

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



Attachment A

**Turnkey Construction for the
Proposed Program for
DMV - Commercial Division Licensing and Road Testing Facility**

A. Design

1. All base building design and engineering.
2. All site design and engineering.
3. All required base building permits.

B. Site Improvements

1. Turnkey Installation of a free-standing structure that will accommodate 8,500 usable square feet of space for customer service. Structure includes:
 - a. A retail type exterior that is “non-governmental” in appearance
 - b. Glass storefront of up to 80 linear feet including one set of double. 3/0 entry doors.
 - c. Hollow metal egress and exit doors per code.
 - d. Canopy/building ornamentation over and adjacent to glass storefront- design TBD
 - e. Key features for building infrastructure are subject to District (DGS) standards for direct services facilities and sustainability
 - f. Installation of parking area to accommodate customer parking for 25 automobiles and employee parking for 15 automobiles.
 - g. Installation of separation between parking areas and road testing area.
 - h. Installation of road testing area with 4 oversized parallel parking spaces, road course suitable for automobiles and commercial vehicles, up to 16 wheelers
 - i. Street trees, landscaping, and traffic control islands within parking area.
 - j. Site utilities including domestic water, fire protection water, sanitary.
 - k. Sewer, storm drainage complete from municipal supply to building services demarcation point along inside of building perimeter

2. Strategic Services

- a. Electric and telephone
 - Underground electric service from utilities distribution system to building. Utilities respective capacity designed for DMV office/customer service center use.
 - Empty under site conduit from telecommunications supply point-of-service to demarcation point along inside of building perimeter.
- b. HVAC
 - Gas service from utilities distribution system to building services demarcation point inside of building perimeter.
 - Building structure designed to support requisite HVAC units; zoning, size location, roof cut-outs and equipment curbs part of turnkey work.
- c. Fire Protection
 - Fire sprinkler riser and mains for standard hazard, wet pipe sprinkler system (branch lines to be part of TI).
- d. Plumbing
 - Domestic water and sanitary sewer laterals from municipal supply to building services demarcation point along inside of building perimeter.

C. Tenant Improvements

1. In addition to the Site Improvements, the District's requires that the turn-key construction includes Tenant Improvements for the interior ("Tenant Improvements"). The District requires a non-restrictive Tenant Improvement allowance. Specifically, the District may use its allowance for hard and soft construction costs, information technology infrastructure, furniture, fixtures, and specific electronic equipment and relocation services.
2. The basis of design for the District's Tenant Improvements should be equal or similar to:
 - a. the attached test fit that was generated for the DMV located at the Georgetown Park Mall - 3222 M Street, NW (Exhibit 1);
 - b. the specific needs scaled for the CDL site as set forth by the DMV:
 - 10 - Workstations (same dimensions as the workstations in Georgetown DMV)
 - 2 - Water Fountains (public/employee)
 - 2 - Public Bathrooms
 - 2 - Offices
 - 2 - Employee Bathrooms
 - 1 - Waiting Room (large enough to hold at least 40 people)
 - 1 - Storage Room
 - 1 - Security Stand
 - 1 - Queuing Area

- 1 - Knowledge Testing Room (8 Testing Units)
- 1 - Kiosk Station
- 1 - I.T. Server Room
- 1 - Conference Room (10 - 12 people)
- 1 – Break room