

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES

**Amendment 001
Request for Proposal (RFP)**

**Design-Build Services
Adelaide Davis Elementary School Swing Space (DCAM-16-CS-0140)**

Issued: August 26, 2016

This Amendment Number 001 is issued by e-mail on August 26, 2016. Except as modified hereby, the Request for Proposal (RFP) DCAM-16-CS-0140 remains unmodified.

Item #1 Section A10 (Attachments) of RFP (DCAM-16-CS-0140) is being deleted in its entirety as per below:

Delete:

Section A.10 Attachments

Replace with:

A.10 Attachments

Attachment A

- Attachment A1
- Attachment A2
- Attachment A3

Attachment B

Attachment C

Attachment D

Attachment E

Attachment F

Attachment G

Attachment H

Attachment I

Attachment J

Attachment K

Attachment L

Attachment M

Attachment N

Attachment O


- Interior Condition
- **2014 Roof Assessment Report**
- **Conditional Assessment**
- **Sample Evacuation Plan**
- Preliminary Program
- Form of Offer Letter
- Bidder/Offeror's Certification Form
- Tax Affidavit
- Davis-Bacon Wage Rates
- Bid Bond Form
- Standard Contract Provisions
- SBE Subcontracting Plan
- First Source Agreement
- 2016 Living Wage Act
- Past Performance Evaluation Form
- Agreement for Design-Build Services
- Notice to Proceed and Letter Contract
- Bid Guarantee Certification

Item #2 Pre-Proposal Conference attendees list and Site Visit attendees List of RFP (DCAM-16-CS-0140) is added as below:


Exhibit A: Pre-Proposal Conference Attendees List
Exhibit B: Site Visit Attendees List
Exhibit C: Business Cards.

Item #3 Questions and Responses for RFP (DCAM-16-CS-0140):

#	Question	Respond
001	Does the SOW include Any Fire Alarm work?	Please refer to Section B.2.1 of the RFP.



James H. Marshall
Supervisor, Construction



Date

- End of Amendment No. 001 -

Attachment A1
2014 Roof Assessment Report



Condition Assessment Report



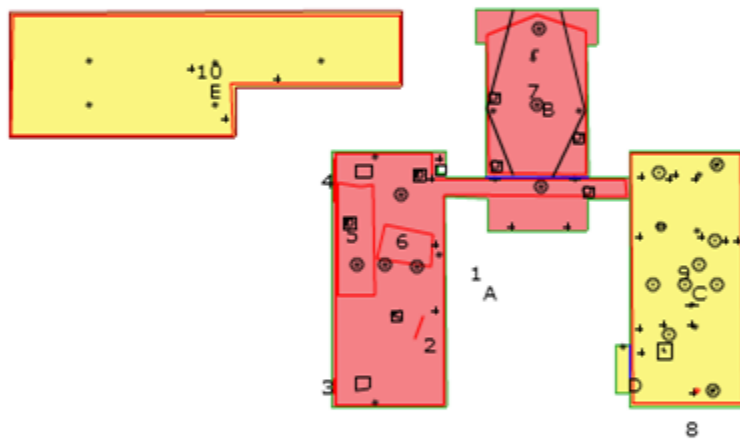
Davis Elementary School 2014*
4430 H St SE
Washington, DC 20019

Inspection Date: Monday, March 31, 2014

Building & Job Summary

Building Name	Davis Elementary School 2014*
Building Address	4430 H St SE Washington, DC 20019
Year Built	1943
Roof Area (total)	30,226 SF
Building Description	Building Type: School K-12 Building Zone: Residential Roof Access: Hatch
Inspection Date	Monday, March 31, 2014
Inspector	DGS - DCPEP JohnSr Hackbarth john.hackbarthroofing@hotmail.com
Inspection Notes	
Client Contact	

Section Key Plan



Legend

- RCS - Unsatisfactory
- RCS - Degraded
- +

 Pipe vent
- ⊗

 Turbine vent
- ⊙

 AP/Gravity vent
- ⊠

 Hatch (select size)
- Masonry chimney
- Ⓢ

 Exhaust fan/Extractor vent
- Field drain
- ⊖

 Through-wall scupper
- Vent (measure)
- Parapet
- Suspected wet insulation
- Membrane splits
- Membrane blisters (SF)
- Ponding
- Ⓢ

 Core test
- Cricket (measure)
- Wall
- V

 Attic vent
- LV

 Louvered vent
- ⊖

 Photovoltaic
- ⦿

 Antenna
- C

 Curb (select size)
- Mineral surface-cap deterioration
- Edge

Section Information

Section ID: A - A

Area: 8,876 SF

Roof Type: Built-up membrane

Layers:

- Surface:
 - Surface: Granular
 - Color: White
- Membrane:
 - Adhesive: Asphalt
 - # of plies: 3
 - Type of ply: Fiberglass
- Insulation:
 - Type: Perlite cover board
 - Thickness: 1"
 - # of layers: 1
 - Attachment: Asphalt
- Insulation:
 - Type: Polyisocyanurate (Poly ISO) foam
 - Thickness: 2"
 - # of layers: 1
 - Attachment: Asphalt
- Deck:
 - Type: Cast in-place concrete
 - Deck slope: 1/8



Roof Condition Score: 44 (Unsatisfactory)

Section ID: B - B**Area:** 4,269 SF**Roof Type:** Built-up membrane**Layers:**

- Surface:
 - Surface: Granular
 - Color: White
- Membrane:
 - Adhesive: Asphalt
 - # of plies: 3
 - Type of ply: Fiberglass
- Insulation:
 - Type: Perlite cover board
 - Thickness: 1"
 - # of layers: 1
 - Tapered: No
 - Attachment: Asphalt
- Insulation:
 - Type: Expanded polystyrene foam
 - Thickness: 2"
 - # of layers: 1
 - Tapered: No
 - Attachment: Asphalt
- Deck:
 - Type: Cast in-place concrete
 - Deck slope: 1/8

**Roof Condition Score:** 39 (Unsatisfactory)**Section ID: C - C****Area:** 7,136 SF**Roof Type:** Modified bitumen**Layers:**

- Surface:
 - Surface: Granular
 - Color: White
- Membrane:
 - Application: Hot mop
 - # of plies: 2
 - Type: APP
 - Base sheet type: Fiberglass

**Roof Condition Score:** 66 (Degraded)

Section ID: D - D**Area:** 155 SF**Roof Type:** Modified bitumen**Layers:**

- Surface:
 - Surface: Granular
 - Color: White
- Membrane:
 - Application: Hot mop
 - # of plies: 2
 - Type: APP
 - Base sheet type: Fiberglass

**Roof Condition Score:** 70 (Degraded)

Section ID: E - E**Area:** 9,790 SF**Roof Type:** Modified bitumen**Layers:**





- Surface:
 - Surface: Granular
 - Color: White
- Membrane:
 - Application: Hot mop
 - # of plies: 2
 - Type: APP
 - Base sheet type: Fiberglass

Roof Condition Score: 66 (Degraded)

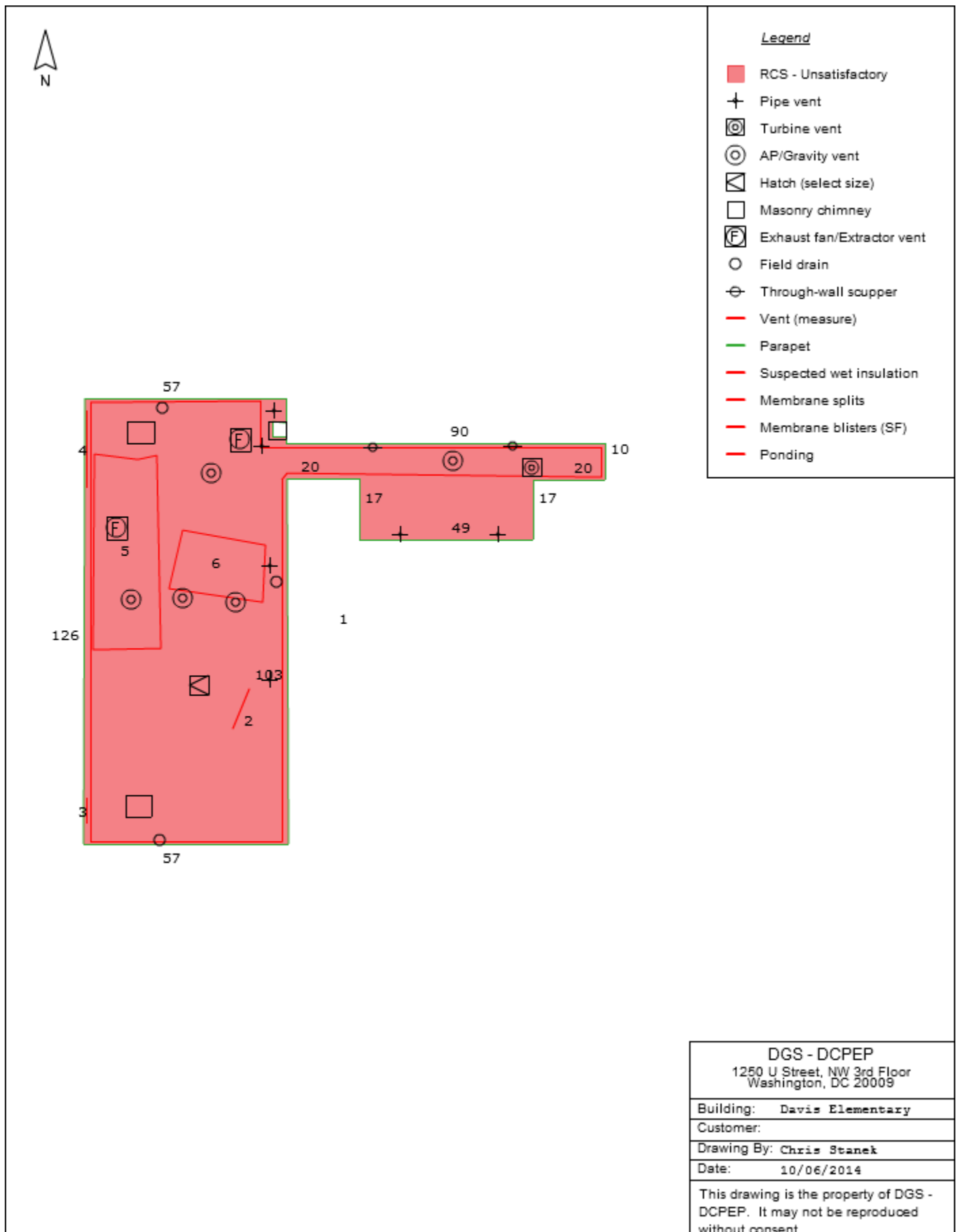
Roof Condition Scores

Section	Score
A - A (Area = 8,876 SF)	44 - Unsatisfactory
B - B (Area = 4,269 SF)	39 - Unsatisfactory
C - C (Area = 7,136 SF)	66 - Degraded
D - D (Area = 155 SF)	70 - Degraded
E - E (Area = 9,790 SF)	66 - Degraded

Legend

	Adequate (0%)
	Degraded (57%)
	Unsatisfactory (43%)
	Unspecified (0%)

Section A



Section Summary – A



Section ID: A - A

Area: 8,876 SF

Year Installed: 1998 (approximate)

Height: 32 FT

Floors: 0

Sensitivity: None

Roof Condition Score: 44 (Unsatisfactory)

Roof Type: Built-up membrane

Layers:

- Surface:
 - Surface: Granular
 - Color: White
- Membrane:
 - Adhesive: Asphalt
 - # of plies: 3
 - Type of ply: Fiberglass
- Insulation:
 - Type: Perlite cover board
 - Thickness: 1"
 - # of layers: 1
 - Attachment: Asphalt
- Insulation:
 - Type: Polyisocyanurate (Poly ISO) foam
 - Thickness: 2"
 - # of layers: 1
 - Attachment: Asphalt
- Deck:
 - Type: Cast in-place concrete
 - Deck slope: 1/8

Notes: None

Inventory Detail – Section A

Parapet membrane flashing

- Type: Roof
- Stretch out: 12"
- Attachment: Adhered



Parapet counter flashing

- Type: Reglet - 2 piece

Associated Defect: #3 , #4 - Metal flashing defects (LF)



Coping cap

- Material: Brick
- Width: 6"
- Interior face: 10"
- Exterior face: 10"
- Stretch out: 27"



Segment

- Type: Parapet

Seg1



AP/Gravity vent

- Size: > 24"
- Material: Galvanized steel
- Shape: Gooseneck
- Flashing: Curb
- Screen: Yes



Vent (measure)

- Flashing: Curb
- Material: See notes
- Screen: Yes



Masonry chimney

- Diameter: See notes
- Flashing: Membrane
- Width: 48"
- Base height: 8"
- Material: Concrete
- Length: 6'

16FT IN DIAMETER



Pipe vent

- Material: Galvanized steel
- Flashing: Lead boot
- Size: 2.50"



Turbine vent

- Size: 12"
- Flashing: Pipe jack
- Screen: No
- Material: Galvanized steel



AP/Gravity vent

- Size: > 24"
- Material: Galvanized steel
- Shape: Square
- Flashing: Curb
- Screen: Yes



Pipe vent

- Material: Galvanized steel
- Flashing: Lead boot
- Size: 2.50"



Pipe vent

- Material: Galvanized steel
- Flashing: Lead boot
- Size: 2.50"



Pipe vent

- Material: Galvanized steel
- Flashing: Lead boot
- Size: 2.50"



Pipe vent

- Material: Galvanized steel
- Flashing: Lead boot
- Size: 2.50"



AP/Gravity vent

- Size: > 24"
- Material: Galvanized steel
- Shape: Square
- Flashing: Curb
- Screen: Yes



AP/Gravity vent

- Size: > 24"
- Material: Galvanized steel
- Shape: Square
- Flashing: Curb
- Screen: Yes



AP/Gravity vent

- Size: > 24"
- Material: Galvanized steel
- Shape: Square
- Flashing: Curb
- Screen: Yes



Hatch (select size)

- Type: Access hatch
- Base height: 6"
- Length: 4'
- Width: 3'
- Material: Stainless steel
- Finish: Painted



Pipe vent

- Size: 6"
- Material: Galvanized steel
- Flashing: Lead boot



Vent (measure)

- Flashing: Curb
- Material: See notes
- Screen: Yes

BRICK CURB VENT



Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 4"
- Length: 6'
- Width: 4'
- Unit height: 3'



Photo 1 of 2

Exhaust fan/Extractor vent (Continued)

Photo 2 of 2

Exhaust fan/Extractor vent

- Support: Curbed
- Type: Mechanized
- Base height: 4"
- Length: 6'
- Width: 4'
- Unit height: 3'



Field drain

- Size: 4"
- Material: Cast iron w/ strainer



Field drain

- Size: 4"
- Material: Cast iron w/ strainer



Through-wall scupper

- Width: 4"
- Height: 4"
- Length: 10"
- Material: Galvanized steel
- Finish: Painted
- Downspout: Yes



Through-wall scupper

- Width: 4"
- Height: 4"
- Length: 10"
- Material: Galvanized steel
- Finish: Painted
- Downspout: Yes



Field drain

- Size: 4"
- Material: Cast iron w/ strainer



Defect Summary – Section A

Defect #1 - BUR membrane

Defect: Suspected wet insulation.

Severity: Wet insulation (sponge-like).

Area: 7,266 SF

Status: Recorded

Recommendation: Condition is indicative of deterioration. However no other repairs are necessary at this time. Continue to monitor and report any changes in condition. Keep foot traffic to a minimum.



Defect #2 - BUR membrane

Defect: Membrane splits.

Severity: Splits in the field of the membrane with no apparent structural movement.

Length: 12 LF

Status: Proposed

Recommendation: Apply a 3 course layer of an elastomeric product with fabric over affected area.



Defect #3 - Parapet counter flashing

Defect: Metal flashing defects (LF).

Severity: Missing or damaged metal joint covers, obvious water penetration.

Length: 7 LF

Status: Proposed

Recommendation: New metal flashing should be fabricated to match the existing. The new flashing should be securely anchored with appropriate fasteners.

**Defect #4 - Parapet counter flashing**

Defect: Metal flashing defects (LF).

Severity: Missing or damaged metal joint covers, obvious water penetration.

Length: 22 LF

Status: Proposed

Recommendation: New metal flashing should be fabricated to match the existing. The new flashing should be securely anchored with appropriate fasteners.



Defect #4 - Parapet counter flashing (Continued)

Defect: Metal flashing defects (LF).
Severity: Missing or damaged metal joint covers, obvious water penetration.
Status: Proposed

**Defect #5 - BUR membrane**

Defect: Membrane blisters (SF).
Severity: Blisters greater than 1 SF OR with surface material migrating but no exposed felts or plies.
Area: 997 SF
Status: Proposed

Recommendation: Perform temporary repairs to protect this area against roof leaks until roof system can be scheduled for replacement.



**Defect #5 - BUR membrane
(Continued)**

Defect: Membrane blisters (SF).
Severity: Blisters greater than 1 SF
OR with surface material migrating
but no exposed felts or plies.
Status: Proposed

**Defect #6 - BUR membrane**

Defect: Ponding.
Severity: Ponding at the drain or drip
edge.
Area: 410 SF
Status: Recorded

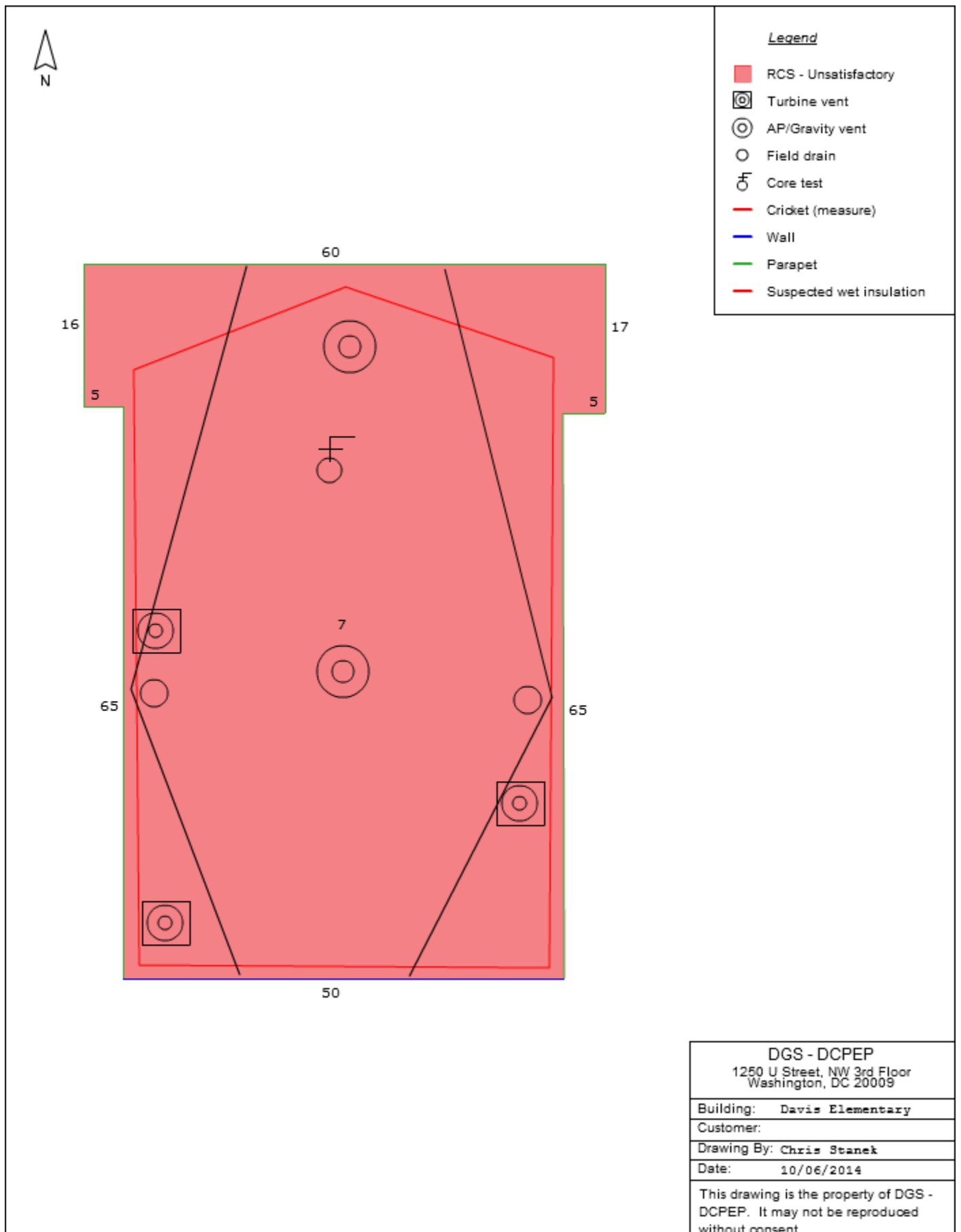
Recommendation: Ponding water is
defined as water that remains
standing on roof surface 48 hours
after a rainfall. Perform more frequent
inspections to monitor and maintain
membrane surface. Consider positive
drainage at time of replacement.



Roof Condition Score – Section A

#	Question (Max Value) / Notes	Score
1	Roof is less than 5 years old and in excellent condition - no observed deficiencies (0)	
2	Are there roof leaks? (5)	5
3	Have the past roof leaks caused significant interior damage? (10)	
4	Have roof leaks caused significant damage to building's structural integrity? (10)	
5	Has the roof been leaking for over 1 year? (7)	
6	Does the roof leak every time it rains in 3 or fewer places? (5)	5
7	Does the roof leak every time it rains in 4 or more places? (10)	
8	Is the surface of the roofing deteriorated excessively? (4)	4
9	Is there excessive patching on the roof? (8)	
10	Is roof-top equipment mounted improperly? (5)	
11	Is roof installation workmanship of medium quality? (3)	
12	Is roof installation workmanship of poor quality? (5)	5
13	Remaining roof life > 75% (5)	
14	Remaining roof life 50% - 74% (10)	
15	Remaining roof life 25% - 49% (20)	
16	Remaining roof life <25% (30)	30
17	Does the flashing look deteriorated but does not appear to be letting water enter the building? (2)	
18	Does the flashing look deteriorated and appear to be letting the water enter the building in a few places? (6)	
19	Does the flashing look deteriorated and appear to be letting the water enter the building in an excessive number of places? (10)	
20	Is there a moderate number of blisters, ridging, open laps, or splits? (3)	
21	Is there an excessive number of blisters, ridging, open laps, or splits? (5)	5
22	Is there a moderate number of cracks or openings in the flashing that are 4 inches or higher off of the roof level? (2)	
23	Is there an excessive number of cracks or openings in the flashing that are 4 inches or higher off of the roof level? (5)	
24	Is there indication of minimal standing water? (2)	2
25	Is there indication of excessive standing water/a visual indication of the roof decking being low? (6)	
26	Miscellaneous and other conditions - Low (5)	
27	Miscellaneous and other conditions - Medium (10)	
28	Miscellaneous and other conditions - High (15)	
29	Roof is at the end of its life - Immediation Action Required! (0)	0
	Total	56
	FINAL SCORE (100 – Total)	44
ROOF CONDITION SCORE: Unsatisfactory		

Section B



Section Summary – B



Section ID: B - B
Area: 4,269 SF
Year Installed: 1998 (approximate)
Height: 32 FT
Floors: 0
Sensitivity: None
Warranty Expiration: n/a
Warranty Type: n/a

Roof Condition Score: 39 (Unsatisfactory)

Roof Type: Built-up membrane

Layers:

- Surface:
 - Surface: Granular
 - Color: White
- Membrane:
 - Adhesive: Asphalt
 - # of plies: 3
 - Type of ply: Fiberglass
- Insulation:
 - Type: Perlite cover board
 - Thickness: 1"
 - # of layers: 1
 - Tapered: No
 - Attachment: Asphalt
- Insulation:
 - Type: Expanded polystyrene foam
 - Thickness: 2"
 - # of layers: 1
 - Tapered: No
 - Attachment: Asphalt
- Deck:
 - Type: Cast in-place concrete
 - Deck slope: 1/8

Notes: None

Section Tests

Photo

Section Tests**Photo**

Core test



Inventory Detail – Section B

Wall membrane flashing

- Type: Roof
- Stretch out: 12"
- Attachment: Adhered



Wall counter flashing

- Type: Surface mount



Cladding

- Type: Brick



Parapet membrane flashing

- Type: Roof
- Stretch out: 12"
- Attachment: Adhered



Parapet counter flashing

- Type: Surface mount



Wall type/cladding

- Type: Brick



Segment

- Type: Wall

Seg1



Segment

- Type: Parapet

Seg2



Turbine vent

- Size: 12"
- Flashing: Pipe jack
- Screen: No
- Material: Galvanized steel



Turbine vent

- Size: 12"
- Flashing: Pipe jack
- Screen: No
- Material: Galvanized steel



Turbine vent

- Size: 12"
- Flashing: Pipe jack
- Screen: No
- Material: Galvanized steel



AP/Gravity vent

- Size: See notes
- Material: Painted steel
- Flashing: Membrane
- Shape: Square
- Screen: Yes

5X5 ROOF CURB



AP/Gravity vent

- Size: See notes
- Material: Painted steel
- Flashing: Membrane
- Shape: Square
- Screen: Yes



Cricket (measure)

Cricket (measure)

Field drain

- Size: 4"
- Material: Cast iron w/ strainer



Field drain

Notes: Similar. Photo of drain on opposite side.

Photo 1 of 2

Field drain (Continued)

Notes: Actual drain taken from previous survey.

Photo 2 of 2

Defect Summary – Section B

Defect #7 - BUR membrane

Defect: Suspected wet insulation.

Severity: Wet insulation (sponge-like).

Area: 3,485 SF

Status: Recorded

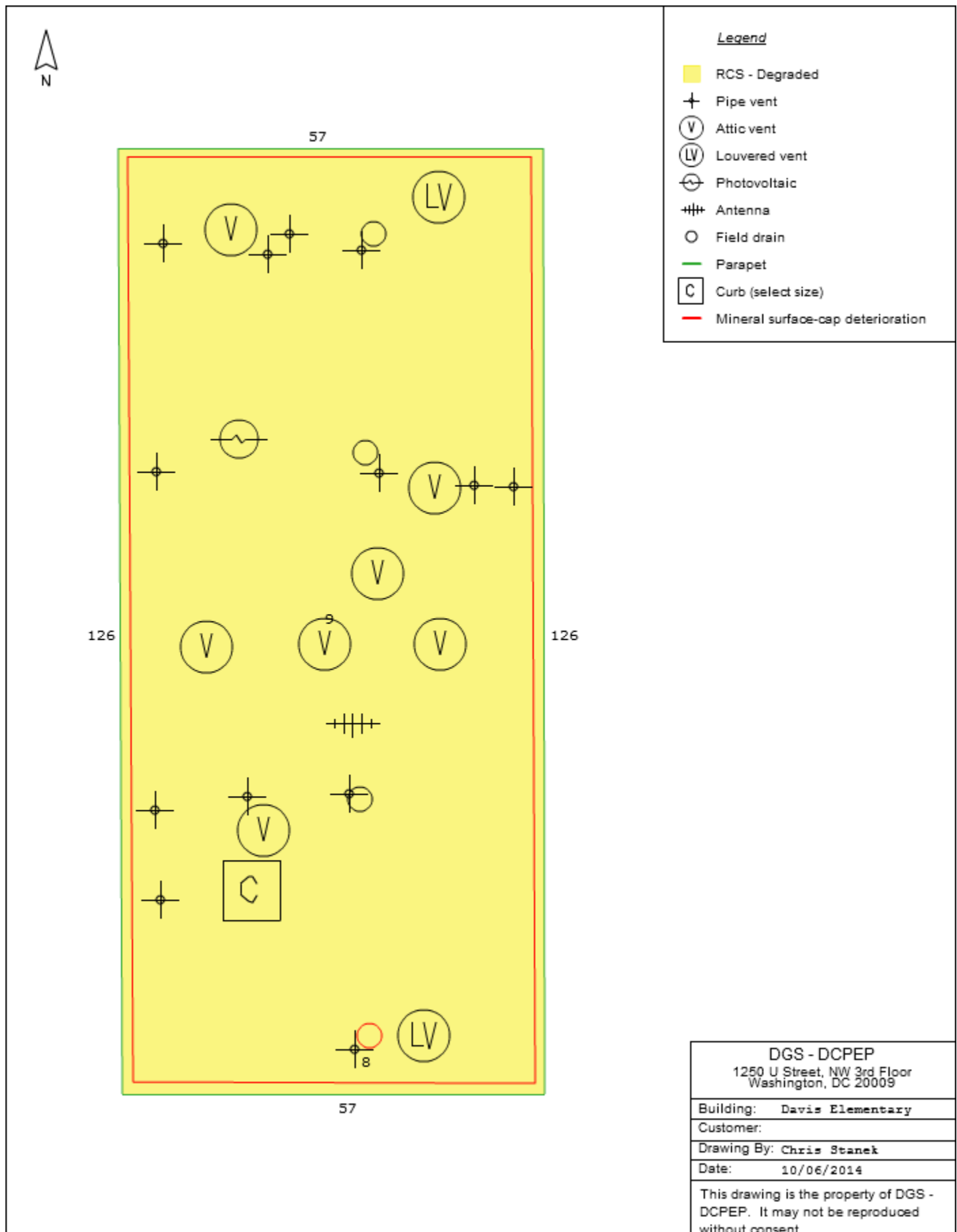
Recommendation: An infrared survey of entire roof system is recommended. Moisture within a roof system accelerates deterioration of system and is a large source of energy loss.



Roof Condition Score – Section B

#	Question (Max Value) / Notes	Score
1	Roof is less than 5 years old and in excellent condition - no observed deficiencies (0)	
2	Are there roof leaks? (5)	
3	Have the past roof leaks caused significant interior damage? (10)	
4	Have roof leaks caused significant damage to building's structural integrity? (10)	
5	Has the roof been leaking for over 1 year? (7)	
6	Does the roof leak every time it rains in 3 or fewer places? (5)	
7	Does the roof leak every time it rains in 4 or more places? (10)	
8	Is the surface of the roofing deteriorated excessively? (4)	4
9	Is there excessive patching on the roof? (8)	
10	Is roof-top equipment mounted improperly? (5)	
11	Is roof installation workmanship of medium quality? (3)	
12	Is roof installation workmanship of poor quality? (5)	
13	Remaining roof life > 75% (5)	
14	Remaining roof life 50% - 74% (10)	
15	Remaining roof life 25% - 49% (20)	
16	Remaining roof life <25% (30)	30
17	Does the flashing look deteriorated but does not appear to be letting water enter the building? (2)	2
18	Does the flashing look deteriorated and appear to be letting the water enter the building in a few places? (6)	
19	Does the flashing look deteriorated and appear to be letting the water enter the building in an excessive number of places? (10)	
20	Is there a moderate number of blisters, ridging, open laps, or splits? (3)	
21	Is there an excessive number of blisters, ridging, open laps, or splits? (5)	5
22	Is there a moderate number of cracks or openings in the flashing that are 4 inches or higher off of the roof level? (2)	
23	Is there an excessive number of cracks or openings in the flashing that are 4 inches or higher off of the roof level? (5)	5
24	Is there indication of minimal standing water? (2)	
25	Is there indication of excessive standing water/a visual indication of the roof decking being low? (6)	
26	Miscellaneous and other conditions - Low (5)	
27	Miscellaneous and other conditions - Medium (10)	
28	Miscellaneous and other conditions - High (15)	15
29	Roof is at the end of its life - Immediation Action Required! (0)	0
	Total	61
	FINAL SCORE (100 – Total)	39
ROOF CONDITION SCORE: Unsatisfactory		

Section C



Section Summary – C



Section ID: C - C

Area: 7,136 SF

Year Installed: 1998 (approximate)

Height: 50 FT

Floors: 0

Sensitivity: None

Roof Condition Score: 66 (Degraded)

Roof Type: Modified bitumen

Layers:

- Surface:
 - Surface: Granular
 - Color: White
- Membrane:
 - Application: Hot mop
 - # of plies: 2
 - Type: APP
 - Base sheet type: Fiberglass

Notes: None

Inventory Detail – Section C

Parapet membrane flashing

- Type: Roof
- Attachment: Adhered
- Stretch out: 24"



Coping cap

- Material: Painted steel
- Width: 12"
- Interior face: 4"
- Exterior face: 4"
- Stretch out: 20"



Segment

- Type: Parapet

Seg1



Louvered vent

- Size: > 24"
- Material: See notes
- Flashing: Membrane
- Screen: Yes

concrete



Louvered vent

- Size: > 24"
- Material: See notes
- Flashing: Membrane
- Screen: Yes



Pipe vent

- Size: 2"
- Material: Cast iron
- Flashing: Lead boot



Photovoltaic

- Support: See notes

pad



Pipe vent

- Size: 4"
- Material: Cast iron
- Flashing: Lead boot



Pipe vent

- Size: 4"
- Material: Cast iron
- Flashing: Lead boot



Pipe vent

- Size: 4"
- Material: Cast iron
- Flashing: Lead boot



Pipe vent

- Size: 4"
- Material: Cast iron
- Flashing: Lead boot



Curb (select size)

- Flashing: Membrane
- Base height: 6"
- Length: 3'
- Width: 3'
- Material: Wood



Pipe vent

- Size: 2"
- Material: Cast iron
- Flashing: Lead boot



Pipe vent

- Size: 2"
- Material: Cast iron
- Flashing: Lead boot



Pipe vent

- Size: 2"
- Material: Cast iron
- Flashing: Lead boot



Pipe vent

- Size: 2"
- Material: Cast iron
- Flashing: Lead boot



Pipe vent

- Size: 2"
- Material: Cast iron
- Flashing: Lead boot



Pipe vent

- Size: 2"
- Material: Cast iron
- Flashing: Lead boot



Pipe vent

- Size: 2"
- Material: Cast iron
- Flashing: Lead boot



Pipe vent

- Size: 2"
- Material: Cast iron
- Flashing: Lead boot



Attic vent

- Size: 24"
- Material: Painted steel
- Flashing: Membrane
- Type: Passive



Attic vent

- Size: 24"
- Material: Painted steel
- Flashing: Membrane
- Type: Passive



Attic vent

- Size: 24"
- Material: Painted steel
- Flashing: Membrane
- Type: Passive



Attic vent

- Size: 24"
- Material: Painted steel
- Flashing: Membrane
- Type: Passive



Attic vent

- Size: 24"
- Material: Painted steel
- Flashing: Membrane
- Type: Passive



Attic vent

- Size: 24"
- Material: Painted steel
- Flashing: Membrane
- Type: Passive



Attic vent

- Size: > 24"
- Material: Painted steel
- Flashing: Membrane
- Type: Passive



Antenna

- Support: Pad



Field drain

- Size: 4"
- Material: Cast iron w/ strainer



Field drain

- Size: 4"
- Material: Cast iron w/ strainer



Field drain

- Size: 4"
- Material: Cast iron w/ strainer



Field drain

- Size: 4"
- Material: Cast iron w/ strainer

Associated Defect: #8 - Clogged drain



Defect Summary – Section C

Defect #8 - Field drain

Defect: Clogged drain.

Severity: Medium severity.

Status: Proposed

Recommendation: Contact a plumber or roofing subcontractor to jet the drain

Notes: needs to be snaked.



Defect #9 - Mod bit membrane

Defect: Mineral surface-cap deterioration.

Severity: Small cracks/crazing present.

Area: 6,619 SF

Status: Recorded

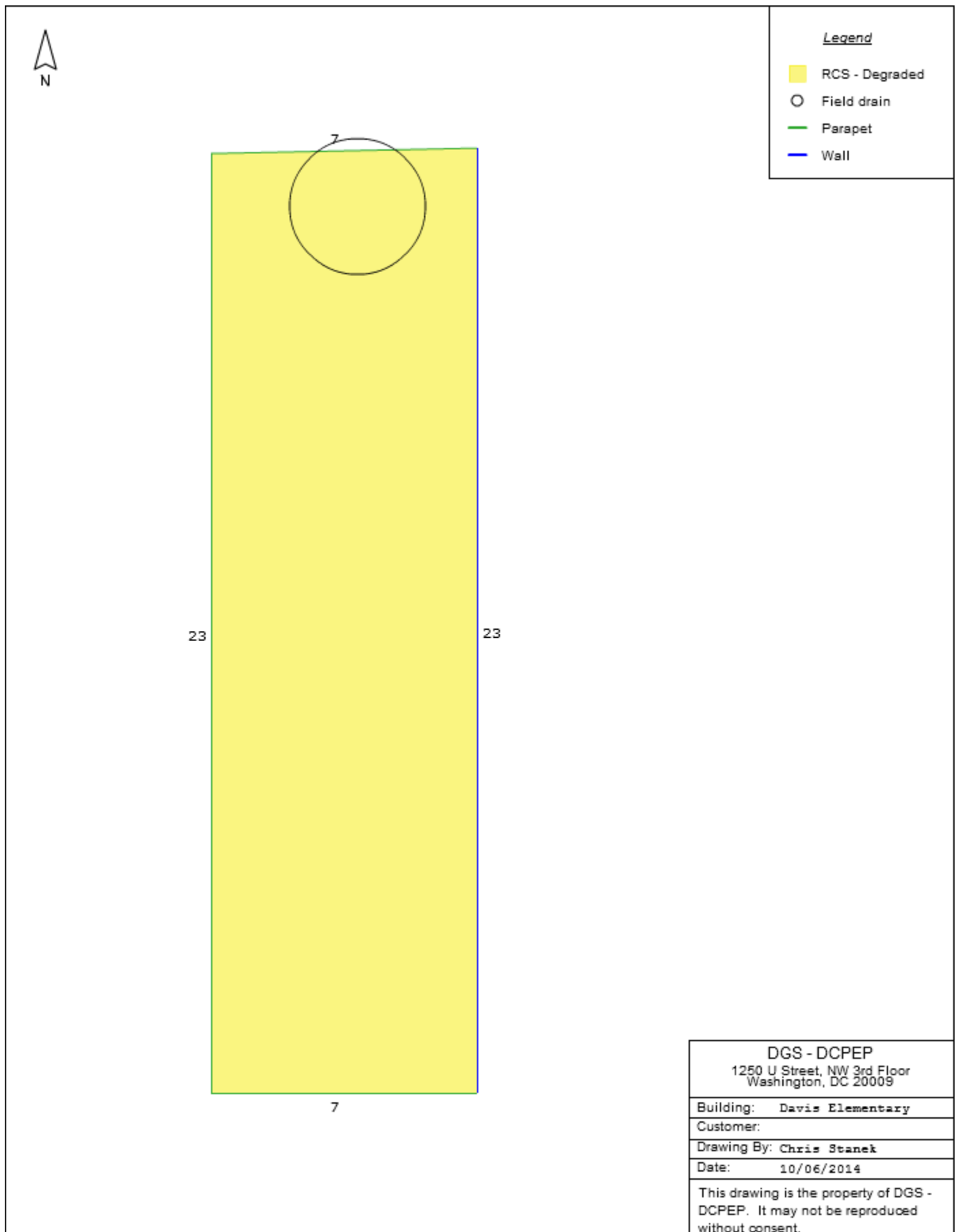
Recommendation: Condition is indicative of deterioration, however no repairs are necessary at this time. Continue to monitor and report any changes in conditions. Keep foot traffic to a minimum.



Roof Condition Score – Section C

#	Question (Max Value) / Notes	Score
1	Roof is less than 5 years old and in excellent condition - no observed deficiencies (0)	
2	Are there roof leaks? (5)	
3	Have the past roof leaks caused significant interior damage? (10)	
4	Have roof leaks caused significant damage to building's structural integrity? (10)	
5	Has the roof been leaking for over 1 year? (7)	
6	Does the roof leak every time it rains in 3 or fewer places? (5)	
7	Does the roof leak every time it rains in 4 or more places? (10)	
8	Is the surface of the roofing deteriorated excessively? (4)	4
9	Is there excessive patching on the roof? (8)	
10	Is roof-top equipment mounted improperly? (5)	
11	Is roof installation workmanship of medium quality? (3)	
12	Is roof installation workmanship of poor quality? (5)	
13	Remaining roof life > 75% (5)	
14	Remaining roof life 50% - 74% (10)	
15	Remaining roof life 25% - 49% (20)	
16	Remaining roof life <25% (30)	30
17	Does the flashing look deteriorated but does not appear to be letting water enter the building? (2)	
18	Does the flashing look deteriorated and appear to be letting the water enter the building in a few places? (6)	
19	Does the flashing look deteriorated and appear to be letting the water enter the building in an excessive number of places? (10)	
20	Is there a moderate number of blisters, ridging, open laps, or splits? (3)	
21	Is there an excessive number of blisters, ridging, open laps, or splits? (5)	
22	Is there a moderate number of cracks or openings in the flashing that are 4 inches or higher off of the roof level? (2)	
23	Is there an excessive number of cracks or openings in the flashing that are 4 inches or higher off of the roof level? (5)	
24	Is there indication of minimal standing water? (2)	
25	Is there indication of excessive standing water/a visual indication of the roof decking being low? (6)	
26	Miscellaneous and other conditions - Low (5)	
27	Miscellaneous and other conditions - Medium (10)	
28	Miscellaneous and other conditions - High (15)	
29	Roof is at the end of its life - Immediation Action Required! (0)	
	Total	34
	FINAL SCORE (100 – Total)	66
ROOF CONDITION SCORE: Degraded		

Section D



Section Summary – D



Section ID: D - D

Area: 155 SF

Year Installed: 1998 (approximate)

Height: 18 FT

Floors: 0

Sensitivity: None

Roof Condition Score: 70 (Degraded)

Roof Type: Modified bitumen

Layers:

- Surface:
 - Surface: Granular
 - Color: White
- Membrane:
 - Application: Hot mop
 - # of plies: 2
 - Type: APP
 - Base sheet type: Fiberglass

Notes: None

Inventory Detail – Section D

Wall membrane flashing

- Type: Roof
 - Stretch out: 18"
 - Attachment: Adhered
-

Wall counter flashing

- Type: Surface mount
-

Cladding

- Type: Brick
-

Parapet membrane flashing

- Type: Roof
- Stretch out: 18"
- Attachment: Adhered



Coping cap

- Material: Painted steel
- Width: 12"
- Interior face: 4"
- Exterior face: 4"
- Stretch out: 20"



Segment

- Type: Parapet

Seg1



Segment

- Type: Wall

Seg2

Field drain

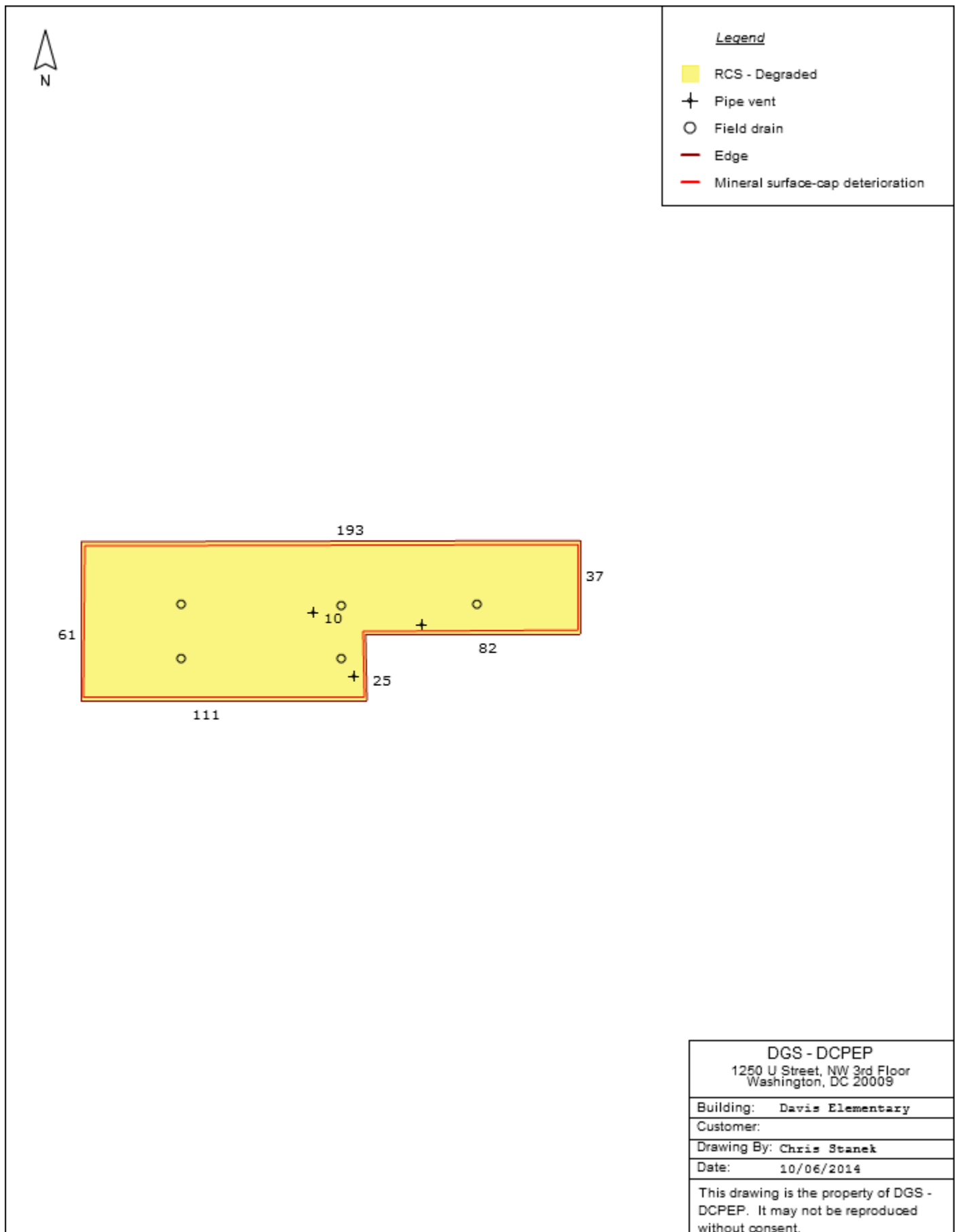
- Size: 4"
- Material: Cast iron w/ strainer



Roof Condition Score – Section D

#	Question (Max Value) / Notes	Score
1	Roof is less than 5 years old and in excellent condition - no observed deficiencies (0)	
2	Are there roof leaks? (5)	
3	Have the past roof leaks caused significant interior damage? (10)	
4	Have roof leaks caused significant damage to building's structural integrity? (10)	
5	Has the roof been leaking for over 1 year? (7)	
6	Does the roof leak every time it rains in 3 or fewer places? (5)	
7	Does the roof leak every time it rains in 4 or more places? (10)	
8	Is the surface of the roofing deteriorated excessively? (4)	
9	Is there excessive patching on the roof? (8)	
10	Is roof-top equipment mounted improperly? (5)	
11	Is roof installation workmanship of medium quality? (3)	
12	Is roof installation workmanship of poor quality? (5)	
13	Remaining roof life > 75% (5)	
14	Remaining roof life 50% - 74% (10)	
15	Remaining roof life 25% - 49% (20)	
16	Remaining roof life <25% (30)	30
17	Does the flashing look deteriorated but does not appear to be letting water enter the building? (2)	
18	Does the flashing look deteriorated and appear to be letting the water enter the building in a few places? (6)	
19	Does the flashing look deteriorated and appear to be letting the water enter the building in an excessive number of places? (10)	
20	Is there a moderate number of blisters, ridging, open laps, or splits? (3)	
21	Is there an excessive number of blisters, ridging, open laps, or splits? (5)	
22	Is there a moderate number of cracks or openings in the flashing that are 4 inches or higher off of the roof level? (2)	
23	Is there an excessive number of cracks or openings in the flashing that are 4 inches or higher off of the roof level? (5)	
24	Is there indication of minimal standing water? (2)	
25	Is there indication of excessive standing water/a visual indication of the roof decking being low? (6)	
26	Miscellaneous and other conditions - Low (5)	
27	Miscellaneous and other conditions - Medium (10)	
28	Miscellaneous and other conditions - High (15)	
29	Roof is at the end of its life - Immediation Action Required! (0)	
	Total	30
	FINAL SCORE (100 – Total)	70
ROOF CONDITION SCORE: Degraded		

Section E



Section Summary – E

Section ID: E - E

Area: 9,790 SF

Year Installed: 1998 (approximate)

Height: 50 FT

Floors: 0

Sensitivity: None

Roof Condition Score: 66 (Degraded)

Roof Type: Modified bitumen

Layers:

- Surface:
 - Surface: Granular
 - Color: White
- Membrane:
 - Application: Hot mop
 - # of plies: 2
 - Type: APP
 - Base sheet type: Fiberglass

Notes: None

Inventory Detail – Section E

Gravel stop

- Gutter: No
 - Face height: 6"
 - Material: Galvanized steel
 - Finish: Painted
 - Rise: Low
-

Segment

- Type: Edge

Seg1

Pipe vent

- Size: 3"
- Material: Cast iron
- Flashing: Lead boot



Pipe vent

- Size: 3"
- Material: Cast iron
- Flashing: Lead boot



Pipe vent

- Size: 3"
- Material: Cast iron
- Flashing: Lead boot



Field drain

- Size: 4"
- Material: Cast iron w/ strainer



Field drain

- Size: 4"
- Material: Cast iron w/ strainer



Field drain

- Size: 4"
- Material: Cast iron w/ strainer



Field drain

- Size: 4"
- Material: Cast iron w/ strainer



Field drain

- Size: 4"
- Material: Cast iron w/ strainer



Defect Summary – Section E

Defect #10 - Mod bit membrane

Defect: Mineral surface-cap deterioration.

Severity: Small cracks/crazing present.

Area: 9,098 SF

Status: Recorded

Recommendation: Condition is indicative of deterioration, however no repairs are necessary at this time. Continue to monitor and report any changes in conditions. Keep foot traffic to a minimum.



Roof Condition Score – Section E

#	Question (Max Value) / Notes	Score
1	Roof is less than 5 years old and in excellent condition - no observed deficiencies (0)	
2	Are there roof leaks? (5)	
3	Have the past roof leaks caused significant interior damage? (10)	
4	Have roof leaks caused significant damage to building's structural integrity? (10)	
5	Has the roof been leaking for over 1 year? (7)	
6	Does the roof leak every time it rains in 3 or fewer places? (5)	
7	Does the roof leak every time it rains in 4 or more places? (10)	
8	Is the surface of the roofing deteriorated excessively? (4)	4
9	Is there excessive patching on the roof? (8)	
10	Is roof-top equipment mounted improperly? (5)	
11	Is roof installation workmanship of medium quality? (3)	
12	Is roof installation workmanship of poor quality? (5)	
13	Remaining roof life > 75% (5)	
14	Remaining roof life 50% - 74% (10)	
15	Remaining roof life 25% - 49% (20)	
16	Remaining roof life <25% (30)	30
17	Does the flashing look deteriorated but does not appear to be letting water enter the building? (2)	
18	Does the flashing look deteriorated and appear to be letting the water enter the building in a few places? (6)	
19	Does the flashing look deteriorated and appear to be letting the water enter the building in an excessive number of places? (10)	
20	Is there a moderate number of blisters, ridging, open laps, or splits? (3)	
21	Is there an excessive number of blisters, ridging, open laps, or splits? (5)	
22	Is there a moderate number of cracks or openings in the flashing that are 4 inches or higher off of the roof level? (2)	
23	Is there an excessive number of cracks or openings in the flashing that are 4 inches or higher off of the roof level? (5)	
24	Is there indication of minimal standing water? (2)	
25	Is there indication of excessive standing water/a visual indication of the roof decking being low? (6)	
26	Miscellaneous and other conditions - Low (5)	
27	Miscellaneous and other conditions - Medium (10)	
28	Miscellaneous and other conditions - High (15)	
29	Roof is at the end of its life - Immediation Action Required! (0)	
	Total	34
	FINAL SCORE (100 – Total)	66
ROOF CONDITION SCORE: Degraded		

Attachment A2
Conditional Assessment

DAVIS ELEMENTARY SCHOOL

4430 H Street SE, Washington, DC



INITIAL YEAR BUILT	1943
BUILDING AREA	71,100 SF
CURRENT PROGRAM CAPACITY	510
ENROLLMENT 2009-2010	199
WARD	7
PROPOSED PROGRAM CAPACITY	325



Site Plan

DAVIS ELEMENTARY SCHOOL

4430 H Street SE, Washington, DC

PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PS- 5
----------------------------	-------

SQ. FT. (EXISTING)	71,100
SQ. FT. (ADDITION)	

TYPE	PROPOSED
Pre-School	1
Pre-Kindergarten	2
Kindergarten	2
1	2
2	2
3	2
4	2
5	2
Gym	
Bleachers	
Locker Rooms	
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	
Gym-Auditorium	

TYPE	PROPOSED
Auditorium	
Multi-Purpose	1
Cafeteria	1
Kitchen Services	1
Special Education	1
Media Center	1
Administrative/Health Suite	1
Computer Lab	1
OT/PT	1
Science Lab	
Art	1
Music	1
Teacher Workroom	1
Parent Resource	1

Proposed Planning Profiles

The inventory of spaces listed here is intended to outline the program of educational and support spaces necessary to support the proposed program capacity. Individual educational specifications and facility programs will be developed with the School Improvement and School Planning / Design teams at the time of project initiation.

DAVIS ELEMENTARY SCHOOL

4430 H Street SE, Washington, DC

CONDITION ASSESSMENT



Condition Assessment

The body of information summarized below is based on a detailed facility condition assessment completed in 2006 and updated by visual observations conducted in 2007. Improvement initiatives completed by OPEFM in 2007 and 2008 are noted in red text in each section. An overall summary of work completed under various OPEFM programs is provided at the end of the condition assessment.

Building System

2008 Rating

ADA Compliance	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Poor
Exterior Finish	Poor
HVAC	Poor
Interior Finish	Fair
Plumbing	Fair
Roof	Poor
Structure	Poor
Technology	Poor

Condition Scorecard

These ratings reflect the overall condition and level of replacement need for an entire system, in adherence with the **Facility Condition Index (FCI) System**, categorizing systems as "Good" (FCI < .25), "Fair" (FCI 0.25 – 0.50), "Poor" (FCI 0.51 – 0.85), or "Unsatisfactory" (FCI > .86).

Comments:

1 Conveying System	There is no elevator, escalator, or lift present in the building.
2 Electrical	Wiring condition is unknown, but is original. Original lighting is not energy efficient, and several contain PCB's (which is a health hazard). The lighting should be upgraded to energy efficient fixtures. Service should have a further inspection to verify that there is no corrosion in the lines or panels. Electrical service should also have a load analysis prior to adding any additional fixtures, HVAC upgrades, or technology. 2008: The fire alarm system is inadequate.
3 Exterior Finish	Brick angle is rusting, causing the joint to open and water to leak in. The joint should be cleaned and repainted. There are other areas requiring repainting also. There are several spalling areas on the precast concrete on the exterior. The handrails on all the exterior steps are rusted and need replaced. 2007: Interior lighting repairs. 2008: Replaced exterior lighting.
4 Structure	Structure is in poor condition. There are some areas of minor cracking that need repair, both inside and outside. There are a few major cracks, with separation warrant further investigation. Additionally, when the windows were replaced in 2000, the CMU around the windows sustained damage that should be corrected.
5 HVAC	While the boiler has been replaced, the unit ventilators and convectors/radiators are beyond their average life span. Air conditioning units are missing or not working. There is no emergency lighting or emergency generator. The HVAC system should be overhauled and upgraded (and A/C could be added at that time). 2007: water fountain blitz, radiator replacement, A/C units. 2008: Repairs to boilers and classroom units. Installed 84 window A/C units with electrical upgrades.
6 Interior Finish	Ceilings and floors need to be replaced throughout. Asbestos tile is a health hazard and should be removed. There is asbestos floor tile throughout the school. Most rooms need to be repainted, and the floors are chipped or the carpet is stained. Many of the ceilings have broken, stained, or moldy tiles. 2007: Painting; replace ceiling tiles, flooring, lighting and doors and hardware.
7 Plumbing	Plumbing is original and galvanized. Its condition is unknown, and further inspection of the plumbing system is needed for an accurate assessment. There are no sprinklers in the building. 2007: plumbing repairs.

DAVIS ELEMENTARY SCHOOL

4430 H Street SE, Washington, DC










8 Roof	Roof is currently approximately 10 years old. It is modified bitumen, which has an average life span of ten years. Replacement of it should be considered within a year. 2007: Roof repair completed.
9 ADA Compliance	Building is not accessible, and there is no accessible parking. There is no elevator in this building. Bathrooms and other facilities are not accessible. The only way to access the newer wing of the building from the older wings is by going to the first floor. There is no visible or audible fire alarm system. This is both a building code and life safety issue.
10 Technology	There are only a few data drops, and the computers and other equipment that does exist appears deficient. There are acceptable computers in the computer lab only.
11 Grounds	Parking is on an old portion of the playground. There are no handicapped spaces. Sidewalks, curbs, drainage, play structure, and playgrounds are all in poor condition and should be updated. There is a small non-code ramp, leading to one wing of the building. There are no athletic fields.

DAVIS ELEMENTARY SCHOOL



4430 H Street SE, Washington, DC

RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

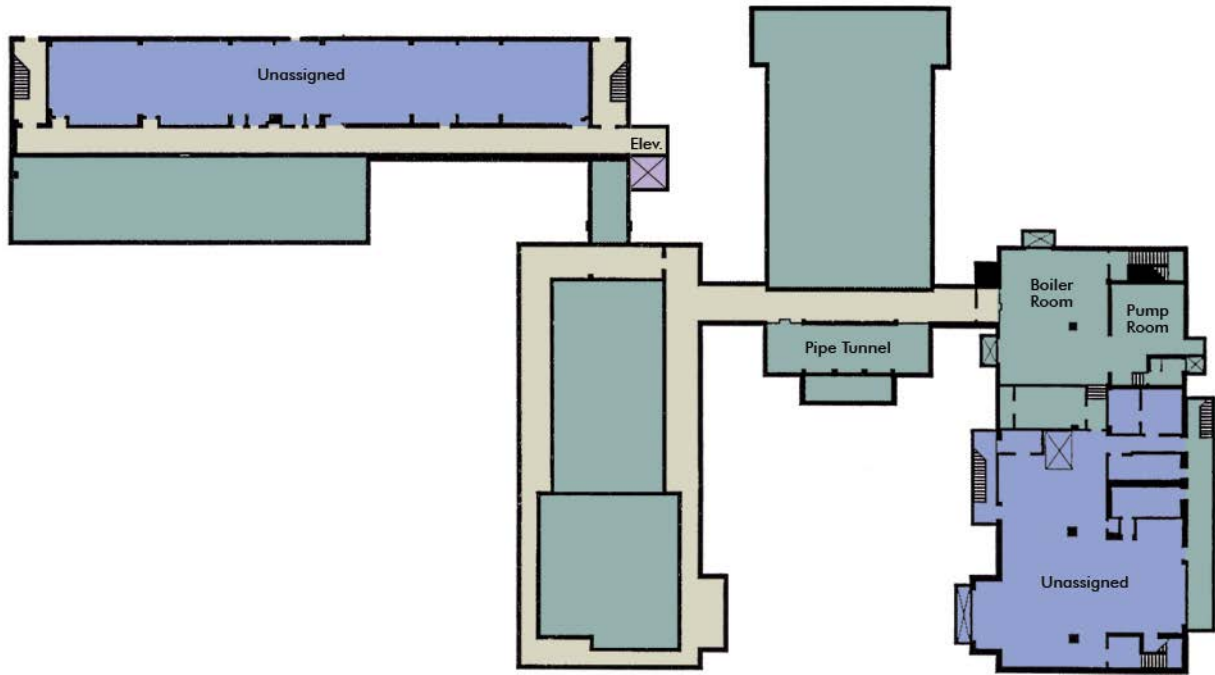
	Interior Finishes - Door Replacements/Door Hardware Repair
	Interior Finishes - Drywall & Ceiling Repairs
	Interior Finishes - Select Carpet Replacements/Flooring Repairs
	Interior Finishes - Painting/Plastering
	Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains
	Electrical Repairs - Lighting & Power
	Mechanical Repairs - AHU & Boiler Repairs, HVAC Filter Replacement
	Exterior Work & Building Envelope - Lighting, Site Work, Playground, etc.
	Other Work Orders

2008 STABILIZATIONS

	Heating Blitz - Boiler Repairs & Classroom Units
	AC Window Units Installations & Electrical Upgrades

DAVIS ELEMENTARY SCHOOL

4430 H Street SE, Washington, DC



Basement

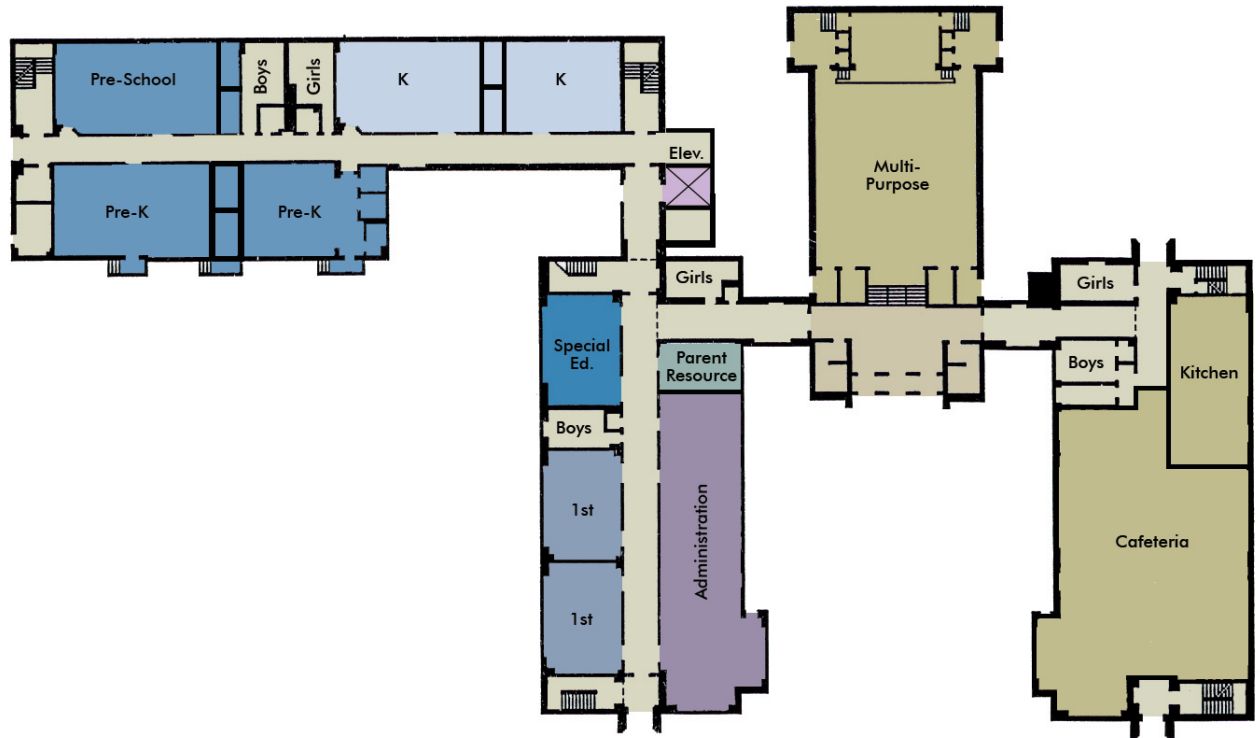
 Administration/Health	 Auditorium
 Gymnasium/Cafeteria	 Other
 Classrooms	 Media Center
 Kindergarten	 Computer Lab
 Pre-K/Pre-School	 OT/PT
 Music/Art	 Special Education
 Science Lab	 Unassigned
 Lobby	 Elevator Addition

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

DAVIS ELEMENTARY SCHOOL

4430 H Street SE, Washington, DC



First Floor

Administration/Health	Auditorium
Gymnasium/Cafeteria	Other
Classrooms	Media Center
Kindergarten	Computer Lab
Pre-K/Pre-School	OT/PT
Music/Art	Special Education
Science Lab	Unassigned
Lobby	Elevator Addition

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

DAVIS ELEMENTARY SCHOOL

4430 H Street SE, Washington, DC



Second Floor

Administration/Health	Auditorium
Gymnasium/Cafeteria	Other
Classrooms	Media Center
Kindergarten	Computer Lab
Pre-K/Pre-School	OT/PT
Music/Art	Special Education
Science Lab	Unassigned
Lobby	Elevator Addition

Concept Plans

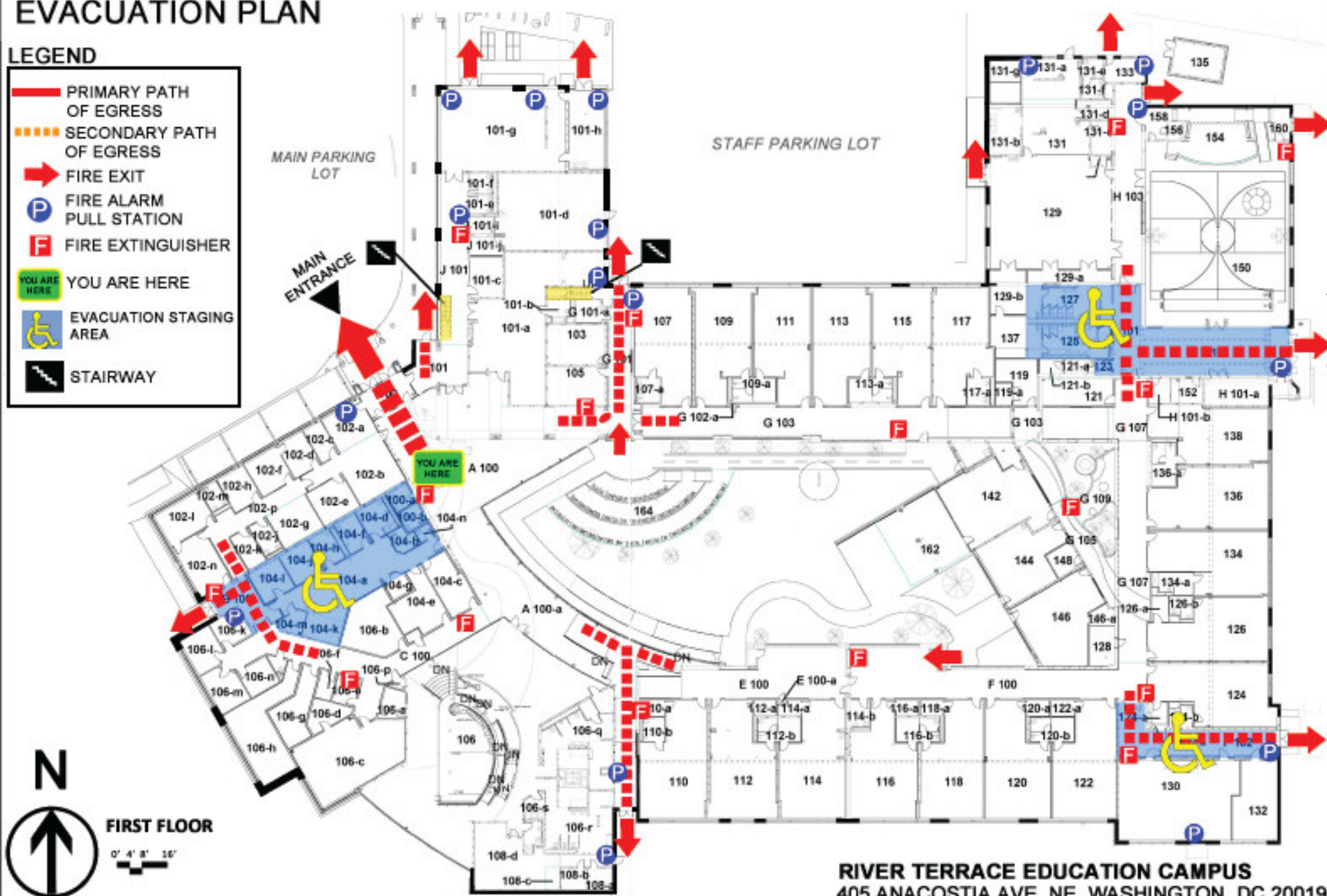
These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

Attachment A3
Sample Evacuation Plan

RIVER TERRACE EDUCATION CAMPUS EVACUATION PLAN

LEGEND

- PRIMARY PATH OF EGRESS
- - - SECONDARY PATH OF EGRESS
- ➔ FIRE EXIT
- P FIRE ALARM PULL STATION
- F FIRE EXTINGUISHER
- YOU ARE HERE YOU ARE HERE
- ♿ EVACUATION STAGING AREA
- STAIRWAY



RIVER TERRACE EDUCATION CAMPUS
405 ANACOSTIA AVE. NE. WASHINGTON, DC 20019

Exhibit A:
Pre-Proposal Conference Attendees List

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



IF YOU HAVEN'T JOINED OUR CONSTANT CONTACT EMAIL DISTRIBUTION LIST, PLEASE CHECK "NO"
BELOW AND WE WILL SEND YOU AN EMAIL INVITATION TO JOIN

Design-Build Services
Adelaide Davis Elementary School Swing Space
Solicitation #: DCAM-16-CS-0140

Pre-proposal Conference
August 23, 2016
12:30 p.m.

Sign-in Sheet

1. Name: Ansar Burney Phone: 202-439-6472
Company: Lance Bailey & Associates, Inc.
Email Address: ansar@lancebailey.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: Architecture
Interested in bidding as a prime or a subcontractor? Sub to Design/Build.
2. Name: KWAME A. BAILEY Phone: (202) 726-3383
Company: LANCE BAILEY & ASSOCIATES, INC.
Email Address: kwame@lancebailey.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: ARCHITECTURE
Interested in bidding as a prime or a subcontractor? SUB CONTRACTOR
3. Name: JC SANCHEZ Phone: 202-550-4580
Company: LITTLE
Email Address: jc.sanchez@littleonline.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: ARCHITECTURE
Interested in bidding as a prime or a subcontractor? PRIME

4. Name: DENNIS ROBERTS Phone: 571-243-4259
 Company: RESTA DESIGNERS, INC.
 Email Address: Dr Roberts 8484@VERIZON.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: STRUCTURAL ENGINEERING
 Interested in bidding as a prime or a subcontractor? SUB
5. Name: Matt Byrne Phone: 202-304-8106
 Company: MCN Build, Inc.
 Email Address: matt.byrne@mcnbuild.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
6. Name: GRACE HAINES Phone: 202-304-8236
 Company: MCN BUILD, INC.
 Email Address: grace.haines@mcnbuild.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
7. Name: Jenny Lopez Phone: 202-537-1107
 Company: Marshall Maya Design
 Email Address: jenny@marshallmaya.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: Architectural
 Interested in bidding as a prime or a subcontractor? Prime
8. Name: Abdullah Ayazi Phone: 202-495-7746
 Company: Global Engineering Solutions (GES)
 Email Address: abdullah.a@theges.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: MEP+FP
 Interested in bidding as a prime or a subcontractor? Sub

9. Name: BILL CONKEY Phone: 202-393-6445
Company: SORG
Email Address: BCONKEY@DLRGROUP.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: ARCHITECT
Interested in bidding as a prime or a subcontractor? PRIME

10. Name: JASON PHILLIPS Phone: 240-750-0429
Company: COAKLEY AND WILLIAMS CONSTRUCTION
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: GC
Interested in bidding as a prime or a subcontractor? PRIME

11. Name: Jarvin Sorto Phone: (202) 760 9553
Company: Chiaramonte Construction
Email Address: jsorto@cc-builder.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 / Drywall
Interested in bidding as a prime or a subcontractor? Prime

12. Name: JEFF Plotz Phone: 2/589-0066
Company: Broughton Construction Company
Email Address: estimating@broughtonconstruction.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 Contracting
Interested in bidding as a prime or a subcontractor? PRIME

13. Name: Samuel Cruz Phone: 202-857-7903
Company: Keystone Plus
Email Address: scruz@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: GC
Interested in bidding as a prime or a subcontractor? Prime

14. Name: GAVIN MYERS Phone: 202-393-1316, 105

GAVIN MYERS

202-393-1316, 105

Company: HUGHES GROUP ARCHITECTS

Email Address: gavin.myers@hgaarch.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: ARCHITECTURAL DESIGN

Interested in bidding as a prime or a subcontractor? SUBCONTRACTOR

15. Name: Patrick Cruz Phone: 202.289.41545

Company: AMT Engineering

Email Address: pcruz@amtenengineering.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

Interested in bidding as a prime or a subcontractor? _____

16. Name: Prudence Bonds Phone: 202 244 4199

Company: Moody Nolan

Email Address: pbonds@mn-dc.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: Architecture

Interested in bidding as a prime or a subcontractor? _____

17. Name: Jeffrey Luker Phone: (202) 298-6720

Company: Quinn Evans

Email Address: jluker@quinn-evans.com

Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☐ not sure

Is your company a certified business enterprise? YES ☒ NO ☐

Type of services performed: Architecture

Interested in bidding as a prime or a subcontractor? Both

18. Name: Lance Ball Phone: 301 944 2011

Company: Oysterimus Petzold & 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

19. Name: Sydney Bailey Green Phone: 202-888-9941

Company: Northeast Collaborative Architects

Email Address: Sgreen@ncarchitects.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: Architecture

Interested in bidding as a prime or a subcontractor? _____

20. Name: Carlos Perdomo Phone: 202-657-7903
Company: Key Stone Plus
Email Address: cperdomo@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: GC
Interested in bidding as a prime or a subcontractor? prime
21. 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? _____
22. 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? _____
23. 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? _____
24. 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? _____

25. 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? _____
26. 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? _____
27. 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? _____
28. 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? _____
29. 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? _____

30. 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? _____

31. 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? _____

32. 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? _____

33. 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? _____

34. 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? _____

35. 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? _____

36. 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? _____
37. 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? _____
38. 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? _____
39. 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? _____
40. 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? _____

Exhibit B:
Site Visit Attendees List

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



IF YOU HAVEN'T JOINED OUR CONSTANT CONTACT EMAIL DISTRIBUTION LIST, PLEASE CHECK "NO"
BELOW AND WE WILL SEND YOU AN EMAIL INVITATION TO JOIN

Design-Build Services
Adelaide Davis Elementary School Swing Space
Solicitation #: DCAM-16-CS-0140

Site Visit
August 24, 2016
10:00 a.m.

Sign-in Sheet

1. Name: JEFF PLOTZ Phone: 2/589.0066
Company: Broughton Construction
Email Address: estimator@broughtonconstruction.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: CARLOS PERDOMO Phone: (2) 857 7903
Company: Keystone Plus
Email Address: Cperdomo@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? Prime
3. Name: Essi Najafi Phone: 202-359-4994
Company: Global Engineering Solutions
Email Address: Essin@theges.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: MEP & FP Engineering
Interested in bidding as a prime or a subcontractor? Sub

4. Name: Amy McGhee Phone: 202-626-0690
 Company: IR McGhee Architects
 Email Address: amoy@rmc-architects.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: Architecture
 Interested in bidding as a prime or a subcontractor? —
5. Name: BILL CONKEY Phone: 202-393-6445
 Company: DLR GROUP SRC
 Email Address: BCONKEY@DLRGROUP.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: ARCHITECT
 Interested in bidding as a prime or a subcontractor? —
6. Name: DENNIS BANE Phone: 202-393-6445
 Company: DLR GROUP SRC
 Email Address: DBANE@DLRGROUP.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: ARCHITECT
 Interested in bidding as a prime or a subcontractor? —
7. Name: JASON PHILLIPS Phone: 240-750-0429
 Company: COAKLEY WILLIAMS CONSTRUCTION
 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: GC
 Interested in bidding as a prime or a subcontractor? PRIME
8. Name: Sam Abdel Fattah Phone: 703-981-6502
 Company: MEP Designs Inc.
 Email Address: sam@mepdesigns.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: Mech/Elec/Plum/FP Engineering
 Interested in bidding as a prime or a subcontractor? Sub Contractor

9. Name: Amado Fernandez Phone: 703.437-6600
Company: Hughes Group Architects
Email Address: amado@hgaarch.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: Architecture
Interested in bidding as a prime or a subcontractor? Prime/sub

10. Name: Matt Byrne Phone: 202-304-8100
Company: MCN Build, Inc.
Email Address: matt.byrne@menbuild.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

11. Name: Abdullah Ayazi Phone: 202-412-4022
Company: GES
Email Address: abdullah.a@theges.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: MEP+FP
Interested in bidding as a prime or a subcontractor? Sub

12. Name: Gavin Myers Phone: 202-393-1316
Company: HUGHES GROUP ARCHITECTS
Email Address: gavin.myers@hgaarch.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: ARCHITECTURE
Interested in bidding as a prime or a subcontractor? Prime/sub

13. Name: Ausar Burney Phone: 202-439-6472
Company: Lance Bailey & Assoc.
Email Address: ausar@lancebailey.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: Architecture
Interested in bidding as a prime or a subcontractor? Sub to Design/Build

14. Name: Elena Skotar Phone: 202-726-3383
Company: Lance Bailey's Assoc.
Email Address: Elena@LanceBailey's Assoc.
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: Architecture
Interested in bidding as a prime or a subcontractor? See with Design/Build.
15. 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? _____
16. 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? _____
17. 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? _____
18. 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? _____

19. 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? _____
20. 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? _____
21. 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? _____
22. 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? _____
23. 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? _____
24. 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? _____

25. 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? _____
26. 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? _____
27. 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? _____
28. 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? _____
29. 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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Company: _____
Email Address: _____
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☐
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Company: _____
Email Address: _____
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☐
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Type of services performed: _____
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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: _____
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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? _____

36. 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? _____
37. 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? _____
38. 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? _____
39. 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? _____
40. 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? _____

Exhibit C:
Business Cards



BUILDING OUR COMMUNITY

1214 28th Street, NW
Washington, DC 20007

T (202) 333-3424
F (202) 333-3425
C (202) 304-8100
menbuild.com

Matt Byrne
matt.byrne@mcnbuild.com



BUILDING OUR COMMUNITY

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Washington, DC 20007

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F (202) 333-3425
C (202) 304-8236
mcnbuild.com

Grace Haines
grace.haines@mcnbuild.com



R. McGHEE & ASSOCIATES

AMOY McGHEE

BUSINESS MANAGER

2031 FLORIDA AVE, NW, 3RD FLOOR
WASHINGTON DC, 20009
T: 202.626.0690
E: AMOY@RMC-ARCHITECTS.COM
W: RMC-ARCHITECTS.COM

ARCHITECTURE ■ INTERIOR DESIGN ■ HISTORIC PRESERVATION

Certified Business Enterprise

sorto@cc-builder.com

Jarvin Sorto

2260 Minnesota Ave, SE
Washington, DC 20020
P 202.562.0027
F 202.370.6480
www.cc-builder.com



CARLOS PERDOMO
PRESIDENT

1925 MINNESOTA AVE SE SUITE A
WASHINGTON, DC 20020

(O) 202.857.7903
(C) 571.439.0155
(D) 202.800.0321

cperdomo@keystonedc.com

*Building on Family Tradition
of Performance*

JC Sanchez

LEED AP

COMMUNITY
ASSOCIATE

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703.908.4526 (t) 202.550.4580 (m)
Little
4245 North Fairfax Drive, Suite 650
Arlington, VA 22203



littleonline.com
littlespeakeasy.com

**COAKLEY
WILLIAMS
CONSTRUCTION**

Jason Phillips
Project Manager

Coakley & Williams Construction, Inc.
7475 Wisconsin Avenue, Suite 900
Bethesda, Maryland 20814

301.963.5000 main
240.750.0429 cell
301.963.9779 fax
jphillips@coakleywilliams.com

coakleywilliams.com



SAMUEL CRUZ
PRECONSTRUCTION / ESTIMATOR

1925 MINNESOTA AVE SE SUITE A
WASHINGTON, DC 20020

(O) 202.857.7903
(C) 202.421.5043
(D) 202.800.0322

scruz@keystonedc.com

*Building on Family Tradition
of Performance*



Sam Abdelattah
PE, CPD, LEED AP
President

8721 Plantation Lane, Suite 301
Manassas, Virginia 20110

Tel: 703-366-3663
Fax: 703-656-4886

Email: sam@mepdesigns.com

www.mepdesigns.com

Synfoni Bailey-Green
AIA, LEED AP BD+C
Principal

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Washington, DC 20005
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cell: 202-679-9341

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Abdullah Ayazi

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Senior Associate

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C: 443-842-0686

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Baltimore, MD 21202
O: 410-244-5508
F: 410-244-5509

JEFF PLOTZ

Pre-Construction Manager
jplotz@broughtonconstruction.com



QUINN EVANS
ARCHITECTS

JEFFREY C LUKER, AIA, LEED AP
PRINCIPAL

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D 202 591 2509
O 202 298 6700

WASHINGTON, DC 20037
2121 WARD PLACE, NW, 4TH FLOOR

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www.quinn-evans.com

Oyster, Imus, Petzold & Associates, LLC

CIVIL ENGINEERS • LAND PLANNERS • LAND SURVEYORS
11327 Amherst Avenue, Suite A • Wheaton, Maryland 20902

Lance Ball, P.E.

Senior Engineer
lance.ball@oipengineering.com
301-949-2011
301-949-2013 (fax)

www.oipengineering.com



MARKETING / ADMINISTRATIVE COORDINATOR

PRUDENCE BONDS

1225 EYE ST NW, STE 210, WASHINGTON, DC 20005
202.244.4199
PBONDS@MN-DC.COM

Bill Conkey, AIA
Architect



918 U Street, NW
Washington, DC 20001

o: 202/393-6445
bconkey@dlrgroup.com
dlrgroup.com

AMT LLC
CONSULTING ENGINEERS
AND LAND SURVEYORS



PATRICK CRUZ
ENGINEER

PHONE 202-289-4545 FAX 202-289-5051 E-MAIL pcruz@amtengineering.com
10 G STREET, NE, SUITE 430 ■ WASHINGTON, DC 20002



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www.HGAARCH.COM

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PRINCIPAL

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CELL 703.963.1792

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STERLING, VA 20164

VIRGINIA
703.437.6600

WASHINGTON, D.C.
202.393.1316

MARYLAND
301.972.3286

Jenny Lopez
Operations Manager

Marshall Moya Design Group, LLC
2201 Wisconsin Ave, NW, #305
Washington, DC 20007

jenny@marshallmoya.com
www.marshallmoya.com
P: 202.537.1107

Kwame A. Bailey
*Director, Business Development
& Marketing*



LANCE BAILEY & ASSOCIATES, INC.

Architecture/Planning/Construction Management/Facilities Management

7961 Eastern Avenue
Silver Spring, MD 20910
301 565 2283 T • 301 565 2287 F
kwame@lancebailey.com

7600 Georgia Avenue, NW, #308
Washington, DC 20012
202 726 3383 T • 202 726 3367 F
202 409 5502 C



LANCE BAILEY & ASSOCIATES, INC.

Architecture/Planning/Construction Management/Facilities Management

7961 Eastern Avenue
Silver Spring, MD 20910
301 565 2283 T • 301 565 2287 F
ansar@lancebailey.com

7600 Georgia Avenue, NW, #308
Washington, DC 20012
202 726 3383 T • 202 726 3387 F

Ansar H. Burney, AIA, NCARB
Principal