

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



SOLICITATION DCAM-23-CS-RFP-0033

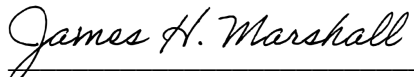
**St. Elizabeths East Campus
Parking Garage Maintenance Services**

AMENDMENT NO. 1

Amendment Number 1 is hereby issued and posted on the Department's web site October 23, 2023. The Amendment and all RFP documents are available at <https://dgs.dc.gov/event/dcam-23-cs-rfp-0033-st-elizabeths-east-campus-parking-garage-maintenance-services> Except as otherwise noted, all other terms and conditions of the solicitation remain unchanged.

1. PRE-PROPOSAL CONFERENCE

The presentation and list of attendees from the October 18, 2023 Pre-proposal Conference are attached.

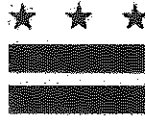


James H. Marshall
Contracting Officer

October 23, 2023
Date

End of Amendment No. 1

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



ST. ELIZABETHS EAST CAMPUS
PARKING GARAGE MANAGEMENT SERVICES

REQUEST FOR PROPOSAL DCAM-23-CS-RFP-0033
PRE-PROPOSAL CONFERENCE

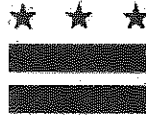
October 18, 2023
10:00AM

Sign-in Sheet

1. Name: Esayas Girmay Phone: 202-913-5174
Company: USP Parking
Email Address: esayas@usparking.com
2. Name: Henok Tesfaye Phone: 703-629-9424
Company: USP Parking
Email Address: henok@usp Holdings.com
3. Name: JOSE ZAVALA Phone: 240-821-7894
Company: USP parking
Email Address: JOSE@USPARKING.COM
4. Name: Abdulkem Abu Phone: 571 641 9382
Company: _____
Email Address: _____
5. Name: Franklin Owens Phone: _____
Company: Franklin Owens Parking
Email Address: lfrank.owens@dc.gov
6. Name: Jim Marshall Phone: _____
Company: _____
Email Address: jim.marshall@dc.gov
7. Name: Rita Slane Phone: _____
Company: USE-USE PM
Email Address: _____

The solicitation's requirements, terms and conditions remain unchanged unless revised through a written amendment to the Request for Proposal

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



ST. ELIZABETHS EAST CAMPUS
PARKING GARAGE MANAGEMENT SERVICES
REQUEST FOR PROPOSAL DCAM-23-CS-RFP-0033
PRE-PROPOSAL CONFERENCE

October 18, 2023
10:00AM


Sign-in Sheet

1. Name: Adam Debbagh Phone: 202-705-2450
Company: TAGB Parking LLC
Email Address: Adam@tagbgroup.com
2. Name: Million Desta Phone: 202-200-8428
Company: TAGB Parking LLC
Email Address: Milliondesta@tagbgroup.com
3. Name: _____ Phone: _____
Company: _____
Email Address: _____
4. Name: _____ Phone: _____
Company: _____
Email Address: _____
5. Name: _____ Phone: _____
Company: _____
Email Address: _____
6. Name: _____ Phone: _____
Company: _____
Email Address: _____
7. Name: _____ Phone: _____
Company: _____
Email Address: _____


The solicitation's requirements, terms and conditions remain unchanged unless revised through a written amendment to the Request for Proposal


DISCLAIMER

- The information contained in this presentation is for informational purposes only.
- In the event of a discrepancy between the information contained herein and the RFP documents, the RFP documents will take precedence.
- Remarks and explanations during this conference or the site visit do not qualify or amend the terms of the solicitation.
- Nothing stated at the pre-proposal conference shall change the solicitation unless the change is made by the Contracting Officer by a written amendment.

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AGENDA

- Welcome and Introductions
- Procurement Schedule
- Project Description
- Request for Proposal Overview
- Proposal Submission Requirements
- Evaluation Criteria
- Q&A


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RFP OVERVIEW 

RFP consists of Sections A – M and Attachments J1 – J.14






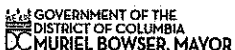
- **Pricing (Section B)**
- **Requirements (Section C.5)**
 - Parking Garage Operations and Management Services
 - Revenue Related Services
 - Maintenance Services
- **Deliverables (Section F.3)**
- **Contract Administration (Section G)**




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RFP OVERVIEW 




- **Compliance/Special Requirements (Section H)**
 - **Section H.1 and H.5 First Source Employment Agreement**
D.C. Official Code § 2-219.01 et seq. (First Source Act)
 - **Section H.2 Service Contract Wage Determination**
Service Contract Act, 41 U.S.C. § 351 et seq.
 - **Section H.8 Living Wage Act** D.C. Code §§ 2-220.01 – 2-220.11
 - **Section H.9 SBE Sub-contracting Requirements** D.C. Code § 2–218.46




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RFP OVERVIEW 




- **Contract Clauses (Section I)**
 - Section I.2 Standard Contract Provisions
 - Section I.14 Insurance Requirements
 - Section I.15 Equal Employment Opportunity Mayor’s Order 85-85 dated June 10, 1985
 - Section I.18 Campaign Finance Reform Act
- **Contract Attachments (Section J)**

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RFP OVERVIEW 

- **Proposal Submission Requirements (Section L.2)**
- **Volume 1 – Technical Proposal**
 - Relevant Experience and Past Performance of the Contractor and its Team
 - Relevant Experience of the Contractor’s Proposed Key Personnel & Staffing
 - Project Management Plan

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RFP OVERVIEW

- **Proposal Submission Requirements (Section L.2)**
- **Volume 2 – Price Proposal**
 - Completed Price Schedule substantially in form of **Attachment J.12**

Contract Line Item No. (CLIN)	Item Description	Unit of Measure	Service Fee/ Incentive Fee %	Quantity	Extended Price
001	The Parking Garage Management and Operations Services Fee	Monthly	\$ _____	12	\$ _____
002	Parking Garage Management and Operations Incentive Fee	Monthly	_____%	12	\$ _____*
Total Service Fee + Incentive Fee Base Year (B.3.1.1)					\$ _____

For the purpose of evaluation *only*, the Contractor's proposed monthly incentive percentage rate is converted into a dollar value based on gross monthly public parking revenue of \$50,000.00. This amount is in no way to be interpreted or construed as an actual, estimate or guaranteed incentive and is only posed for the purpose of evaluating the Offerors total proposed cost to the District.

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RFP OVERVIEW

- **Proposal Submission Requirements (Section L.2)**
- **Volume 2 – Price Proposal**
 - **Price Proposal Attachments**
 - Bidder Offeror/Offeror Certification – **Attachment J.4.**
 - DOES First Source Employment Agreement – **Attachment J.5.**
 - DOES First Source Employment Plan – **Attachment J.6.**
 - DSLBD Subcontracting Plan Form – **Attachment J.7.**
 - EEO Policy and Report – **Attachment J.8.**
 - Clean Hands Certificate <https://mytax.dc.gov/> – **Attachment J.9.**
 - Offerors' Past Performance Evaluation Form(s)- **Attachment J.10 –**
 - A draft Operating Budget (**Attachment J.13**)
 - Campaign Finance Reform Act Self-Certification (**Attachment J.14**)

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RFP OVERVIEW

- **Proposal Submission Requirements (Section L.2)**
 - Table of Contents
 - Each page of the proposal must be numbered consecutively
 - Proposal submitted electronically to <https://octo.quickbase.com/db/bq7rujdk2?a=dbpage&pageID=2>
 - specific proposal evaluation criteria found in **Section [M]** of this solicitation, Evaluation Factors
 - clear, concise, ***factual***, and logical manner
 - Follow the order outlined in RFP

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EVALUATION CRITERIA

- **Technical Evaluation Factors**

Relevant Experience and Past Performance of the Contractor and its Team (Section M.3.1.1)	30 points
Relevant Experience of the Contractor's Proposed Key Personnel & Staffing Section (M.3.1.2)	20 points
Project Management Plan (Section M.3.1.3)	30 points
- **Price** 20 points
- **CBE Preference Points** up to 12 points
- **Total Possible Points** **112 points**


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EVALUATION CRITERIA





➤ **Technical Rating Scale**

Numeric Rating	Adjective	Description
0	Unacceptable	Fails to meet minimum requirements; e.g., no demonstrated capacity, major deficiencies which are not correctable; offeror did not address the factor.
1	Poor	Marginally meets minimum requirements; major deficiencies which may be correctable.
2	Minimally Acceptable	Marginally meets minimum requirements; minor deficiencies which may be correctable.
3	Acceptable	Meets requirements; no deficiencies.
4	Good	Meets requirements and exceeds some requirements; no deficiencies.
5	Excellent	Exceeds most, if not all requirements; no deficiencies.

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Q&A




QUESTIONS?


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