

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

**DESIGN-BUILD SERVICES
BALLOU SENIOR HIGH SCHOOL
ATHLETIC FIELDS & SITE IMPROVEMENTS**

Solicitation #: DCAM-16-CS-0066

**Amendment No. 1
Issued: January 7, 2016**

This Amendment Number 01 is issued by e-mail on January 7, 2016. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

Item #1:

Sign-in Sheet: The sign-in sheet from the preproposal conference is attached.

Item #2:

Preproposal Conference Meeting Minutes: Meeting minutes of the preproposal conference are attached.

Item #3:

Phase 1 and Phase 2 Subcontractors: Below is a list of subcontractors who performed prior work on the project.

- ATT Sports – Track Surface
- Canyon Concrete, Inc. – Concrete
- Century Fence Construction, LLC – Site Fencing
- City Security Consultants – Site Security
- Crystal Steel – Structural Steel
- Environmental Design & Construction – Site Storm water/Sewer
- Field Turf – Field Manufacturer/Installation
- Heller Electric – Electrical
- In Town Restoration – Site Concrete
- KaRon Masonry – Masonry
- Long Fence – Site/Spectator Fencing
- Magnolia Plumbing – Site drainage/plumbing
- Pro-Pave – Asphalt Paving
- Shapiro & Duncan - Mechanical
- Strittmatter Metro, LLC – Earthwork
- Sturdi-Steel - Grandstand Bleachers
- TJ Distributors – Athletic Equipment
- WH Boyer – Landscaping

Item #4:

Field Infill Change: The synthetic field infill mix should be Recycled Rubber (Nike Grind), not crumb rubber. The Recycled Rubber Infill should consist of ground up recycled rubber shoe soles and/or manufactured materials or post manufactured (pre-consumer) materials. Recycled rubber infill should be mixed with silica sand in the same way traditional crumb rubber and sand is mixed.

Item #5:

The bid date remains unchanged. Proposals are due by **January 15, 2016 at 2:00 pm EST.** Proposals that are hand-delivered should be delivered to the attention of: Jamar Spruill, Contract Specialist, at **Frank D. Reeves Center, 2000 14th Street, NW, 8th floor, Washington, DC 20009.**

- End of Amendment No. 1 -

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PREPROPOSAL CONFERENCE MEETING MINUTES
DESIGN-BUILD SERVICES
BALLOU SENIOR HIGH SCHOOL
ATHLETIC FIELDS & SITE IMPROVEMENTS

Solicitation #: DCAM-16-CS-0066
January 5, 2016 at 11:30 a.m.

1. A preproposal conference for the above-referenced solicitation was held on Tuesday, January 5, 2016 at 11:30 a.m.
2. The preproposal conference began with introductions of the following individuals:
 - a. Jeff Bonvechio – DGS (Deputy Director of Capital Construction Services)
 - b. Alphonso Fluelling – DGS (Supervisor of Construction)
 - c. Allam Al-Alami – DGS (Operational Manager)
 - d. Pedro Astudillo – DGS (Project Manager)
 - e. Jamar Spruill – DGS (Contract Specialist)
 - f. Thomas Bridenbaugh & Emmy Klint – Leftwich, LLC (Procurement and Real Estate Advisory Consultant)
 - g. Marcos Miranda- DCPEP (Program Manager)
3. An overview of the project was provided, which includes completing any and all additional work necessary to construct an athletic complex at Ballou in time for the fall 2016 football season.
 - a. Ballou Senior High School is located at 3401 4th Street, SE, Washington, DC 20032, and has been undergoing renovations since 2013. Phase One of the Project is wrapping up now.
 - b. The school buildings are located in the southern portion of the site while the athletic complex will be at the northern part of the site.
 - c. The contractor working on Phase One of the Project has demolished the existing building on site. The Phase One contractor has also started working on some earthwork and a footer.
 - d. The site is not flat, so some re-grading will need to be done in addition to design and construction of a field, track, related lighting, and robust retaining walls.
4. The delivery method of the project was discussed:
 - a. The delivery method will be a modified design-build approach.
 - b. DGS released permit documents along with the RFP. These documents may not be complete, and the design-builder will be required to finish the design to complete the Project. Offerors may work with the previous architect or any other designer or their choice.

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- c. DGS included all plans and specifications that are available for this Project for the Offeror's use.
 - d. The Phase One contractor has stated they will work with the contractor selected through this procurement to provide information necessary for the completion of the scope of work.
5. The project schedule was discussed:
 - a. This Project is on an extremely tight schedule. August 1, 2016 is a hard deadline as the school football teams begin practice at this time.
 - b. It is not anticipated that there will be a change in bid date at this time.
6. The procurement process and fees were discussed:
 - a. The contract will be awarded through the formal procurement process and will require Council approval. Offeror should conform their proposals to the RFP and focus on the Form of Contract, which will be issued by amendment.
 - b. Offerors may request changes to the Form of Contract, however, this is not encouraged and will be considered in the evaluation process. Changes to the Form of Contract make it difficult to assess the proposals in the same way. Any requested changes must be included with the proposal. Requested changes are requests; simply because a change is requested does not mean the change is, or will be, accepted by the Department.
 - c. Offerors must bid a Preconstruction Fee, Design-Build Fee, Design Fee, a Guaranteed Maximum Price, and unit rates.
 - i. The Preconstruction Fee will include all costs from award to mobilization.
 - ii. The Design-Build Fee will include costs of the home office, overhead, profit and general conditions costs.
 - iii. The Design Fee will cover all design costs to finish the design of the Project to completion. This is a line item guarantee for all design services.
 - iv. The Guaranteed Maximum Price will include all costs to complete the Project, including the above mentioned fees and cost of work.
 - v. The unit rates bid will be used in case of encountering unexpected hazardous materials or subsurface conditions.
 - d. Offerors are requested to bid two add/alternate prices. One alternate will be for using terraced retaining walls instead of a single retaining wall. The second alternate is to add a retaining wall at the NW corner of the field. This retaining wall was not included on the design documents, however it may be necessary in order to not disturb the neighboring properties' foundations.
7. Economic inclusion goals were discussed. The Department desires to maximize the participation of District residents and businesses in the Project.
 - a. With respect to the participation of District businesses, the following requirements apply:
 - i. 50% of all dollars in the contract must go to CBEs.
 - ii. 35% of all dollars in the contract must go to SBEs.
 - iii. 20% of all dollars in the contract must go to DBEs.

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- b. With respect to District resident participation, it was noted that the new and old First Source Act would apply. Fifty-One percent (51%) of new hires must be District residents. Additionally:
 - 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.
 - c. Davis Bacon wage rates will apply. It was also noted that subcontractors need to properly classify their employees.
8. The scoring of the proposals was discussed.
- a. Offerors are encouraged to look at Section D of the RFP which outlines the evaluation criteria for proposals and the specific subfactors for evaluation. Particular attention should be paid to the management plan.
 - i. The proposals will be evaluated using each of the subfactors listed in Section D of the RFP. It is important to respond to each subfactor, if a subfactor is not address, a proposal will receive no points for that subfactor.
 - ii. This Project is on an extremely tight schedule. It is important that the proposal be specific to this Project and this timeline.
 - iii. Strong proposal will identify the unique aspects of the project and challenges that the project will likely face. It will also specifically state how those unique challenges will be addressed throughout the process.
9. A series of Amendments to the RFP will be issued which will include the following additional information:
- a. Sign-In Sheet from the preproposal conference.
 - b. Preproposal conference meeting minutes
 - c. Form of Contract
 - d. A list of subcontractors that have worked on Phase One of the Project.
10. Questions:
- a. Will there be challenges getting access to the existing contract documents?
 - i. No, all of the documents were included in the RFP and are available to prospective Offerors.
 - b. Will the contractor be liable for the work already constructed on the site?
 - i. There is not much that is currently built at the site, except for a footer.
 - c. Will you talk about permits?
 - i. The contractor engaged through this procurement will be required to pull public space permits. All of the other permits are held by the Phase One contractor and will need to be transferred to the contractor engaged through this procurement. DGS will help with this process.

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- d. Do we need to show backup for the GMP numbers?
 - i. This is not required, although it would be helpful and appreciated.
- e. What is the situation with utilities?
 - i. The Phase One contractor has already laid the utilities for the field, however, the contractor engaged through this procurement will be responsible for data drops on the field.
- f. What kind of HAZMAT might we encounter?
 - i. An old steam pipe was discovered that runs from the old boiler room across the field. The pipe was tested, and it was found to contain several smaller pipes that are wrapped in asbestos. Whatever portion of the pipe that will be disturbed during field construction will have to be abated.
- g. Are the geotechnical reports still accurate?
 - i. Yes, the amended geotechnical report is accurate. The current soil onsite is potentially hazardous, but it can be reused and kept on site. DGS will perform any further soil testing that needs to be done.
- h. May we use the current architect?
 - i. Yes, you may use the current architect or one of your choosing.
- i. Please explain the add/alternate on line 36 of the GMP.
 - i. The plans currently show a single retaining wall. However, it is thought that it may be more cost-effective to construct multiple a terraced retaining walls. This add/alternate would be the DEDUCT price for doing terraced retaining walls versus one retaining wall.
- j. Does an access road need to be maintained?
 - i. There is currently a path for a gator that will need to be maintained, but no further access roads will be needed.
- k. What kind of turf should be used for the field?
 - i. Field Turf is the preferred vendor for the rubberized turf to be used on the field.
- l. What kind of lighting should be used?
 - i. A Musco lighting package will be used for the field. The two parking lots will also need lighting, but they will not have to be Musco.
- m. Will there be any security features that will need to be installed?
 - i. The press box will have a fire alarm that ties back to the main school building. You must use the company specified to tie in with the current system.
- n. What type of audio/visual equipment will need to be installed?
 - i. It is anticipated that a regular PA system will be installed. The plans currently include an IT package that includes 15 to 20 wireless drops that will have to be installed.
- o. Will there be any allowances carried for this Project?
 - i. Since we are bidding a GMP, no allowances are anticipated. If your bid carries an allowance, you must specify the value of the allowance and scope of work it is intended to cover.
- p. Will there be any materials to hand over from the previous contractor?
 - i. DGS does not anticipate that there will be any materials to hand over.

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- q. Will you provide a list of subcontractors that have worked on Phase one and two of the Project?
 - i. Yes. We will provide a list by subsequent addenda.
- r. Are there any LEED requirements?
 - i. The whole site will be LEED Gold (2010). The selected contractor will need to work with the phase one contractor to ensure compliance.

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Sign-in Sheet

1. Name: RICHARD COSTA Phone: 202 636-9535 EXT 2812
Company: FORT MYER CONSTRUCTION CORP.
Email Address: RCOSTA@FORTMYER.COM / BIDS@FORTMYER.COM
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: GIC / ASPHALT / CONCRETE / UTILITIES
Interested in bidding as a prime or a subcontractor? BOTH
2. Name: Pamela Oelerich Phone: 202-802-0942
Company: ECS Capitol Services, PLLC
Email Address: POelerich@ecslimited.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: Geotech, Environmental, hazmat, infiltration testing
Interested in bidding as a prime or a subcontractor? Sub
3. Name: Jeffrey Young Phone: 301-741-8133
Company: City General INC
Email Address: JYoung@CityGeneralInc.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: Electrical
Interested in bidding as a prime or a subcontractor? Subcontractor

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Sign-in Sheet

1. Name: TODD FRENCH Phone: 703 862-6257
Company: KROCON
Email Address: TFrench@krocon.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: GC
Interested in bidding as a prime or a subcontractor? Prime
2. Name: JOHN BUTTER Phone: 202-289-4545
Company: AMT, LLC
Email Address: jbutter@gmail.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: Civil Consulting
Interested in bidding as a prime or a subcontractor? Sub
3. Name: ANDREW GOLDBERG Phone: _____
Company: SPORTS CONSTRUCTION MANAGEMENT
Email Address: andrew.goldberg@scminc.net
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: Athletic Field Construction
Interested in bidding as a prime or a subcontractor? Sub

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Sign-in Sheet

1. Name: KEVIN LEVENBERGER Phone: 301 974-7065
Company: HYBRID CONSTRUCTION
Email Address: HYBRIDKMLC@GMAIL.COM
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: SEWER/WATER
Interested in bidding as a prime or a subcontractor? BOTH

2. Name: Lance Ball Phone: 301 949 2011
Company: Oyster Imus Petzill & Associates LLC
Email Address: lance.ball@OIPengineering.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: Civil Engineering
Interested in bidding as a prime or a subcontractor? Sub

3. Name: John McShane Phone: 301-907-4727
Company: FIELD TURF
Email Address: JMCSHANE@FIELDTURF.COM
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: FIELD WORK, SITE WORK, TRACK WORK
Interested in bidding as a prime or a subcontractor? SUB

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Sign-in Sheet

1. Name: Lisa Hough Phone: 703.659.7916
Company: Turner Construction
Email Address: lhough@tcco.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: GC
Interested in bidding as a prime or a subcontractor? Prime
2. Name: JOE SWANSON Phone: 703 932 5843
Company: TENER
Email Address: jswanson@tcco.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: GC
Interested in bidding as a prime or a subcontractor? PRIME
3. Name: TOM BEACH Phone: 240 552 8332
Company: Grunley
Email Address: tombeach@grunley.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: GC
Interested in bidding as a prime or a subcontractor? Prime

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Sign-in Sheet

1. Name: OMAR PARDO Phone: 202-857-7903
Company: KEYSTONE PLUS CONSTRUCTION
Email Address: opardo@keystoneplusdc.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: G.C.
Interested in bidding as a prime or a subcontractor? PRIME
2. Name: CHAD BRISSEY Phone: 540-645-8947
Company: JAXSON POINT ELECTRICAL CONSTRUCTION
Email Address: chad@jaxsonpoint.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: ELECTRICAL CONSTRUCTION
Interested in bidding as a prime or a subcontractor? SUB.
3. Name: Jonathan Moughty Phone: (203) 848-5335
Company: Restl Designers, Inc.
Email Address: j.moughty@restl.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: Structural Engineering
Interested in bidding as a prime or a subcontractor? Sub

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Sign-in Sheet

1. Name: BEN LAVERDURE Phone: 571/490/4769
Company: GTR TURF INC SHAW SPORT TURF
Email Address: B.LAVERDURE@GTRTURF.COM
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: TURF SUPPLIER AND INSTALLER
Interested in bidding as a prime or a subcontractor? Sub
2. Name: Randy Carroll Phone: 202-857-7903
Company: Keystone Plus Const.
Email Address: RCARROLL@KEYSTONEDC.COM
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: G.C.
Interested in bidding as a prime or a subcontractor? Yes
3. Name: MARK BARGAS Phone: 202-375-9197
Company: Blue Sky Construction
Email Address: MBARGAS@BLUESKYCONSTRUCTION.COM
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: G.C. / DBS
Interested in bidding as a prime or a subcontractor? Prime

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1. Name: David Arwood Phone: 203.629.9852
Company: Dmy Capital, LLC
Email Address: darwood@dmycapital.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: Geotech, materials Testing, Building Enclosure, Environmental
Interested in bidding as a prime or a subcontractor? sub
2. Name: Jason Phillips Phone: 240-750-0429
Company: Coakley & Williams Construction, Inc.
Email Address: jphillips@coakleywilliams.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: General Contractor / Design Builder
Interested in bidding as a prime or a subcontractor? prime
3. Name: GREG TERRY Phone: 2/944-9400
Company: KADCON
Email Address: gterry@kadcon.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: GC
Interested in bidding as a prime or a subcontractor? Prime

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Sign-in Sheet

1. Name: Rachna Butani Bhutt Phone: 202.889.8400
Company: HRGM CORPORATION
Email Address: rachna@hrgm.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: Site work, GC, roofing
Interested in bidding as a prime or a subcontractor? ~~prime~~ prime/sub
2. Name: Ramosh Butani Phone: 202.889.8400
Company: HRGM CORPORATION
Email Address: butani@hrgm.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: GC
Interested in bidding as a prime or a subcontractor? prime
3. Name: _____ Phone: _____
Company: _____
Email Address: _____
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: _____
Interested in bidding as a prime or a subcontractor? _____

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Sign-in Sheet

1. Name: LOU DEGENNARD Phone: 703-926-4744
Company: HELLER ELECTRIC
Email Address: LOU@HELLERELECTRIC.COM
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: ELECTRICAL
Interested in bidding as a prime or a subcontractor? SUB
2. Name: _____ Phone: _____
Company: _____
Email Address: _____
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: _____
Interested in bidding as a prime or a subcontractor? _____
3. Name: _____ Phone: _____
Company: _____
Email Address: _____
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: _____
Interested in bidding as a prime or a subcontractor? _____

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1. Name: B.B. Kemp Phone: 240-455-1415
Company: W. M. Schlosser Company
Email Address: bkemp@wmschlosser.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: Design-Build - General Contractor
Interested in bidding as a prime or a subcontractor? Prime

2. Name: _____ Phone: _____
Company: _____
Email Address: _____
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: _____
Interested in bidding as a prime or a subcontractor? _____

3. Name: _____ Phone: _____
Company: _____
Email Address: _____
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: _____
Interested in bidding as a prime or a subcontractor? _____

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Sign-in Sheet

1. Name: Dean Mitchell Phone: 202 556-5548
Company: JCMCS
Email Address: dmitchell@jcmcs.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: General Const, Electrical, HVAC
Interested in bidding as a prime or a subcontractor? Prime

2. Name: _____ Phone: _____
Company: _____
Email Address: _____
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: _____
Interested in bidding as a prime or a subcontractor? _____

3. Name: _____ Phone: _____
Company: _____
Email Address: _____
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
Type of services performed: _____
Interested in bidding as a prime or a subcontractor? _____

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Sign-in Sheet

1. Name: James Long Phone: 202-898-1989
Company: Delon Hampton & Associates
Email Address: jlong@delonhampton.com
Have you registered for the Constant Contact E-Mailing List? YES NO
Is your company a certified business enterprise? YES NO
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