



DISTRICT OF COLUMBIA  
PUBLIC SCHOOLS

March 19, 2016 10AM

# Ron Brown Building Modernization Update



# Agenda

Rules of the Road

Project Overview

Review of Construction Schedule

Sustainability + Energy

Review of Building Design

Working with the Community

Ward 7 Business and Workforce Participation

Communications Outreach

## Rules of the Road

Respect Each Other

Cellphones Silent or on Vibrate

Q&A Will be Taken at the End of the Presentation

## Project Overview: Community Cabinet

Citywide; members  
represent every ward

Not a decision-making  
body, but advisory

Weigh in on  
programming and  
elements of school  
planning

### Committees

- Academics/Extracurricular
- Marketing/Partnerships
- Community Outreach

## Project Overview

**Program Overview:** 600 student city-wide college prep high school for males

**Location:** 4800 Meade St NE, Washington, DC (Ron Brown Building)

**Ward:** 7

**DGS Project Manager:** Mia Sensabaugh

**DCPS Facilities Team:** Patrick Davis & Toussaint Webster

**Architect:** Perkins Eastman DC

**General Contractor:** Gilbane Building Co.

**Project Completion Date:** Phase 1 – August 8, 2016; Phase 2 – August 2017

**Project Status:** Design Development (Documents)



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# Dunbar HS - Perkins Eastman & Gilbane





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# Roosevelt HS - Perkins Eastman & Gilbane





## H.D. Cooke ES - Gilbane





## Phase I Construction Schedule

- **March 2016** – interior demolition and abatement begins in late March
- **April 2016** – interior demolition and abatement continues through late April; exterior demolition begins in mid-April
- **May 2016** – exterior demolition continues through end of May
- **June 2016** – construction
- **July 2016** – construction
- **August 2016** – Phase 1/first floor construction complete

## Building Design Phase I (April-August 2016)

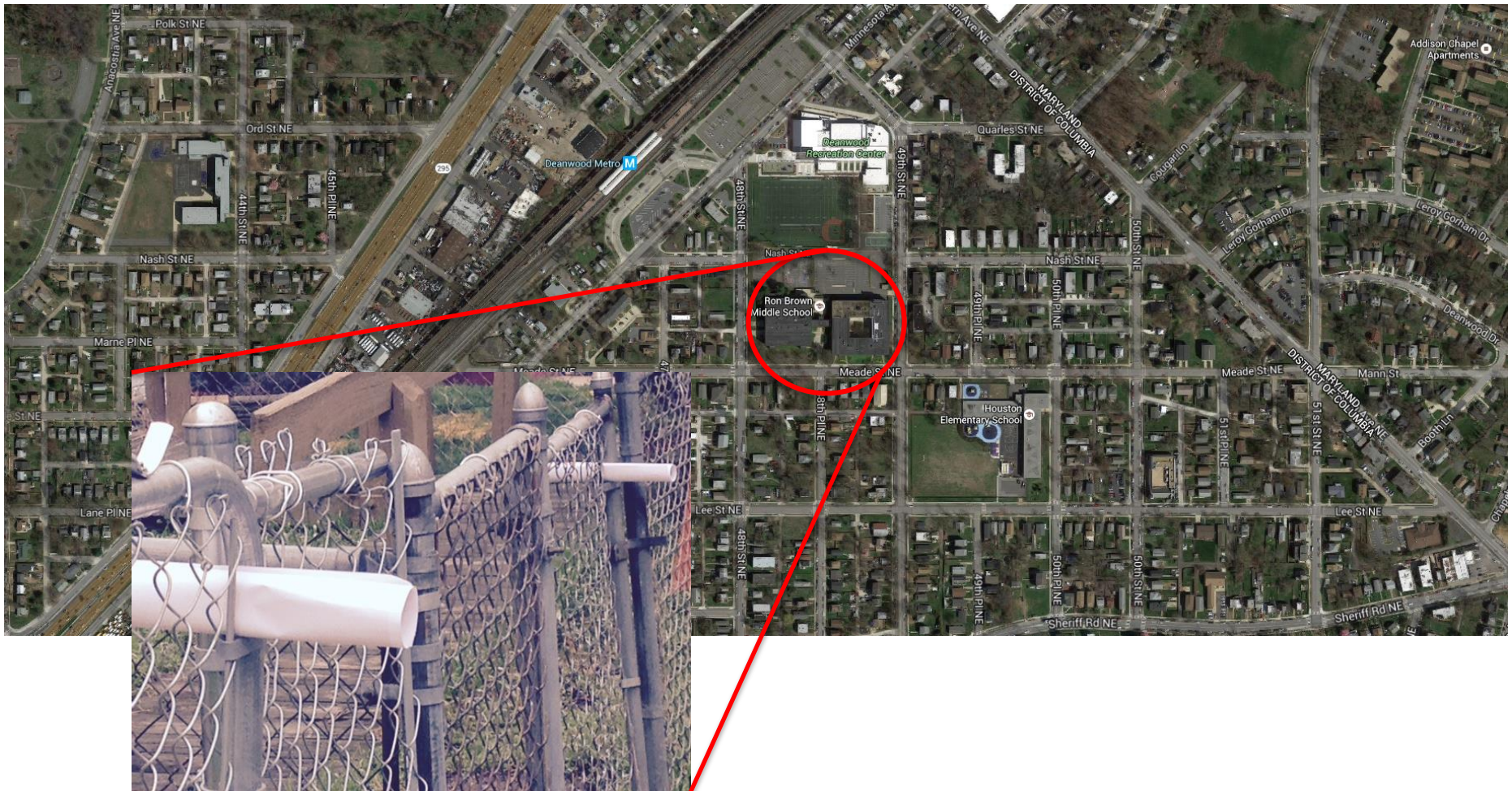
- Seven 9<sup>th</sup> Grade Classrooms
- Administration Offices
- Counselors' Offices
- Library
- Cafeteria
- Music Room
- Large Multipurpose Room (will house indoor PE and 9<sup>th</sup>-grade wide-assemblies)

## Building Design Phase II (August 2016-August 2017)

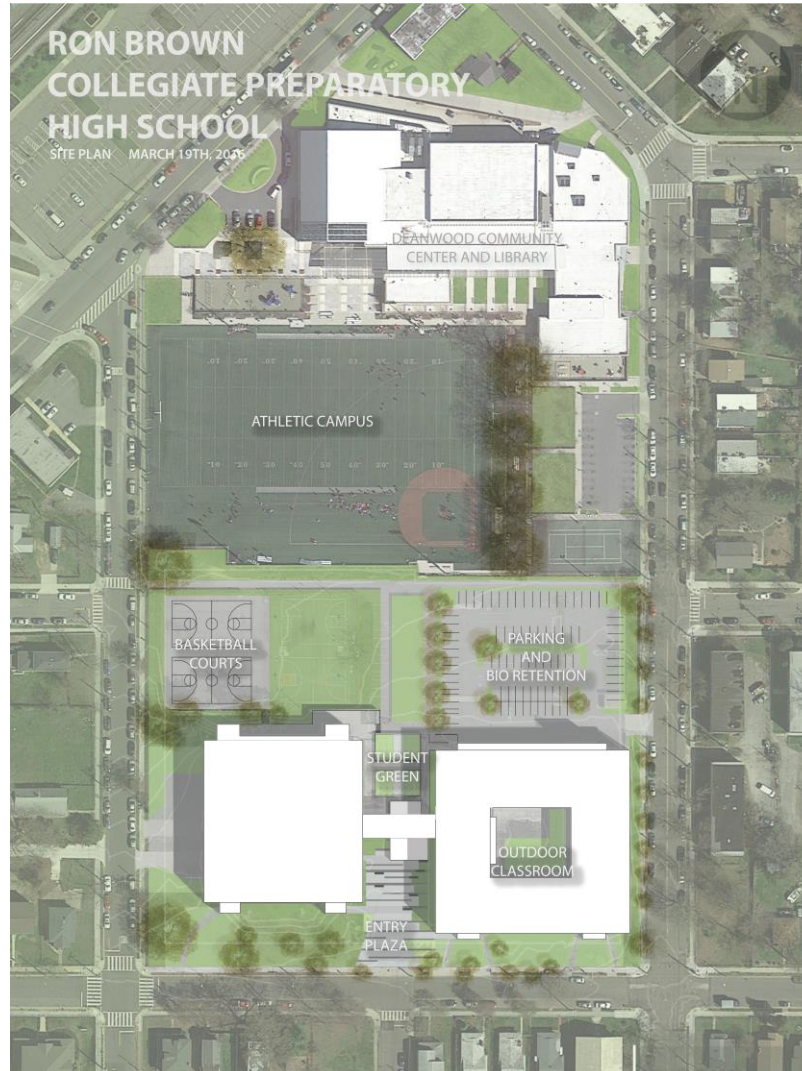
- 24 classrooms on the 2<sup>nd</sup> and 3<sup>rd</sup> floors
- Gymnasium
- Auditorium
- Outdoor areas in the back of the building (north side)

## Sustainability + Energy











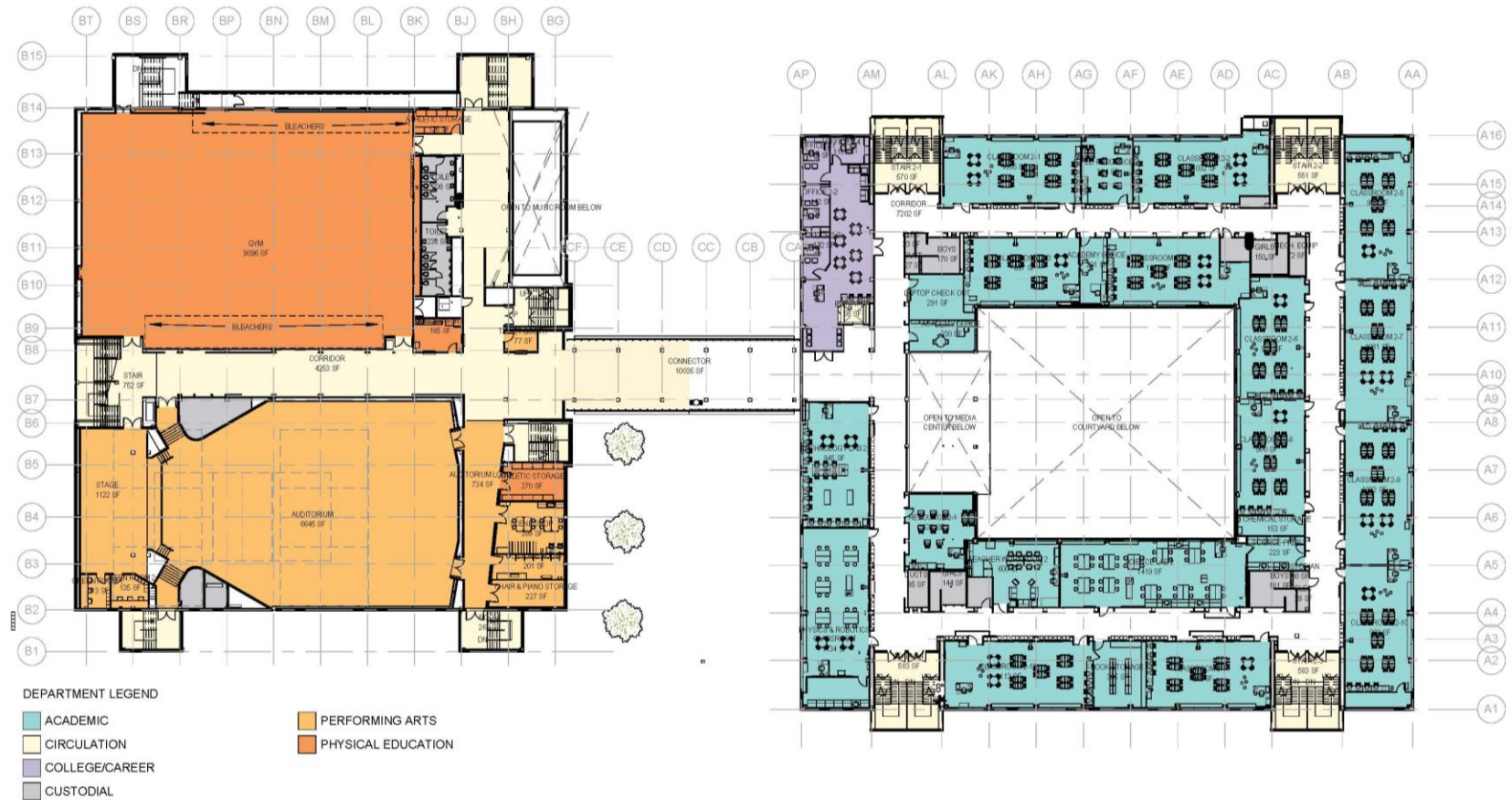


# Concept Design Phase I (April-August 2016)



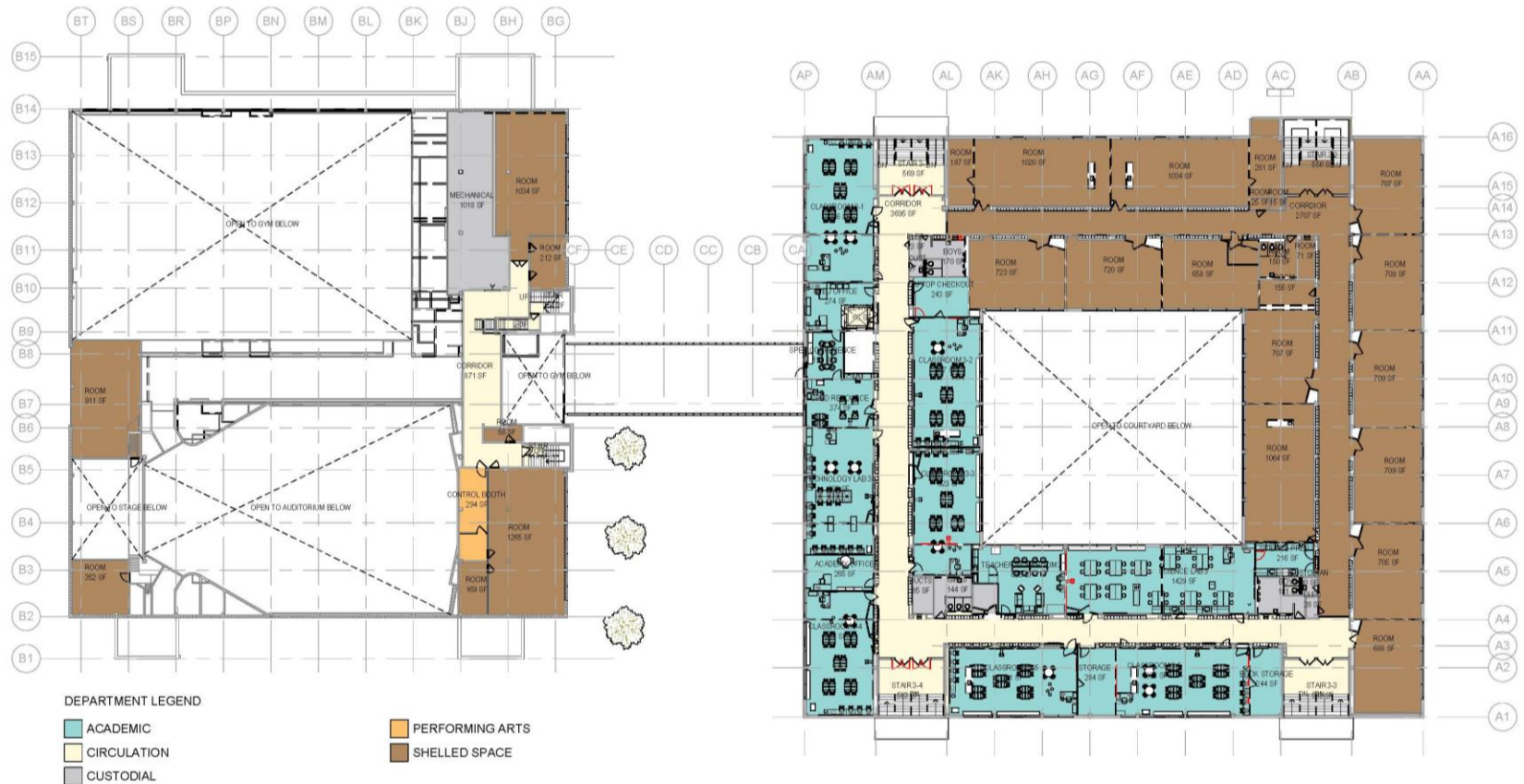


## Concept Design Phase II (August 2016-August 2017)





## Concept Design Phase II (August 2016-August 2017)



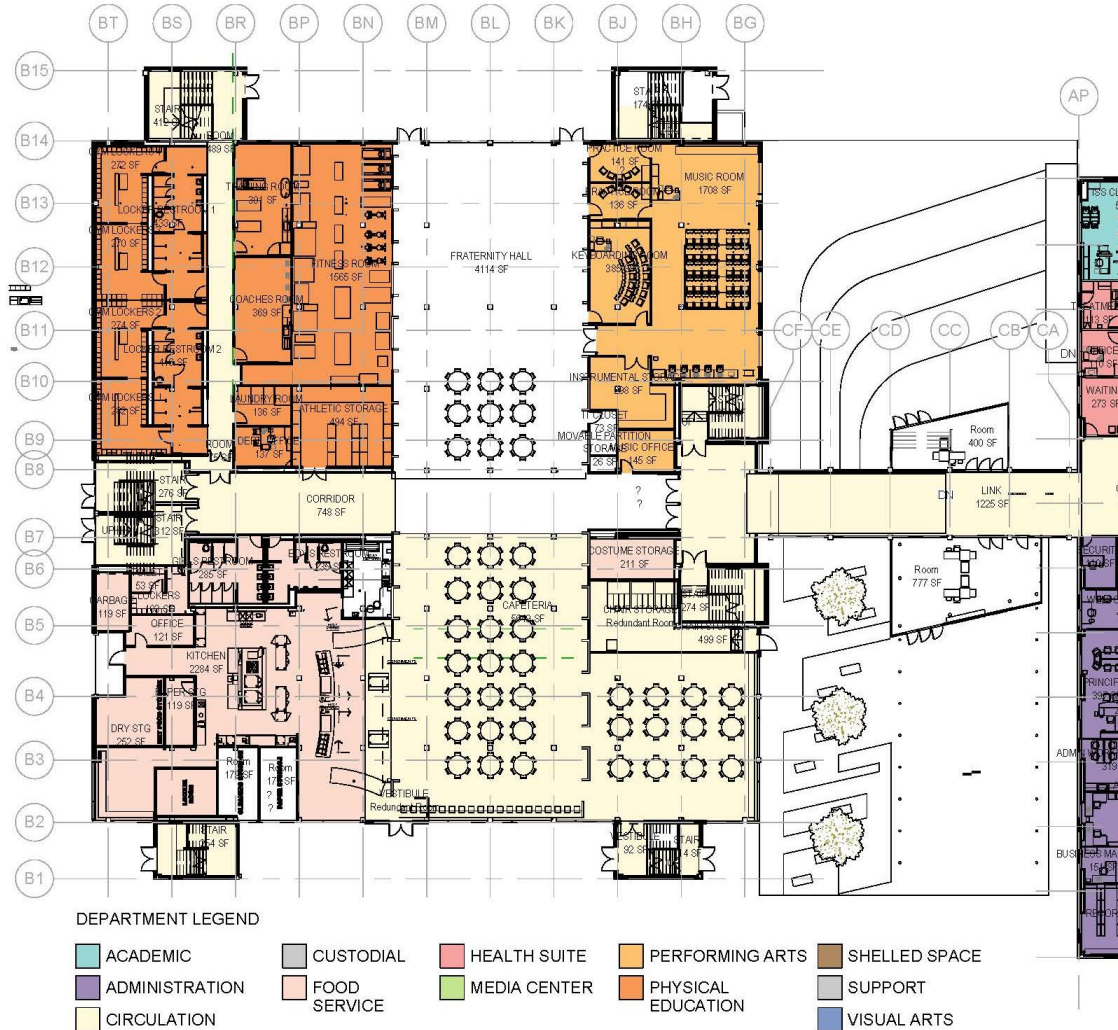






# MULTIPURPOSE WING – PHASE I

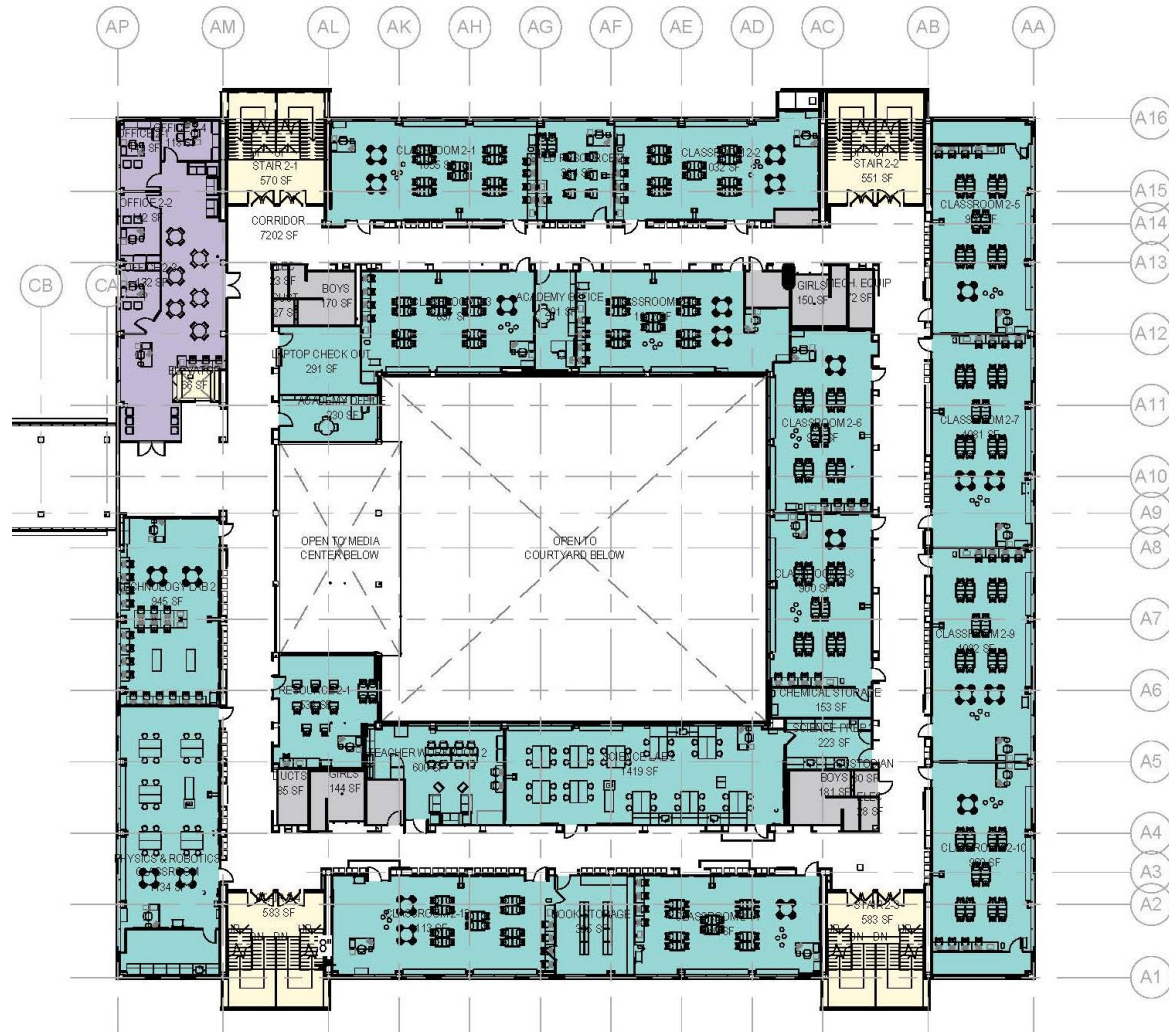
## FIRST FLOOR





# ACADEMIC WING – PHASE II

## SECOND FLOOR

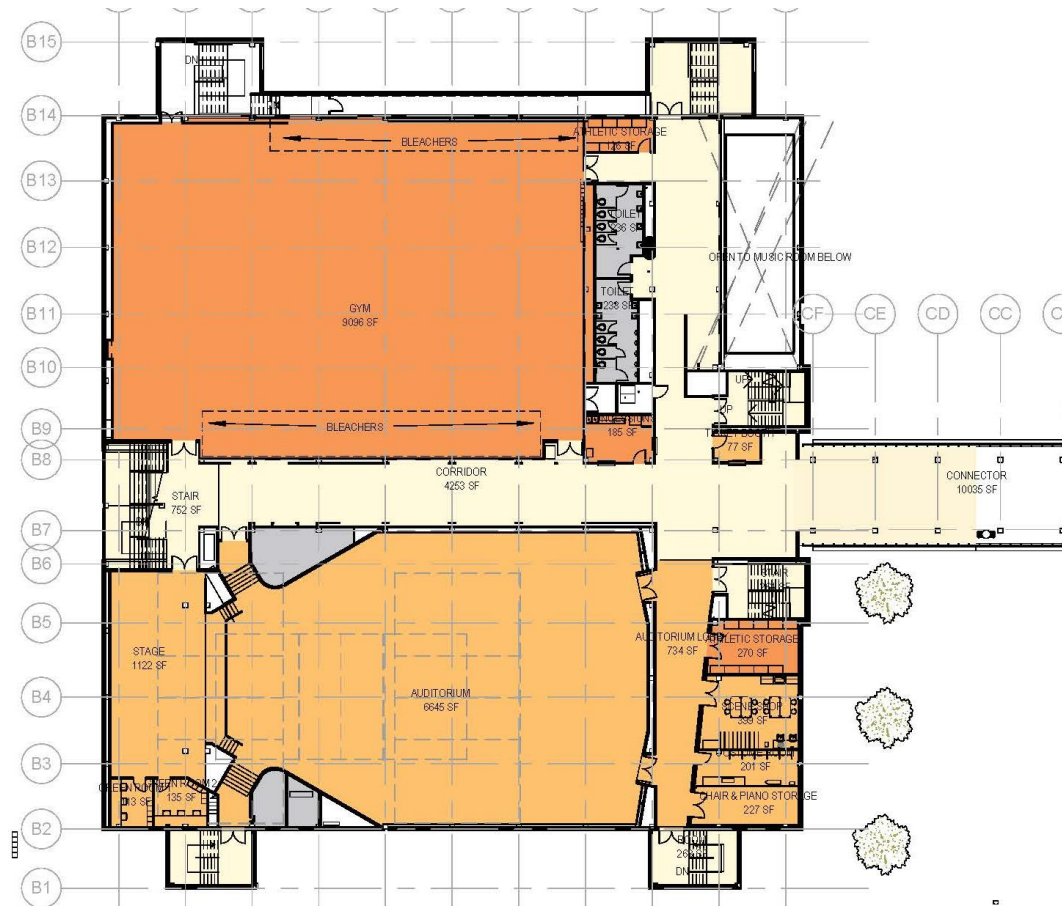






# MULTIPURPOSE WING – PHASE II

## SECOND FLOOR



[illegible]







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Library



## Working with the Community

- Working with ANC7C and the Community
- Proposed Extended Work Hours:
  - Monday-Friday **5am to 10pm**
  - Saturday **6am to 7pm**
  - Sunday **8am to 4pm**
  - Outside of the hours of 7-7 we will avoid chipping, drilling, grinding, cutting, or any other loud noises.
- The community can contact [toussaint.webster@dc.gov](mailto:toussaint.webster@dc.gov) or 202-794-3549 with questions



## Construction Hours Breakdown (Mondays – Fridays)

	Interior Light Demolition	Interior Light Construction	Interior Finishes	Interior Interim Clean-Up
<b>5am-7am (Mon-Fri) QUIET WORK</b>	Ceiling removal	Framing	Ceiling Installation	
	Loose equipment removal	Drywall	Flooring installation	
	Loose furniture and fixture removal	Masonry	Painting	
	Drywall removal	Pipe installation	Finish Carpentry & Millwork installation	
		Duct installation	Fixture/Device Installation	
		Wire Installation		
<b>QUIET WORK - QUIET WORK - QUIET WORK - QUIET WORK - QUIET WORK - QUIET WORK - QUIET WORK</b>				

	Interior Demolition	Interior Construction
<b>7am-7pm (Mon-Fri)</b>	Chipping	Chipping
	Drilling	Drilling
	Grinding	Grinding
	Cutting	Cutting



## Construction Hours Breakdown (Mondays – Fridays)

	Interior Light Demolition	Interior Light Construction	Interior Finishes	Interior Interim Clean-Up
7pm-10pm (Mon-Fri)	Ceiling removal	Framing	Ceiling Installation	
	Loose equipment removal	Drywall	Flooring installation	
	Loose furniture and fixture removal	Masonry	Painting	
	Drywall removal	Pipe installation	Finish Carpentry & Millwork Installation	
		Duct installation	Fixture/Device Installation	
		Wire Installation		
QUIET WORK - QUIET WORK - QUIET WORK - QUIET WORK - QUIET WORK - QUIET WORK				

## Construction Hours Breakdown (Saturdays)

	Interior Light Demolition	Interior Light Construction	Interior Finishes	Interior Interim Clean-Up
<b>6am-7am (Sat ONLY) QUIET WORK</b>	Ceiling removal	Framing	Ceiling Installation	
	Loose equipment removal	Drywall	Flooring installation	
	Loose furniture and fixture removal	Masonry	Painting	
			Finish Carpentry & Millwork installation	
	Drywall removal	Pipe installation	Fixture/Device Installation	
		Duct installation		
		Wire Installation		
<b>QUIET WORK - QUIET WORK - QUIET WORK - QUIET WORK - QUIET WORK - QUIET WORK</b>				

	Interior Demolition	Interior Construction
<b>7am-7pm (Sat ONLY)</b>	Chipping	Chipping
	Drilling	Drilling
	Grinding	Grinding
	Cutting	Cutting

## Construction Hours Breakdown (Sundays)

	Interior Light Demolition	Interior Light Construction	Interior Finishes	Interior Interim Clean-Up
<b>8am-4pm</b> <b>(Sun ONLY)</b> <b>QUIET WORK</b>	Ceiling removal	Framing	Ceiling Installation	
	Loose equipment removal	Drywall	Flooring installation	
	Loose furniture and fixture removal	Masonry	Painting	
	Drywall removal	Pipe installation	Finish Carpentry & Millwork installation	
		Duct installation	Fixture/Device Installation	
		Wire Installation		
<b>QUIET WORK - QUIET WORK - QUIET WORK - QUIET WORK - QUIET WORK - QUIET WORK</b>				

## Construction Forecast

- Begin Demolition in Late March 2016
- 60% of Construction Completed by August 2016
- Remaining 40% Completed *after* August 2016

## Local Jobs and Contracts

- A Minimum of 3 to 5 Contracts Slated for Ward 7 Residents
- Contracts include:

› Asphalt & Concrete Paving      › Athletic Equipment

› Concrete      › Carpet & VCT      › Drywall

› Demolition & Abatement      › Electrical/Security/AV/IT/Fire Alarm

› Elevators      › Fencing      › Food Service Equipment

› Hardscape & Landscape      › Masonry      › Masonry restoration

› Painting and wall coating      › Plumbing & HVAC

› Rough & Finish Carpentry & D/F/H      › Roofing and waterproofing

› Signage      › Site Utilities & Earthwork      › Specialties

› Sprinkler      › Steel      › Storefront/Curtainwall

› Theater Equipment      › Tile      › Windows & Window coverings

› Wood Flooring & Wood Restoration

## Local Jobs and Contracts

- A Minimum of 30 Jobs Slated for Ward 7 Residents
- Jobs will Service the Various Contract Categories from the  
Awarded Contracts



## Ward 7 Business and Workforce Participation

SCHEDULE	EVENT/ACTION	PERSON/ORGANIZATION RESPONSIBLE	REQUIREMENTS OF DISTRICT LAW
3/10/16	Determined the number CBE/SBEs who reside in Ward 7.	DGS Compliance Team	DSLBD Law requires that 35% of all subcontracting dollars must be spent with SBE firms. The Law also requires that 20% of all subcontracting dollars on District-funded projects must be spent with DBE firms.
3/10/16 – 3/18/16	Gilbane Construction sends out bid packages for scopes of work on the construction project. These bid packages will be sent to the relevant CBE firms located in Ward 7.	Gilbane Construction	Same as above.
3/17/16	Gilbane Construction will make a special request to the Ward 7 CBE firms for their capability statements. Gilbane Construction will be able to give prime subcontractors on the Ron Brown College Preparatory High School project information that will allow them to hire Ward 7 CBE firms at the second- and third-tier subcontracting levels.	35 CBE firms from Ward 7 and Gilbane Construction	N/A



## Ward 7 Business and Workforce Participation

SCHEDULE	EVENT/ACTION	PERSON/ORGANIZATION RESPONSIBLE	REQUIREMENTS OF DISTRICT LAW
3/17/16	<p>Gilbane Construction will begin conversations with Ward 7 businesses to satisfy their General Conditions requirement. This could include, but not limited to:</p> <ul style="list-style-type: none"><li>• Dumpsters</li><li>• Trash removal</li><li>• Office cleaning</li><li>• Office supplies</li><li>• Sani-johns</li><li>• Compliance monitoring</li><li>• Bottled water</li><li>• Catering for office meetings</li><li>• Food trucks</li><li>• Janitorial supplies</li></ul>	Gilbane Construction	N/A



## Ward 7 Business and Workforce Participation

SCHEDULE	EVENT/ACTION	PERSON/ORGANIZATION RESPONSIBLE	REQUIREMENTS OF DISTRICT LAW
3/17/16	DGS will distribute to the Ward 7 Associations and organizations a Workforce Profile Form to be distributed to residents of Ward 7 who might want to work on the Ron Brown College Preparatory High School project.	DGS Project Manager	<p>District Law 14-24 (First Source Law) requires that all District-funded projects over \$5 million and all subcontracts within that project with a contract value of over \$300K must adhere to the following requirements:</p> <ul style="list-style-type: none"><li>• 20% of all journey worker hours worked must be worked by District residents</li><li>• 60% of all apprentice hours worked must be worked by District residents</li><li>• 51% of all skilled laborer hours worked must be worked by District residents</li><li>• 70% of all common labor hours worked must be worked by District residents</li></ul> <p>DGS monitors all compliance with First Source Law on a monthly basis using information inputted into the DOES LCP Tracker System.</p>



## Ward 7 Business and Workforce Participation

SCHEDULE	EVENT/ACTION	PERSON/ORGANIZATION RESPONSIBLE	REQUIREMENTS OF DISTRICT LAW
3/30/16	All of the completed Workforce Profile Forms from Ward 7 will be collected by DGS.	DGS Project Manager	N/A
3/31/16	DGS Compliance Team will interview the persons who have completed the Workforce Profile Form to determine the individual skill level in the construction trade.	DGS Compliance Team	N/A
4/1/16	The Workforce Profile Form and the evaluation of skill level will be given to Gilbane Construction so that they can pass this information on to the subcontractors at every level.	DGS Compliance Team	N/A

## Gilbane Contact Information

### Gilbane Contact

Linda Graves  
VP, Diversity & Community Affairs  
Phone: (202) 230-7278  
Email: [BuildingDC@gilbaneco.com](mailto:BuildingDC@gilbaneco.com)





## Communications Outreach

Meeting Types		2016		2017	
		June	October	January	June
Community		TBD	TBD	TBD	TBD
Project Email Update		Monthly Email Updates			

Monthly Email Updates					
April	May	June	2016		
July	August	September			
October	November	December			
January	February	March	2017		
April	May	June			
July	August				

## Next Steps

Start Work (Week of March 20<sup>th</sup>)

Secure Letter of Support for After-Hours Permit from ANC 7C

Get Permit from DCRA

Start After-Hours Work



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# We Appreciate Your Support

DCPS Contact: [toussaint.webster@dc.gov](mailto:toussaint.webster@dc.gov)