 |
| PROPOSED PROGRAM CAPACITY | 325 |



Site Plan

LUDLOW-TAYLOR ELEMENTARY SCHOOL

659 G Street NE, Washington, DC

PROPOSED PROGRAM PROFILE

| | |
|----------------------------|------|
| GRADE CONFIGURATION | PS-5 |
|----------------------------|------|

| | |
|---------------------------|--------|
| SQ. FT. (EXISTING) | 66,900 |
| SQ. FT. (ADDITION) | |

| TYPE | PROPOSED |
|------------------|----------|
| Pre-School | 1 |
| Pre-Kindergarten | 2 |
| Kindergarten | 2 |
| 1 | 2 |
| 2 | 2 |
| 3 | 2 |
| 4 | 2 |
| 5 | 2 |
| Gym | |
| Bleachers | |
| Locker Rooms | |
| Gym-Cafeteria | |
| Cafetorium | |
| Gym-Cafetorium | |

| TYPE | PROPOSED |
|-----------------------------|----------|
| Gym-Auditorium | |
| Auditorium | |
| Multi-Purpose | 1 |
| Cafeteria | |
| Kitchen Services | 1 |
| Special Education | 1 |
| Media Center | 1 |
| Administrative/Health Suite | 1 |
| Computer Lab | 1 |
| OT/PT | 1 |
| Art | 1 |
| Music | 1 |
| Computer Lab | 1 |
| Parent Resource | 1 |

Proposed Planning Profiles

The inventory of spaces listed here is intended to outline the program of educational and support spaces necessary to support the proposed program capacity. Individual educational specifications and facility programs will be developed with the School Improvement and School Planning / Design teams at the time of project initiation.

LUDLOW-TAYLOR ELEMENTARY SCHOOL

659 G Street NE, Washington, DC

CONDITION ASSESSMENT



| <i>Building System</i> | <i>2008 Rating</i> |
|------------------------|--------------------|
| ADA Compliance | Unsatisfactory |
| Conveying Systems | Unsatisfactory |
| Electrical | Poor |
| Exterior Finish | Fair |
| HVAC | Fair |
| Interior Finish | Fair |
| Plumbing | Fair |
| Roof | Fair |
| Structure | Good |
| Technology | Fair |

Condition Assessment

The body of information summarized below is based on a detailed facility condition assessment completed in 2006 and updated by visual observations conducted in 2007. Improvement initiatives completed by OPEFM in 2007 and 2008 are noted in red text in each section. An overall summary of work completed under various OPEFM programs is provided at the end of the condition assessment.

Condition Scorecard

These ratings reflect the overall condition and level of replacement need for an entire system, in adherence with the **Facility Condition Index (FCI) System**, categorizing systems as "Good" (FCI < .25), "Fair" (FCI 0.25 – 0.50), "Poor" (FCI 0.51 – 0.85), or "Unsatisfactory" (FCI > .86).

Comments:

| | |
|---------------------------|---|
| 1 Conveying System | There is no escalator, lift, or elevator present. |
| 2 Electrical | Electrical distribution system is nearly forty years old and is obsolete, recommend replacement since no spares are available and trade life of electrical equipment is usually twenty five years. The same is true of the lighting, fire alarm, clock, and PA systems. The light fixtures were replaced ten years ago however the rest of the system does not appear to have been upgraded, recommend replacement of light fixtures since ballast life is over expected service life and less efficient than modern ballasts. Recommend replacing all incandescent lights. The lights are mostly in fair condition otherwise. 2007: Exterior lighting replaced. 2008; Exterior painting completed. |
| 3 Exterior Finish | The brick walls are in fair condition but windows are in poor condition and recommend their immediate replacement. They are leaking and energy inefficient. Exterior doors are in fair condition. |
| 4 Structure | Concrete structure appears to be in good condition with some cracks in specific locations, especially in one of the stairwells. |
| 5 HVAC | Boilers are nearly forty years old and obsolete; fan coil units in many places are not working and the system is in poor condition; recommend replacement. Water treatment system has not functioned for fifteen years. Chiller is only about eleven years old but air handlers and duct systems are almost forty years old and in poor condition. Recommend replacement. Pneumatic control system has not worked for thirteen years. 2007: Chiller replaced. Boiler repairs and replacement of classroom units completed. Installed AC Window Units and electrical upgrades. |
| 6 Interior Finish | All rooms need painting; most ceilings need rehabilitation or replacement. Floors need rehabilitation or repairs with carpets floor requiring replacement with some floors requiring replacement. Overall condition is fair. 2007: Interior painting, flooring replacement, window pane replacement, demo existing dividing partition system / replace with drywall, shades completed. |
| 7 Plumbing | Systems are in fair condition and functional except for sump pumps which are not working and need replacement. Fixtures are old and should be replaced with modern, code compliant models. 2007: Plumbing repairs and replacements completed. |
| 8 Roof | Roof systems are generally in fair condition, except isolated areas around cooling tower that need rehabilitation. |

LUDLOW-TAYLOR ELEMENTARY SCHOOL

659 G Street NE, Washington, DC

| | |
|-------------------------|---|
| 9 ADA Compliance | Stairs and doors do not comply with ADA, recommend replacement of doors and grab bars, handrails, and lighting. |
| 10 Technology | LAN system is about ten years old but functional. However, rack equipment not in air conditioned rooms and probably has been damaged due to high temperature and humidity. Recommend upgrading of system. Security system is present and seems in fair condition. |
| 11 Grounds | Paving and parking areas need upgrading and repairs, in fair condition if not allowed to deteriorate any further. Grassy areas require maintenance, in fair condition. Very limited amount of parking available. 2009: Received Playground Renovations. |

LUDLOW-TAYLOR ELEMENTARY SCHOOL

659 G Street NE, Washington, DC

RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

- ☐ Interior Finishes - Door Replacements/Door Hardware Repair
- ☐ Interior Finishes - Drywall & Ceiling Repairs
- ☐ Interior Finishes - Select Carpet Replacements/Flooring Repairs
- ☐ Interior Finishes - Painting/Plastering
- ☐ Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains
- ☐ Electrical Repairs - Lighting & Power
- ☐ Mechanical Repairs - AHU & Boiler Repairs, HVAC Filter Replacement
- ☐ Exterior Work & Building Envelope - Lighting, Site Work, Playground, etc.
- ☐ Other Work Orders

2008 STABILIZATIONS

- ☐ Emergency Security Repair Work (Exterior Lighting Replacements)

2009 STABILIZATION & SPECIAL PROJECTS

- ☐ Received Playground Renovations

LEGACY PROJECTS-OTHER STABILIZATIONS

- ☐ Mechanical-Boiler Replacements/Heating Plant Upgrades
- ☐ Mechanical-Terminal Units Replacements
- ☐ Mechanical –Chiller Replacements/ Plant Upgrade

LUDLOW-TAYLOR ELEMENTARY SCHOOL

659 G Street NE, Washington, DC



First Floor

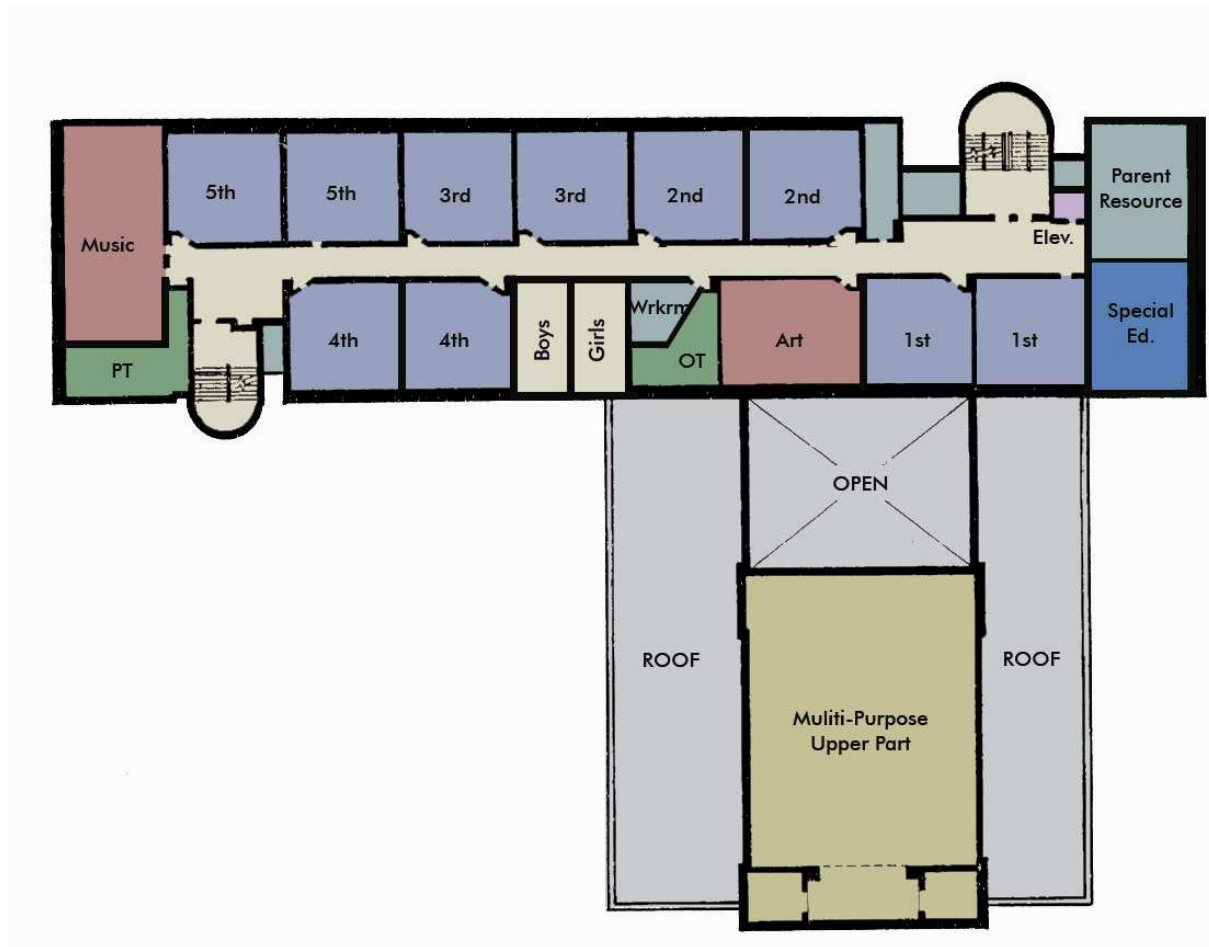
| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

LUDLOW-TAYLOR ELEMENTARY SCHOOL

659 G Street NE, Washington, DC



Second Floor

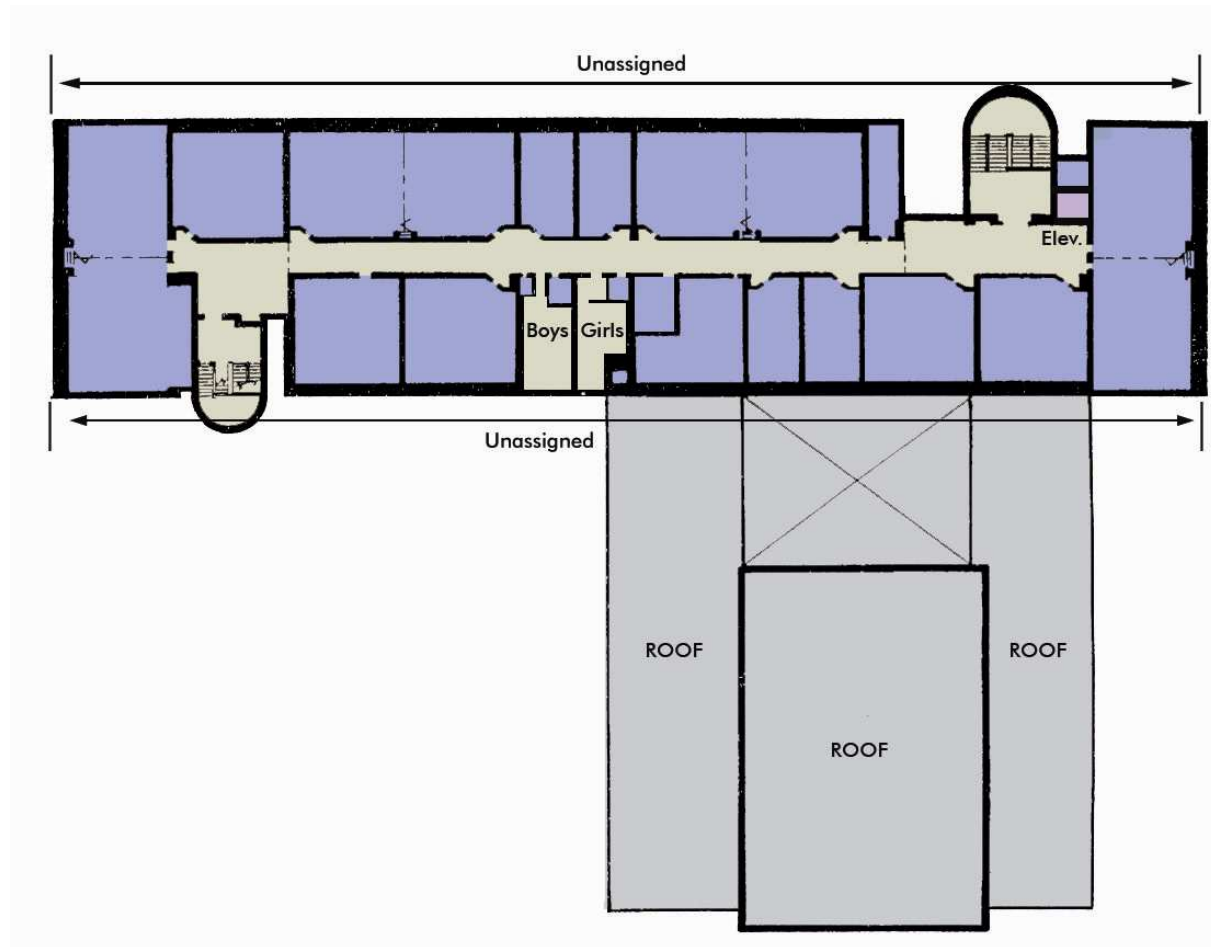
| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

LUDLOW-TAYLOR ELEMENTARY SCHOOL

659 G Street NE, Washington, DC



Third Floor

| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

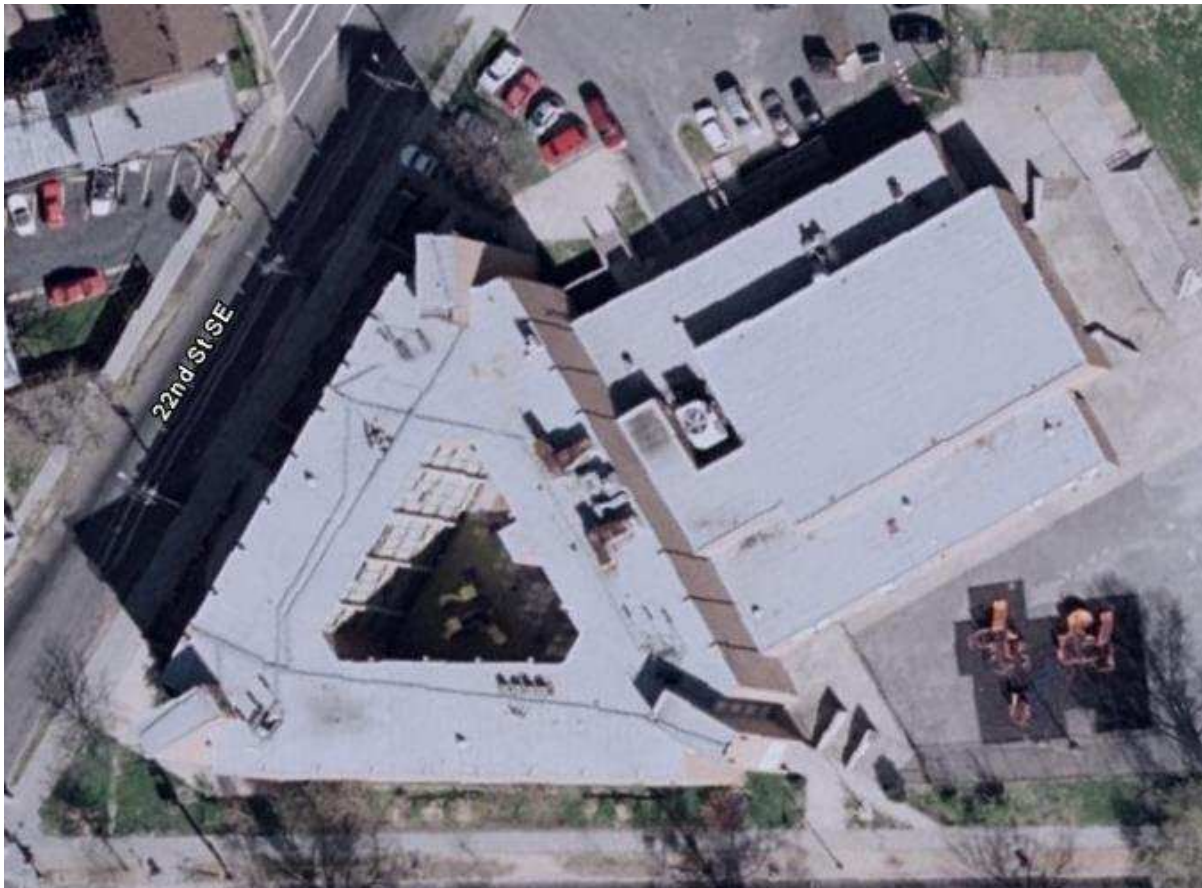
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ORR ELEMENTARY SCHOOL

2200 Minnesota Avenue SE, Washington, DC



| | |
|---------------------------|-----------|
| INITIAL YEAR BUILT | 1974 |
| BUILDING AREA | 75,900 SF |
| CURRENT PROGRAM CAPACITY | 390 |
| ENROLLMENT 2009-2010 | 276 |
| WARD | 8 |
| PROPOSED PROGRAM CAPACITY | 450 |



Site Plan

ORR ELEMENTARY SCHOOL

2200 Minnesota Avenue SE, Washington, DC

PROPOSED PROGRAM PROFILE

| | |
|----------------------------|------|
| GRADE CONFIGURATION | PS-5 |
|----------------------------|------|

| | |
|---------------------------|--------|
| SQ. FT. (EXISTING) | 75,900 |
| SQ. FT. (ADDITION) | |

| TYPE | PROPOSED |
|------------------|-----------------|
| Pre-School | 2 |
| Pre-Kindergarten | 2 |
| Kindergarten | 3 |
| 1 | 3 |
| 2 | 3 |
| 3 | 3 |
| 4 | 3 |
| 5 | 3 |
| Gym | |
| Bleachers | |
| Locker Rooms | |
| Gym-Cafeteria | |
| Cafetorium | |
| Gym-Cafetorium | |
| Gym-Auditorium | |

| TYPE | PROPOSED |
|-----------------------|-----------------|
| Auditorium | |
| Multi-Purpose | 1 |
| Cafeteria | |
| Kitchen Services | 1 |
| Special Education | 2 |
| Media Center | 1 |
| Administrative/Health | 1 |
| Computer Lab | 1 |
| OT/PT | 1 |
| Science Lab | |
| Art | 1 |
| Music | 1 |
| Teacher Workroom | 2 |
| Parent Resource | 1 |

Proposed Planning Profiles

The inventory of spaces listed here is intended to outline the program of educational and support spaces necessary to support the proposed program capacity. Individual educational specifications and facility programs will be developed with the School Improvement and School Planning / Design teams at the time of project initiation.

ORR ELEMENTARY SCHOOL

2200 Minnesota Avenue SE, Washington, DC

CONDITION ASSESSMENT



| <i>Building System</i> | <i>2008 Rating</i> |
|------------------------|--------------------|
| ADA Compliance | Unsatisfactory |
| Conveying Systems | Fair |
| Electrical | Poor |
| Exterior Finish | Good |
| HVAC | Poor |
| Interior Finish | Fair |
| Plumbing | Poor |
| Roof | Fair |
| Structure | Fair |
| Technology | Fair |

Condition Assessment

The body of information summarized below is based on a detailed facility condition assessment completed in 2006 and updated by visual observations conducted in 2007. Improvement initiatives completed by OPEFM in 2007 and 2008 are noted in red text in each section. An overall summary of work completed under various OPEFM programs is provided at the end of the condition assessment.

Condition Scorecard

These ratings reflect the overall condition and level of replacement need for an entire system, in adherence with the **Facility Condition Index (FCI) System**, categorizing systems as "Good" (FCI < .25), "Fair" (FCI 0.25 – 0.50), "Poor" (FCI 0.51 – 0.85), or "Unsatisfactory" (FCI > .86).

Comments:

| | |
|---------------------------|---|
| 1 Conveying System | The building has a hydraulic elevator with single speed, center-opening doors. It appears to be in fair working order. The survey team was unable to gain access to the elevator equipment room. It is necessary that the elevator control button identification and visible indicators be upgraded to comply with ADA requirements. |
| 2 Electrical | It's an older building and has the original electrical system. In general the electrical equipment, raceways, wiring, some fixtures, power outlets, fire protection, public address system, security system, telephone wiring, technology devices and life safety equipment/devices are in poor condition (though some telephone/data/communication/fiber optic work is new). A bigger emergency generator is recommended. The main service, main board, distribution board, and panel boards are old but in fair condition. They are approaching the end of useful service life. Overall the electrical system is in poor condition. |
| 3 Exterior Finish | The exterior brick finish is in good condition with no visible major cracks and the mortar joints are in good condition. 2007: Replaced exterior lighting. |
| 4 Structure | The concrete framed structure appears to be in good condition, with the exception of visible cracks in the floor slab in space no. 14 and in the slab on grade in space no. 61. There is a ground water entry problem at several locations in the boiler room which is located below grade. The water appears to be entering through the joints between the floor slab and foundation wall at the north, east and south walls. The water is entering at such quantities and such a period of time that the concrete has eroded and washed away exposing the coarse aggregate. |
| 5 HVAC | System was generally observed to be in poor condition. Nearly all equipment is at or past the end of its useful service life. Diffusers throughout the building are extremely dirty and should be replaced. Toilet exhaust was rarely observed to be adequate, and in some cases, was non-existent. 2007: Servicing of A/C units completed. 2008: Repairs to boiler(s) and Classroom heating units. Servicing A/C Central Unit completed. |
| 6 Interior Finish | The interior finishes are in fair to good condition. The exception to this however is the acoustical tile ceiling and the suspension system which needs to be replaced. 2007: Plaster repair and painting completed. |
| 7 Plumbing | System was generally observed to be in poor condition. The building is missing sprinklers, with the exception of a single sprinkler head in the trash room. 2007: Plumbing repair completed. |

ORR ELEMENTARY SCHOOL

2200 Minnesota Avenue SE, Washington, DC







| | |
|-------------------------|---|
| 8 Roof | The existing roof is five to six years old according to maintenance personnel, and is an asphalt built-up system with a mineral surface cap sheet. The flashing membrane consists of asphalt built-up membrane with a mineral surface cap sheet and there is sheet metal gravel stop around the perimeter of the roof. The roof is generally in good condition with the exception that there is a persistent active leak reported to occur in the Library (space no. 71) during heavy rain periods. |
| 9 ADA Compliance | No fire protection A/V Strobes. All systems were generally observed not to be in compliance with ADA regulations, with the exception of some water coolers. |
| 10 Technology | A mix of old and new technology systems. Need new raceway/wiring. Need more clean power receptacles for PCs. Might need telecom closet for telecom/data/communication systems equipment. In general the system is in fair condition. |
| 11 Grounds | Trees/shrubs and the grounds are well maintained. 2009: Received Playground Renovations. |

ORR ELEMENTARY SCHOOL


2200 Minnesota Avenue SE, Washington, DC

RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

| | |
|---|---|
|  | Interior Finishes - Drywall & Ceiling Repairs |
|  | Interior Finishes - Select Carpet Replacements/Flooring Repairs |
|  | Interior Finishes - Painting/Plastering |
|  | Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains |
|  | Mechanical Repairs - AHU & Boiler Repairs, HVAC Filter Replacement |
|  | Other Work Orders |

2008 STABILIZATIONS

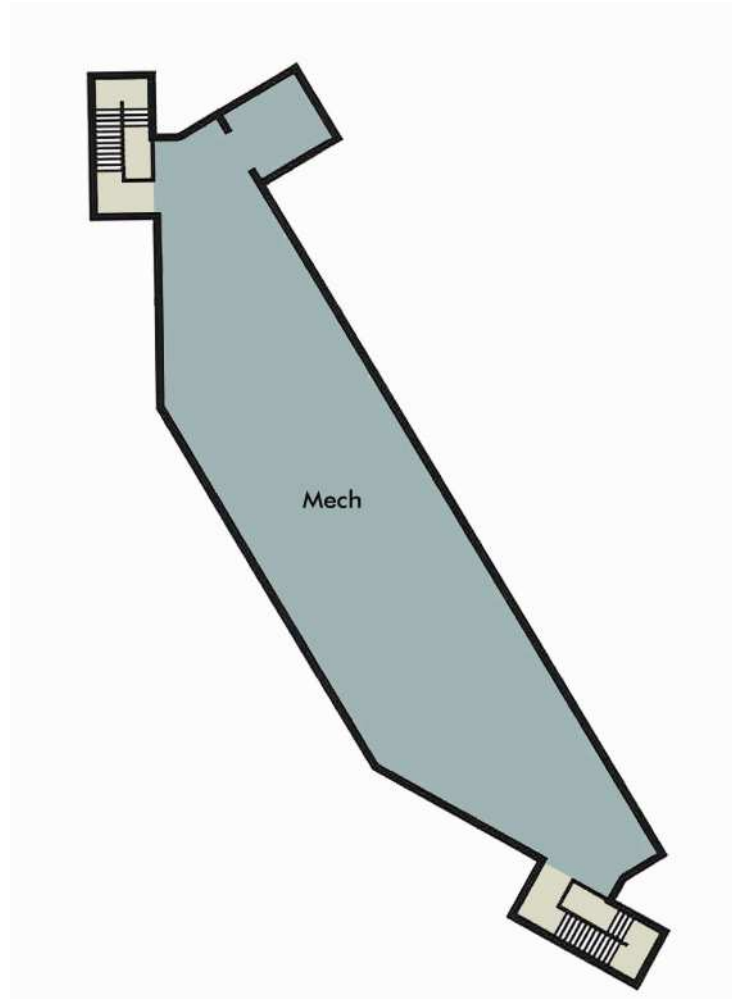
| | |
|---|---|
|  | Emergency Security Repair Work (Exterior Lighting Replacements) |
|---|---|

2009 STABILIZATION & SPECIAL PROJECTS

| | |
|---|---------------------------------|
|  | Received Playground Renovations |
|---|---------------------------------|

ORR ELEMENTARY SCHOOL

2200 Minnesota Avenue SE, Washington, DC



Basement

| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

ORR ELEMENTARY SCHOOL

2200 Minnesota Avenue SE, Washington, DC



First Floor

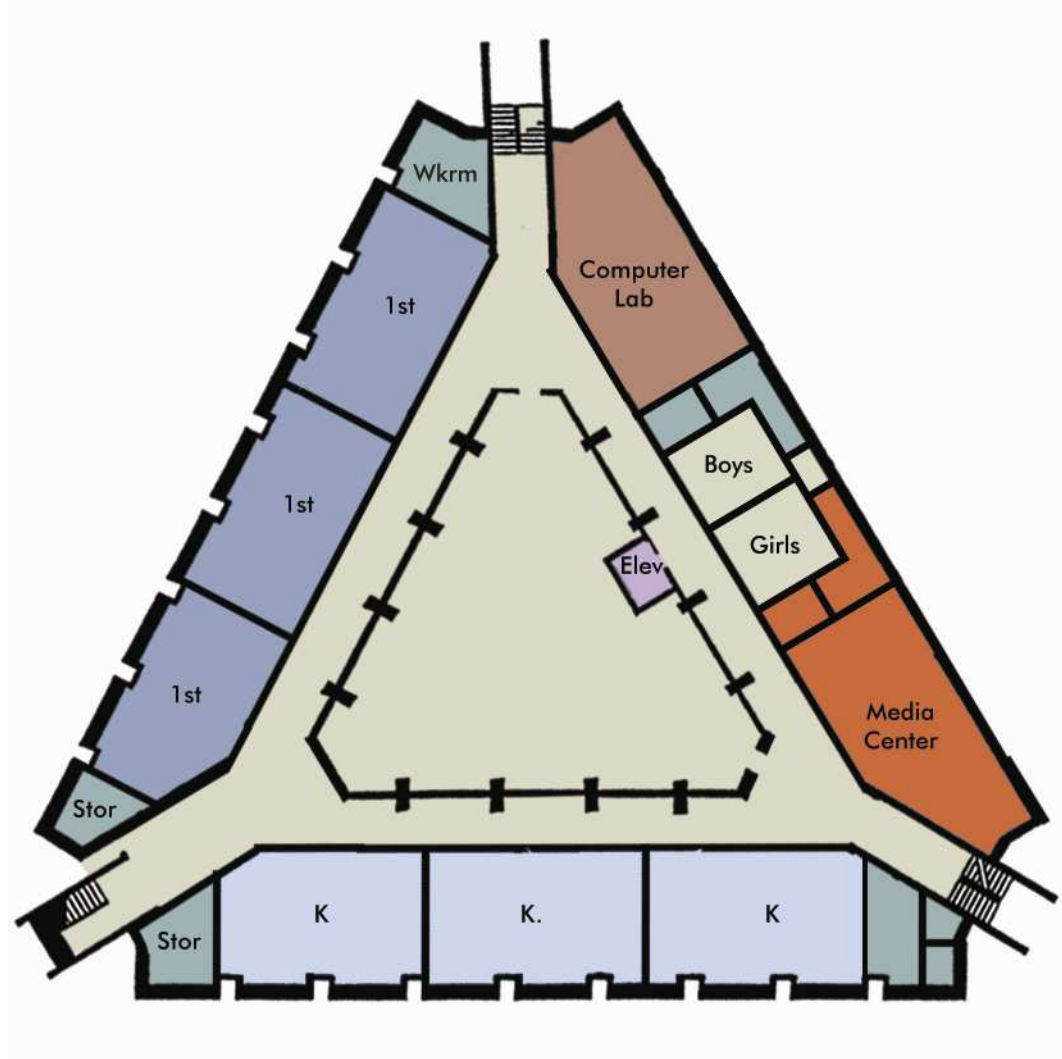
| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

ORR ELEMENTARY SCHOOL

2200 Minnesota Avenue SE, Washington, DC



Second Floor

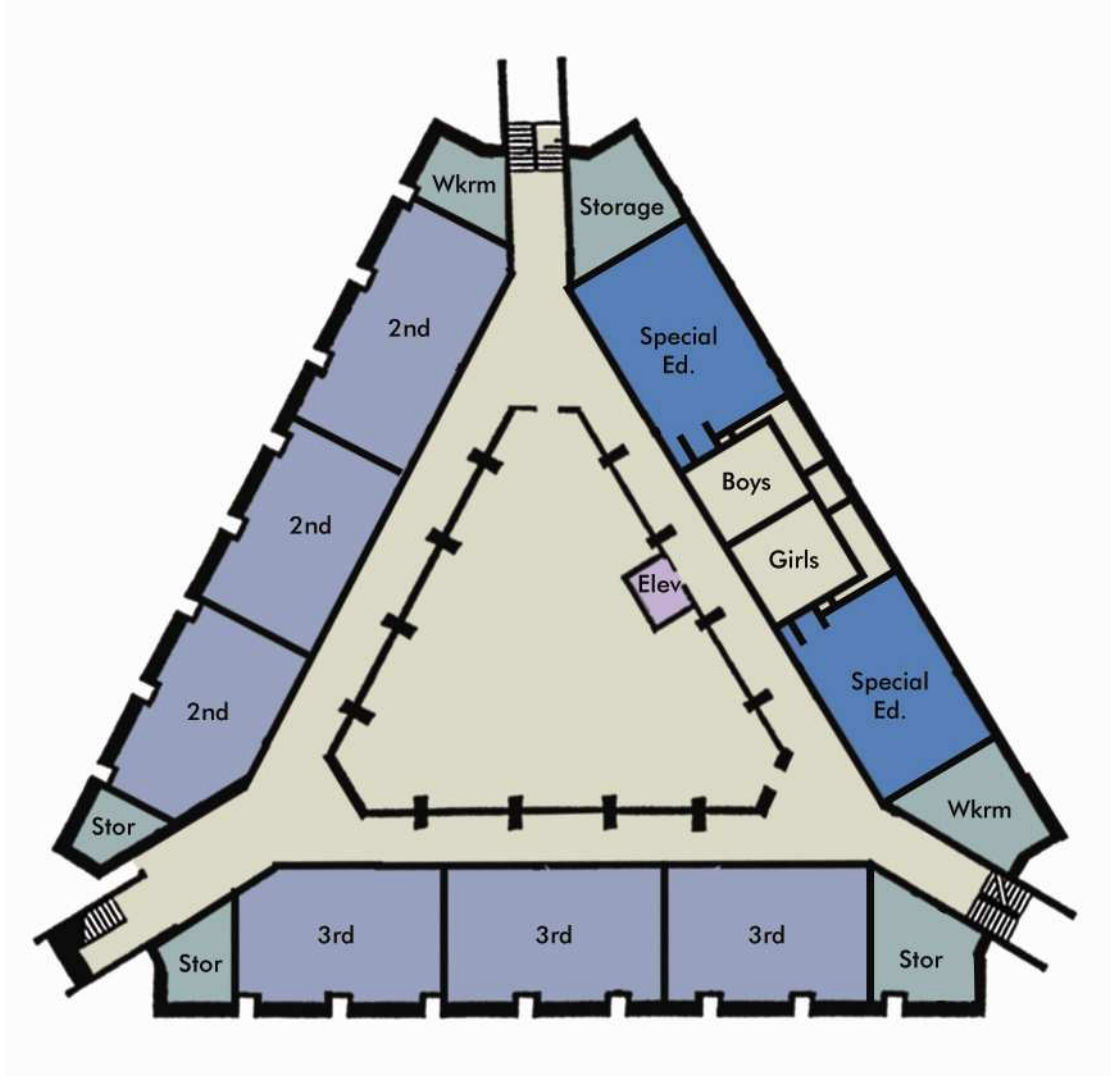
| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

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ORR ELEMENTARY SCHOOL

2200 Minnesota Avenue SE, Washington, DC



Third Floor

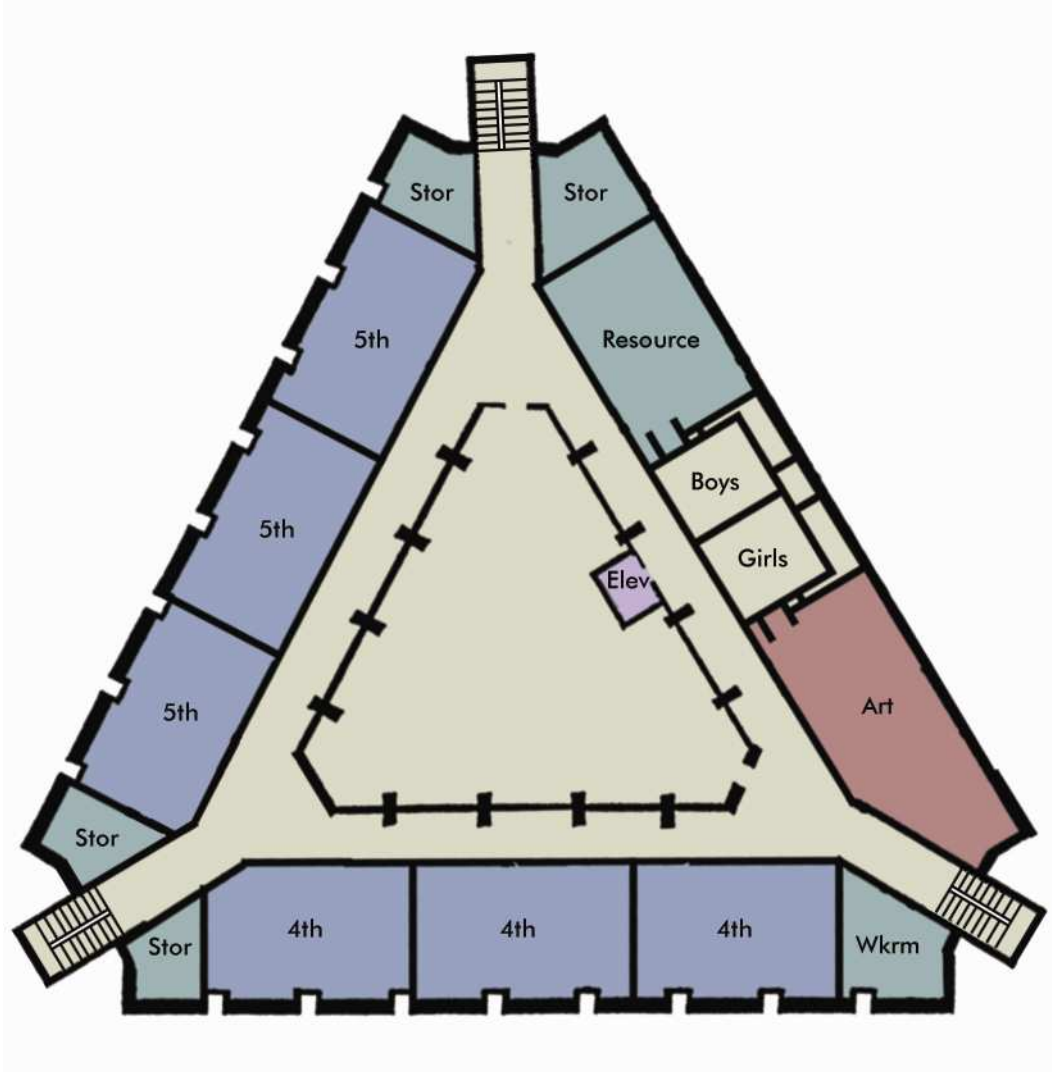
| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

ORR ELEMENTARY SCHOOL

2200 Minnesota Avenue SE, Washington, DC



Fourth Floor

| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

PEABODY ELEMENTARY SCHOOL

CAPITOL HILL CLUSTER

425 C Street NE, Washington, DC



| | |
|---------------------------|-----------|
| INITIAL YEAR BUILT | 1880 |
| BUILDING AREA | 37,800 SF |
| CURRENT PROGRAM CAPACITY | 210 |
| ENROLLMENT 2009-2010 | 231 |
| WARD | 6 |
| PROPOSED PROGRAM CAPACITY | 220 |



Site Plan

PEABODY ELEMENTARY SCHOOL

CAPITOL HILL CLUSTER

425 C Street NE, Washington, DC

PROPOSED PROGRAM PROFILE

| | |
|----------------------------|------|
| GRADE CONFIGURATION | PS-K |
|----------------------------|------|

| | |
|---|--------|
| SQ. FT. (EXISTING) | 37,800 |
| School Within a School – Reggio Emilia | |

| TYPE | PROPOSED |
|-----------------------------|----------|
| Pre-School | 4 |
| Pre-Kindergarten | 4 |
| Kindergarten | 4 |
| Cafeteria | |
| Kitchen Services | |
| Special Education | |
| Media Center | |
| Administrative/Health Suite | 1 |

| TYPE | PROPOSED |
|------------------|----------|
| Computer Lab | |
| OT/PT | |
| Science Lab | |
| Art | |
| Music | |
| Teacher Workroom | |
| Parent Resource | |

Proposed Planning Profiles

The inventory of spaces listed here is intended to outline the program of educational and support spaces necessary to support the proposed program capacity. Individual educational specifications and facility programs will be developed with the School Improvement and School Planning / Design teams at the time of project initiation.

PEABODY ELEMENTARY SCHOOL

CAPITOL HILL CLUSTER

425 C Street NE, Washington, DC

CONDITION ASSESSMENT


Condition Assessment

The body of information summarized below is based on a detailed facility condition assessment completed in 2006 and updated by visual observations conducted in 2007. Improvement initiatives completed by OPEFM in 2007 and 2008 are noted in red text in each section. An overall summary of work completed under various OPEFM programs is provided at the end of the condition assessment.

Building System
2008 Rating

| | |
|-------------------|----------------|
| ADA Compliance | Unsatisfactory |
| Conveying Systems | Unsatisfactory |
| Electrical | Poor |
| Exterior Finish | Poor |
| HVAC | Good |
| Interior Finish | Good |
| Plumbing | Fair |
| Roof | Good |
| Structure | Fair |
| Technology | Poor |

Condition Scorecard

These ratings reflect the overall condition and level of replacement need for an entire system, in adherence with the **Facility Condition Index (FCI) System**, categorizing systems as "Good" (FCI < .25), "Fair" (FCI 0.25 – 0.50), "Poor" (FCI 0.51 – 0.85), or "Unsatisfactory" (FCI > .86).

Comments:

| | |
|---------------------------|---|
| 1 Conveying System | No elevators in the building. |
| 2 Electrical | Electrical distribution system and fire alarm system are obsolete and past the trade expected life. All wiring is beyond the expected trade life. Recommend replacement of systems. Lighting is inefficient and should be replaced. Classrooms and other rooms need additional receptacles for computers and other loads. |
| 3 Exterior Finish | Building exterior is concrete and bricks. The concrete work is in poor condition with numerous cracks and painting is peeling. Recommend painting and repairs. |
| 4 Structure | Concrete structure is in good condition. Minor repairs will be required. |
| 5 HVAC | Heating system is fairly new and in good condition. Only one circulating pump is operating and pumps need major repairs. Air conditioning split system for the office is in good condition. 2008: Repairs to boiler(s) and Classroom heating units completed. Installed 8 A/C window units. |
| 6 Interior Finish | Building needs painting and upgrading or repairs in many places. The ceiling, walls and floors are in fair condition. Asbestos tiles are in use; deterioration is evident or imminent in storage areas and in some classrooms and should be replaced. 2008: Doors, Paint completed. 2009: Received health suite renovation to comply with Department of Health guidelines |
| 7 Plumbing | Domestic hot water equipment is less than five years old and in good condition. Plumbing system appears to be over forty years old. Piping, fittings and fixture accessories need to be replaced. 2008: Plumbing work completed. |
| 8 Roof | Roof has been replaced in within the last two years and is in good condition without any observed leaks. |
| 9 ADA Compliance | Stairs and doors are not compliant; doors and grab bars should be replaced. Handicapped access should be improved to include ramps at main floors and accessibility to the upper floors. |

PEABODY ELEMENTARY SCHOOL

CAPITOL HILL CLUSTER

425 C Street NE, Washington, DC

| | |
|----------------------|--|
| 10 Technology | LAN system is operational but wiring should be placed in ducts or conduits for physical protection. Racks should be installed in climate controlled rooms and separated from other uses for protection. Telephone system should be upgraded. Security and PA system as well as the clock system should be upgraded to conform to new technology. |
| 11 Grounds | Grounds are in fair condition, some cracks were observed in the paved and concrete areas. Play areas are in fair condition however there are only dirt areas with little to no grass in most areas. Parking is insufficient. Site lights are not working. Landscape needs maintenance. No bleachers observed. Water inlets are not working. Stair outside boiler room has no water inlet which allows water to leak into the boiler room. Parking area has no markings. 2008: Site work completed. |

PEABODY ELEMENTARY SCHOOL

CAPITOL HILL CLUSTER

425 C Street NE, Washington, DC

RECENT HISTORY OF MODERNIZATION

2008 STABILIZATIONS

- | | |
|--------------------------|---|
| <input type="checkbox"/> | Heating Blitz - Boiler Repairs & Classroom Units |
| <input type="checkbox"/> | Emergency Security Repair Work (Exterior Lighting Replacements) |
| <input type="checkbox"/> | AC Window Units Installations & Electrical Upgrades |

2009 STABILIZATION & SPECIAL PROJECTS

- | | |
|--------------------------|---|
| <input type="checkbox"/> | Received health suite renovation to comply with Department of Health guidelines |
|--------------------------|---|

2008 SUMMER BLITZ

- | | |
|--------------------------|---|
| <input type="checkbox"/> | Site Work (Concrete Masonry, Painting, Fencing) |
| <input type="checkbox"/> | Carpentry |
| <input type="checkbox"/> | Doors & Windows |
| <input type="checkbox"/> | Interior Finishes - Painting/Plastering |
| <input type="checkbox"/> | Roof Repairs/Replacement |
| <input type="checkbox"/> | Other Work Orders |
| <input type="checkbox"/> | Mechanical |
| <input type="checkbox"/> | Electrical |

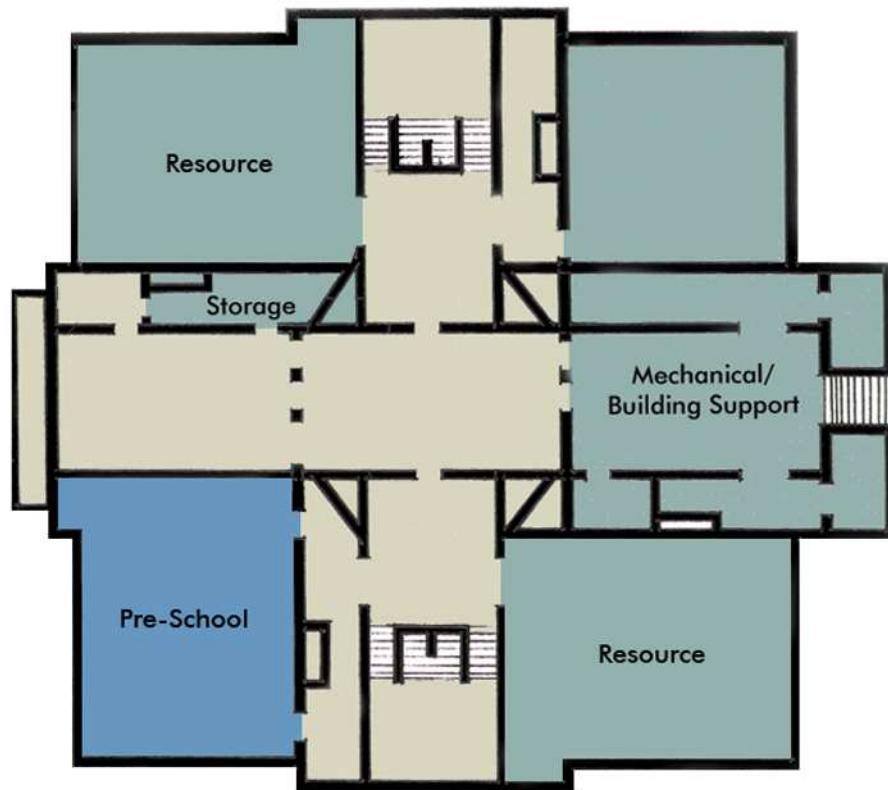
LEGACY PROJECTS-OTHER STABILIZATIONS

- | | |
|--------------------------|---|
| <input type="checkbox"/> | Interior Renovations-Swing Spaces/Libraries/Interior Athletic Facilities (Locker Rooms)/ADA |
|--------------------------|---|

PEABODY ELEMENTARY SCHOOL

CAPITOL HILL CLUSTER

425 C Street NE, Washington, DC



Basement

| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

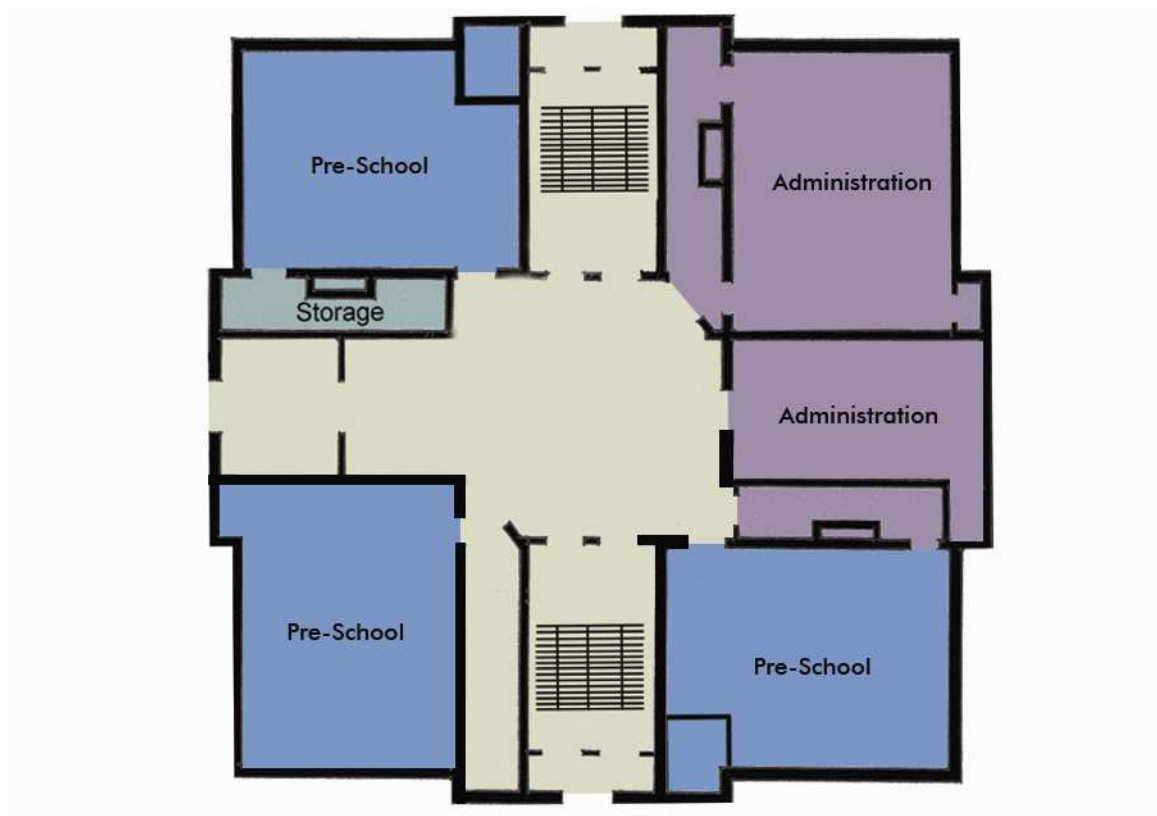
Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

PEABODY ELEMENTARY SCHOOL

CAPITOL HILL CLUSTER

425 C Street NE, Washington, DC



First Floor

| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

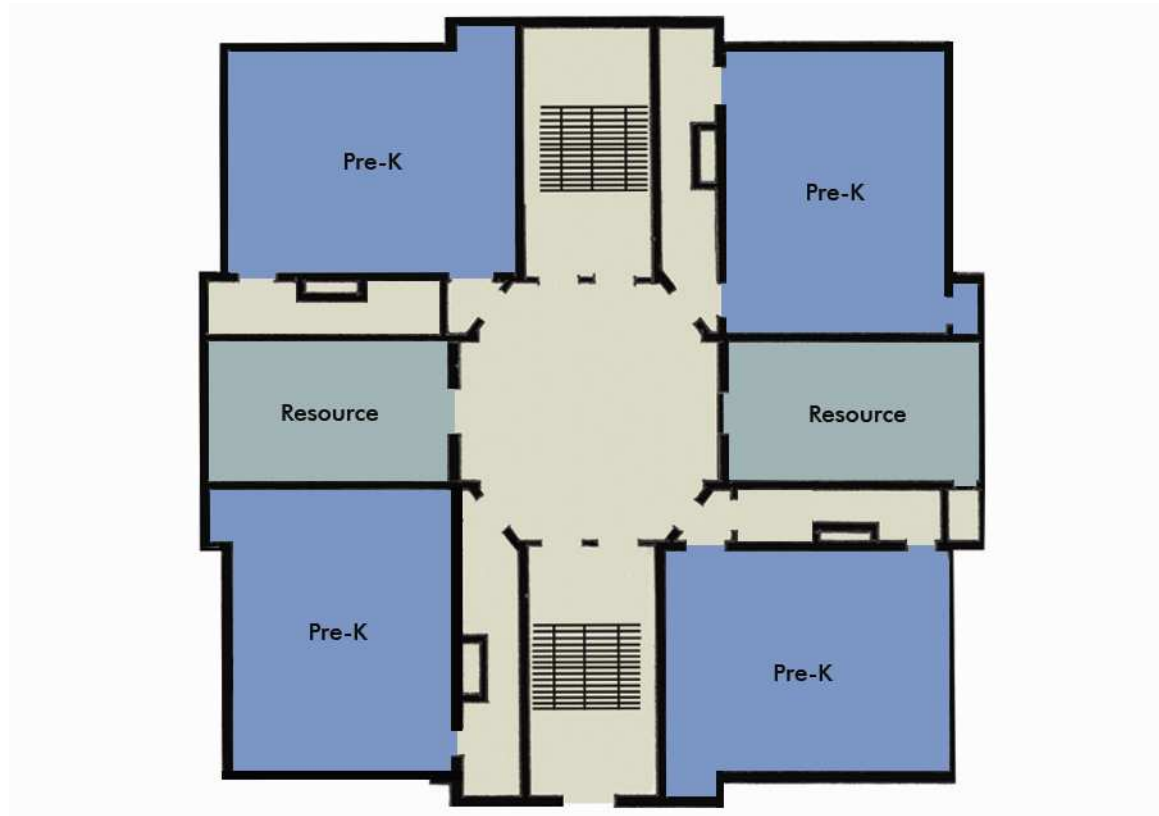
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PEABODY ELEMENTARY SCHOOL

CAPITOL HILL CLUSTER

425 C Street NE, Washington, DC



Second Floor

| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

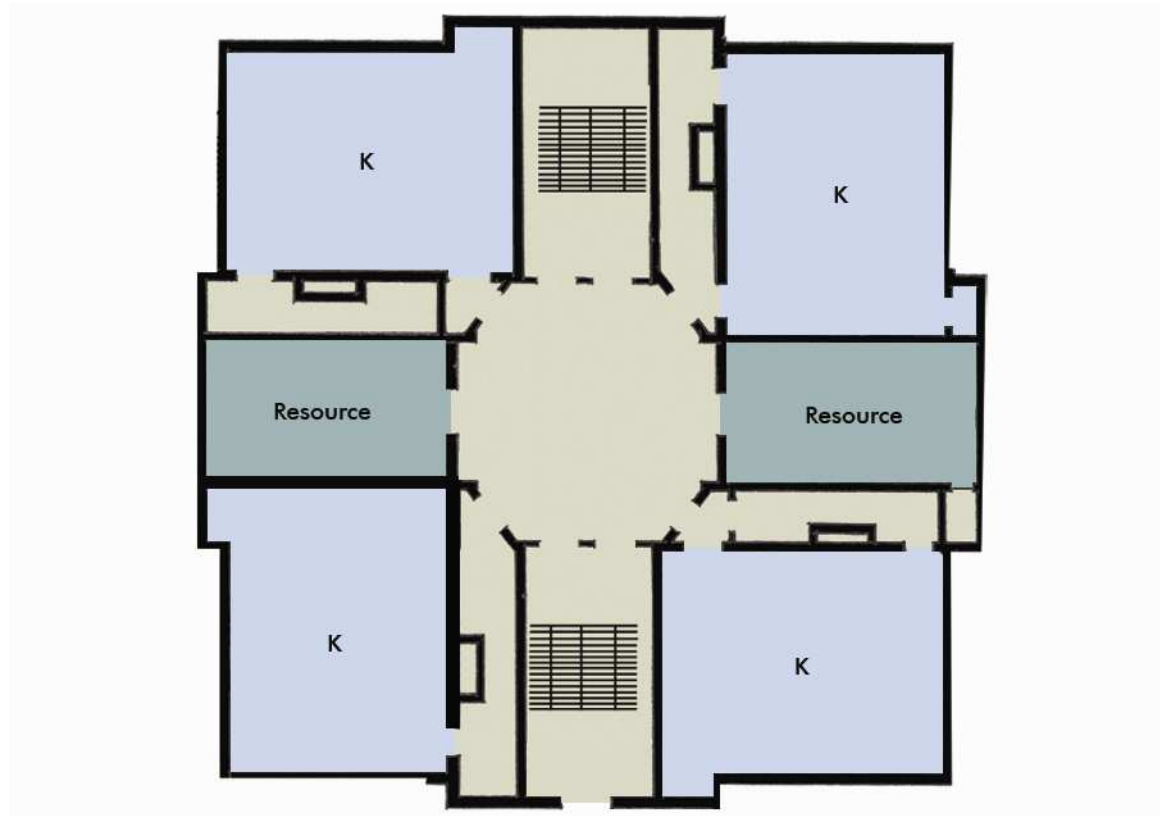
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PEABODY ELEMENTARY SCHOOL

CAPITOL HILL CLUSTER

425 C Street NE, Washington, DC



Third Floor

| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

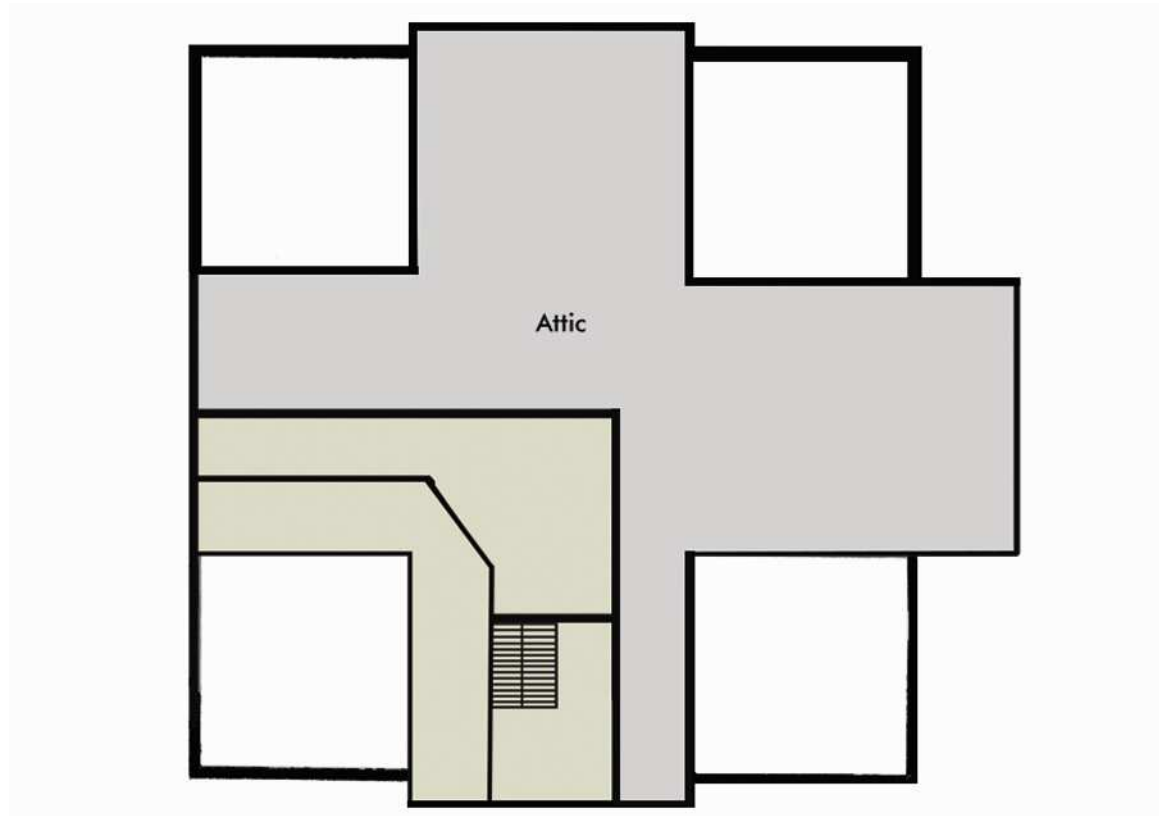
Concept Plans

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PEABODY ELEMENTARY SCHOOL

CAPITOL HILL CLUSTER

425 C Street NE, Washington, DC



Fourth Floor

| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

SHEPHERD ELEMENTARY SCHOOL

7800 14th Street NW, Washington, DC



| | |
|---------------------------|-----------|
| INITIAL YEAR BUILT | 1932 |
| BUILDING AREA | 79,700 SF |
| CURRENT PROGRAM CAPACITY | 330 |
| ENROLLMENT 2009-2010 | 333 |
| WARD | 4 |
| PROPOSED PROGRAM CAPACITY | 400 |



Site Plan

SHEPHERD ELEMENTARY SCHOOL

7800 14th Street NW, Washington, DC

PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION PK-5

SQ. FT. (EXISTING) 79,700

SQ. FT. (ADDITION)

| TYPE | PROPOSED |
|------------------|----------|
| Pre-School | 2 |
| Pre-Kindergarten | 2 |
| Kindergarten | 3 |
| 1 | 3 |
| 2 | 3 |
| 3 | 2 |
| 4 | 2 |
| 5 | 2 |
| Gym | |
| Bleachers | |
| Locker Rooms | |
| Gym-Cafeteria | |
| Cafetorium | |
| Gym-Cafetorium | |
| Auditorium | |

| TYPE | PROPOSED |
|-----------------------------|----------|
| Gym-Auditorium | |
| Multi-Purpose | 1 |
| Cafeteria | 1 |
| Kitchen Services | 1 |
| Special Education | 2 |
| Administrative/Health Suite | 2 |
| Media Center | 1 |
| Computer Lab | 1 |
| OT/PT | |
| Science Lab | |
| Art | 1 |
| Music | 1 |
| Teacher Workroom | 1 |
| Parent Resource | 1 |

Proposed Planning Profiles

The inventory of spaces listed here is intended to outline the program of educational and support spaces necessary to support the proposed program capacity. Individual educational specifications and facility programs will be developed with the School Improvement and School Planning / Design teams at the time of project initiation.

SHEPHERD ELEMENTARY SCHOOL

7800 14th Street NW, Washington, DC

CONDITION ASSESSMENT



Condition Assessment

The body of information summarized below is based on a detailed facility condition assessment completed in 2006 and updated by visual observations conducted in 2007. Improvement initiatives completed by OPEFM in 2007 and 2008 are noted in red text in each section. An overall summary of work completed under various OPEFM programs is provided at the end of the condition assessment.

Building System

2008 Rating

| | |
|-------------------|----------------|
| ADA Compliance | Unsatisfactory |
| Conveying Systems | Unsatisfactory |
| Electrical | Unsatisfactory |
| Exterior Finish | Fair |
| HVAC | Fair |
| Interior Finish | Fair |
| Plumbing | Poor |
| Roof | Unsatisfactory |
| Structure | Good |
| Technology | Good |

Condition Scorecard

These ratings reflect the overall condition and level of replacement need for an entire system, in adherence with the **Facility Condition Index (FCI) System**, categorizing systems as "Good" (FCI < .25), "Fair" (FCI 0.25 – 0.50), "Poor" (FCI 0.51 – 0.85), or "Unsatisfactory" (FCI > .86).

Comments:

| | |
|---------------------------|--|
| 1 Conveying System | This school building has no elevator. Only a deteriorated ramp exists next to the auditorium and the 1972 structure which leads to the auditorium area. Because of the schools existing layout, two elevators would be required to make it fully accessible. |
| 2 Electrical | Only lighting in the main office areas has been replaced with new fixtures. The rest of the lighting in the school is the original and should be replaced with new lighting. The fire alarm system is old and needs to be replaced with an upgraded system. The switchboard, panel boards and feeders have exceeded their service lifetimes and should be replaced with new to provide more spare capacity. The public address system is old and should be replaced and integrated with the technology system. The clock system does not work in most of the rooms and needs replacement. These buildings do not have any lightning protection systems. Building has exterior wall mounted fixtures for security and that appear to be functional. |
| 3 Exterior Finish | Repaint the brick under the cornice areas of the 1928 building. The windows in all the structures are original and need to be replaced. The cast stone column cladding on the 1972 building is cracking and needs to be removed and replaced before it falls off the building. We suspect this is from freeze thaw conditions from water entering the structure. A structural engineer should evaluate the present conditions <i>immediately</i> and report their findings. 2007: Replaced exterior lighting, and roofing repairs. 2008: Window Replacement. |
| 4 Structure | The overall foundation and structure appears to be sound. |
| 5 HVAC | There are no emergency boiler shutdown switches at the boiler room exits. Combustion air intake louver appears to be too small. Most stairways lack ample heat. Some AHU unit controls do not function. Observed simultaneous heating and cooling of a space. 2008: Repairs to Boilers and Classroom heating units. Installed window A/C units and electrical upgrades. |
| 6 Interior Finish | Several classroom spaces on the second and third floor need ceilings repaired due to water damage described above. There have been reports of mold in the acoustical ceilings and carpeting in the 1972 building because of the roof leak problems. 2007: Plaster repair, flooring ceiling tiles and painting. |
| 7 Plumbing | Most of the fixtures appear to be original to the building and are significantly degraded. Most are of the high flow type and should be upgraded with ADA modifications. |

SHEPHERD ELEMENTARY SCHOOL

7800 14th Street NW, Washington, DC






| | |
|-------------------------|--|
| 8 Roof | The slate roof over the 1928 building is missing several slate shingles and needs repairs. In addition, the roof hatch is missing and is open for rain and wildlife to enter the attic space (this should be addressed immediately). The built up roofs appear to date the original structure and several soft spots were noticed over the auditorium and 1972 additions. These flat roofs have active leaks and need to be replaced to avoid further damage to the interior finishes. |
| 9 ADA Compliance | A large percentage of the enclosed classrooms and primary function areas such as the auditorium and restrooms require ADA compliant fixtures and room signage. Conveying, access, and alarms are a few other deficiencies. |
| 10 Technology | Entire tech wiring and security system is new and are in good working conditions. Some rooms have the technology wiring on the floor and the cabling runs pose a tripping hazard. We recommend these rooms be rewired. |
| 11 Grounds | The play structures are less than one year old and appear to be in excellent condition. The basketball courts could benefit from new backboards and resurfacing and lining the court. The school benefits by sharing the adjacent DC park that has a new running track and an upgraded soccer field. 2007: Sidewalk repair. |

SHEPHERD ELEMENTARY SCHOOL



7800 14th Street NW, Washington, DC

RECENT HISTORY OF MODERNIZATION









2007 WHOLE SCHOOL BLITZ

| | |
|---|---|
|  | Interior Finishes - Drywall & Ceiling Repairs |
|  | Interior Finishes - Painting/Plastering |
|  | Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains |
|  | Exterior Work & Building Envelope - Lighting, Site Work, Playground, etc. |
|  | Other Work Orders |


2008 STABILIZATIONS

| | |
|---|---|
|  | Emergency Security Repair Work (Exterior Lighting Replacements) |
|  | AC Window Units Installations & Electrical Upgrades |

2008 SUMMER BLITZ

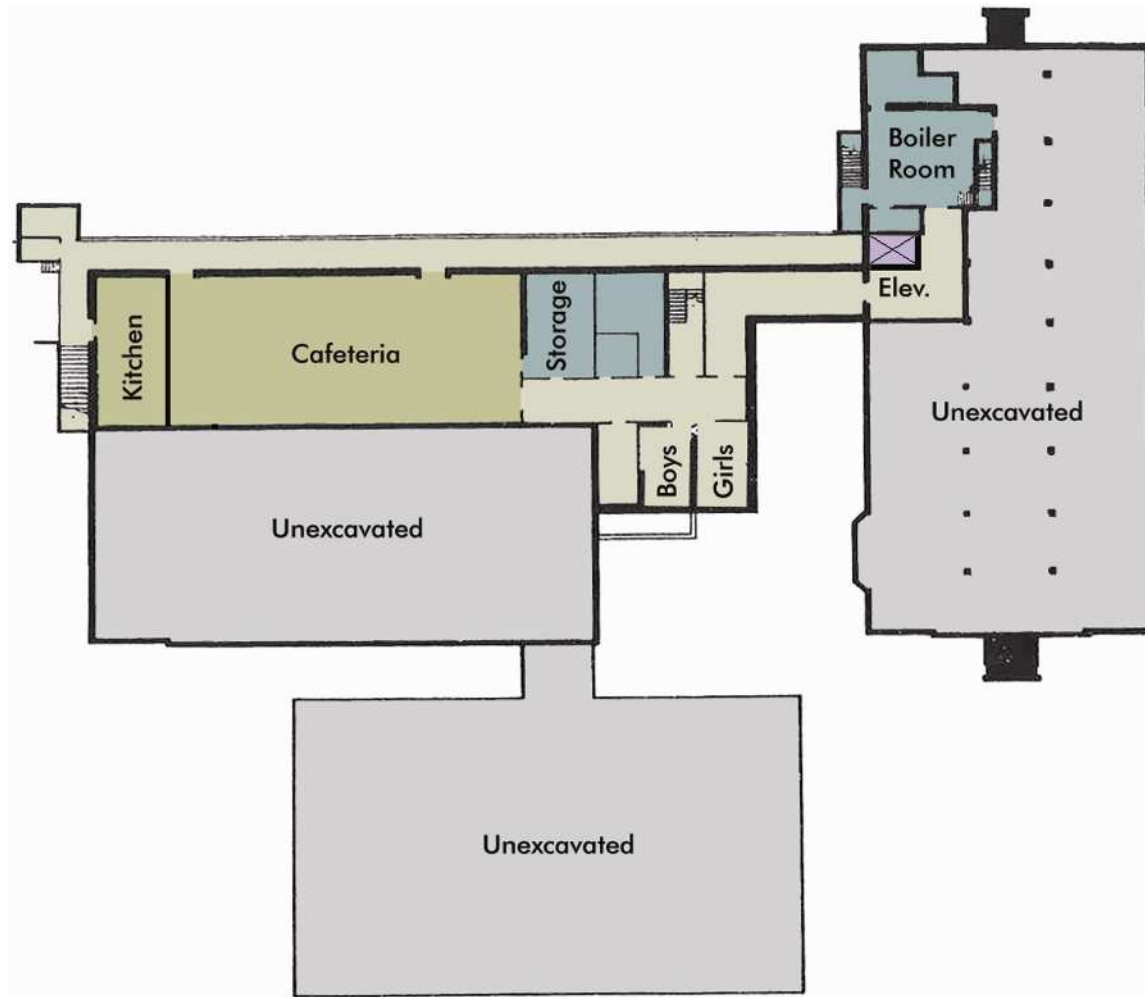
| | |
|---|---|
|  | Site Work (Concrete Masonry, Painting, Fencing) |
|  | Carpentry |
|  | Doors & Windows |
|  | Interior Finishes - Painting/Plastering |
|  | Roof Repairs/Replacement |
|  | Other Work Orders |
|  | Mechanical |
|  | Electrical |

LEGACY PROJECTS - OTHER STABILIZATIONS

| | |
|---|---------------------|
|  | Window Replacements |
|---|---------------------|

SHEPHERD ELEMENTARY SCHOOL

7800 14th Street NW, Washington, DC



Basement

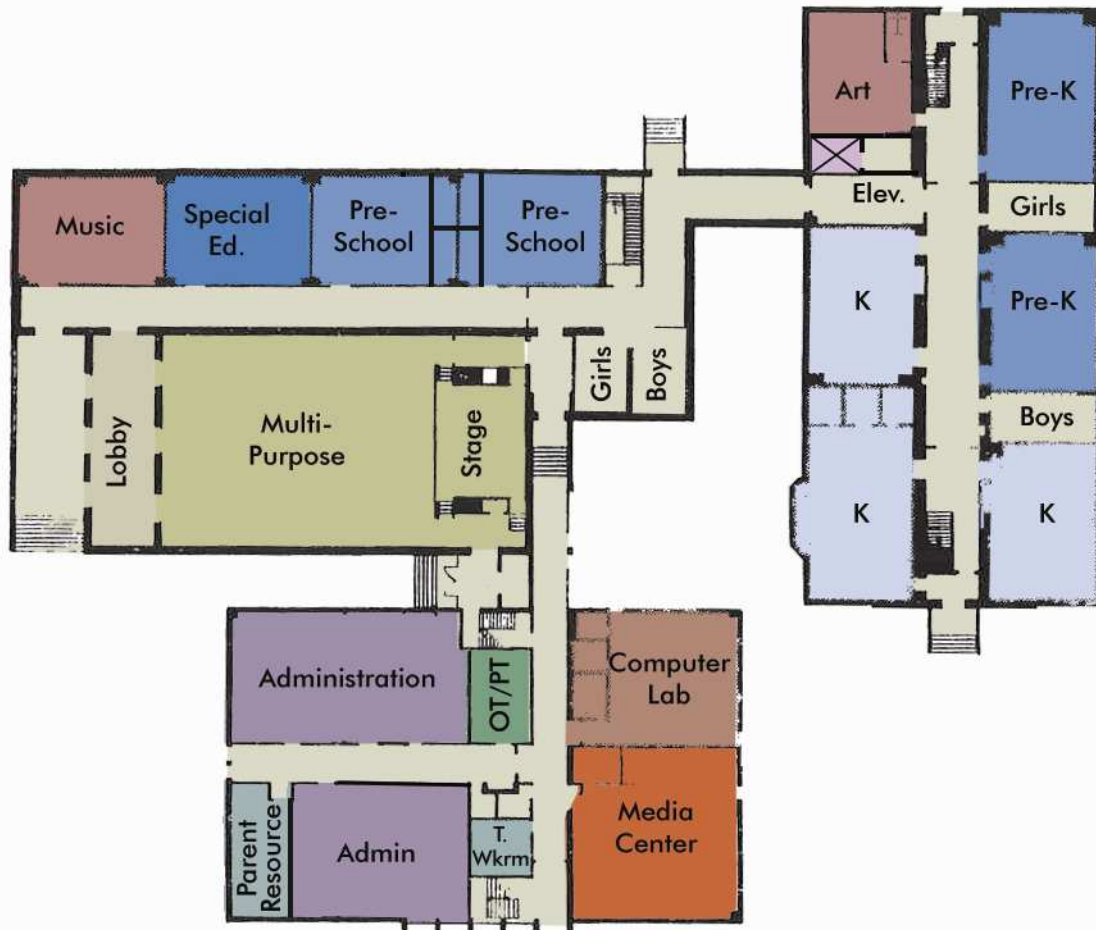
| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

SHEPHERD ELEMENTARY SCHOOL

7800 14th Street NW, Washington, DC



First Floor

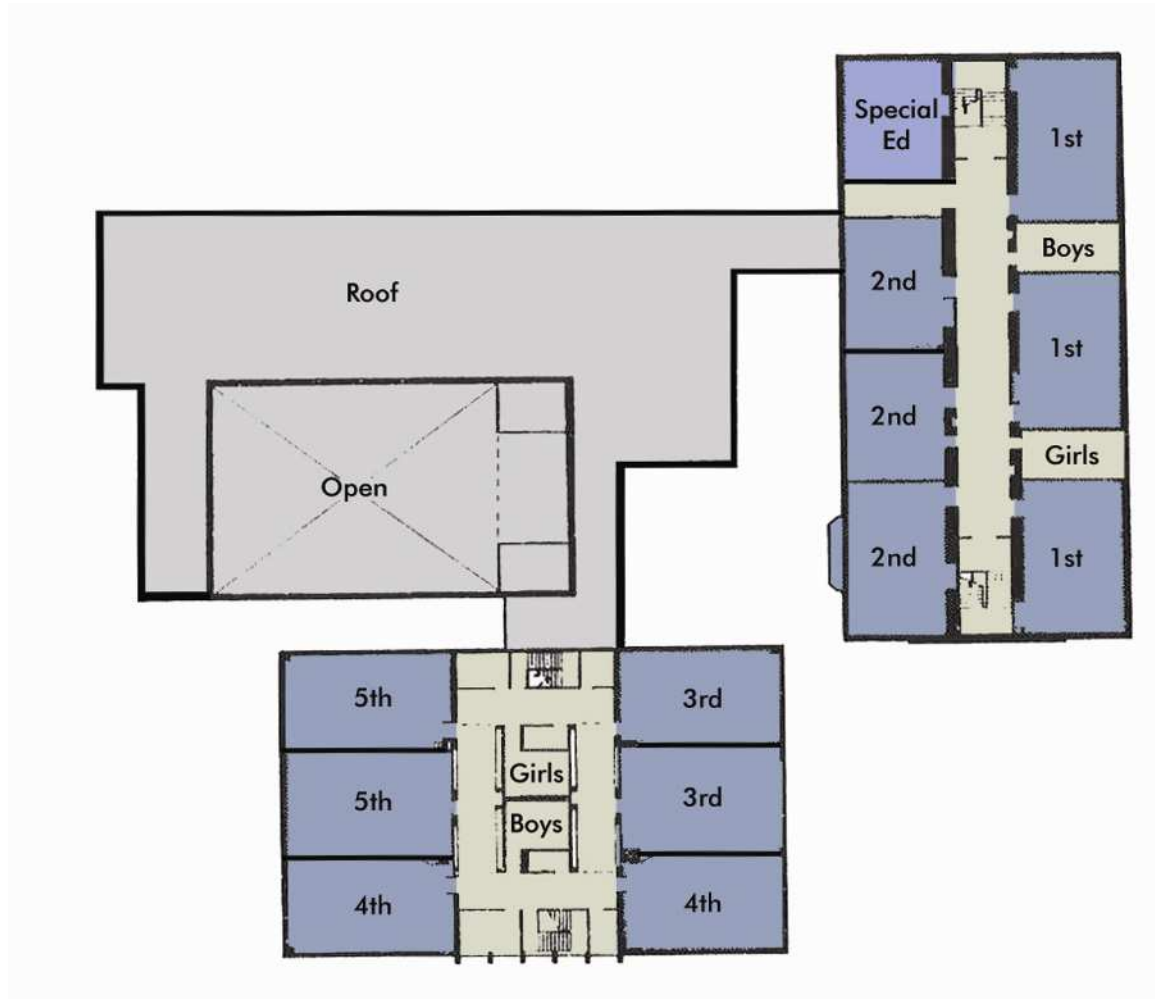
| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

SHEPHERD ELEMENTARY SCHOOL

7800 14th Street NW, Washington, DC



Second Floor

| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

TERRELL ELEMENTARY SCHOOL

MCGOGNEY AT TERRELL ELEMENTARY SCHOOL

3301 Wheeler Road SE, Washington, DC



| | |
|---------------------------|------------|
| INITIAL YEAR BUILT | 1966 |
| BUILDING AREA | 112,000 SF |
| CURRENT PROGRAM CAPACITY | 370 |
| ENROLLMENT 2009-2010 | 273 |
| WARD | 8 |
| PROPOSED PROGRAM CAPACITY | 400 |



Site Plan

TERRELL ELEMENTARY SCHOOL

MCGOGNEY AT TERRELL ELEMENTARY SCHOOL

3301 Wheeler Road SE, Washington, DC

PROPOSED PROGRAM PROFILE

| | |
|----------------------------|------|
| GRADE CONFIGURATION | PS-6 |
|----------------------------|------|

| | |
|---------------------------|---------|
| SQ. FT. (EXISTING) | 112,000 |
| SQ. FT. (ADDITION) | |

| TYPE | PROPOSED |
|------------------|----------|
| Pre-School | 2 |
| Pre-Kindergarten | 2 |
| Kindergarten | 3 |
| 1 | 2 |
| 2 | 2 |
| 3 | 2 |
| 4 | 2 |
| 5 | 2 |
| 6 | 2 |
| Gym | 1 |
| Bleachers | |
| Locker Rooms | |
| Gym-Cafeteria | |
| Cafetorium | |
| Gym-Cafetorium | |
| Gym-Auditorium | |

| TYPE | PROPOSED |
|-----------------------------|----------|
| Auditorium | |
| Multi-Purpose | 1 |
| Cafeteria | |
| Kitchen Services | 1 |
| Special Education | 2 |
| Media Center | 1 |
| Administrative/Health Suite | 1 |
| Computer Lab | 1 |
| OT/PT | 1 |
| Science Lab | |
| Art | 1 |
| Music | 1 |
| Teacher Workroom | 1 |
| Parent Resource | 2 |

Proposed Planning Profiles

The inventory of spaces listed here is intended to outline the program of educational and support spaces necessary to support the proposed program capacity. Individual educational specifications and facility programs will be developed with the School Improvement and School Planning / Design teams at the time of project initiation.

TERRELL ELEMENTARY SCHOOL

MCGOGNEY AT TERRELL ELEMENTARY SCHOOL

3301 Wheeler Road SE, Washington, DC

CONDITION ASSESSMENT



Building System

2008 Rating

| | |
|-------------------|----------------|
| ADA Compliance | Unsatisfactory |
| Conveying Systems | Unsatisfactory |
| Electrical | Poor |
| Exterior Finish | Fair |
| HVAC | Fair |
| Interior Finish | Poor |
| Plumbing | Poor |
| Roof | Poor |
| Structure | Fair |
| Technology | Poor |

Condition Assessment

The body of information summarized below is based on a detailed facility condition assessment completed in 2006 and updated by visual observations conducted in 2007. Improvement initiatives completed by OPEFM in 2007 and 2008 are noted in red text in each section. An overall summary of work completed under various OPEFM programs is provided at the end of the condition assessment.

Condition Scorecard

These ratings reflect the overall condition and level of replacement need for an entire system, in adherence with the **Facility Condition Index (FCI) System**, categorizing systems as "Good" (FCI < .25), "Fair" (FCI 0.25 – 0.50), "Poor" (FCI 0.51 – 0.85), or "Unsatisfactory" (FCI > .86).

Comments:

| | |
|---------------------------|--|
| 1 Conveying System | The elevator is beyond its average life span. |
| 2 Electrical | Wiring condition is unknown, but is original. Lighting is original and is not energy efficient, and is broken and not replaceable. The lighting should be upgraded to energy efficient fixtures. |
| 3 Exterior Finish | The brick needs to be re-pointed and cleaned in areas. Exterior doors should be replaced and updated. Windows should be upgraded and repaired. The skylights should be replaced. 2007: Replaced exterior lighting. |
| 4 Structure | Structure is reasonably good. Minor cracking is mostly cosmetic and repairable. There is some settlement occurring on one floor at a beam bearing point. This should be evaluated to determine if a repair is required. |
| 5 HVAC | HVAC was upgraded in 2003 to add the third floor. It appears to be primarily in good working order, however, there are hot and cold spots in the building. The system requires rebalancing. The emergency generator leaks exhaust into the building. 2008: Repairs to Boilers and Classroom heating units. Installed window A/C units. |
| 6 Interior Finish | Most rooms need to be repainted, the floors are chipped or the carpet is stained. Many of the ceilings have broken, stained, or moldy ceiling tiles. Skylights and roof drains leak, causing damage to ceilings, walls, and floors. Much of the damage to this school could be repaired, and then minimized in the future with regular maintenance of the roof drains. 2008: Cleaning, Roofing, Ceilings, Floors, Paint, Plumbing, Electrical, Re-glazing completed. |
| 7 Plumbing | Piping condition is unknown, but is original. There are some broken drinking fountains that require repair. There are no sprinklers. The roof drains (see roof) need to be cleaned/replaced. |
| 8 Roof | The roof is ten years old and in fair condition. However, damage to the roof is prevalent because of the poor roof drain condition. Most of the drains/gutters are clogged (picture of a small tree growing out of one). The roof can't drain where it should, the water takes the path of least resistance, and leaks into the building at the drains/gutters, damaging the roof and the building. Drains need to be cleaned, possibly replaced. Additionally, access to the main roof is limited due to the location of the cooling tower. A person must crawl under the cooling tower to access the roof. |

TERRELL ELEMENTARY SCHOOL

MCGOGNEY AT TERRELL ELEMENTARY SCHOOL

3301 Wheeler Road SE, Washington, DC

| | |
|-------------------------|---|
| 9 ADA Compliance | Building is not ADA compliant. There is limited accessible access to the building and no accessible parking. The door handles, bathrooms, etc. are not accessible. Multiple raised levels inside the building significantly limit accessibility. There is no visible or audible fire alarm system. This is a life safety issue as well as a space deficiency and building code concern. |
| 10 Technology | Technology provided is fair. There are minimal data drops, and many of the computers that exist appear to be old, deficient, and often, not working. |
| 11 Grounds | Playgrounds and fields should be cleaned and updated. Lighting is deficient. The play structures should be updated for life safety concerns, and the dangers and obstacles should be removed from the grounds. |

TERRELL ELEMENTARY SCHOOL

MCGOGNEY AT TERRELL ELEMENTARY SCHOOL

3301 Wheeler Road SE, Washington, DC

RECENT HISTORY OF MODERNIZATION

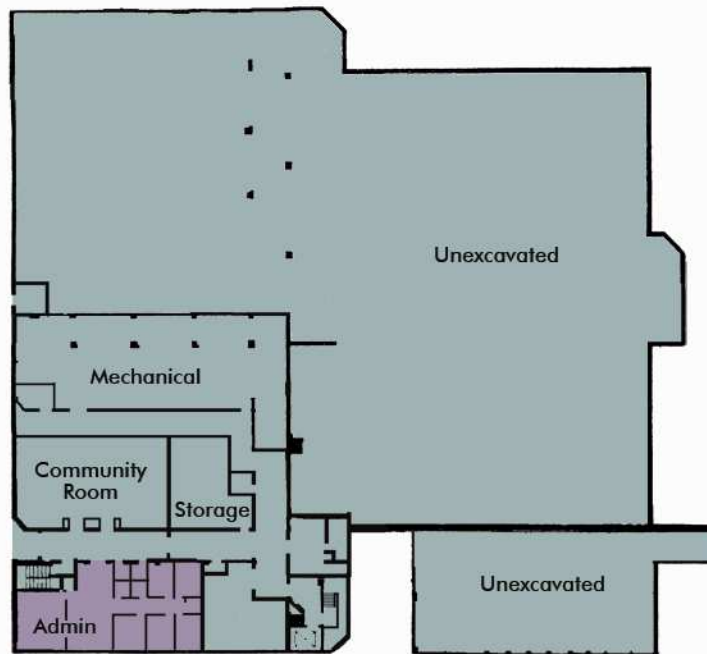
2008 SUMMER BLITZ

| | |
|--------------------------|---|
| <input type="checkbox"/> | Window (Reglazing) Repairs/Replacements |
| <input type="checkbox"/> | Interior Finishes - Select Carpet Replacements/Flooring Repairs |
| <input type="checkbox"/> | Interior Finishes - Painting/Plastering |
| <input type="checkbox"/> | Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains |
| <input type="checkbox"/> | Other Work Orders |

TERRELL ELEMENTARY SCHOOL

MCGOGNEY AT TERRELL ELEMENTARY SCHOOL

3301 Wheeler Road SE, Washington, DC



Lower Ground Floor

| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

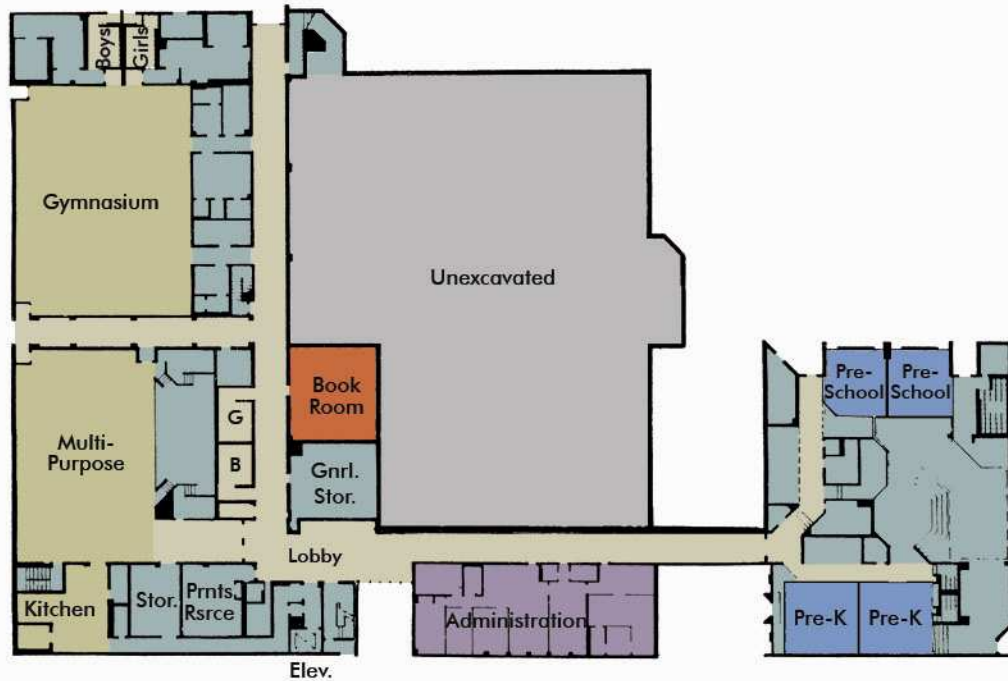
Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

TERRELL ELEMENTARY SCHOOL

MCGOGNEY AT TERRELL ELEMENTARY SCHOOL

3301 Wheeler Road SE, Washington, DC



Upper Ground Floor

| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

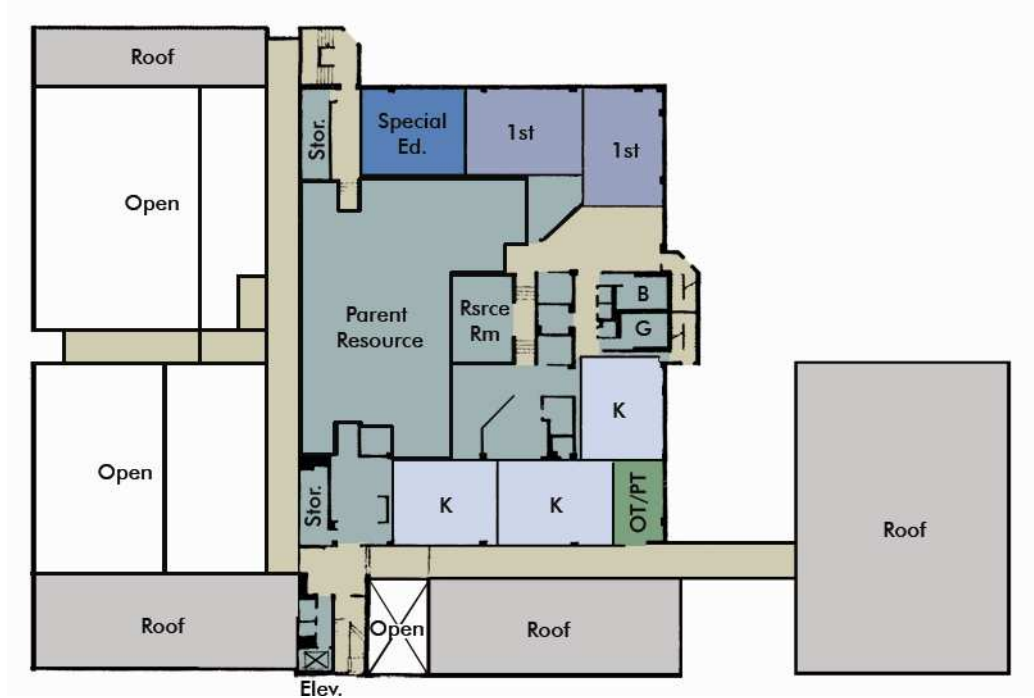
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TERRELL ELEMENTARY SCHOOL

MCGOGNEY AT TERRELL ELEMENTARY SCHOOL

3301 Wheeler Road SE, Washington, DC



First Floor

| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

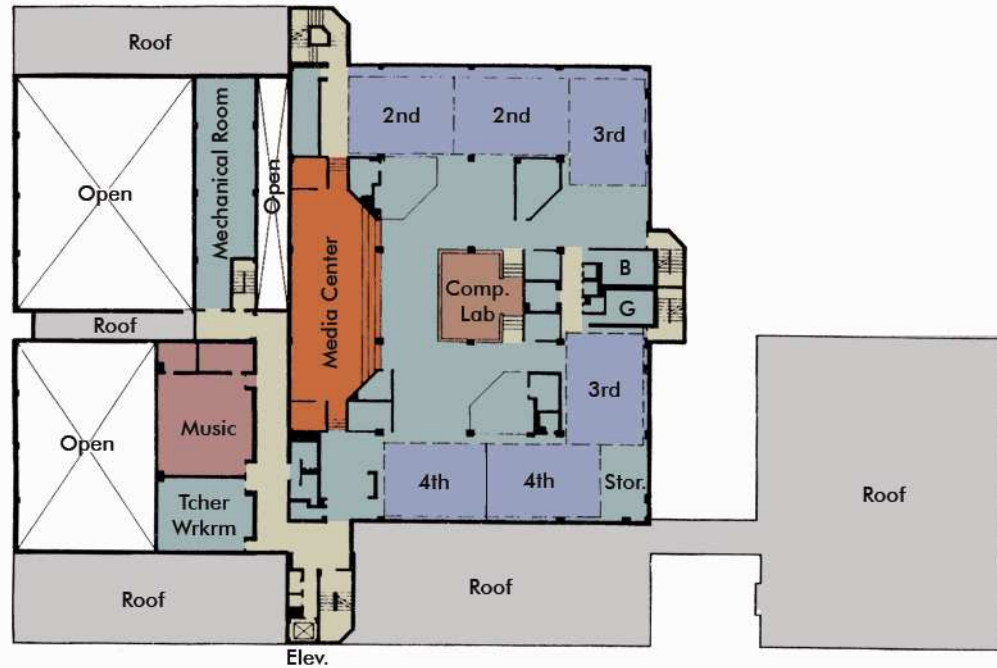
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TERRELL ELEMENTARY SCHOOL

MCGOGNEY AT TERRELL ELEMENTARY SCHOOL

3301 Wheeler Road SE, Washington, DC



Second Floor

| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

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TERRELL ELEMENTARY SCHOOL

MCGOGNEY AT TERRELL ELEMENTARY SCHOOL

3301 Wheeler Road SE, Washington, DC



Third Floor

| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

WEST EDUCATION CAMPUS

1338 Farragut Street NW, Washington, DC



| | |
|---------------------------|-----------|
| INITIAL YEAR BUILT | 1978 |
| BUILDING AREA | 69,600 SF |
| CURRENT PROGRAM CAPACITY | 280 |
| ENROLLMENT 2009-2010 | 265 |
| WARD | 4 |
| PROPOSED PROGRAM CAPACITY | 450 |



Site Plan

WEST EDUCATION CAMPUS

1338 Farragut Street NW, Washington, DC

PROPOSED PROGRAM PROFILE

| | |
|----------------------------|------|
| GRADE CONFIGURATION | PS-8 |
|----------------------------|------|

| | |
|---------------------------|--------|
| SQ. FT. (EXISTING) | 69,600 |
| SQ. FT. (ADDITION) | |

| TYPE | PROPOSED |
|------------------|----------|
| Pre-School | 1 |
| Pre-Kindergarten | 2 |
| Kindergarten | 2 |
| 1 | 2 |
| 2 | 2 |
| 3 | 2 |
| 4 | 2 |
| 5 | 2 |
| 6 | 2 |
| 7 | 2 |
| 8 | 2 |
| Gym | 1 |
| Bleachers | |
| Locker Rooms | 2 |
| Gym-Cafeteria | |
| Cafetorium | |

| TYPE | PROPOSED |
|-----------------------------|----------|
| Gym-Cafetorium | |
| Gym-Auditorium | |
| Auditorium | |
| Multi-Purpose | |
| Cafeteria | 1 |
| Kitchen Services | 1 |
| Special Education | 2 |
| Media Center | 1 |
| Administrative/Health Suite | 1 |
| Computer Lab | 1 |
| OT/PT | 1 |
| Science Lab | 1 |
| Art | 1 |
| Music | 1 |
| Teacher Workroom | 1 |
| Parent Resource | 1 |

Proposed Planning Profiles

The inventory of spaces listed here is intended to outline the program of educational and support spaces necessary to support the proposed program capacity. Individual educational specifications and facility programs will be developed with the School Improvement and School Planning / Design teams at the time of project initiation.

WEST EDUCATION CAMPUS

1338 Farragut Street NW, Washington, DC

CONDITION ASSESSMENT



| <i>Building System</i> | <i>2008 Rating</i> |
|------------------------|--------------------|
| ADA Compliance | Poor |
| Conveying Systems | Unsatisfactory |
| Electrical | Poor |
| Exterior Finish | Fair |
| HVAC | Fair |
| Interior Finish | Fair |
| Plumbing | Poor |
| Roof | Fair |
| Structure | Fair |
| Technology | Good |

Condition Assessment

The body of information summarized below is based on a detailed facility condition assessment completed in 2006 and updated by visual observations conducted in 2007. Improvement initiatives completed by OPEFM in 2007 and 2008 are noted in red text in each section. An overall summary of work completed under various OPEFM programs is provided at the end of the condition assessment.

Condition Scorecard

These ratings reflect the overall condition and level of replacement need for an entire system, in adherence with the **Facility Condition Index (FCI) System**, categorizing systems as "Good" (FCI < .25), "Fair" (FCI 0.25 – 0.50), "Poor" (FCI 0.51 – 0.85), or "Unsatisfactory" (FCI > .86).

Comments:

| | |
|---------------------------|---|
| 1 Conveying System | This school has no elevator, which limits access for staff or students on crutches or using a wheel chair. |
| 2 Electrical | Although the lighting in the entire school seems fair the fixtures are old and use T-12 lamps and electro magnetic ballasts. Future energy bills could be reduced by providing new T-8 lamps with electronic ballasts. Therefore, the entire lighting system is recommended for replacement. The fire alarm system is old and recommended for replacement with newer technology. The emergency generator is new and in good working condition. Switchboard and panel boards are the original to the school and power modifications/upgrades are recommended to provide spare capacity for additional equipment and technology loads. 2008 R/S: Replaced expired fluorescent ballast and tubes, replaced cracked, missing or broken light lens covers, and lamps in existing fixtures. |
| 3 Exterior Finish | Several areas around the building need the block repainted or repaired due to damage. Debris needs removed from the gutters below the shingled roof sections. Many of the windows need the lexan replaced. Several of the exterior doors should be replaced for increased security and ease of operation. 2007: Replaced exterior lighting. 2008 R/S: Repair/replacement of gutters, downspouts. |
| 4 Structure | The overall foundation and structure appears sound based on visual inspection. |
| 5 HVAC | Only one AHU has a smoke detector. Nearly all of the AHUs have damper actuators that are disconnected from the damper linkage. The school has a DDC panel, but it is not in use as indicated by the lack of power to the panel. As such, the schools AHU's and other equipment operate under control of the local pneumatic controls and their operation never ceases. 2008: Repairs to Boilers and Classroom heating units. Repairs to A/C central unit completed. |
| 6 Interior Finish | Several classroom spaces on the first and mezzanine floors levels need ceilings replaced due to the water damage described above. Mold was noticed in several of the first floor "Learning Center" skylight wells located in space no. 131 and pose a health issue for the students. The skylight wells should be properly cleaned and repainted. 2008 R/S: Patch and plaster with painting as required, new VCT flooring. 2009: Received health suite renovation to comply with Department of Health guidelines |
| 7 Plumbing | Most of the fixtures appear to be original to the building and are significantly degraded. Most are of the high flow type and should be upgraded with ADA modifications. 2008 R/S: Existing restrooms repaired and renovated, circulating pump and distribution piping troubleshooting to ensure correct pressure. |

WEST EDUCATION CAMPUS

1338 Farragut Street NW, Washington, DC

| | |
|-------------------------|--|
| 8 Roof | The original roofs were replaced in 1998 with new shingles on the sloped areas and built-up roofs on the flat areas. The roof appears to be leak free but the flashings and masonry control joints around the "Learning Center" clerestory windows need attention. The gutters at the edge of the sloped roofs need cleaned of debris and the downspouts need checked as some appear to be clogged with leaf debris. The plywood decking under the roofs was spongy and should be replaced with the next shingle replacement. Gutter guards would greatly decrease the need for regular maintenance. |
| 9 ADA Compliance | A large percentage of the enclosed classrooms and primary function areas such as the auditorium, gymnasium and restrooms require ADA compliant fixtures and room signage. The building needs an elevator for the building to be fully accessible. 2008: ADA parking needs improvement and better placement. 2008 R/S: New door hardware is ADA-compliant. |
| 10 Technology | Existing tech drops are in good condition. In some places the raceways and the outlets are coming away from the walls and should be repaired. The security system is new and in good working condition. |
| 11 Grounds | The bituminous paving around the basketball courts needs resealed and relined and one basketball backboard needs replaced. The perimeter fencing around the parking lots is in poor condition and needs replaced. The playground equipment is less than a year old and in good condition. A grass field behind the school could benefit from regarding and reseeding. The sidewalk paving around the Farragut street main entrance is in desperate need of replacement. The parking lots need repaved and relined and designated ADA spaces need to be provided at the upper lot. |
| Other Comments | Maintenance and painting finishes on the interior of the building were generally good and was in the best condition of any school this team has surveyed. This school could be a premier elementary campus if all levels were accessible by an elevator and the primary function areas were brought up to ADA standards. |

WEST EDUCATION CAMPUS

1338 Farragut Street NW, Washington, DC

RECENT HISTORY OF MODERNIZATION

2008 STABILIZATIONS

| | |
|--------------------------|---|
| <input type="checkbox"/> | Heating Blitz - Boiler Repairs & Classroom Units |
| <input type="checkbox"/> | Emergency Security Repair Work (Exterior Lighting Replacements) |

2009 STABILIZATION & SPECIAL PROJECTS

| | |
|--------------------------|---|
| <input type="checkbox"/> | Received health suite renovation to comply with Department of Health guidelines |
|--------------------------|---|

SCHOOL CONSOLIDATIONS & RECEIVING SCHOOLS (I,II)

| | |
|--------------------------|---|
| <input type="checkbox"/> | Classrooms Configurations |
| <input type="checkbox"/> | Site Work - (Concrete Masonry, Painting, Fencing) |
| <input type="checkbox"/> | Wood and Plastics - (Carpentry) |
| <input type="checkbox"/> | Thermal and Moisture Protection (Roofing) |
| <input type="checkbox"/> | Doors and Windows |
| <input type="checkbox"/> | Finishes - (Interior Painting) |
| <input type="checkbox"/> | Mechanical |
| <input type="checkbox"/> | Electrical |
| <input type="checkbox"/> | Work Orders |

WEST EDUCATION CAMPUS

1338 Farragut Street NW, Washington, DC



Ground Floor

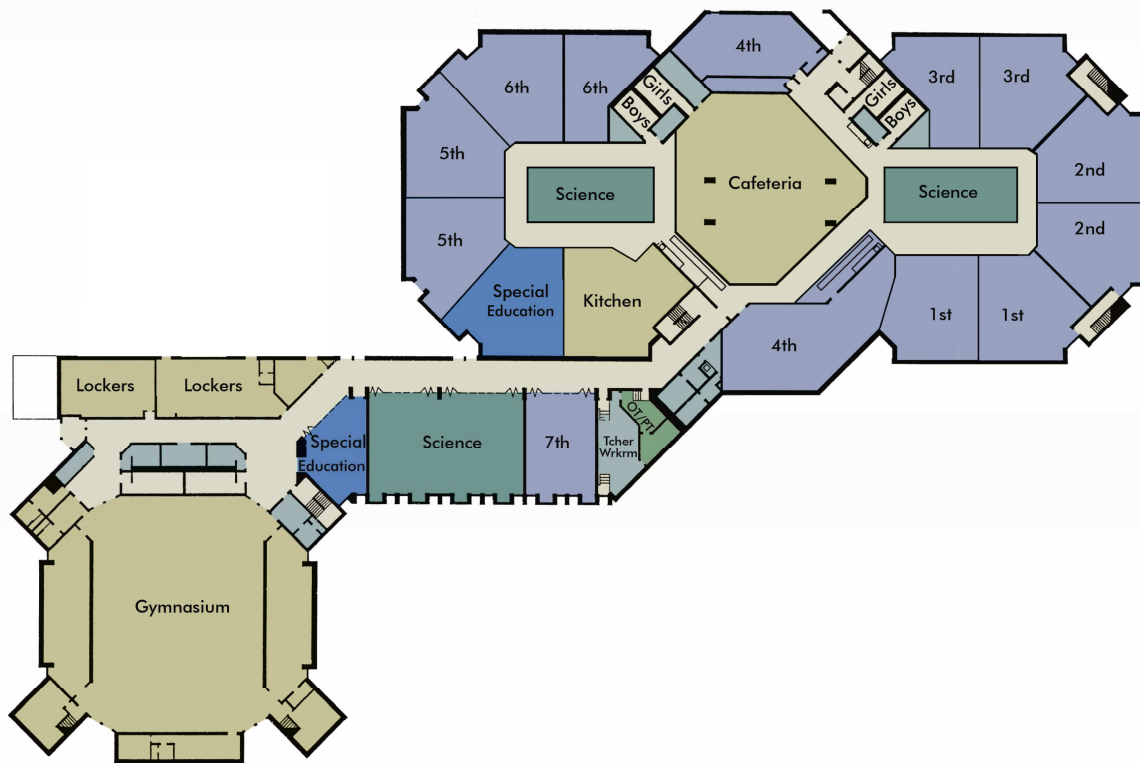
| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

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WEST EDUCATION CAMPUS

1338 Farragut Street NW, Washington, DC



First Floor

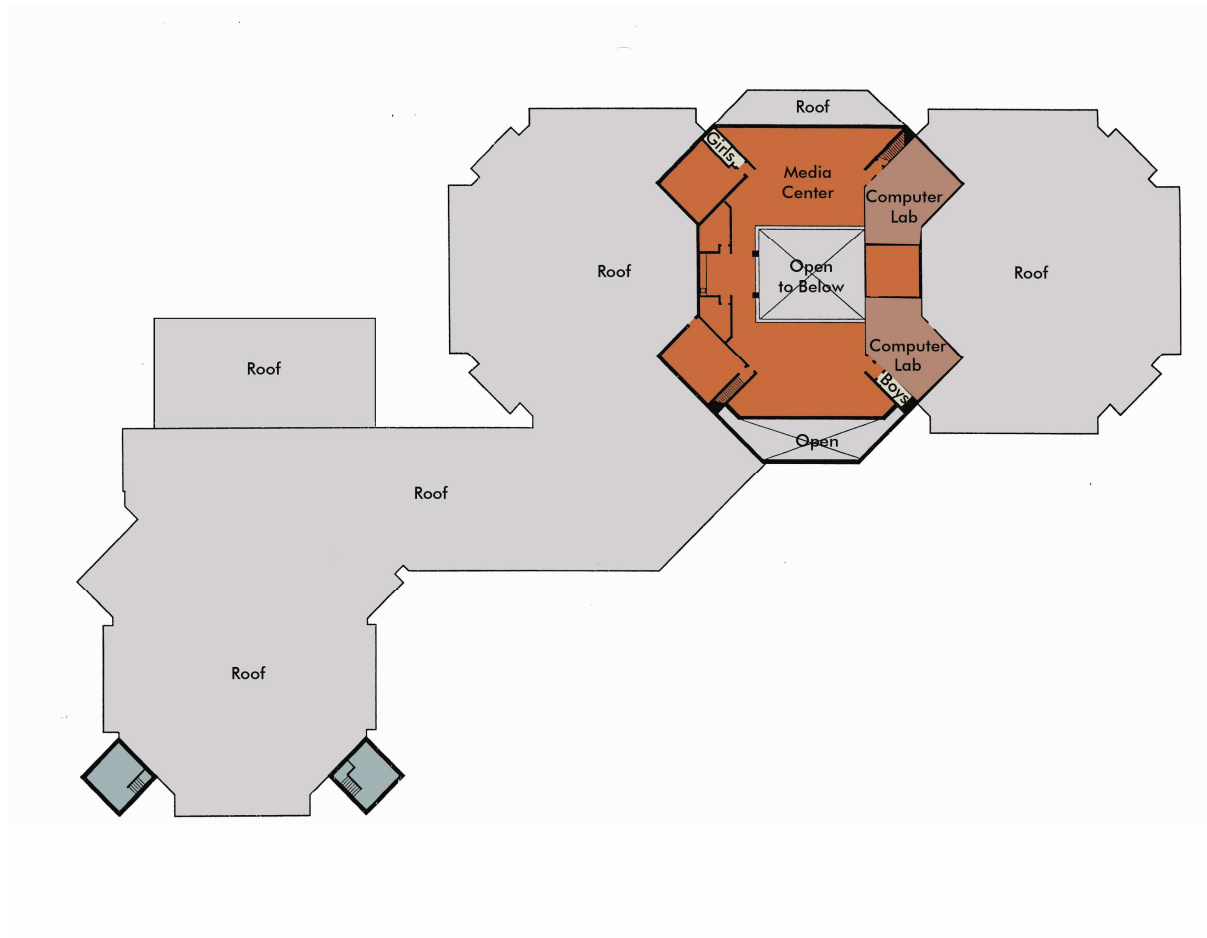
| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
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WEST EDUCATION CAMPUS

1338 Farragut Street NW, Washington, DC



Mezzanine

| | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
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