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ST. ELIZABETHS EAST CAMPUS INFRASTRUCTURE SUBCONTRACTOR INFORMATION SESSION

OCTOBER 7, 2016

Elevating the Quality of Life in the District



SESSION AGENDA

- Project Overview
- Project Team Introductions
- Commitment to CBE/SBE Firms
- DC Resident Workforce Commitment
- Prequalification Requirements
- Next Steps for Interested Bidders
- Resource Partners
- Project Site Walk – Optional



St Elizabeths East Total Planned Redevelopment

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

Underlying Zoning: St E's District

- Buildable Envelope: +5 million square feet (multiple parcels)
- Office: 1.8 million SF, including 500,000 SF of “Innovation Hub” space
- Residential: 1,300 units
- Retail: 206,000 SF
- Hospitality: 330,000 SF
- Civic & Educational: 250,000 SF for non-commercial activity centers



St Elizabeths East Total Planned Redevelopment



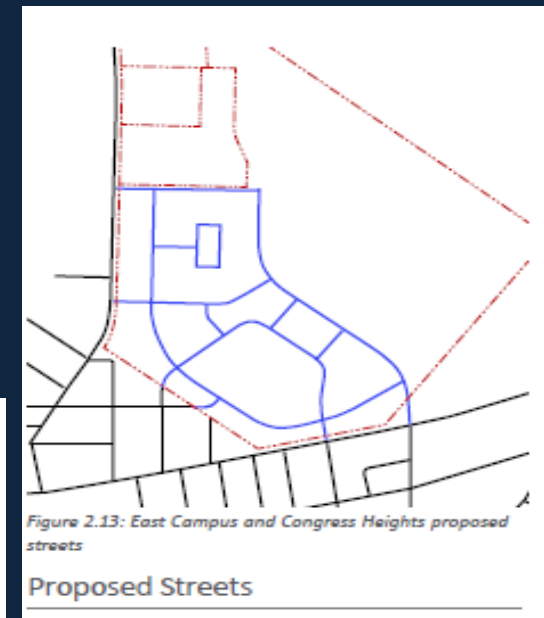
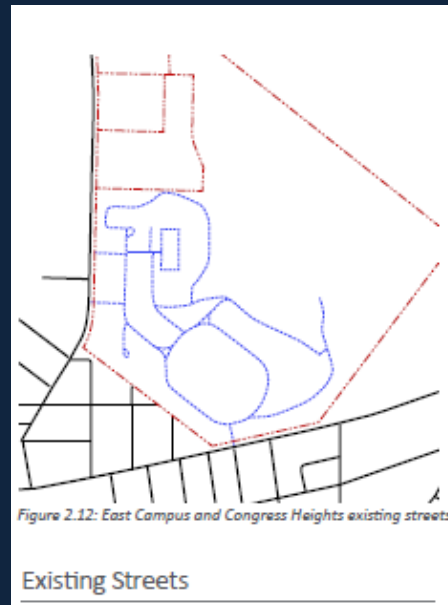
Anticipated 5 –Year Use Map	
Blue	Phase 1 Development Residential - Townhomes/Multifamily
Red	Phase 1 Development Mixed Use
Purple	Buildings In-Use - Gateway DC - RISE Demonstration Center
Green	Events DC’s Planned Development - Washington D.C. Entertainment and Sports Complex
Phase One Key Features	
Mixed-Use (Parcel 17)	+30,000 SF of Retail ; 171,000 SF of Office; 30,000 SF Innovation Greenspace
Townhomes (Parcel 10/14)	+60 homes Townhomes (30% affordable); +15 live-work-units
Multi-family (Parcel 11)	250 units multifamily units (80% affordable) in 6 historic buildings and one center amenity building; +14,000 SF innovation/arts/culture space
Entertainment (Parcels 9/12)	5,000 seat Entertainment and Sports Arena for use as a concert/ entertainment venue, Wizards Training Facility and arena for Mystics and other sports teams

INFRASTRUCTURE & STABILIZATION

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

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

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



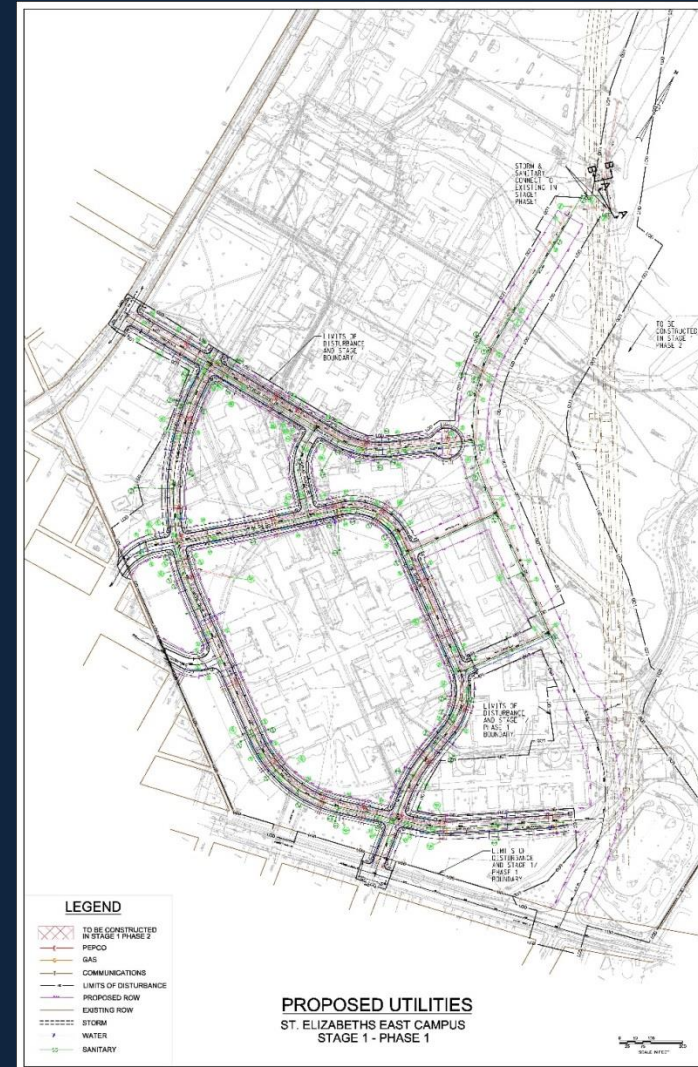
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STAGE 1 - PHASE 1 INFRASTRUCTURE PROJECT LIMITS

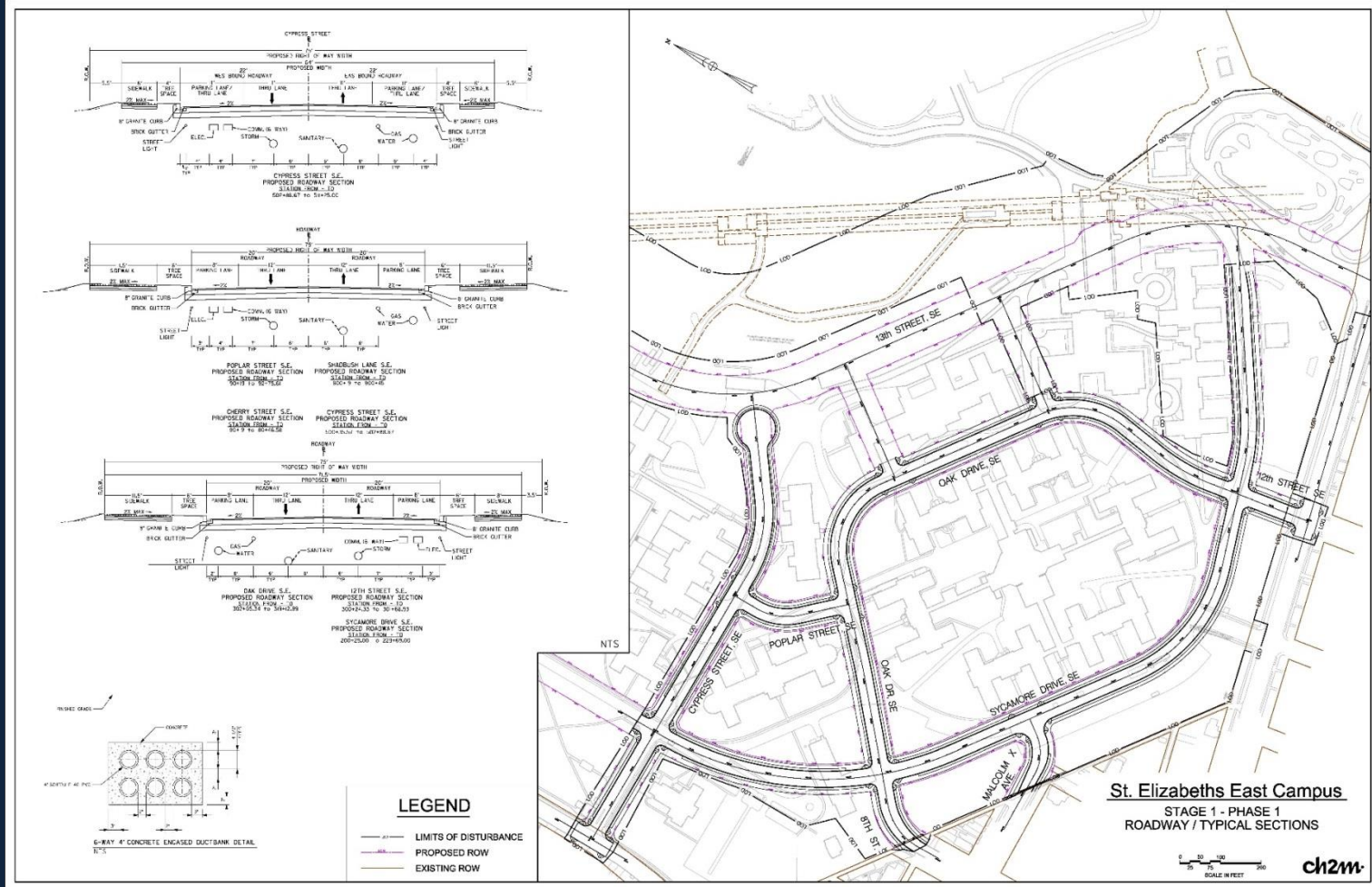


STAGE 1 - PHASE 1 PROPOSED UTILITIES

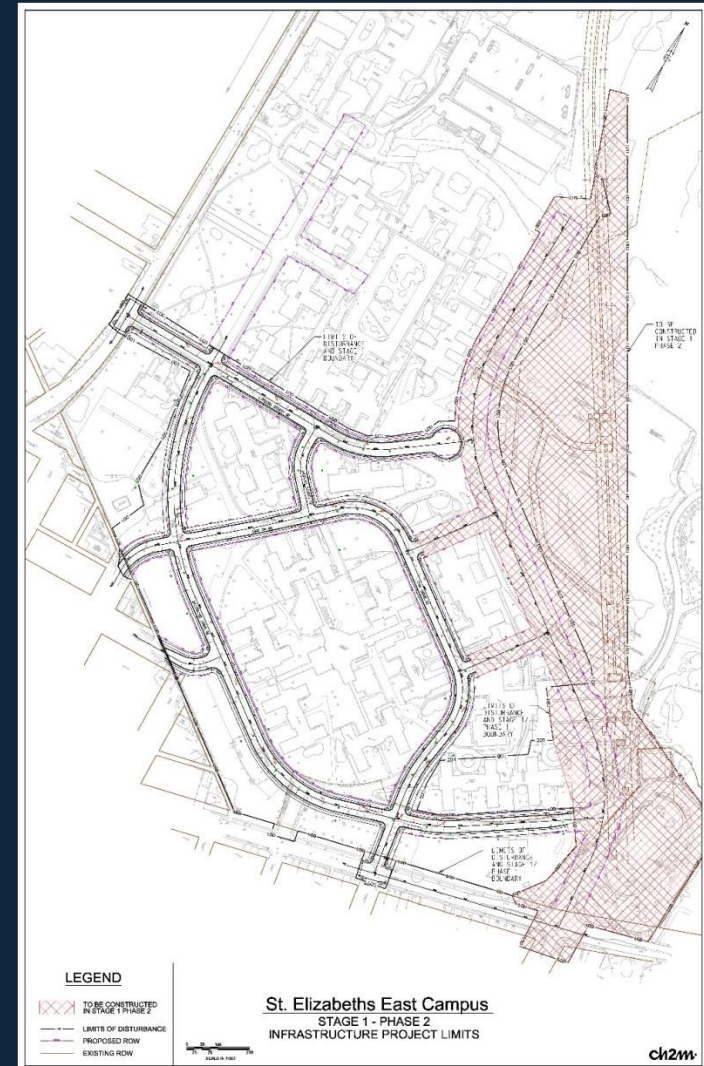


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STAGE 1 - PHASE 1: ROADWAY / TYPICAL SECTIONS



STAGE 1 - PHASE 2 INFRASTRUCTURE PROJECT LIMITS



St. Elizabeths East Campus Infrastructure Upgrades

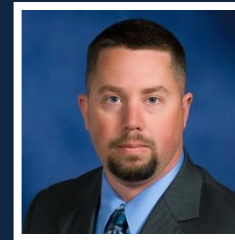
Project Team



Bob Walcott
Senior Project Executive



Jon Seavey
Project Executive



John Curran
MEP Manager

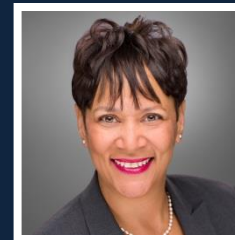
Ward 8 Mentor Protégé
Saxon Collaborative Construction



Jumanne Smith
Sr. General
Superintendent



Shirley Taylor
CBE/DC Workforce
Compliance Team



Linda Graves
CBE/DC Workforce
Compliance Team

STAGE 1 - PHASE 1: TRANSPORTATION INFRASTRUCTURE AND UTILITIES IMPROVEMENTS

PROJECT SCHEDULE MILESTONES

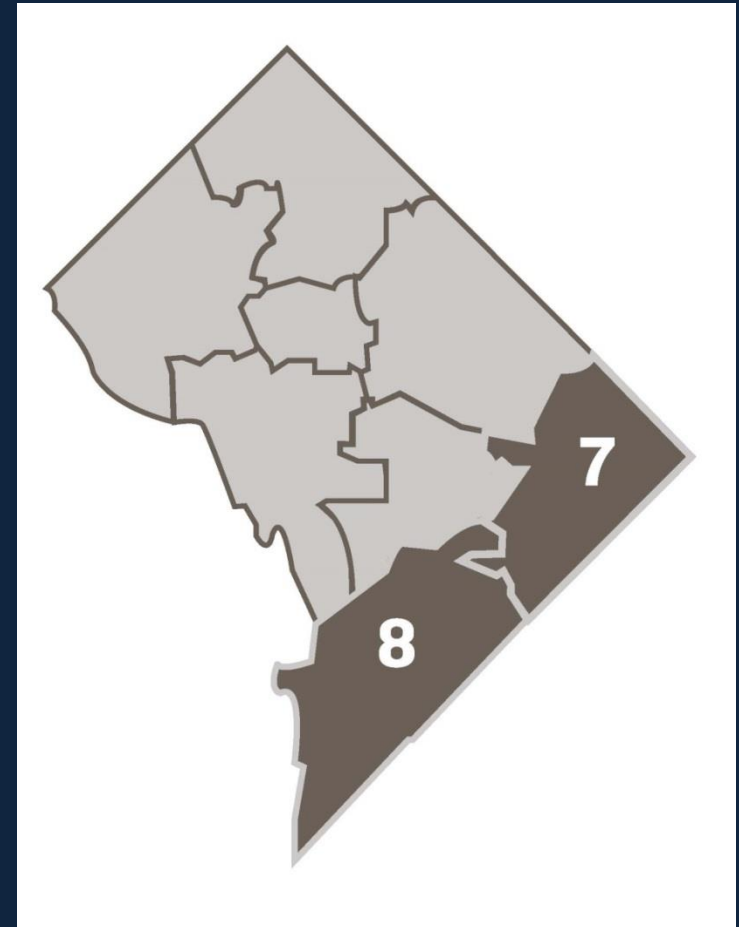
Mid-October 2016	Initial Mobilization & Site Prep
Late October 2016	Early Release Packages – Bidding
Early November 2016	Remaining Packages – Bidding
Mid November 2016	Award of Subcontracts
Early December 2016	Construction Start
Fall 2017	Interim Completion Milestone
Summer 2018	Completion Of Construction Of Roads & Utilities For Stage 1 - Phase 1

Project Stakeholders

- DC Water
- DDOT
- DOEE
- OCTO
- PEPCO
- Washington Gas
- WMATA

Our Commitment to Small & Local Business

- CBE Subcontracting Goal - 73%
- 100% CBE Set Asides
 - Storm, water, sanitary Utilities
 - Utility/ Tunnel Demolition
 - Asbestos Abatement
 - Traffic Controls
 - PEPCO Duct Banks
 - Curb & Gutter
 - Concrete/Sidewalks
 - Roadway Signage
- Focus on Ward 7 & 8
- Support the Construction Process
 - Trade Contractors/ Vendors/ Suppliers
 - General Conditions - Wide Range of Service Providers



Our Commitment to Small & Local Business

- **40% job hours** performed by **District Residents**
 - By Trade
 - Wage Classifications
 - Journey Worker
 - Apprentice
 - Skilled Labor
 - Common Labor
- Focus on **Ward 7 & Ward 8** Residents
- Total of **51%** of New Hires – **District Residents**



Prequalification in the Construction Industry

- Prequalification has become standard throughout the industry.
- Protects all project stake holders
 - Client
 - Construction Manager/General Contractor
 - Subcontractors
 - Lenders
 - Insurers



Prequalification Procedures & Standard Documentation

- Prequalification procedures focus on three areas
 - Safety – Ability of a contractor to operate safely
 - Experience Modification Rate (EMR)
 - OSHA 300 Logs
 - Safety Plans
 - Certificate of Insurance
 - Experience – Ability of a contractor to successfully execute the scope of work
 - References
 - Workforce
 - Completed Projects
 - Financial Strength – Ability of a contractor to finance a project and meet future obligations
 - Financial Statements
 - Surety and Bonding Limits

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Get Prequalified!

Visit www.ibidpro.com to submit a prequalification form. iBidPro is Gilbane's proprietary prequalification and bidding portal and is free and open to any and all Contractors and Vendors.

Subcontractors/Vendors



Gilbane Building Company



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- Abatement
- Asphalt paving
- Asphalt Roadways
- Bottled Water Service
- Concrete Sidewalks
- Construction Trailers
- Contaminated Soils
- Curb and Gutter
- Demolition of Existing Utilities
- E & S Controls and Measures
- Utilities (Water, Sanitary, Storm)
- Environmental Testing & Inspections
- Erosion Control
- Fencing
- Flatwork
- Grading
- Groundwater Treatment
- Jobsite Janitorial Service
- Landscaping
- LID Bio Retention
- Pavement Markings
- PEPCO Duct banks
- Permeable paving

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- Site Signage
- Portable Toilets
- Roadway Signage
- Shoring
- Sidewalks
- Signal Work
- Site Demolition
- Site Furnishings
- Site Lighting
- Site Security
- Street Lighting
- Structure Demolition
- Survey and Stakeout
- Temporary Fencing
- Temporary Signage
- Testing and inspections
- Traffic Controls
- Tree Removal
- Utility Demolition
- Utility Tunnel Demolition

Who To Contact – Bid List & Prequalification



Bill Barotti

Preconstruction Executive

wbarotti@gilbaneco.com

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Resource Partners



Q. & A.

PROJECT SITE WALK

THANK YOU!