

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

**DESIGN-BUILD SERVICES  
DESIGN BUILD SERVICES FOR  
S STREET HARDSCAPE AT GARRISON ELEMENTARY SCHOOL**

**Solicitation #: DCAM-16-CS-0088**

**Amendment No. 2  
Issued March 8, 2016**

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This Amendment Number 02 is issued on March 8, 2016. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

**Item #1:**

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

**Item #2:**

**Narrative Scope of Work and Updated Drawings:** A narrative scope of work follows this page and updated drawings are available for download through the following link:  
<https://leftwichlaw.box.com/s/3ysc89ueabnwjs20p8czfh7ae2bnk6y5>.

**Item #3:**

**The bid date is hereby CHANGED.** Proposals are due by **March 17, 2016 at 2:00 pm EST.** Proposals that are hand-delivered should be delivered to the attention of: Ulrich Kossepka, Contract Specialist, at **Frank D. Reeves Center, 2000 14<sup>th</sup> Street, NW, 8<sup>th</sup> floor, Washington, DC 20009.**

- End of Amendment No. 2 -

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S STREET HARDSCAPE AT GARRISON ELEMENTARY SCHOOL  
Solicitation #: DCAM-16-CS-0088

Preproposal Conference Meeting Minutes  
March 2, 2016

1. A non-mandatory preproposal conference for the above-referenced solicitation was held on Wednesday, March 2, 2016 at 10:00 a.m.
2. The preproposal conference began with introductions of the following individuals:
  - a. Ulrich Kossekpa (Contract Specialist, Department of General Services – Contracts & Procurement Division)
  - b. Adnan Mamoon (Program Manager, Department of General Services – Capital Construction Division)
  - c. James Caballero (Project Manager, DC Partners for the Revitalization of Education Projects (“DCPEP”))
  - d. Alan Austin (Project Manager, DCPEP)
  - e. Kavita Aildasani (Leftwich LLC)
  - f. Emmy Klint (Leftwich LLC)
3. An overview of the procurement process was provided. It was noted that this procurement is being conducted pursuant to the Department’s formal solicitation process, and Offerors were reminded that proposals should be submitted relative to the written solicitation documents. Offerors were advised that the form of contract will be issued by amendment. It is expected that the contract that results from this solicitation will be in excess of One Million Dollars, and accordingly will require the review and approval of the DC Council.
4. An overview description of the project and delivery method was given:
  - a. In general, the scope of work of the project includes constructing the utility infrastructure as part of the first phase of the Garrison Elementary School modernization and also to construct hardscape and other improvements along the S Street perimeter of the school.
  - b. Construction work will begin after the last day of school (June 17, 2016), however, the Department will consider work prior to that date so long as it does not adversely impact school activities.
  - c. Work must be completed by August 15, 2016.
  - d. It was noted that, from the Department’s perspective, the major challenge to the project is the schedule given the permitting process.
  - e. The Department has already engaged an architect to develop the design for the Garrison modernization, and the selected design-builder will be required to take

assignment of that portion of the architect's contract that relates to this project. The selected design-builder will be required to work with the architect to advance the design for the project.

5. The compensation structure for the project was discussed. Offerors are to provide a lump sum price to fully complete the project. The lump sum price should include all profit, overhead, general conditions, hard construction and other costs. Design costs should be included in the lump sum price. The lump sum price will be based on the schematic design documents that were released with the RFP.
6. Project objectives and incentives were discussed:
  - a. If the project is completed on-time and on-budget the design-builder will 102% of the lump sum price. However, if the project is not completed on-time or on-budget, the design-builder will receive 98% of the lump sum price.
  - b. The Davis-Bacon Act applies to the Project. The selected design-builder and all subcontractors will be required to pay the applicable wages and to comply with the reporting requires of the Davis-Bacon Act.
  - c. It was noted that the LSDBE Utilization requirement for the Project required that thirty Five percent (35%) of the work must be performed by Small Business Enterprises.
  - d. The First Source Act will apply to this project; in addition to the first source requirements, it is the Department's to have 40% of the hours worked by District residents. If this goal is achieved, the design-builder will receive an incentive payment equal to one half percent (½%) of the lump sum price.
  - e. At least thirty five percent (35%) of all apprenticeship hours must be performed by District residents.
7. Questions:
  - a. Will the numbers be read on bid day?
    - i. Since the solicitation has both a technical evaluation component as well as a price and CBE evaluation component, that evaluation must be completed before an award is made. Accordingly, it is not anticipated that numbers will be read on bid date.
  - b. Has their already been discussions with the utility companies?
    - i. Due to the current stage of the drawings, little interaction has been had with the utility companies. The Department will assist with the utility interactions.
  - c. Are the costs of the utility fees to be included in the lump sum price and if so, will the Department provide the value of an allowance so that all Offeror will carry the same amount?
    - i. The Department will issue a clarification on this issue by amendment.
  - d. Will the design-builder lose the 2% on-time, on-budget incentive if the project is late for things beyond its control, including if Pepco fails to complete its work?
    - i. Yes, however, it was noted that the Department did not expect to cut over to the new service this summer.

- e. Who will be in charge of verifying whether the design-builder has met the District Resident Hours goal for the WIP incentive?
  - i. The Department will make this determination. The calculations will be based on the design-builder's certified payrolls that are submitted for compliance with the Davis-Bacon Act.
- f. Will a further design be published prior to bid?
  - i. It is not expected that any further design documents will become available prior to bid, however, if any are, the Department will issue that to bidders by amendment.
- g. Will the work have to be LEED compliant?
  - i. The ultimate modernization will have a LEED requirement, and it is expected that the design-builder will have some tracking and reporting requirements in this regard. The Department will provide additional guidance by amendment.
- h. Is there a current building permit for the project?
  - i. No, at present, the design has not been sufficiently advanced in order for a building permit to be obtained.

8. A site visit was held immediately following the pre-proposal conference.

## **Garrison Elementary School S Street Improvement Project Scope of Work**

Design-Build Contractor is to provide construction services for the following project scope of work.

### **1. Demolition**

- a. Remove existing site walls at service drive and entry stair in their entirety, including associated footings and foundations.
- b. Remove existing concrete service drive, entry stairs, planter, entry ramp and entry landings, and concrete curbs, from face of building to sidewalk line.
- c. Remove existing guardrails and handrails at entrance stair, landing and ramp.
- d. Remove two existing curb cuts at service drive, and remove existing sidewalk between service drive entrances and adjacent to service entrances.
- e. Remove existing Garrison sign.
- f. Remove all landscaping and within Project Area (see Fig. 1A and Fig. 1B), with the exception of mature trees. Mature trees are to be protected from demolition and construction activities.
- g. Relocate existing storage trailer from service drive to a location behind the school building (location TBD by DGS/DCPS).

### **2. Sitework**

- a. Site Preparation and Construction Activities:
  - i. Provide and install erosion and sediment control measures including stabilized construction entrance, silt fencing or super silt fencing surrounding the construction zone, construction fencing, inlet protection, tree protection, sediment tank and sump pump conforming with DDOE requirements.
  - ii. Prevent surface water, sub-surface or ground water from entering excavations. Provide adequate dewatering measures to remove water from the site and surrounding areas without ponding. Contact DC Water if water from the excavation will be discharged to a combined sewer.
- b. Requirements:
  - i. All site work in public space shall be in conformance with DDOT requirements.
  - ii. All water and sewer service in public space shall be in conformance with DC Water standard and specifications.
  - iii. All electrical service in public space for power shall be in conformance with PEPCO standards and specifications.
- c. New Bioretention Area:
  - i. Provide excavation, grading and landscaping to construct a new bioretention area along the front of the east wing of the school building. Preliminary calculations, performed without the benefit of infiltration rate test data, assumed the infiltration rate to be poor, so a standard bioretention must be used. To meet compliance, the standard bioretention must retain a minimum of 4,550 cubic feet of stormwater from private space on the school property. This requires the bioretention to have an expected minimum surface area of 2,600 square feet. The Watershed Protection Division must review and approve the designed plans.
  - ii. The site has a combined sewer that surrounds the site on three sides. There is a tunnel at the East Wing of the building under the first floor that accommodates a now abandoned 36" diameter reinforced concrete pipe sewer that runs under what was the original location of 12<sup>th</sup> Street. This abandoned sewer connects to an active 2.25' x 3.37' storm sewer line in the eastern half of the site. There is an existing 12" sewer on the west side of the building (13<sup>th</sup> Street NW). There is

an existing 21" sewer which starts at the northwest portion of the building and runs the entire length of the building west to east along S Street NW. The bioretention will be connected to the existing 2.25' x 3.37' storm sewer line on site. All new designs and capacity calculations must be approved by WASA.

- d. Provide new granite curb at former locations of service drive curb cuts, per DDOT standards.
- e. Provide new landscape plantings and sod at Bioretention Area / Rain Garden, and at other portions of S Street frontage as indicated.
- f. Provide pavers at S Street frontage and on corner of 13<sup>th</sup> Street NW as indicated
- g. Provide new Nature Trail along edge of Bioretention Area / Rain Garden.

### 3. Utilities Upgrades

- a. New Fire Service Line:
  - i. Provide and install a new 6" fire service line, installed parallel to the existing domestic water service with a 4' offset. All new designs and capacity calculations are to be approved by WASA (DC Water and Sewer Authority).
  - ii. The school site has existing water mains that surround the site on three sides. There is an existing 8" water main that runs the entire length of the building along S Street NW. The existing 4" domestic water service to the school enters the basement mechanical room from the 8" main in S Street NW and will continue to be used.
- b. Electrical Service Upgrade:
  - i. Electrical service is provided to the building currently via an underground utility transformer vault below the service drive, feeding electrical distribution equipment in the existing boiler / mechanical room.
  - ii. Project scope includes upgrade of the electrical service to the building to a new 3000A service at 120/208 volts. It is assumed that the existing vault does not have sufficient capacity to support the new service; project scope is to include a new underground vault and transformers in support of the upgrade. Provide a new concrete encased ductbank to bring additional capacity from the vault to the building.
- c. New Communications Ductbank:
  - i. Provide and install a new communications ductbank for telephone service, data and CATV.

### 4. Concrete

- a. Provide new concrete sidewalk to replace demolished sidewalk between and adjacent to former service drive entry locations.
- b. Provide new concrete entry stairs, cheek walls, entry landing, and clopped concrete walk (1:20) extending from the new entry landing toward 12<sup>th</sup> Street NW.
- c. Provide new concrete foundations and footings at new entry landing as required for future new entry vestibule addition construction.

### 5. Misc. Scope Items

- a. Provide new stainless steel handrails at new entry stairs
- b. Provide new Garrison Elementary School sign / display board.
- c. Replace entrance lighting at main building entrance
- d. Provide site lighting