

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



REQUEST FOR INFORMATION

BENJAMIN BANNEKER HIGH SCHOOL MODERNIZATION

NOVEMBER 1, 2018

Due Date: November 9, 2018 by 2:00 p.m.

Contact: Courtney Washington
Contract Specialist
Department of General Services
1250 U Street, NW, 3rd Flr
Washington, DC 20009
(202) 724-3986
Courtney.washington@dc.gov

Solicitation Number: DCAM-19-CS -RFI-0016

Introduction

The Department of General Services (“Department” or “DGS”) is gathering information that may facilitate a formal procurement process and invites contractors to provide input associated with this Request for Information (“RFI”). Any suggestions received through this inquiry may be incorporated into a final scope of work that will provide the basis for a future procurement solicitation.

Background

The new Benjamin Banneker High School (“Banneker”), which will be located at the current site of Shaw Junior High School at the corner of Rhode Island Avenue and 9th Street NW Washington, DC 20001. The existing Banneker High School has been located at 800 Euclid Street NW since the school was originally constructed in 1939. Currently home to approximately 500 students, District of Columbia Public Schools (“DCPS”) is expecting enrollment to rise to 800 students within the next decade.

The Department’s desire is to construct a new building on the site of the existing Shaw Junior High School in order to create a 21st century learning environment for 800 students. A copy of the Educational Specifications for the new facility is attached hereto as **Attachment A**. While the Educational Specifications encourage the Design Team to explore both completely new construction and partially new construction options, the Department has determined that this project shall entail razing of the existing building on site and construction of a completely new high school facility.

It is anticipated that the new Banneker would be situated off either R Street NW or Rhode Island Avenue NW. The exact location will be determined during the conceptual phase of the design process, with input from both DCPS and other local community stakeholders. It is anticipated that the new footprint would not encroach on the adjacent Department of Parks and Recreation (DPR) space to the west of the existing school or onto the private property to the southwest of the existing Shaw Junior High School campus. The Banneker program will stay in its current facility until construction of the new building is completed.

Anticipated total building square footage (based on program space listed on Educational Specification) = 164,000 SF.

Anticipated Construction Cost - \$115M (will be confirmed during the solicitation process)

Banneker must be substantially complete by July 2021.

A.1 Attachments

Attachment A – DCPS Banneker Education Specifications

A.2 Objectives of RFI:

This RFI provides the opportunity for contractors to assist the Department with gathering technical information relative to the project delivery method related to the construction of Banneker. **Responses to this RFI will not be used to qualify offerors for future solicitations, nor are they a pre-condition to responding to future Request for Proposal (“RFP”).**

The Department is contemplating either using a Construction Management at Risk (CMaR), or Design-Build approach for this project. The objective of this RFI is to engage potential offerors in providing the following information:

- a. Interest in proposing on this project;
- b. Identify potential challenges with each delivery method listed above;
- c. What potential cost impacts are associated with each delivery method?
- d. Does the offeror see cost advantages of choosing one delivery method over the other, given the overall project schedule?
- e. Identify potential challenges with meeting the project schedule.
- f. Provide critical design and construction milestones, and milestone dates for this project;
- g. Provide any other potential challenges that the offerors can identify.

A.3 Response to this RFI:

RFI responses must include:

- Name of Company
- Primary business and corporate mission
- Email address
- Phone number
- Identification of other key individuals who collaborated on the RFI response;
- A brief summary description of previous relevant experience in identifying leading practices and capabilities in the construction of school facilities

Company Profile – provide your firm’s name, contact name, street address, mailing address if different, email address, and telephone numbers of the Offeror along with a description of your firm, and any potential sub-contractors or other partners.

Describe past successes you have had in delivering similar solutions. Provide contact information for three organizations that you have previously provided with similar solutions.

All RFI responses shall be emailed to Courtney Washington, Contract Specialist at Courtney.washington@dc.gov

A.4 RFI Deadline:

Response Submission Deadline: November 9, 2018

A.5 Point of Contact for Inquiries and Submissions:

Courtney Washington
Contract Specialist
Department of General Services
1250 U Street, NW, 3rd Flr
Washington, DC 20009
(202) 724-3986
Courtney.washington@dc.gov

This RFI is issued solely for information and planning purposes and does not constitute a solicitation or commitment to contract. Responses to this notice are not an offer and cannot be accepted by the Department to form a binding contract.

Attachment A

DCPS Banneker Education Specifications

Benjamin Banneker High School Modernization Program

School: Benjamin Banneker Academic High School
Address: 925 Rhode Island Ave NW Washington DC 20001
Grades Served: 9-12
SY16-17 Enrollment: 482 students
Design Capacity: 800 students
Programs: International Baccalaureate (IB)

The Benjamin Banneker Academic High School, located in Ward 1 is a high school that serves students in grade 9 through grade 12. Because of its demanding academic options, students must undergo an application process in order to be admitted. In School Year 2016-2017 Banneker's enrollment was 482 students. The DCPS enrollment team expects enrollment to grow to approximately 800 students by School Year 2025-2026. Currently the Banneker program is in the Pleasant Plains neighborhood but will be relocating to the Shaw Jr. High School site located in Ward 6. Benjamin Banneker High offers one of the District's International Baccalaureate (IB) Diploma Program sites and offers Pre-IB, Advanced Placement (AP) and its own summer institute as additional rigorous academic options.

International Baccalaureate (IB)

DCPS International Baccalaureate (IB) school network provides a pathway to an internationally recognized diploma. For more than 35 years, the IB Program has been developing a network of more than 3,700 schools in 145 countries. DCPS IB schools develop inquiring, knowledgeable, and caring young people who help to create a better and more peaceful world through intercultural understanding and respect.

The IB Diploma is a rigorous and demanding two-year pre-university program that meets the needs of highly motivated students in grades 11 and 12. To earn an IB diploma, students must complete the following:

- Take courses and pass examinations in six academic subjects
- Participate in the Theory of Knowledge course that investigates learning and knowing throughout the traditional disciplines
- Participate in 150 hours of Creativity, Action, and Service (CAS)
- Conduct original research and write an extended essay of 4,000 words

Students who successfully complete this program are awarded an internationally recognized IB Diploma in conjunction with their local school diploma.

Also included in the appendix is a copy of the Banneker Feasibility Study that was conducted in Spring/Summer 2018. The study investigated whether the Banneker program should remain in the existing Banneker building or move to Shaw Jr. High School site (925 Rhode Island Ave NW Washington DC 20001) in the Shaw neighborhood located in Ward 6. Because of the many constraints at the current Banneker location, including limited area for expansion and the historic nature of the existing building, remaining at the existing Banneker location made it impossible to expand the program to meet the desired growth and new Educational Specifications. This will also allow for students and staff to remain at the current Banneker location until the new modernized school is complete, eliminating the need for the school to move to a temporary location.

The new location for the Banneker program is the old Shaw Jr. High School site, approximately 1.2 miles from the current Banneker location. The existing building was an “open plan” style school constructed in the 1970’s and served as one of the District’s Jr. High Schools until it closed in 2013. Since then the building has remained unoccupied. As part of the Feasibility Study conducted earlier in 2018, options were explored to both tear down the existing Shaw building completely and to keep portions of the existing building along with a new construction addition.

The draft sheet for the 800- student capacity and the educational specification front-end narrative are included in the appendix. The programmatic requirements are subject to change. As part of the design process, the selected design team shall participate in visioning sessions to better understand the community vision and school culture. Because the location of this program is moving to a different location within a different Ward, extra engagement with both the school community and new neighborhood community will be required.



Enrollment	800	School Type	High
Lunch Periods	3	Count of TS	59
Title One	No	Count of JROTC	0
4 or 7 Periods	7	Total SQFT	163,643
Staff	0		
100% Efficient Capacity	990		

Academic Spaces

Space	Description	Qty	Size	Total
H-ACA-1	Grades 9-12 Classroom	34	850	28,900
H-ACA-2	Science Classroom/Lab	7	1,200	8,400
H-ACA-3	Science Prep./Storage	4	200	800
H-ACA-4	Chemical Storage	1	100	100
H-ACA-5	Technology Lab A (Messy)	1	1,200	1,200
H-ACA-6	Technology Lab B (Clean)	1	1,200	1,200
H-ACA-7	Technology Storage	2	100	200
H-ACA-8	Resource / Small Group Room	8	360	2,880
H-ACA-9	Self Contained Classroom	0	850	0
H-ACA-10	Restroom with Changing Area	1	100	100
H-ACA-11	Speech / OT / PT	2	450	900
H-ACA-12	Speech / OT / PT Storage	1	150	150
H-ACA-13	Daily Living Kitchen	0	400	0
H-ACA-14	Independent Area	0	75	0
H-ACA-15	Student Services Office	3	150	450
H-ACA-16	Teacher Collaboration Room	3	300	900
H-ACA-17	Publication Workroom	0	425	0
H-ACA-18	School Store	1	200	200
H-ACA-19	Distance Learning Lab	1	450	450
H-ACA-20	Alternative Attendance Center	1	450	450
H-ACA-21	Alternative Attendance Center Office	1	150	150
H-ACA-22	Outdoor Classroom	1	0	0
H-ACA-23	Garden	1	0	0
			Sub-Total	47,430

Library Spaces

Space	Description	Qty	Size	Total
H-LIB-1	Reading/Learning/Circulation Room	1	5,330	5,330
H-LIB-2	Makerspace	1	500	500
H-LIB-3	Small Group/Conference Room	3	360	1,080
H-LIB-4	Combined Office/Workroom	1	400	400
H-LIB-5	Storage	1	350	350
H-LIB-6	Device Charging Room	0	150	0
			Sub-Total	7,660

Visual Arts

Space	Description	Qty	Size	Total
H-VA-1	2-D Studio	1	1,575	1,575
H-VA-2	3-D Studio	1	1,875	1,875
H-VA-3	Kiln Room	1	54	54
H-VA-4	Art Storage	2	150	300
Sub-Total				3,804

Performing Arts Spaces

Space	Description	Qty	Size	Total
H-PA-1	Auditorium	1	5,750	5,750
H-PA-2	Stage	1	2,500	2,500
H-PA-3	Ticket Booth/Box office	1	75	75
H-PA-4	Control Room	1	150	150
H-PA-5	Storage	1	200	200
H-PA-6	Scene Shop	1	500	500
H-PA-7	Scene Shop Storage	1	200	200
H-PA-8	Make Up/Dressing Room	2	350	700
H-PA-9	Costume/Prop Room	1	200	200
H-PA-10	Instrumental Room	1	1,400	1,400
H-PA-11	Choral Room	1	1,400	1,400
H-PA-12	Practice Room	3	100	300
H-PA-13	Music Library	1	150	150
H-PA-14	Instrument / Uniform Storage	1	500	500
H-PA-15	Robe Storage	0	100	0
H-PA-16	Choral Storage	1	250	250
H-PA-17	Orchestra Pit	1	540	540
H-PA-18	Black Box Theater (optional)	0	2,450	0
Sub-Total				14,815

Physical Education Spaces

Space	Description	Qty	Size	Total
H-PE-1	Gymnasium	1	8,480	8,480
H-PE-2	Auxiliary Gymnasium	0	6,290	0
H-PE-3	Fitness Room	1	850	850
H-PE-4	Dance/Aerobics/Wrestling Room	1	3,000	3,000
H-PE-5	Locker Room/Shower	2	1,500	3,000
H-PE-6	Athletic Locker Room	2	1,500	3,000
H-PE-7	Training Room	1	700	700
H-PE-8	Health Classroom	2	850	1,700
H-PE-9	Office	2	225	450
H-PE-10	Concessions	2	450	900
H-PE-11	Laundry	1	150	150
H-PE-12	Equipment Storage	2	400	800
H-PE-13	Uniform Storage	1	1,500	1,500
Sub-Total				24,530

JROTC Spaces

Space	Description	Qty	Size	Total
H-JR-1	JROTC Classroom	0	900	0
H-JR-2	JROTC Office	0	225	0
H-JR-3	JROTC Storage	0	100	0
Sub-Total				0

CTE Spaces

Space	Description	Qty	Size	Total
H-CTE-1	CTE Classroom	0	1,000	0
H-CTE-2	Science Lab	0	1,400	0
H-CTE-3	Technology Lab A (Messy)	0	1,400	0
H-CTE-4	Skills Suite	0	0	0
H-CTE-5	Specialized Suite	0	0	0
Sub-Total				0

Admin Spaces

Space	Description	Qty	Size	Total
H-AD-1	Entrance Lobby	Included in Gross Up		-
H-AD-2	Welcome Center	1	700	700
H-AD-3	Security Center	1	75	75
H-AD-4	Principal's Office	1	200	200
H-AD-5	Administrative Workroom	1	400	400
H-AD-6	Storage	1	400	400
H-AD-7	Conference Room	1	200	200
H-AD-8	Records Room	1	150	150
H-AD-9	Administrative Office	3	150	450
H-AD-10	Reception / Waiting Area	1	700	700
H-AD-11	Attendance/Clerical Office	1	150	150
H-AD-12	Staff Lounge	1	450	450
H-AD-13	Parent Resource Center	0	200	0
H-AD-14	Wellness / Lactation Room	1	150	150
H-AD-15	Counselor Reception / Waiting Area	1	60	60
H-AD-16	Career Center	1	850	850
H-AD-17	School-to-Career Coordinator	1	150	150
H-AD-18	Counselor Office	3	150	450
H-AD-19	Career Center Storage	1	200	200
H-AD-20	Day Care Center	0	0	0
H-AD-21	Parent Center	1	0	0
H-AD-22	Office / Conference Room (IB Coordinator)	1	0	0
H-AD-23	Storage (IB Coordinator)	1	0	0
Sub-Total				5,735

Health Services Spaces

Space	Description	Qty	Size	Total
H-HS-1	Office	1	125	125
H-HS-2	Waiting Area	1	150	150
H-HS-3	Treatment Area	1	150	150
H-HS-4	Cots	1	125	125
H-HS-5	Storage	1	25	25
H-HS-6	Toilet	1	50	50
H-HS-7	Medical Provider Office	0	150	0
H-HS-8	Med Assistant Cubicle	0	100	0
H-HS-9	Mental Health Office/Conf. Room	0	150	0
H-HS-10	Exam Room	0	100	0
H-HS-11	Dental Suite	0	225	0
H-HS-12	Lab	0	100	0
H-HS-13	SBHC Toilet	0	100	0
H-HS-14	SBHC Storage	0	50	0
			Sub-Total	625

Student Dining Spaces

Space	Description	Qty	Size	Total
H-SD-1	Student Dining Area	1	5,267	5,267
H-SD-2	Chair / Table Storage	1	310	310
H-SD-3	Kitchen/Food Preparation	1	800	800
H-SD-4	Serving Area	1	600	600
H-SD-5	Dry Food Storage	1	500	500
H-SD-6	Ware Washing	1	250	250
H-SD-7	Freezer / Cooler	1	450	450
H-SD-8	Cleaning Storage	1	85	85
H-SD-9	Food Service Office	1	150	150
H-SD-10	Toilet / Lockers	1	150	150
			Sub-Total	8,562

Building Services

Space	Description	Qty	Size	Total
H-BS-1	Supply Storage	1	800	800
H-BS-2	Custodial / DGS Office	2	150	300
H-BS-3	Toilet/Shower/Locker Room	0	150	0
H-BS-4	Large Group Restrooms	Included in Gross Up		-
H-BS-5	Custodial Closet	15	25	369
H-BS-6	Electrical Closet	Included in Gross Up		-
H-BS-7	Telecommunications Room	Included in Gross Up		-
H-BS-8	Corridors	Included in Gross Up		-
H-BS-9	Mechanical / Electrical Space / Decks	Included in Gross Up		-
H-BS-10	Outdoor Custodial Equipment Storage Area	1	300	300
H-BS-11	Central Storage Area	1	800	800
H-BS-12	Custodian Shop	1	300	300
H-BS-13	Custodial Storage	1	300	300
H-BS-14	Engineering Shop	1	300	300
H-BS-15	Engineering Office	1	150	150
H-BS-16	Engineering Storage	1	200	200
H-BS-17	Receiving Area	1	150	150
H-BS-18	Staff Restroom	Gross up	65	-
H-BS-19	Family Restroom	Gross up	65	-
H-BS-20	Technology Storage	3	200	600
			Sub-Total	4,569

Building Subtotal		117,729	-
Building Gross-up	39%	45,914	-
Building Total Sq. Ft.		163,643	-