

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

**DESIGN BUILD SERVICES FOR ST. ELIZABETHS EAST CAMPUS  
STAGE 1 PHASE 1 INFRASTRUCTURE IMPROVEMENTS**

**Solicitation #: DCAM-16-CS-0084**

**Addendum No. 3  
Issued: March 2, 2016**

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This Amendment Number 3 is issued by e-mail on March 2, 2016. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

**Item #1:** Sign-in Sheet and Business Cards

Please see Attachment 1

**Item #2:** Preproposal Conference Meeting Minutes

Please see Attachment 2

**Item #3:** Preproposal PowerPoint Presentation

Please see Attachment 3

- End of Amendment No. 3 –

**Attachment 1**  
**Sign-in Sheet and Business Cards**

# SIGN IN SHEET

ST. ELIZABETHS EAST CAMPUS STAGE 1 PHASE 1 INFRASTRUCTURE IMPROVEMENTS

MARCH 2, 2016

PRE-PROPOSAL CONFERENCE AND SITE VISIT

	NAME	COMPANY	TELEPHONE	EMAIL
1.	RICHARD STAUDINGER	CH2M	202-513-4605	RICHARD.STAUDINGER@CH2M.COM
2.	JOE AVERZA	Gilbane	410-49-1940	javerza@gilbane.co.com
3.	CHRIS LANNIN	Allan Myers	571-283 8970	Chris.Lannin@allanmyers.com
4.	Kim Kohr	Skanska	917-417-7376	Kim.kohr@skanska.com
5.	JAN WHITNEY	HNTB	703-969-8264	JWHITNEY@HNTB-CAN
6.	Hunfae Kim	DDOT	703-267-4636	hunfae.kim@dc.gov
7.	TINA BOYD	TINA BOYD + ASSOC	202-627-9686	tinae.tinaboydandassoc.com
8.	Steve Hickey	SHICK@DCIHQ.COM	202-944-8787	shickey@dcihq.com
9.	GABRIELLE ALFONSO	GALFONSO@DCIHQ.COM	202-944-8787	galfonso@dcihq.com
10.	David Clow	DC NET	202-715-3823	david.clow@dc.gov
11.	Valerie Guerrier	DC Net	202-727-5597	valerie.guerrier@dc.gov
12.	ADRIAN	AXEN	202-363-4304	AX@axen.com
13.	MARK JONES	M JONES Companies	2/304-7294	MJONESCOMPANIES@gmail.com
14.	Nicole Copeland	Tina Boyd Assoc	2) 494-1632	nmcopeland1@yahoo.com
15.				
16.				
17.				

# SIGN IN SHEET

## ST. ELIZABETHS EAST CAMPUS STAGE 1 PHASE 1 INFRASTRUCTURE IMPROVEMENTS

MARCH 2, 2016

PRE-PROPOSAL CONFERENCE AND SITE VISIT

	NAME	COMPANY	TELEPHONE	EMAIL
1.	Audrey Huggins	CH2M	225-280-0141	Audrey.Huggins@CH2M.com
2.	Nick Patcella	En Engineering	443-577-3863	npatcella@engineering.com
3.	Jeff Noll	Savin Engineers	301-341-0100	jnoll@savinengineers.com
4.	Sam Patel	Fort Myer Const.	202-636-9535	spatel@fortmyer.com
5.	Clare Archer	Gilbane	301-502-6703	carcher@gilbaneco.com
6.	John Mittauer	AMEC Foster Wheeler	571-215-9265	john.mittauer@amec.com
7.	Daniel Dunlap	Amec Foster Wheeler	703-857-3285	daniel.dunlap@amecfw.com
8.	Tiffany Eng	AMT LLC	202-289-4545	teng@amtengineering.com
9.	Jeff Walker	Washington Gas	703-408-6502	JeffreyG.Walker@washgas.com
10.	Stephan Mueh	Washington Gas	571-249-0028	SMUEH@gwashgas.com
11.	Dawit Muluneh	DDOT	202-671-4556	dawit.muluneh@dc.gov
12.	Robert Poe	GILBANE	571-253-2994	rpoe@gilbaneco.com
13.	<del>Bob MacRae</del>	<del>GILBANE</del>		
14.				
15.				
16.				
17.				

# SIGN IN SHEET

MARCH 2, 2016

ST. ELIZABETHS EAST CAMPUS STAGE 1 PHASE 1 INFRASTRUCTURE IMPROVEMENTS

PRE-PROPOSAL CONFERENCE AND SITE VISIT

	NAME	COMPANY	TELEPHONE	EMAIL
1.	Jane Lusk	DAT	202-898-1777	jloze@delawarehempfor.com
2.	Kristin Walp	Leftwich	202-434-9113	kwalp@leftwich/k.com
3.	Hamid Riahi	Schnabel Engr.	202-744-7665	hriahi@schnabel-eng.com
4.	Solomon Ikotun	DGS	202-741-0422	Solomon.ikotun@dc.gov
5.	CHRIS KERNS	FMCC	202-529-3178	CKERNS@fortmyer.com
6.	Sarah Bishop	Skanska	408-609-1656	sarah.bishop@skanska.com
7.	Vanessa Simmons	DGS	202-735-6888	Vanessa.simmons@dc.gov
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9.	Michael Caldarella	PLWS	240-280-9188	michael.caldarella@progressivewaste.com
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13.				
14.				
15.				
16.				
17.				



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**Attachment 2**  
**Preproposal Conference Meeting Minutes**



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



**DESIGN BUILD SERVICES FOR ST. ELIZABETHS EAST CAMPUS**  
**STAGE 1 PHASE 1 INFRASTRUCTURE IMPROVEMENTS**  
**Solicitation #: DCAM-16-CS-0084**  
**Preproposal Conference Meeting Minutes**  
**March 2, 2016**

1. A non-mandatory preproposal conference for the above-referenced solicitation was held on Wednesday, March 2, 2016 at 10:00 a.m.
2. The preproposal conference began with introductions of the following individuals:
  - a. Jamar Spruill – DGS (Contract Specialist)
  - b. Thomas Bridenbaugh – Leftwich, LLC (Procurement and Real Estate Advisory Consultant)
  - c. Vanessa Simmons – DGS (Project Manager)
  - d. Jeff Bonvechio – DGS (Deputy Director Capital Construction)
  - e. Richard Staudinger – CH2M (Engineer)
  - f. Martine Combal – DMPED (Deputy Director of Real Estate)
  - g. Huntai Kim –DDOT (Project Manager)
3. An overview of the overall plan for the St. Elizabeths East Campus development as well as the specific Project details was provided through a slideshow presentation (to be posted on the DGS website).
  - a. In general, the Project includes construction of a new infrastructure network to provide a complete street system within the East Campus, including: Urban local roadways; New wet and dry utilities; Landscaping Right of Way; LID Drainage Features; and Bicycle/ pedestrian facilities. Network will be constructed in two phases, with Stage 1 Phase 1 commencing Summer 2016 (NTP-1 to be issued in early May for completion of the 100% design).
  - b. Access (particularly maintaining continual access to the hospital) will be important during this Project.
  - c. There are three key milestone dates for this Project:
    - i. Late July 2016: NTP-2 issued by DGS for start of construction of roads & utilities.
    - ii. September 2017: Utilities and Roads in place to E&SA facility.
    - iii. Summer 2018: Completion of construction of roads & utilities for Stage 1 Phase 1
4. The delivery method, contract terms, and incentives were discussed:
  - a. DGS is looking for a “turnkey” relationship with the Design-Builder, whereby the Design-Builder will take on as much of the schedule and financial risk as possible. CH2M’s contract will be assigned to the selected Design-Builder (the contract will be provided by amendment). Offerors should not contact CH2M

- during the bid process. All questions should be directed to the Contract Specialist (Jamar Spruill).
- b. The Design-Build form of contract was issued with the RFP and that represents the business deal DGS wishes to enter into. If Offerors would like to request modifications to this agreement, they will need to be submitted with their proposal so that DGS can evaluate Offerors fairly. Requesting a modification does not mean that DGS will accept such request.
  - c. Offerors are encouraged to review the evaluation factors and subfactors in Section D of the RFP, and be sure to address each subfactor in their proposal. DGS will score proposals in accordance with these factors and subfactors.
  - d. There is an Incentive Fee of \$400,000 at risk in this contract, which can be earned by accomplishing four objectives:
    - i. Forty Percent (40%) of the Incentive Fee shall be earned for achieving substantial completion of the project no later than July 31, 2018 regardless of the reason failure to achieve timely completion;
    - ii. Thirty five Percent (35%) of the Incentive Fee shall be earned if the final contract price does not exceed the original contract price by more than three percent (3%) (i.e. if the total value of change orders (and irrespective of their cause) are less than 3%);
    - iii. Ten Percent (10%) of the Incentive Fee shall be earned based on construction quality; and
    - iv. Fifteen Percent (15%) of the Incentive Fee will be earned if the contractor is able to commence construction on or before July 31, 2016.
  - e. There will be liquidated damages if the Project is late.
5. Economic inclusion goals were discussed. The Department desires to maximize the participation of District residents and businesses in the Project, with a particular focus on Ward 7 and 8 businesses and residents.
- a. Thirty Five Percent (35%) of the Contract Work (by dollar volume) must be awarded to entities that are certified as Small Business Enterprises by the District of Columbia Department of Small and Local Business Development.
  - b. Offerors must submit a Wards 7 & 8 Inclusion Plan demonstrating the extent businesses and residents from Wards 7 & 8 will be involved. This will be evaluated as part of Offerors' proposal.
  - c. There is a Forty Percent (40%) District Workforce Utilization Goal.
  - d. DGS also desires that the community immediately surrounding the site be involved in the performance of the work to the greatest extent practicable and has set a goal of 10% resident participation from residents of Wards 7 and 8.
  - e. The District's First Source Employment law applies, and 51% of new hires for this Project must be District residents.
  - f. Davis-Bacon wage rates are applicable.
6. A One or more Amendments to the RFP will be issued which will include the following additional information:
- a. Sign-In Sheet from the preproposal conference/site visit.
  - b. Preproposal conference meeting minutes

7. Questions:

- a. A question was asked about existing private utilities to be relocated.
  - i. As shown on the drawings, there is a 14” water line that might need to be relocated, and a DC Water tank that will need to be kept in place until a new tank is installed. There is also the possibility of some utility relocation near the WMATA station, however, this should fall in Phase 2. Everything else on site is either shut off or abandoned.
- b. Follow up with respect to private utilities and the Design-Builder’s responsibility was asked.
  - i. CH2M pointed to the drawings, but gave a brief overview of the general scope of work involved here, and the process by which the utility companies would be on-site to inspect and complete their portion of the work. It was noted that Washington Gas is designing their own system and the Design-Builder will need to coordinate with them.
- c. A question was asked with respect to the right-of-way/right-of-entry.
  - i. All property is owned by the District and DMPED will issue right of entry, so there will be no right-of-way issues. It was also noted that no new reports as to existing conditions have been prepared since the last time this Project was out for procurement. The applicable reports are referenced in the RFP.
- d. A question was asked about access roads.
  - i. Access will be a key issue in this Project and the responsibility of the Design-Builder.
- e. A question was asked about CH2M’s design fees and the limited NTP-1.
  - i. DGS will provide the CH2M contract by amendment. It includes design through CA services. For the NTP-1, DGS will issue a letter contract under \$1 million so that the design can advance past the 65% drawings while the full contract is submitted for Council approval.
- f. A question was asked about the Wards 7 & 8 participation requirements.
  - i. Offerors are required to submit with their proposals a Wards 7 & 8 Inclusion Plan showing how businesses and residents from those wards will be involved. This plan will be evaluated as part of the award process. DGS has established a 10% District resident participation from Wards 7 & 8 – Offerors are asked to include an estimate of the anticipated hours to be worked by Ward 7 & 8 residents on the Project, broken out by trade, as part of their bid.
- g. A question was asked about DGS’ adjustment to a 200-point evaluation scale, and whether the 12 CBE preference points will be adjusted upward (otherwise resulting in a disincentive to CBEs).
  - i. This adjustment was done by the Contracts & Procurement Department, and further information about the change will be provided by amendment.

**Attachment 3**  
**Preproposal PowerPoint Presentation**



# St. Elizabeths East Stage 1 Phase 1 Infrastructure RFP

March 2, 2016



## Agenda – Preproposal Conference and Site Visit

1. DGS Team Introductions – 10:00 AM
2. Safety Moment
3. St Elizabeths East Overview
4. Stage One Infrastructure Improvements
  1. Role of the D.C. Department of General Services and D.C. Department of Transportation
  2. Timeline for Stage 1 Phase 1 Contract
5. Limits of Stage 1 Phase 1 – what is included in the RFP
6. What is different from previous solicitation?
7. What will Stage 1 Phase 2 cover?
8. RFP Inclusionary Goals
9. Questions
10. Site Visit





# DEPARTMENT OF GENERAL SERVICES TEAM

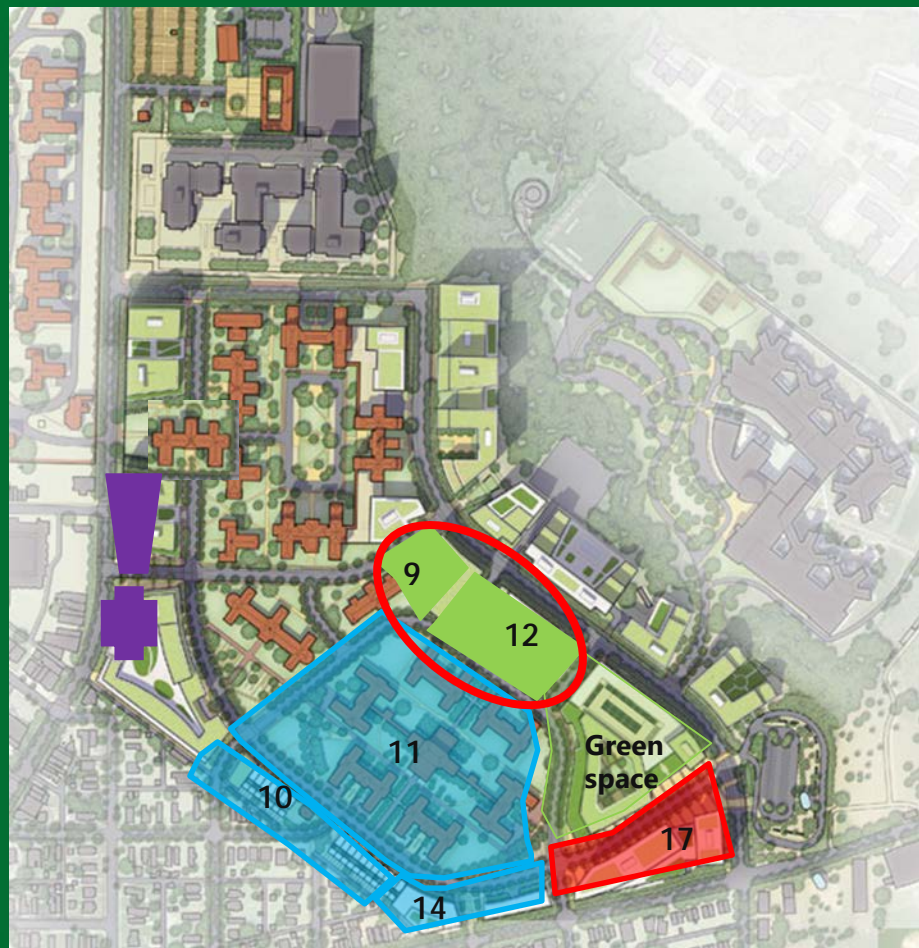
DGS is the lead agency for the RFP  
DDOT is the technical lead for the Roadways  
DMPED is the master developer of East Campus

Christopher Weaver  
Jeff Bonvechio  
Yinka Alao  
Vanassa Simmons  
Jamar Spruill  
Huntae Kim  
Sarosh Olpadwala  
Martine Combal

DGS -Director  
DGS -Deputy Director, Capital Construction  
DGS- Associate Director Contracts & Procurement  
DGS – St Elizabeths Project Manager  
DGS – Contracting Specialist  
DDOT – Project Manager  
DMPED - Director of Real Estate  
DMPED – Deputy Director of Real Estate



# St. Elizabeths East - Phase One 5 Year Plan



## Anticipated 5 -Year Use Map

Blue	Phase 1 Development Residential - Townhomes/Multifamily
Red	Phase 1 Development Mixed Use
Purple	Buildings In-Use - Gateway DC - RISE Demonstration Center
Green	Events DC's Planned Development - Washington D.C. Entertainment and Sports Complex

## Phase One Key Features:

Mixed-Use (Parcel 17)	+30,000 SF of Retail ; 171,000 SF of Office; 30,000 SF Innovation Greenspace
Townhomes (Parcel 10/14)	+60 homes Townhomes (30% affordable); +15 live-work-units
Multi-family (Parcel 11)	250 units multifamily units (80% affordable) in 6 historic buildings and one center amenity building; +14,000 SF innovation/arts/culture space
Entertainment (Parcels 9/12)	5,000 seat Entertainment and Sports Arena for use as a concert/ entertainment venue, Wizards Training Facility and arena for Mystics and other sports teams



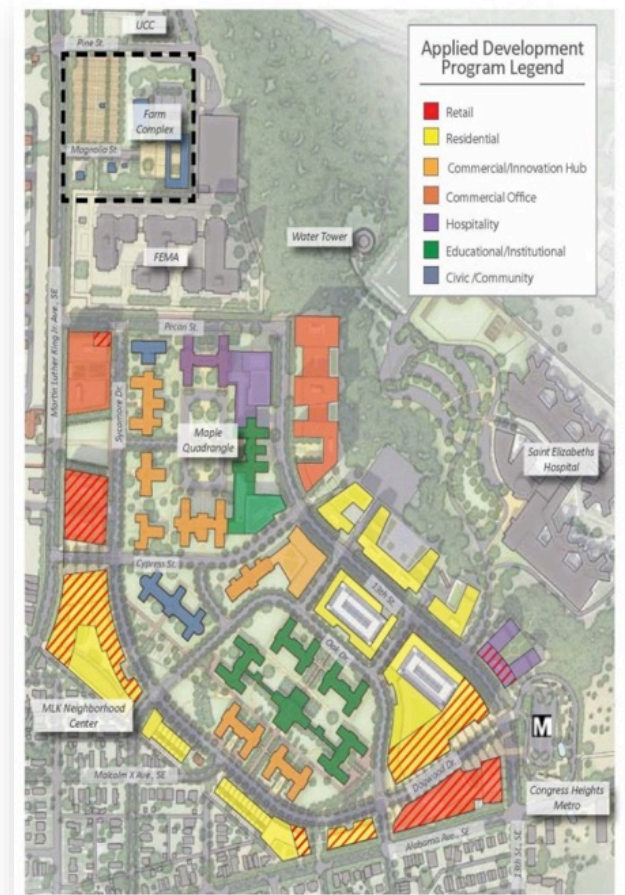
## St Elizabeths East Total Planned Redevelopment

East Campus Existing Conditions: Primarily a vacant historic campus, except Gateway DC and the R.I.S.E. Demonstration Center

Underlying Zoning: StE 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

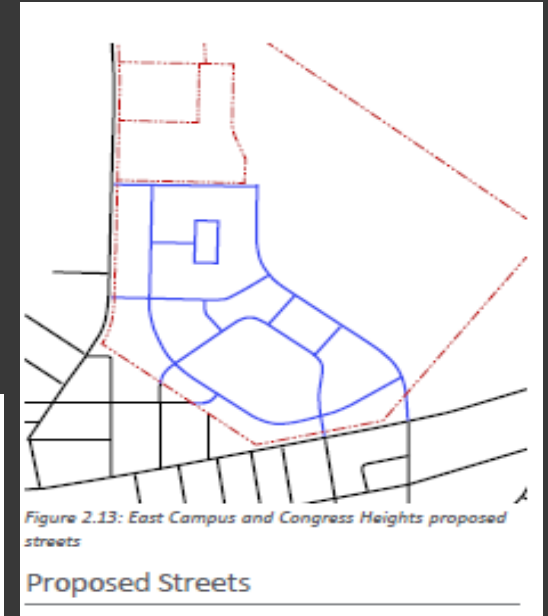
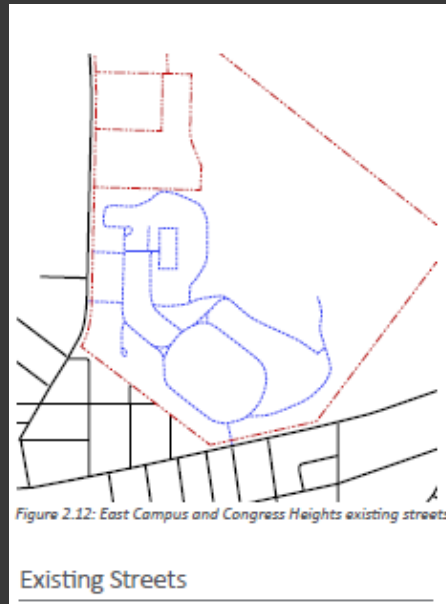


# INFRASTRUCTURE & STABILIZATION

Construction of a new infrastructure network to provide a complete street system within the East Campus, including:

- Urban local roadways
- New wet and dry utilities
- Landscaping Right of Way
- LID Drainage Features
- Bicycle/ pedestrian facilities

Network will be constructed in two phases, with Stage 1 Phase 1 commencing Summer 2016





# STAGE 1 PHASE 1 TRANSPORTATION INFRASTRUCTURE AND UTILITIES IMPROVEMENTS

## PROJECT SCHEDULE MILESTONES

August 2015	Cancellation Of Previous Solicitation For Infrastructure Improvements
Early December 2015	65% Plans Completed For DDOT & DOEE Reviews
February 12, 2016	Issuance Of Design Build Request For Proposals (RFP) By DGS For Roads & Utilities
April 5, 2016	RFP Due Date For Bids To DGS
Early May 2016	Notice To Proceed (NTP-1) Issued For 100% Plans
Late July 2016	NTP-2 Issued By DGS For Start Of Construction Of Roads & Utilities
September 2017	Utilities and Roads in place to E&SA facility
Summer 2018	Completion Of Construction Of Roads & Utilities For Stage 1 Phase 1



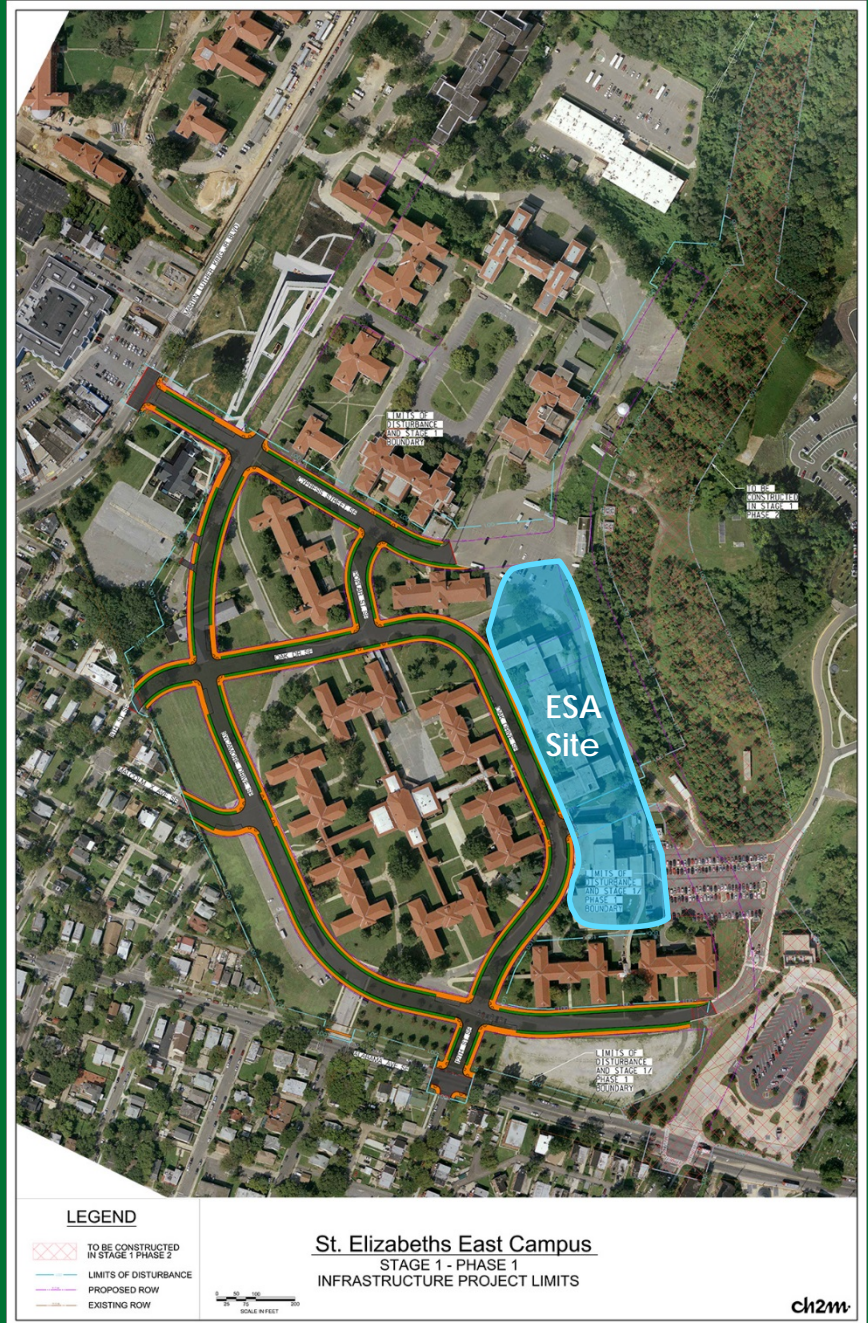
# STAGE 1 PHASE 1 TRANSPORTATION INFRASTRUCTURE AND UTILITIES IMPROVEMENTS

## What does the RFP Cover?

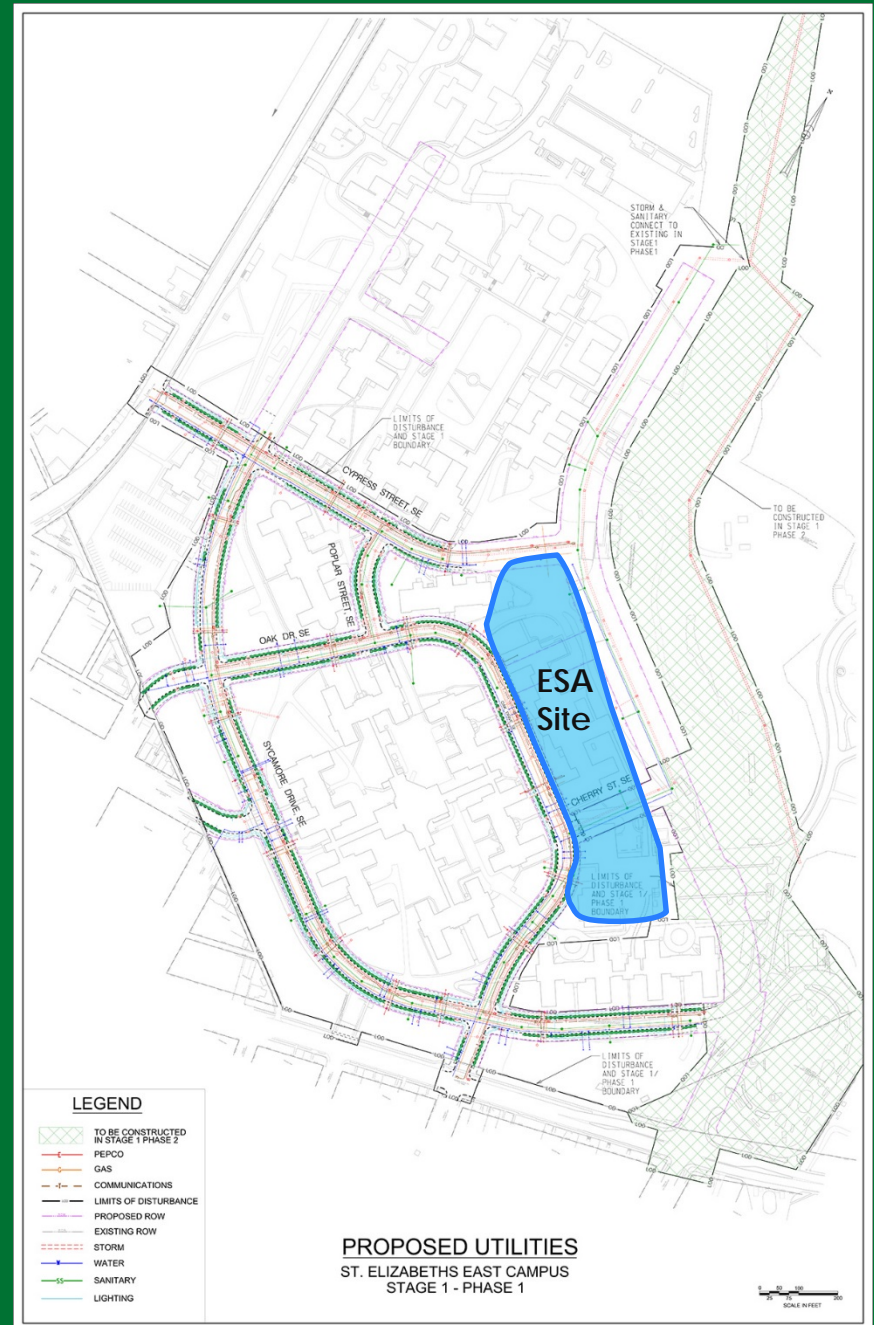
- Terms of Contract
- Wet and dry utilities and roadways as depicted on following slides
- What is different from the 2013 solicitation?
  - DGS is the lead agency
  - Intermediate (65%) level plans are completed and approved by Stakeholders
  - Reduced Footprint primarily to reduce impacts to WMATA Congress Heights Metro station
  - Demolition of buildings 119 and 124 handled separately by DGS
  - Final Design Contract transfers to DB Contractor
  - MOU/MOA's to be signed prior to award
  - DOEE approval of 65% plans and MEP drainage design
  - Staging and interim milestone for the E&SA facility – graphics



# STAGE 1 PHASE 1 INFRASTRUCTURE PROJECT LIMITS

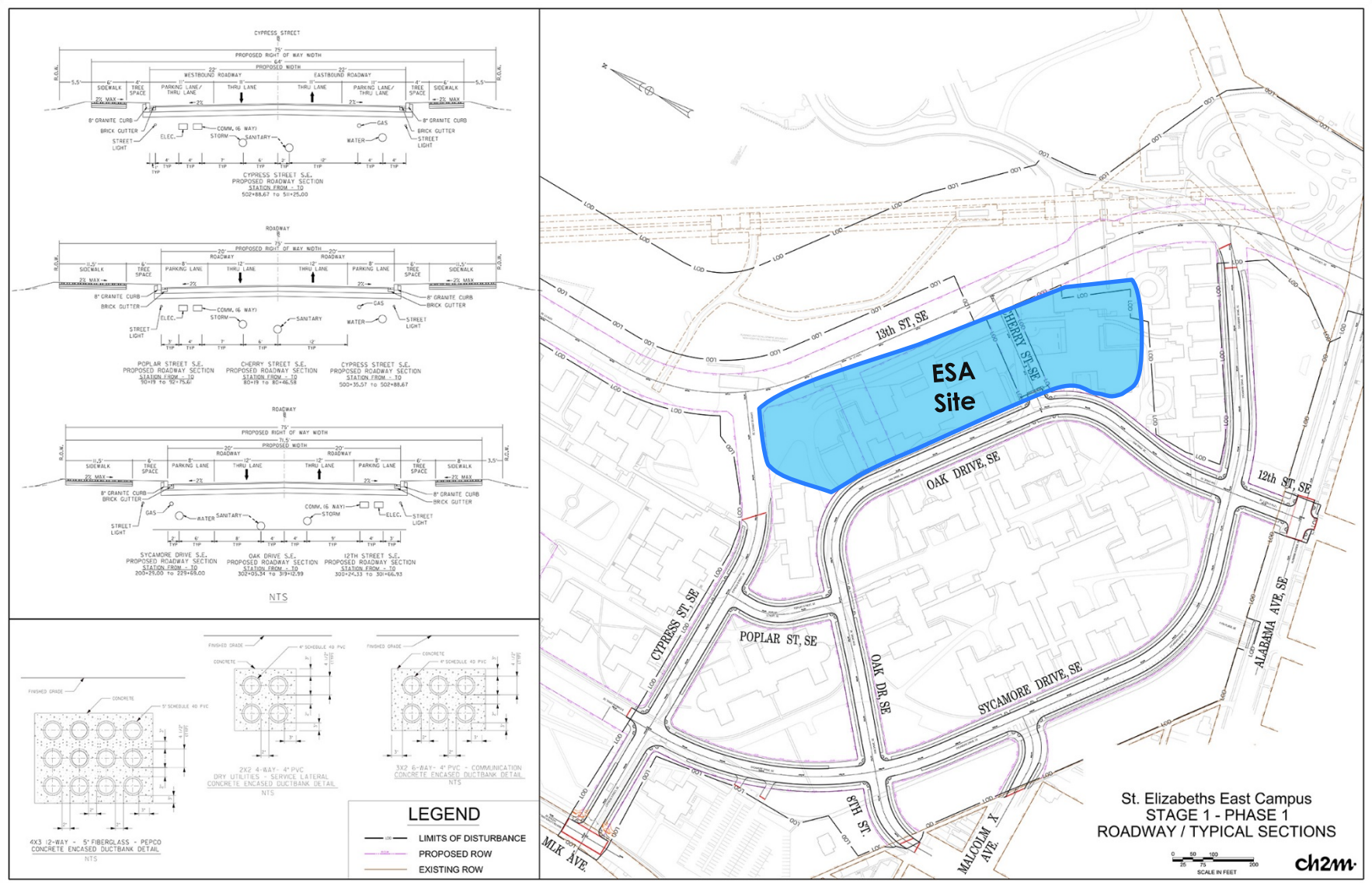


# STAGE 1 PHASE 1 PROPOSED UTILITIES



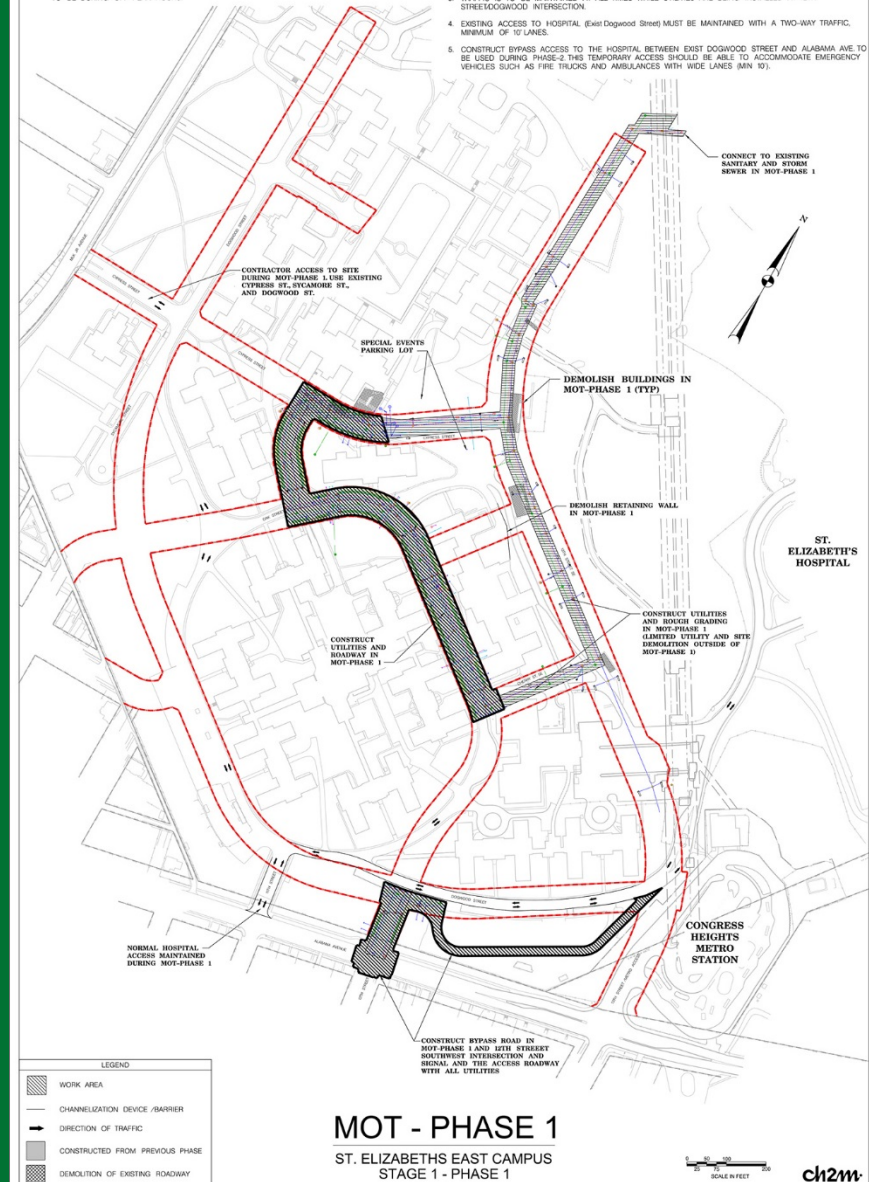


# STAGE 1 PHASE 1 - ROADWAY / TYPICAL SECTIONS



1. ACCESS TO THE SPECIAL EVENTS PARKING LOT IS TO BE MAINTAINED AT ALL TIMES
2. EACH PHASE IS TO BE CONSTRUCTED ONLY TO THE INTERMEDIATE PAVEMENT LEVEL. SURFACE PAVEMENT ONLY OCCURS ONCE ALL THE ROADWAY CONSTRUCTION IS COMPLETED.
3. CONSTRUCTION TRAFFIC SHALL NOT BE PERMITTED TO DRIVE ON FINAL SURFACE AND ACROSS NEW PAVEMENT MARKINGS.
4. CONTRACTOR SHALL COORDINATE INTERSECTION REPAVING SCHEDULE ACCORDING TO DOT STANDARDS AND PERMIT CONDITIONS, WHICH WILL REQUIRE ANY LANE CLOSURES TO BE DURING OFF PEAK HOURS.

1. HOVWAY AND UTILITY WORK MUST BE COMPLETED DURING PHASE 1 FOR THE FOLLOWING STREETS:
  - POPULAR STREET
  - OYSTER STREET (between Poplar St. & Cherry St.)
  - GAK STREET (between Poplar St. & Cherry St.)
  - ONE Street (between Sycamore & GAK)
2. TRAFFIC MUST BE MAINTAINED AT ALL TIMES THROUGH THE INTERSECTION OF 10TH STREET AND ALABAMA AVE USING SINGLE LANE CLOSURES DURING OFF-PEAK HOURS.
3. TRAFFIC IS TO BE MAINTAINED AT ALL TIMES WHILE UTILITIES ARE BEING INSTALLED AT 12TH STREET AND INTERSECTION.
4. EXITING ACCESS TO HOSPITAL (East Dogwood Street) MUST BE MAINTAINED WITH A TWO-WAY TRAFFIC MINIMUM OF 10 LANES.
5. CONSTRUCT BYPASS ACCESS TO THE HOSPITAL BETWEEN EAST DOGWOOD STREET AND ALABAMA AVE TO BE COMPLETED DURING PHASE 2. THIS ACCESS SHOULD BE ABLE TO ACCOMMODATE EMERGENCY VEHICLES SUCH AS FIRE TRUCKS AND AMBULANCES WITH WIDE LANES (MIN 30').





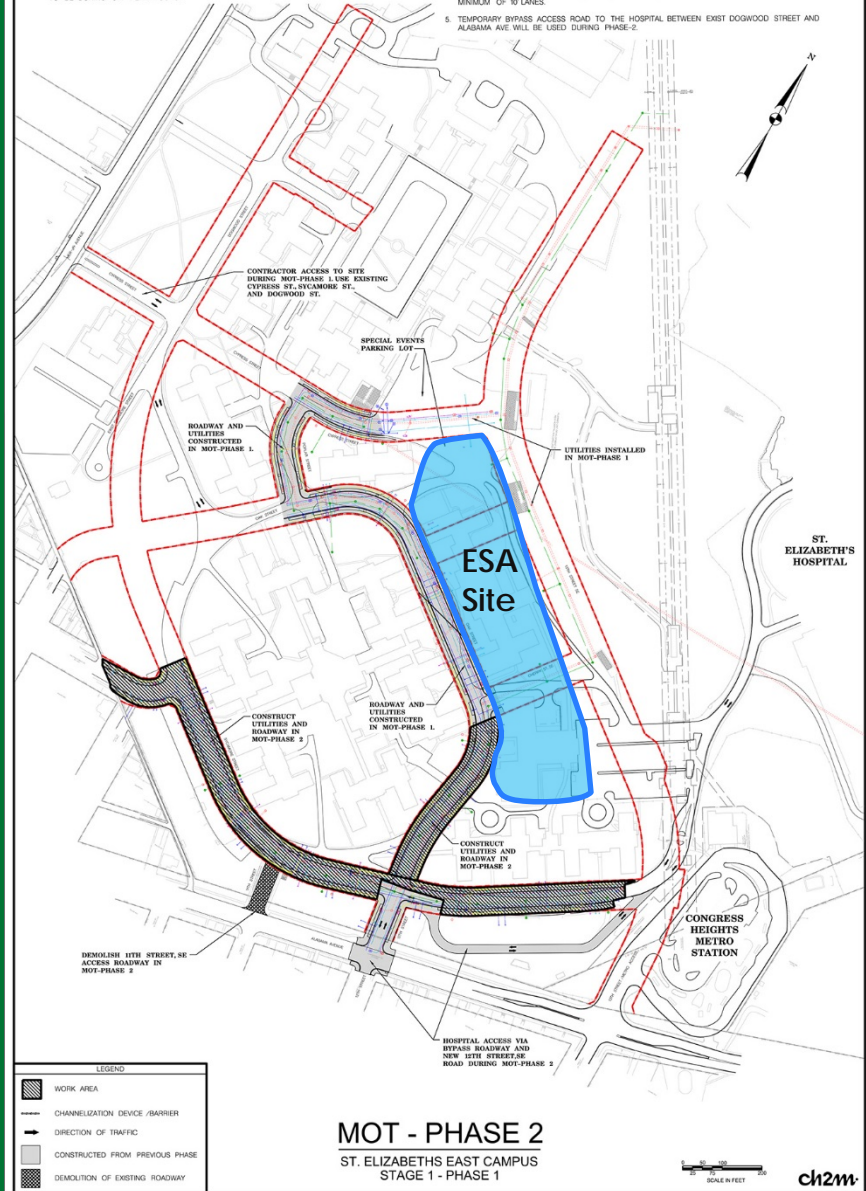
# STAGE 1 PHASE 1 MOT - 2

## GENERAL NOTES:

1. ACCESS TO THE SPECIAL EVENTS PARKING LOT IS TO BE MAINTAINED AT ALL TIMES
2. EACH PHASE IS TO BE CONSTRUCTED ONLY TO THE INTERMEDIATE PAVEMENT LEVEL SURFACE PAVEMENT ONLY OCCURS ONCE ALL THE ROADWAY CONSTRUCTION IS COMPLETED.
3. CONSTRUCTION TRAFFIC SHALL NOT BE PERMITTED TO DRIVE ON FINAL SURFACE AND ACROSS NEW PAVEMENT MARKINGS.
4. CONTRACTOR SHALL COORDINATE INTERSECTION REPAIRS SCHEDULE ACCORDING TO DOT STANDARDS AND PERMIT CONDITIONS WHICH WILL REQUIRE ANY LANE CLOSURES TO BE DURING OFF PEAK HOURS.

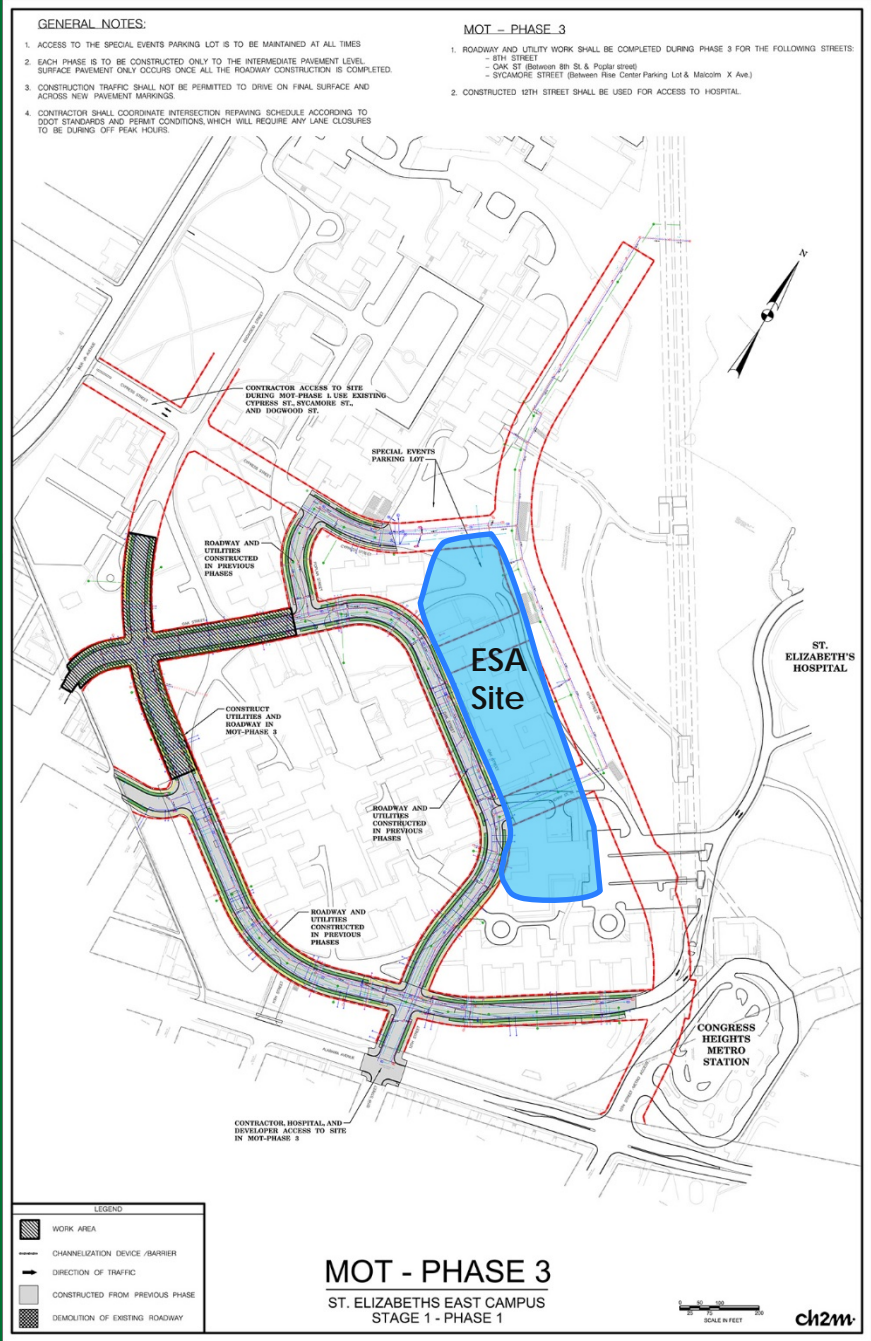
## MOT - PHASE 2

1. ROADWAY AND UTILITY WORK SHALL BE COMPLETED DURING PHASE 2 FOR THE FOLLOWING STREETS:  
- SYCAMORE STREET (Between MALCOLM X AVE & Hospital Entrance Gate)  
- OAK STREET (Between Cherry St. & Sycamore St.)
2. DEMOLISH EXISTING 11TH STREET ACCESS ROAD WHILE MAINTAINING TRAFFIC SHALL USING SINGLE LANE CLOSURES DURING OFF-PEAK HOURS.
3. TRAFFIC IS TO BE MAINTAINED AT ALL TIMES WHILE UTILITIES ARE BEING INSTALLED AT 12TH STREET/DOGWOOD INTERSECTION.
4. EXISTING ACCESS TO HOSPITAL (Exit Dogwood Street) MUST BE MAINTAINED WITH A TWO-WAY TRAFFIC MINIMUM OF 10 LANES.
5. TEMPORARY BYPASS ACCESS ROAD TO THE HOSPITAL BETWEEN EXIST DOGWOOD STREET AND ALABAMA AVE WILL BE USED DURING PHASE-2.





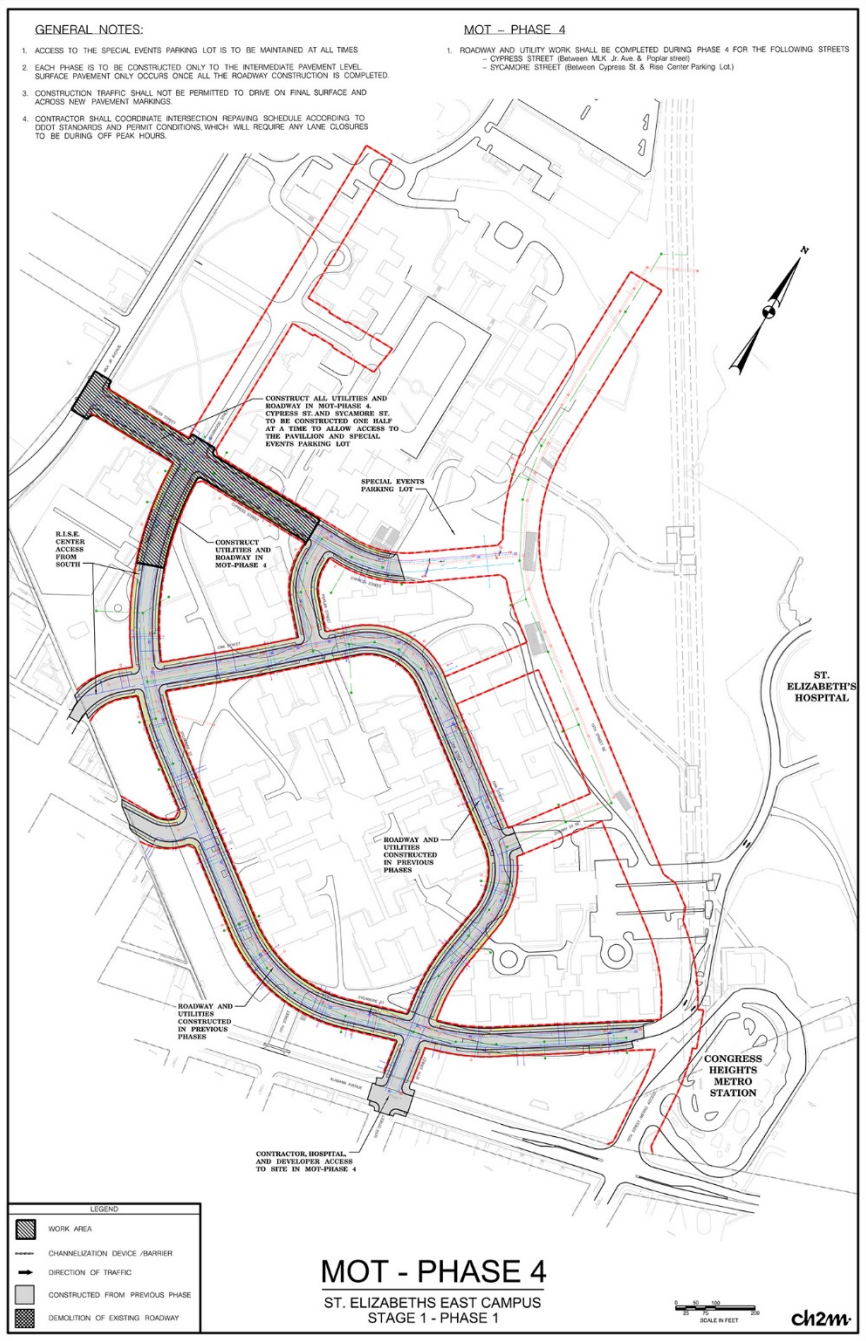
# STAGE 1 PHASE 1 MOT – 3





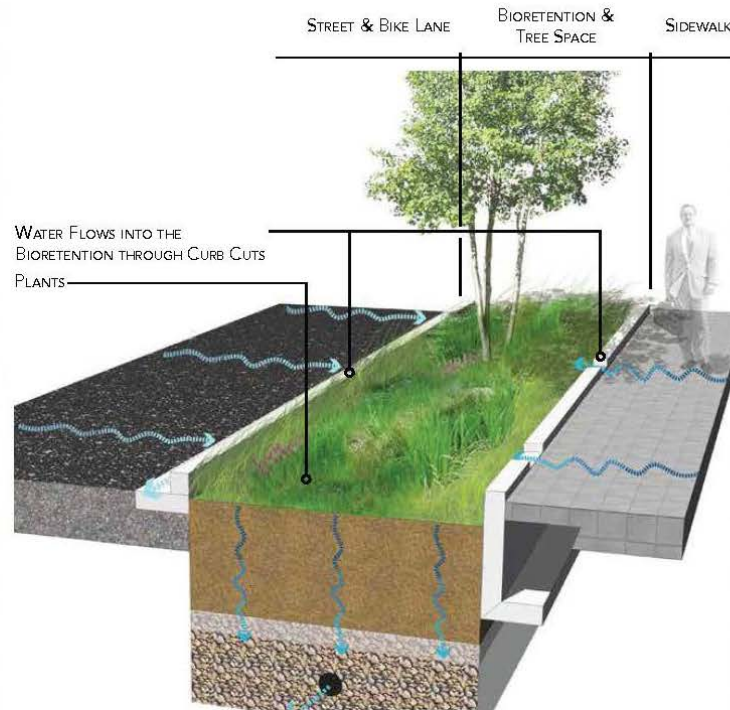
# STAGE 1 PHASE 1

## MOT - 4





# LANDSCAPE CONCEPT



LOW IMPACT DEVELOPMENT STREETScape



CONCRETE SIDEWALKS, GRANITE CURBS & BRICK GUTTER



UNIQUE NEIGHBORHOOD BIKE RACK



UNIQUE NEIGHBORHOOD CROSSWALKS

# STAGE 1 PHASE 2 INFRASTRUCTURE

## POTENTIAL PROJECT LIMITS

