

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



**SOLICITATION DCAM-21-CS-IFB-0001**

**REDEVELOPMENT ST. ELIZABETHS EAST CAMPUS  
PECAN STREET INFRASTRUCTURE IMPROVEMENTS**

**AMENDMENT 3**

Amendment Number 3 is hereby issued and posted February 18, 2021 on the Department's web site at <https://dgs.dc.gov/page/dgs-solicitations>. Except as otherwise noted, all other terms and conditions of the solicitation remain unchanged.

**1. L.13.1 Pre-bid Conference**

The list of potential bidders registered and/or participating in the Pre-bid Conference is provided as Attachment A to Amendment 3.


The Pre-bid Conference presentation is provided as Attachment B to Amendment 3.

**2. L.13.2 Site Visits**

The list of potential bidders registered and/or participating in the Site Visits is provided as Attachment C to Amendment 3.

**3. L.13.2 Site Visits**

An additional Site Visit has been scheduled for 2:00PM Tuesday, February 23, 2021. Site Visit attendees shall meet at the R.I.S.E Demonstration Center located at 2730 Martin Luther King Jr. Ave SE, Washington, DC 20032.

  
\_\_\_\_\_  
Franklin Austin  
Contracting Officer

February 18, 2021  
Date

End of Amendment No. 3

## **Attachment A**

**DCAM-21-CS-IFB-0001**  
**Redevelopment St. Elizabeths East Campus -**  
**Pecan Street Infrastructure Improvements**

**Pre-bid Conference**

<b>Company</b>	<b>Name</b>	<b>Email Address</b>
AMT Engineering	Dan Schriever	<a href="mailto:dschriever@amtengineering.com">dschriever@amtengineering.com</a>
Fort Myer	Sam Patel	<a href="mailto:spatel@fortmeyer.com">spatel@fortmeyer.com</a>
Fort Myer	Fares Alsabe	<a href="mailto:falsabe@fortmyer.com">falsabe@fortmyer.com</a>
Fort Myer	Anna Kelly	<a href="mailto:akelly@fortmyer.com">akelly@fortmyer.com</a>
Greening Urban Company	Merrit Drucker	<a href="mailto:merrit.drucker@greeningurban.com">merrit.drucker@greeningurban.com</a>
Gilbane Construction Company	Jon Seavey	<a href="mailto:JSeavey@GilbaneCo.com">JSeavey@GilbaneCo.com</a>
Gilbane Construction Company	Susan Moore	<a href="mailto:SMoore12@GilbaneCo.com">SMoore12@GilbaneCo.com</a>
Gilbane Construction Company	Joe Visgatis	<a href="mailto:JVisgatis@GilbaneCo.com">JVisgatis@GilbaneCo.com</a>
Gilbane Construction Company	Antoine Jones	<a href="mailto:AJones12@GilbaneCo.com">AJones12@GilbaneCo.com</a>
Gilbane Construction Company	Jessica Elias	<a href="mailto:JElias@GilbaneCo.com">JElias@GilbaneCo.com</a>
Capitol Paving	Karlo Avila	<a href="mailto:karlo.avila@capitolpaving.com">karlo.avila@capitolpaving.com</a>
Foxx System	Keith Foxx	<a href="mailto:kfoxx@foxxstem.com">kfoxx@foxxstem.com</a>
Shirley Contracting	Dan Clymore	<a href="mailto:dclymore@shirleycontracting.com">dclymore@shirleycontracting.com</a>
MCDean	Steven Bartynski	<a href="mailto:Steven.Bartynski@MCDEAN.COM">Steven.Bartynski@MCDEAN.COM</a>
MCDean	Thomas McFall	<a href="mailto:Thomas.mcfall@mcdean.com">Thomas.mcfall@mcdean.com</a>
WSP	Mugdha Tipnis	<a href="mailto:Mugdha.Tipnis@wsp.com">Mugdha.Tipnis@wsp.com</a>
WSP	Christopher Simon	<a href="mailto:Christopher.Simon@wsp.com">Christopher.Simon@wsp.com</a>
HRGM	Justin Miller	<a href="mailto:justin@hrgm.com">justin@hrgm.com</a>
HRGM	Anita Putani	<a href="mailto:anita@hrgm.com">anita@hrgm.com</a>
HRGM	Shreesh Katole	<a href="mailto:shreesh@hrgm.com">shreesh@hrgm.com</a>
RBK Construction	Robert Reeder	<a href="mailto:robert.reeder@rbkconstruction.com">robert.reeder@rbkconstruction.com</a>
Anchor Construction	Erik Holden	<a href="mailto:eholden@anchorconst.com">eholden@anchorconst.com</a>
Anchor Construction	Bill Custead	<a href="mailto:bcustead@anchorconst.com">bcustead@anchorconst.com</a>
Anchor Construction	Marilyn Kirby	<a href="mailto:mkirby@anchorconst.com">mkirby@anchorconst.com</a>
Anchor Construction	Deanna Villatoro	<a href="mailto:dvillatoro@anchorconst.com">dvillatoro@anchorconst.com</a>
Chiaramonte Construction	Oliver Keyser	<a href="mailto:okeyser@cc-builder.com">okeyser@cc-builder.com</a>
Chiaramonte Construction	Hamida Ali Malow	<a href="mailto:halimalow@cc-builder.com">halimalow@cc-builder.com</a>
Jacobs	Richard Staudinger	<a href="mailto:Richard.Staudinger@Jacobs.com">Richard.Staudinger@Jacobs.com</a>
Jacobs	Steven Paulovich	<a href="mailto:Steven.Paulovich@jacobs.com">Steven.Paulovich@jacobs.com</a>
CUBE I CBRE PARTNERS Joint Venture	Peter Kramer	<a href="mailto:pkramer@cuberoootinc.com">pkramer@cuberoootinc.com</a>
CUBE I CBRE PARTNERS Joint Venture	Robert Pizzano	<a href="mailto:rpizzano@cuberoootinc.com">rpizzano@cuberoootinc.com</a>
CHCTDC	Monica Jones	<a href="mailto:monica.jones@chctdc.org">monica.jones@chctdc.org</a>
Office of Deputy Mayor Planning and Economic Developr	Latrena Owens	<a href="mailto:latrena.owens@dc.gov">latrena.owens@dc.gov</a>
Office of Deputy Mayor Planning and Economic Developr	James Parks	<a href="mailto:james.parks@dc.gov">james.parks@dc.gov</a>
Department of General Services	Allam Al-Alami	<a href="mailto:Allam.Al-Alami@dc.gov">Allam.Al-Alami@dc.gov</a>
Department of General Services	Osei Headley	<a href="mailto:osei.headley@dc.gov">osei.headley@dc.gov</a>
Department of General Services	Ali Sheikhbahaei	<a href="mailto:ali.sheikhbahaei@dc.gov">ali.sheikhbahaei@dc.gov</a>
Department of General Services	Jim Marshall	<a href="mailto:james.marshall@dc.gov">james.marshall@dc.gov</a>

## **Attachment B**



# Pre-Bid Conference

**Invitation for Bids: DCAM-21-CS-IFB-0001**

**Redevelopment of St. Elizabeths East Campus-  
Pecan Street Infrastructure Improvements**

**February 9, 2021**



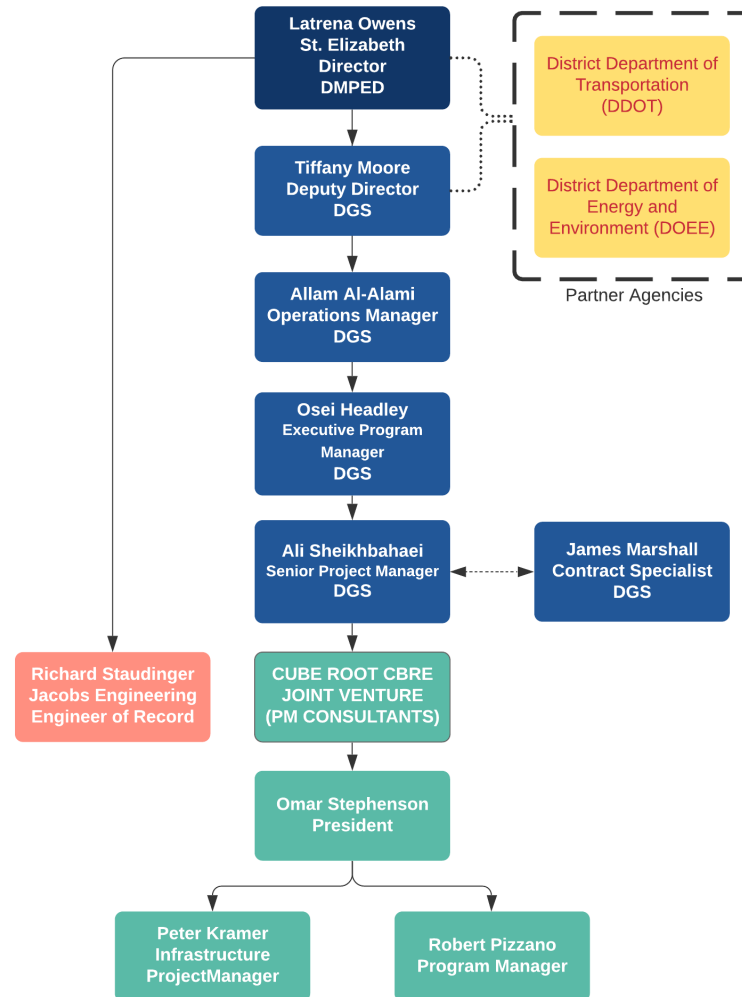
## Agenda

- DMPED/DGS Team Introductions
- St Elizabeths East Program Background and Objectives
  - St. E Program Construction Overview
  - Infrastructure Improvements
- Procurement Process and Timeline
- Important Project Milestones
- Site Walkthrough
- Q & A Session

# Pre-Bid Conference: Redevelopment of St. Elizabeths East Campus Pecan Street Infrastructure Improvements



## Team Introduction







## St. Elizabeths East Campus Program Background and Objectives

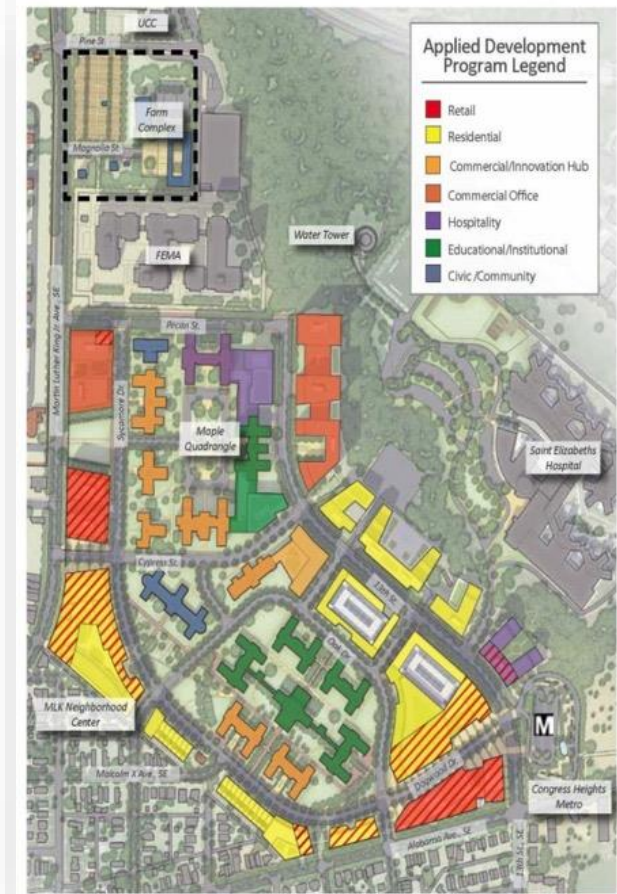
### East Campus Existing Conditions:

Primarily a vacant historic campus, except Gateway DC and the R.I.S.E. Demonstration Center

Underlying Zoning: St E District

Buildable Envelope: +5 million square feet (multiple parcels)

- Office: 1.8 million SF, including 500,000 SF of “Innovation Hub” space
- Residential: 1,300 units
- Retail: 206,000 SF
- Hospitality: 330,000 SF
- Civic & Educational: 250,000 SF for non-commercial activity centers

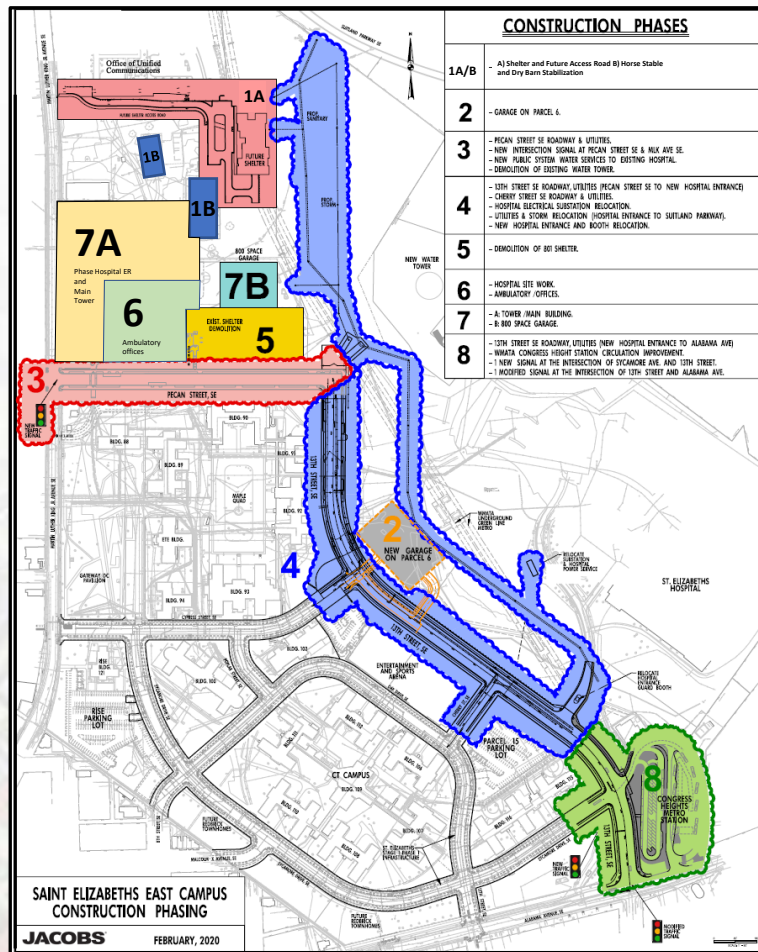




# Pre-Bid Conference: Redevelopment of St. Elizabeths East Campus Pecan Street Infrastructure Improvements



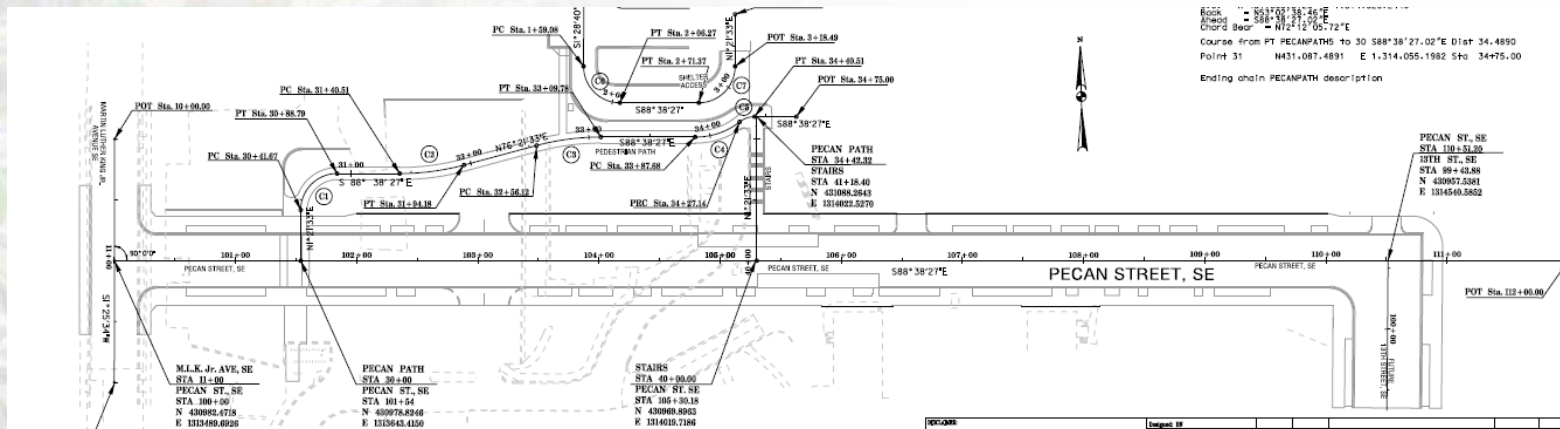
## St. Elizabeths East Campus Construction Phasing Overview (Phases 1 thru 8)





## St. Elizabeths East Campus Program: Infrastructure Improvements

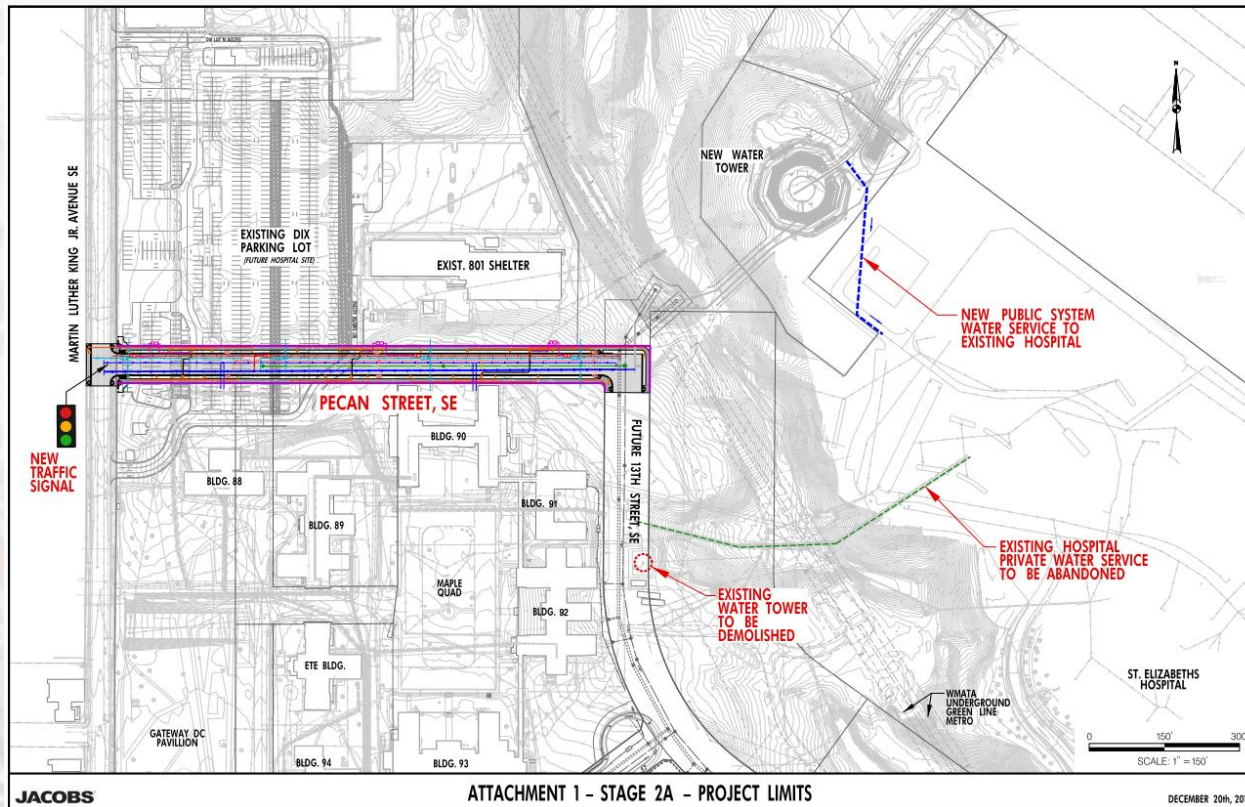
- Construction of a new infrastructure network based on DDOT design and construction standard specifications to provide a complete roadway system within the East Campus of St. Elizabeths:
  - Pecan Street SE: an East-West local street of approximately 1,100 feet in length within a 75 ft wide proposed Right of Way, other feature of this project include:
    - New wet and dry utilities,
    - Landscaping Right of Way,
    - LID Drainage features,
    - Bicycle and pedestrian facilities,





## St. Elizabeths East Campus Program: Infrastructure Improvements

- PROJECT LIMITS

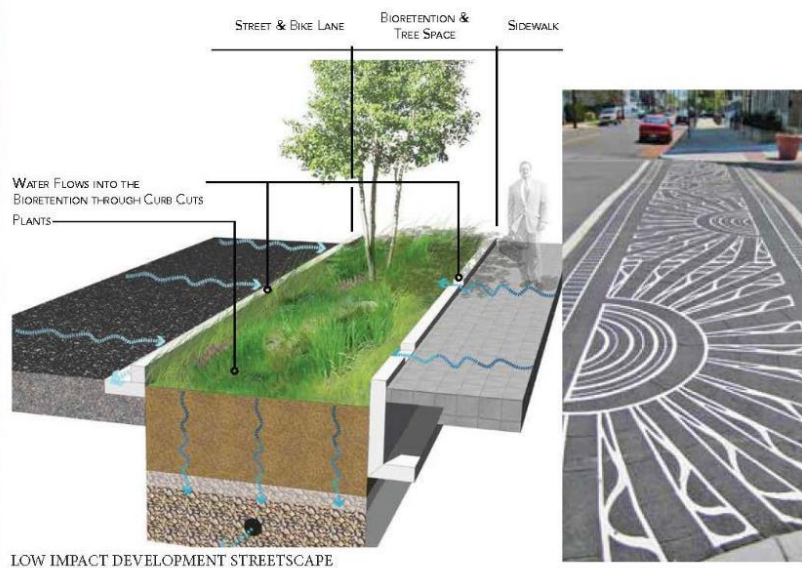






## St. Elizabeths East Campus Program: Infrastructure Improvements

- Some Landscape Features:



CONCRETE SIDEWALKS, GRANITE CURBS & BRICK GUTTER



UNIQUE NEIGHBORHOOD BIKE RACK



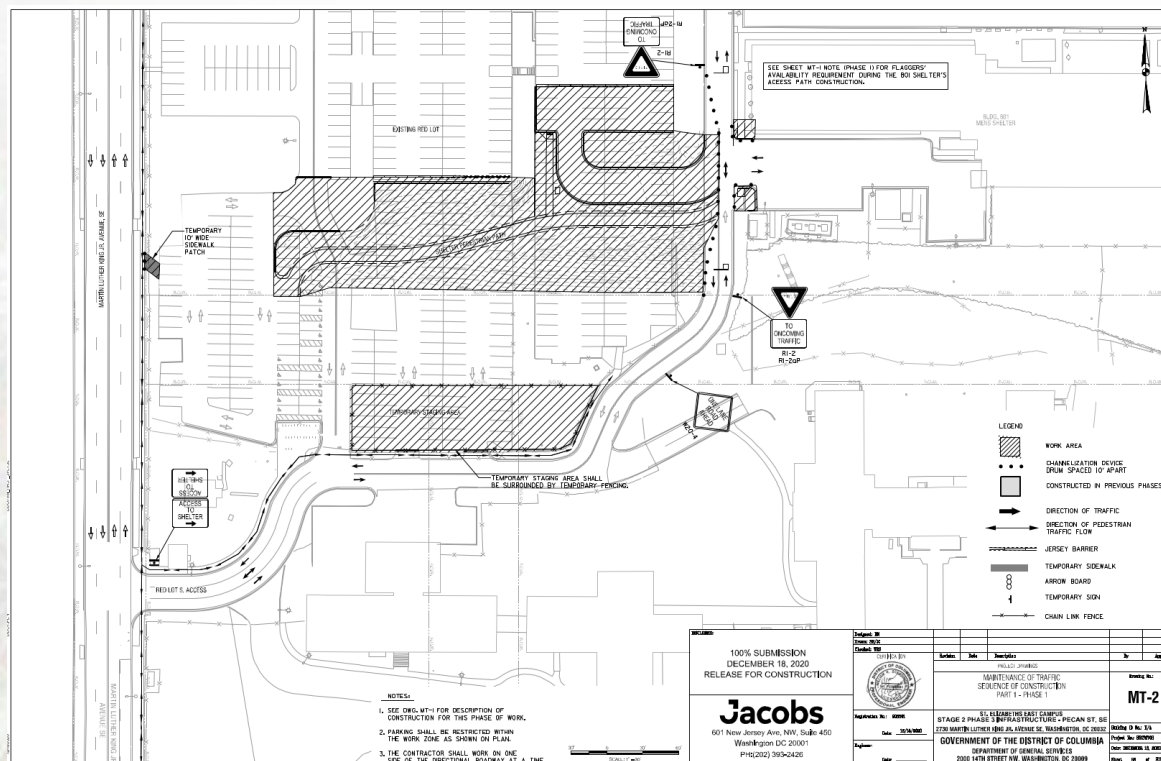
UNIQUE NEIGHBORHOOD CROSSWALKS

Pre-Bid Conference:  
Redevelopment of St. Elizabeths East Campus Pecan Street Infrastructure Improvements



## St. Elizabeths East Campus Program: Infrastructure Improvements

- Maintenance of Traffic (MOT) for Sequence of Construction (Phases 2 thru 7)

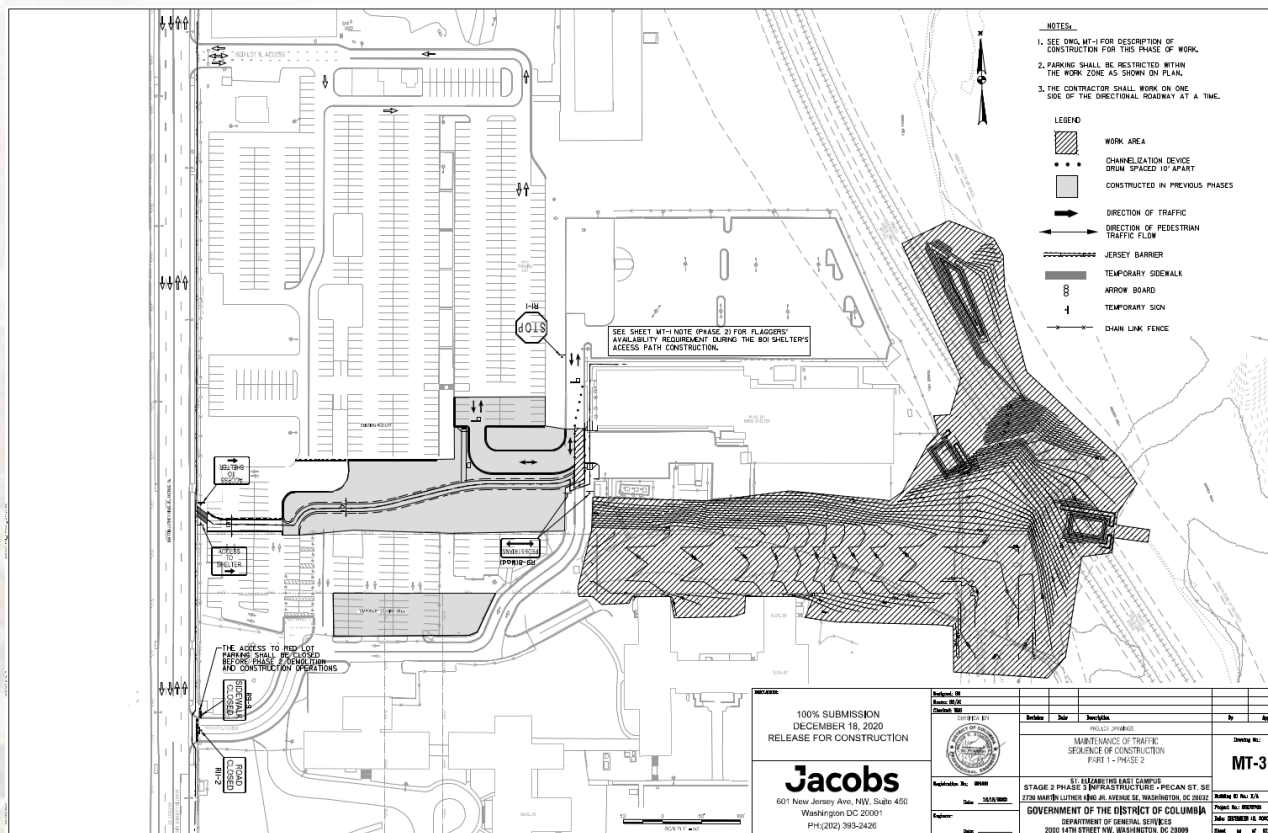


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Redevelopment of St. Elizabeths East Campus Pecan Street Infrastructure Improvements



## St. Elizabeths East Campus Program: Infrastructure Improvements

- Maintenance of Traffic (MOT-3)



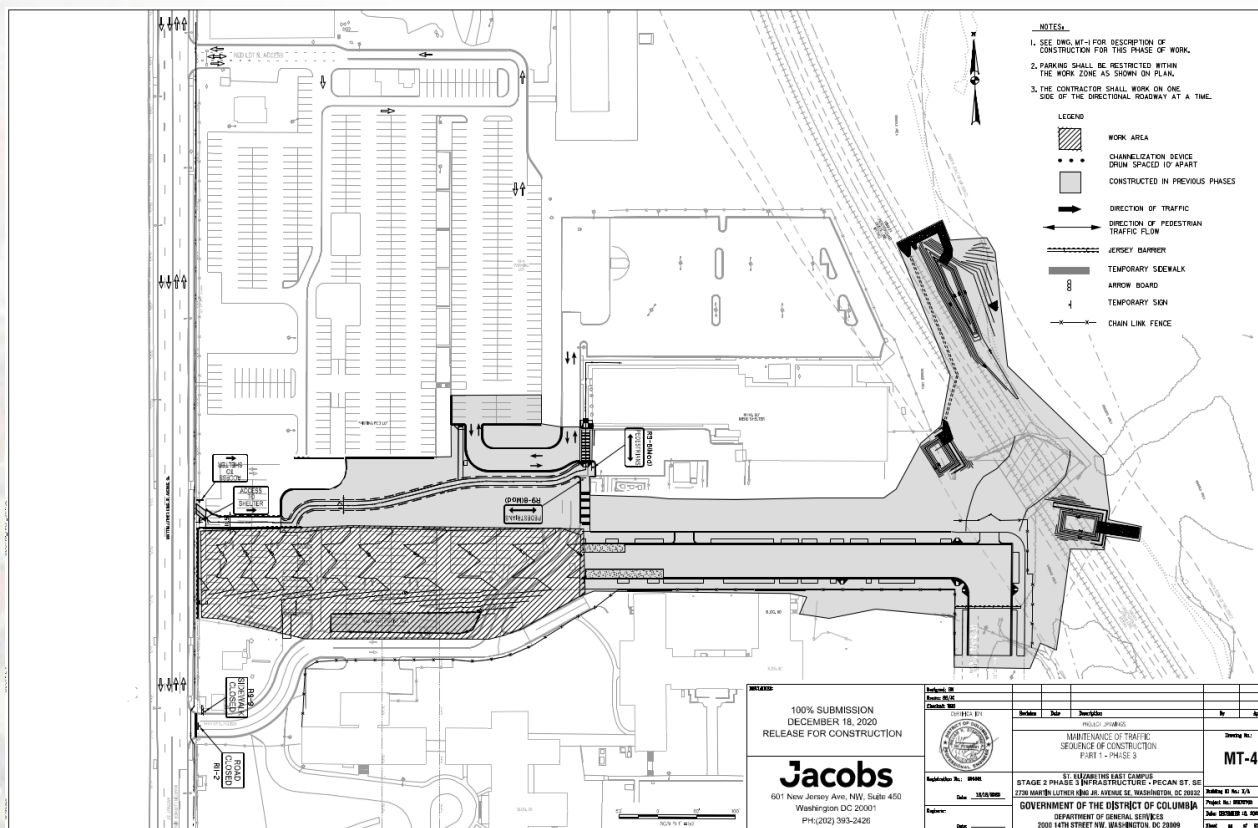


Pre-Bid Conference:  
Redevelopment of St. Elizabeths East Campus Pecan Street Infrastructure Improvements



## St. Elizabeths East Campus Program: Infrastructure Improvements

- Maintenance of Traffic (MOT-4)



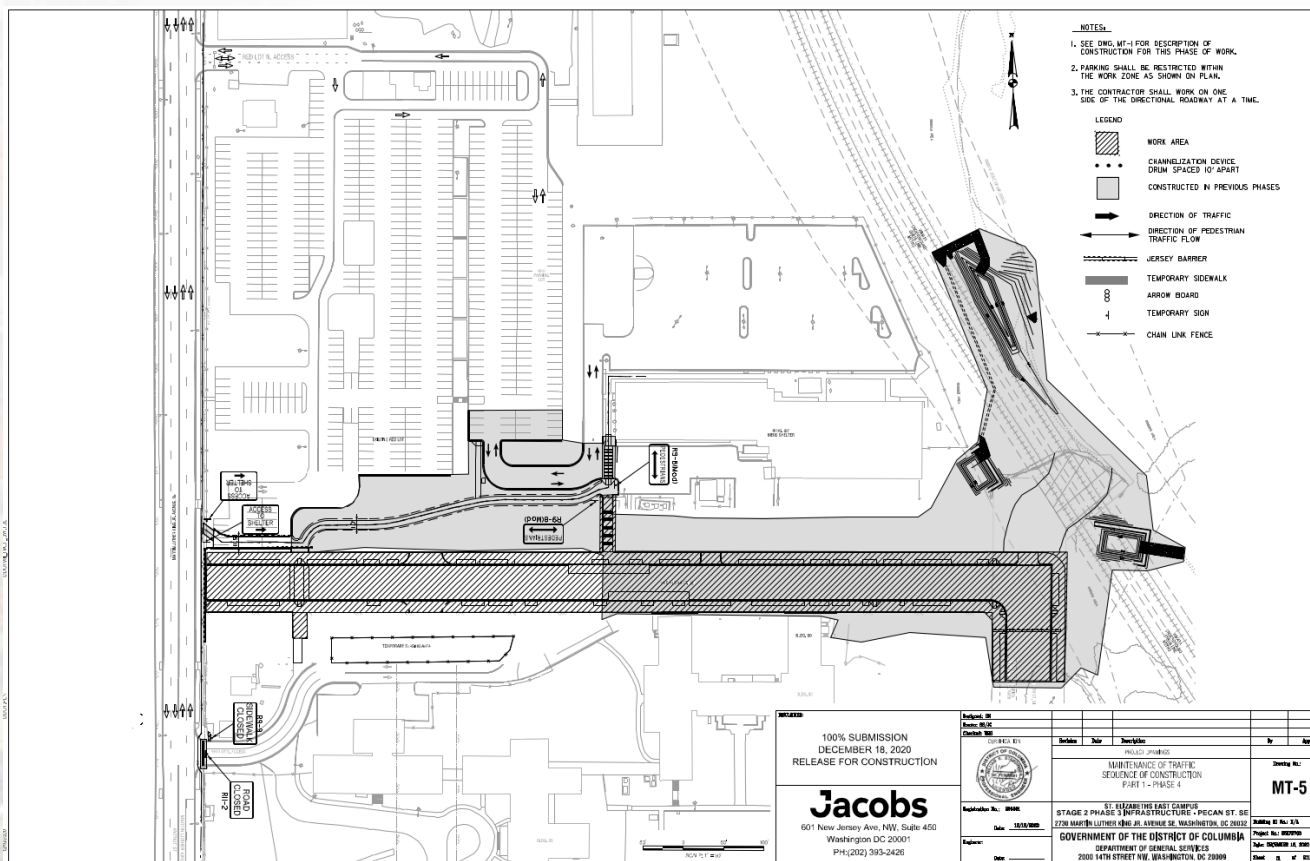


Pre-Bid Conference:  
Redevelopment of St. Elizabeths East Campus Pecan Street Infrastructure Improvements



## St. Elizabeths East Campus Program: Infrastructure Improvements

- Maintenance of Traffic (MOT-5)

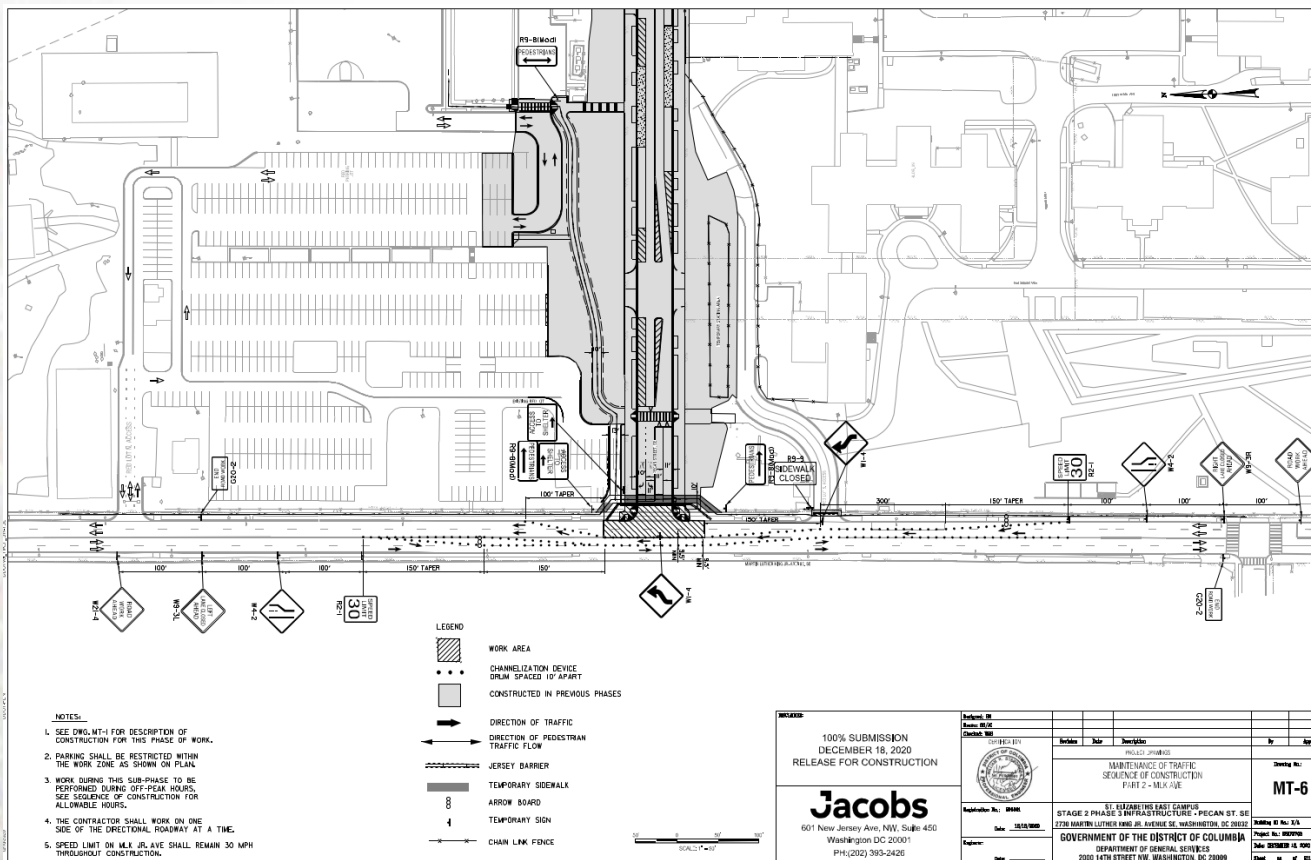


Pre-Bid Conference:  
Redevelopment of St. Elizabeths East Campus Pecan Street Infrastructure Improvements



## St. Elizabeths East Campus Program: Infrastructure Improvements

- Maintenance of Traffic (MOT-6)

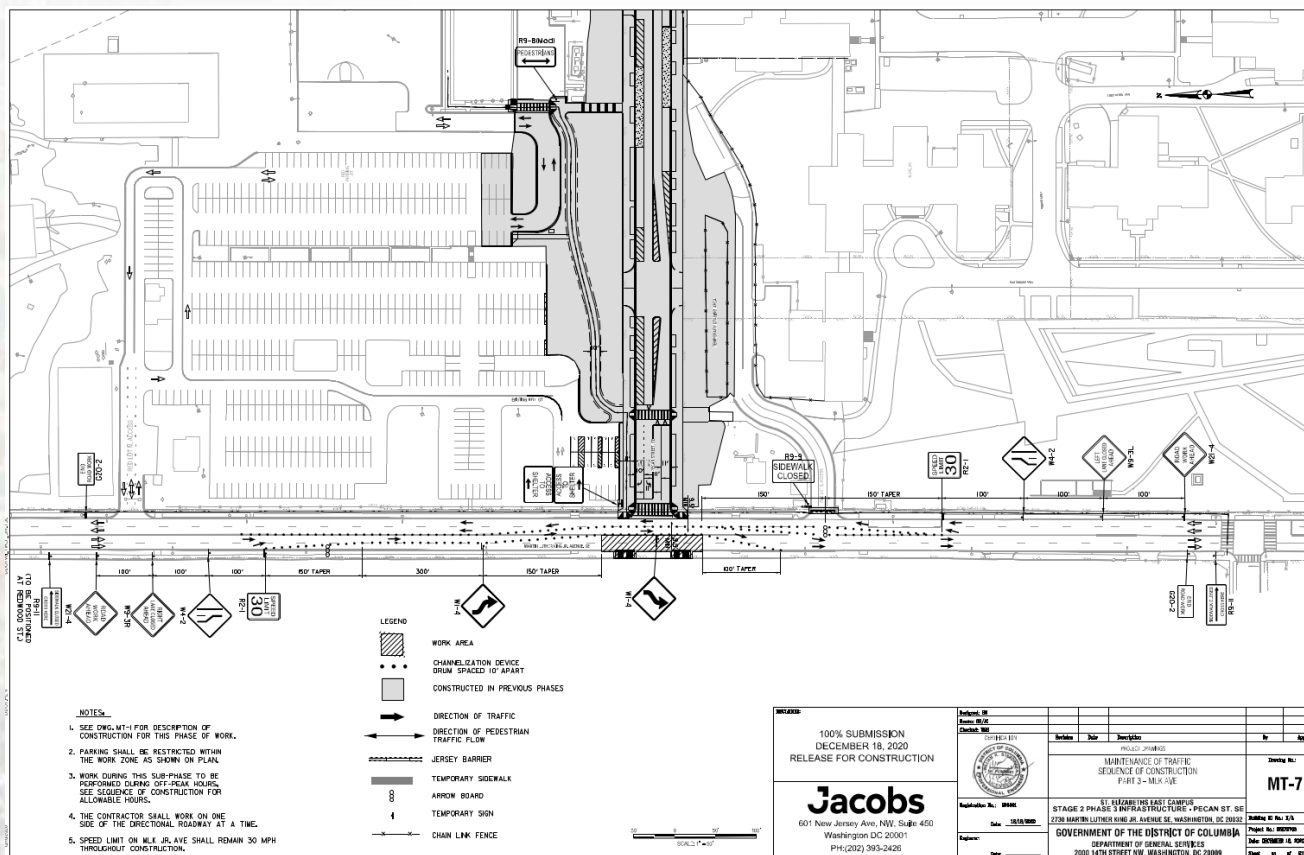


Pre-Bid Conference:  
Redevelopment of St. Elizabeths East Campus Pecan Street Infrastructure Improvements



## St. Elizabeths East Campus Program: Infrastructure Improvements

- Maintenance of Traffic (MOT-7)





## Pecan Street Infrastructure Improvement Drawings and Specific Project Specifications

- Attachment J.1.1 - Contract Plans
- Attachment J.1.2 - DDOT Standard Specifications for Highways and Structures, 2013 (Gold Book)
- Attachment J.1.3 – Special Provisions
- Attachment J.1.4 - Limited Cleanup Plan for CCR Contaminated Soil during Stage 2 Utility Installation Activities
- Attachment J.1.5 - St. Elizabeth East Campus – Stage 1 Phase I – Geotechnical and Pavement Design Report – February, 2017
- Attachment J.1.6 - ECS Geotechnical Data Transmittal for Pecan Street



## Pecan Street Infrastructure Improvement Drawings and Specific Project Specifications

- Attachment J.1.7 - FAA Notification form and procedure
- Attachment J.1.8 - A& T lot 861 – Future Pecan Street ROW limits
- Attachment J.1.9 - Prefabricated Guard Booth plans for 801 Shelter Security
- Attachment J.1.10 - Verizon Specifications
- Attachment J.1.11 - Project Sign
- Attachment J.1.12 - Proposed Utilities 3D PDF





## Invitation for Bid

- Section A Cover Page and Signature Page
- Section B Contract Type and Price Schedule (Attachment J.2)
- Section C Scope of Work/Specifications (Attachment J.1)
- Section D Packaging and Marking
- Section E Inspection and Acceptance
- Section F Period of Performance and Deliverables
- Section G Contract Administration
- Section H Special Contract Requirements
- Section I Contract Clauses
- Section J List of Attachments
- Section K Representations, Certifications and Other Statements of Bidders
- Section L Instructions Conditions Notices to Bidders
- Section M Evaluation Factors



## Invitation for Bid

### L.16.3 Special Standards of Responsibility

The Department has determined that it is important to the timely and successful completion of the Project that the Contractor and the Project Superintendent have specific expertise and experience similar in size and scope as those described in C.5 and the Contract Plans (**Attachment J.1.1**).

**L.16.3.1** The Department has determined that the Bidder have successfully completed a minimum of three (3) roadway projects within 15 miles of a metropolitan area with a population greater than 700,000 within the past seven (7) years with a contract value for each of \$15,000,000 or greater. In response to this Special Standard of Responsibility, the Bidder shall provide the following for each of the projects:

- Name
- Location/Address
- Owner
- Start Date and End Date
- Dollar Amount
- Point of Contact name, phone number and email address

**L.16.3.2** The Department has determined that at a minimum, the Field Superintendent shall have minimum of ten (10) years of roads and highway construction experience as the Field Superintendent for a minimum of two (2) roadway projects successfully completed within 15 miles of a metropolitan area with a population greater than 700,000 within the past ten (10) years with a contract value for each of \$15,000,000 or greater. The Bidder shall identify the Field Superintendent and provide the following information relative to the Field Superintendent's projects:

- Name
- Location/Address
- Owner
- Start Date and End Date
- Dollar Amount

**L.16.3** The Bidder shall provide the Bidder's DC Water approved vendor number.





## Invitation for Bid

### L.17 INSTRUCTIONS TO BIDDERS

The Bidder shall complete and include the following with their Bid:

- a. Signed page 1 of the IFB
- b. Acknowledgement of Amendments (page 1 Section 13)
- c. The IFB pages 1 – 83 in its entirety
- d. SBE Subcontracting Plan (**Attachment J.5**)
- e. Department of Employment Services Employment First Source Employment Agreement (**Attachment J.6.1**) and Employment Plan (**Attachment J.6.2**)
- f. EEO Policy Statement (**Attachment J.7**);
- g. Bidder/Offeror Certification Form (**Attachment J.9**);
- h. Conflict of Interest Disclosure Statement (**Attachment J.10**)
- i. Certification to provide Payment and Performance Bond (**Attachment J.12**)
- j. Bid Bond (**Attachment J.13**) or Bid Guarantee **Attachment J.14**)
- k. Tax Affidavit - Each Contractor shall submit a tax affidavit provided as **Attachment J.15**. In order to be eligible for this procurement, Contractors must be in full compliance with their tax obligations to the District of Columbia government;
- l. Clean Hands Certificate available at <https://mytax.dc.gov/>
- m. Response to Special Standards of Responsibility (L.16.3)

Pre-Bid Conference:  
Redevelopment of St. Elizabeths East Campus Pecan Street Infrastructure Improvements



## Invitation for Bid

**BENEFICIARY (✓ which applies Prime Contractor or Developer) INFORMATION:**

Company: _____	Contact # _____	Email address: _____	Street _____
Address: _____			
✓ all that applies, Company is:			
a SBE	a CBE	CBE Certification Number: _____	
WILL perform the ENTIRE agency contract or private project with its own organization and resources			
WILL subcontract a portion of the agency contract or private project			
Company's point of contact for agency contract or private project:			
Point of Contact: _____		Title: _____	
Contact # _____		Email address: _____	
Address: _____		Street _____	

**GOVERNMENT-ASSISTED PROJECT (✓ which applies Agency Contract or Private Project) INFORMATION:**

**AGENCY SOLICITATION**

Solicitation Number \_\_\_\_\_ Solicitation Due  
Date: \_\_\_\_\_ Agency : \_\_\_\_\_

Total Dollar Amount of Contract: \$ \_\_\_\_\_

*\*Design-Build must include total contract amount for both design and build phase of project.*

50% Total Dollar Amount of Contract: \$ \_\_\_\_\_

Total Amount of All SBE/CBE subcontracts: \$ \_\_\_\_\_ (include every lower tier)

**PRIVATE PROJECT**

District Subsidy: \_\_\_\_\_ Agency  
Providing Subsidy: \_\_\_\_\_ Amount  
of District Subsidy: \_\_\_\_\_

Date District Subsidy Provided: \_\_\_\_\_

Project Name: \_\_\_\_\_  
Project Address: \_\_\_\_\_

Total Development Project Budget: \$ \_\_\_\_\_  
(include pre-construction and construction costs)

35% of Total Development Project Budget: \$ \_\_\_\_\_

Total Amount of All SBE/CBE subcontracts: \$ \_\_\_\_\_  
(include every lower tier)

Pre-Bid Conference:  
Redevelopment of St. Elizabeths East Campus Pecan Street Infrastructure Improvements



## SBE Subcontracting Plan

### SBE/ CBE SUBCONTRACTORS (FOR EACH TIER):

<b>SBE/ CBE SUBCONTRACTOR INFORMATION:</b> (For design-build projects, the SBE Subcontracting Plan is not required to be submitted for pre-Subcontracting Plan (35% of the contract amount <b>including total design and build costs</b> ) is required to be submitted before entering into a guaranteed construction.)			
BE/ CBE Company	Address/Telephone No./ Email	Subcontractor Tier (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> , etc.)	Description of Subcontract scope of work to be PERFORMED WITH SBE/CBEs OWN ORGANIZATION & RESOURCES
		<u>Select Tier</u>	
Period of subcontract: _____ Price to be paid to the SBE/CBE Subcontractor: \$_____			
✓all that applies, Subcontractor is: a SBE      a CBE      CBE Certification #: _____ SBE/CBE will perform the ENTIRE subcontract with its own organization and resources SBE/CBE will subcontract a portion of the subcontract (MUST LIST EACH LOWER TIER SBE/ CBE SUBCONTRACTS)			



## Important Project Milestones

Milestones	Date
Bid Issued/Advertised	02/01/2021/2021
Pre-Bid Conference Call	02/09/2021
Pre-Bid Site Walkthrough	02/10/2021
Questions About the Solicitation Deadline	02/15/2021
Due date to Submission of Bids	03/03/2021
Notice of Award and Notice of Proceed (NTP) for start of Construction	April 2021
Final Acceptance	270 Days from NTP



# Site Walkthrough

Meeting @  
R.I.S.E. Demonstration Center  
2730 Martin Luther King Jr Ave SE,  
Washington, DC 20032



# Q & A Session



# St. Elizabeths East Campus Redevelopment Program



Contact: [dgs@dc.gov](mailto:dgs@dc.gov)



Facebook: [www.facebook.com/dcdgs](http://www.facebook.com/dcdgs)



Twitter: [www.twitter.com/dcdgs](http://www.twitter.com/dcdgs)



Instagram: [www.instagram.com/dcdgs](http://www.instagram.com/dcdgs)



@dcdgs



GOVERNMENT OF THE  
DISTRICT OF COLUMBIA  
MURIEL BOWSER, MAYOR



## **Attachment C**

**DCAM-21-CS-IFB-0001**  
**Redevelopment St. Elizabeths East Campus -**  
**Pecan Street Infrastructure Improvements**

**Site Visit**

AMT Engineering	Dan Schriever	<a href="mailto:dschriever@amtengineering.com">dschriever@amtengineering.com</a>
Fort Myer	Sam Patel	<a href="mailto:spatel@fortmeyer.com">spatel@fortmeyer.com</a>
Fort Myer	Fares Alsabe	<a href="mailto:falsabe@fortmyer.com">falsabe@fortmyer.com</a>
Greening Urban	Merrit Drucker	<a href="mailto:merrit.drucker@greeningurban.com">merrit.drucker@greeningurban.com</a>
Gilbane Construction Company	Jon Seavey	<a href="mailto:JSeavey@GilbaneCo.com">JSeavey@GilbaneCo.com</a>
Gilbane Construction Company	Robert Walcott	<a href="mailto:RWalcott@GilbaneCo.com">RWalcott@GilbaneCo.com</a>
WSP	Christopher Simon	<a href="mailto:Christopher.Simon@wsp.com">Christopher.Simon@wsp.com</a>
Anchor Construction	J. Bravo	<a href="mailto:Jbravo@anchorconst.com">Jbravo@anchorconst.com</a>
MCDean	Steven Bartynski	<a href="mailto:Steven.Bartynski@MCDEAN.COM">Steven.Bartynski@MCDEAN.COM</a>
Chiaromonte Construction	Oliver Keyser	<a href="mailto:okeyser@cc-builder.com">okeyser@cc-builder.com</a>
Capitol Paving	Karlo Avila	<a href="mailto:karlo.avila@capitolpaving.com">karlo.avila@capitolpaving.com</a>
Capitol Paving	Abel Periera	<a href="mailto:Abel.Periera@capitolpaving.com">Abel.Periera@capitolpaving.com</a>
Goel DC	Steve Delano	<a href="mailto:steve.delano@goeldc.com">steve.delano@goeldc.com</a>
CHCTDC	Monica Jones	<a href="mailto:monica.jones@chctdc.org">monica.jones@chctdc.org</a>
CUBE I CBRE PARTNERS Joint Venture	Peter Kramer	<a href="mailto:pkramer@cuberootinc.com">pkramer@cuberootinc.com</a>
CUBE I CBRE PARTNERS Joint Venture	Eduardo Guateloupe	<a href="mailto:eguateloupe@cuberootinc.com">eguateloupe@cuberootinc.com</a>
Department of General Services	Ali Sheikhbahaei	<a href="mailto:ali.sheikhbahaei@dc.gov">ali.sheikhbahaei@dc.gov</a>
Department of General Services	Jim Marshall	<a href="mailto:james.marshall@dc.gov">james.marshall@dc.gov</a>