



D.C. DEPARTMENT OF GENERAL SERVICES

REQUEST FOR PROPOSALS

**DESIGN-BUILD SERVICES
RIDGE ROAD RECREATION CENTER**

July 16, 2013

Proposal Due Date: August 8, 2013 by 2:00 p.m. EDT

Preproposal Conference: July 29, 2013 at 2:30 p.m. EDT

to be held at:

**Frank D. Reeves Center
2nd Floor Community Room
2000 14th Street, NW
Washington, DC 20009**

Contact: Thomas D. Bridenbaugh
Leftwich & Ludaway, LLC
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Solicitation Number: DCAM-13-CS-0176

Executive Summary

The District of Columbia Department of General Services (“DGS” or the “Department”) is seeking to engage a design-builder to further the Department’s preliminary design and construct the new Ridge Road Recreation Center located at 800 Ridge Road, SE, Washington DC. The Department’s preliminary design documents (the “Preliminary Design”), an aerial site image and a narrative program of requirements are attached hereto as **Attachment A**. The scope of work is more fully described below, but generally includes progressing the schematic design, demolishing the existing recreation center and play structures, renovating the existing pool house and constructing an approximately 22,000 square feet new LEED GOLD recreation center and associated site improvements by May 15, 2015 (the “Project”).

The new structure will include a gymnasium, multi-purpose rooms, classrooms, a computer lab, lockers/showers for the pool, parking lot with accessible parking, fitness room, commercial grade kitchen and a senior lounge. Outdoor facilities will include basketball courts, updating age appropriate playground equipment, and landscaping. Renovations to the pool house include a new pump house and trash enclosure. The Department has established a budget of \$11 million (hard and soft costs) for the Project.

A.1. Project Delivery Method

The Department intends to implement the Project through a modified design-build approach. The Design-Builder’s scope of work will be divided into two phases: (i) the Demolition and Preconstruction Phase; and (ii) the Construction Phase. The Department has commissioned a Preliminary Design for the Project. The selected Design-Builder will be required to advance the Preliminary Design and provide a GMP shortly after the design development phase is complete. The GMP will be based on these documents, which are referred to in the Form of Contract as the “GMP Basis Documents”, and the builder will be required to obtain quotes from trade subcontractors based on such documents. The process by which the GMP will be formed is more fully described in the Form of Contract.

The Department anticipates that the GMP will be finalized and approved by the Council in mid-January of 2014. This will leave approximately 16 months to construct the Project (the “Construction Phase”). The Department will authorize selective release of long-lead items during the preconstruction phase as necessary to maintain the schedule. The Department anticipates that hazardous material abatement and demolition activities will be released prior to the approval of a GMP for the Project. The Department will also consider early release of foundation-to-grade work if necessary to maintain the schedule.

A.2 Compensation

As is more fully described in the Form of Contract, this will be a cost plus a fixed fee with a guaranteed maximum price type contract. Offerors will be required to submit with their proposals the following: (i) a Preconstruction Fee; (ii) a Design-Build Fee; (iii) a Design Fee and; (iv) a General Conditions Budget. The Preconstruction Fee and the Design-Build Fee will

be fixed fees; design costs and general conditions shall be reimbursable subject to a cap equal to the Design Fee and the General Conditions Budget, respectively, bid by the Offeror. All of these price components should be submitted in an Offer Letter in substantially the form of **Attachment B** on the Offeror's letterhead.

It is the Department's intent to engage the Design-Builder to: (i) manage and complete the design between September 2013 and November 2013; (ii) abate and demolish the existing structure in the fall of 2013/winter of 2014; and (iii) put into place work of approximately \$10 million between mid-January 2014 and May 15, 2015. The Design-Builder shall not be entitled to any additional fees or general conditions unless (i) the Department makes additions to the scope provided for in the GMP Amendment which cause the GMP to increase by more than ten percent (10%); or (ii) the Department makes additions to the scope provided for in the GMP Amendment which will require the Design-Builder's services to extend beyond June 15, 2015. Please note, however, that punchlist activities may extend beyond the Substantial Completion Date and that such activities will not entitle the Design-Builder to additional fees or general conditions.

A.3 Form of Contract

The Form of Contract will be issued by Addendum. Offerors should carefully review the Form of Contract when submitting their proposal. To the extent there are any inconsistencies between this RFP and the Form of Contract, the Form of Contract shall prevail. Offerors are further advised that they are required to submit their proposal premised upon entering into a contract that is substantially similar to the Form of Contract and that any proposed changes to the Form of Contract must be clearly identified and described in their proposal. A proposal that fails to specifically identify and describe the requested changes shall be deemed non-responsive.

A.4 Incentives for On-time; On-Budget Completion & Meeting Workforce Goals

In the event the Project is both (i) Substantially Complete no later than May 15, 2015; and (ii) delivered for an amount that does not exceed the GMP, the Design-Builder will be entitled to incentive fee in the amount of Ten Percent (10%) of the design-build fee bid. If both of these goals (i.e. if the Project is late or over budget) are not, for any reason, met, the Design-Builder will only be entitled to Ninety Percent (90%) of the design-build fee bid. In determining entitlement to these fees, the decision shall be made irrespective of fault and regardless of which party was responsible for the objectives not being met. The Form of Contract will provide more details on these provisions. This Project will be included in the Workforce Incentive Program, and the Design-Build Fee will be increased by 5% if the Workforce Utilization Requirement established with the GMP submission is met.

A.5 Economic Inclusion

The Department requires that Local, Small and Disadvantaged Business Enterprises ("LSDBEs") participate in this project to the greatest extent possible and desires that such businesses perform at least fifty percent (50%) of the work under this procurement. At least thirty five percent

(35%) must be awarded to entities that are certified as Small Business Enterprises by the District of Columbia Department of Small and Local Business Development, and twenty percent (20%) to entities that are certified as Disadvantaged Business Enterprises. The Department will also require that the selected design-builder and all of its subconsultants, subcontractors, and suppliers, enter into a First Source Employment Agreement with the Department of Employment Services and hire fifty-one percent (51%) District residents for all new jobs created on the project. Please see **Part C** of this RFP for additional information.

In addition to LSDBE participation as described above, the Department requires that District residents participate in the Project to the greatest extent possible. Prior to the Design-Builder obtaining trade bids for the work, the Department will establish a minimum requirement for the percentage of labor hours worked by District residents on the project (such requirement, the “Workforce Utilization Requirement”). Offerors shall submit with their proposals a Workforce Utilization Plan outlining how they intend to increase participation by DC residents in the performance of the work on this Project.

A.6 Selection Criteria

Proposals will be evaluated in accordance with **Part D** of this RFP. The following evaluation criteria will be used:

- Builder’s Experience & References (13 points)
- Builder’s Key Personnel (10 points)
- Architect’s Experience & References (10 points)
- Architect’s Key Personnel (7 points)
- Project Management Plan (10 points)
- Preliminary Project Schedule (10 points)
- Cost (30 points)
- LSDBE Compliance/Utilization (5 points)
- Workforce Utilization Plan (5 points)

A.7 Procurement Schedule

The schedule for this procurement is as follows:

- Issue RFP - July 16, 2013
- Pre-proposal Conference - July 29, 2013 at 2:30 pm
- Last Day for Questions/Clarifications - August 2, 2013
- Proposals Due - August 8, 2013 at 2:00 pm
- Notice of Award - September 3, 2013

A.9 Project Schedule

- Preconstruction services letter contract - September 3, 2013

- Begin Abatement and Demolition - Fall of 2013
- Complete design development - mid-November 2013
- Solicit Trade Bids - mid-November to mid-December 2013
- GMP Submission - mid-December 2013
- Value Engineer/GMP Negotiations - complete by December 31, 2013
- Council approval/NTP Construction - January 2014
- Substantial Completion - May 15, 2015

A.10 Attachments

- Attachment A** - Aerial Site Image, Narrative
Program of Requirements and Preliminary Design
- Attachment B** - Form of Offer Letter
- Attachment C** - Disclosure Statement
- Attachment D** - Tax Affidavit
- Attachment E** - Davis-Bacon Wage Rates
- Attachment F** - Bid Guarantee Certification

SECTION B SCOPE OF WORK

B.1 Scope of Work

The Design-Builder's scope of work will generally be divided into two (2) phases as is more fully described below. In general, however, the Design-Builder will be required to demolish the existing facility, and to fully design and construct the Project for an amount that does not exceed the agreed upon Guaranteed Maximum Price no later than May 15, 2015. Without limiting the generality of the foregoing, the Design-Builder shall be required to provide all of the management, personnel, design services, labor, materials and equipment necessary to complete the Project.

B.2 Preconstruction Phase

The Preconstruction Phase will run from NTP through the execution of the GMP Amendment. During this phase, the Design-Builder will be required to: (i) abate hazardous materials in and demolish the existing facility; (ii) advance the design; (iii) obtain bids from trade subcontractors to perform the work described in the bid set and provide bid tabulations to the Department; (iv) engage in any value engineering and scoping exercises necessary to return the cost of the work to the Project Budget; (v) engage in preconstruction activities, including identifying any long-lead items; (vi) develop a GMP proposal for the Project; and (vii) enter into a GMP Amendment for the Project.

B.2.1 Schematic Design. The Design-Builder shall cause the design element of its team to advance the Preliminary Design for the Project. The schematic design shall be consistent with the Preliminary Design. The schematic design shall also be submitted to the Department for its review and approval and shall be submitted along with: (i) value engineering ideas, if necessary, to return the Project to budget; (ii) a list of long-lead purchasing times that would need to be purchased prior to negotiation and approval of the GMP if the Project is to remain on schedule; (iii) key permitting, zoning and other approvals that must be obtained; and (iv) a review of any constructability or other issues that could adversely affect the Project's schedule or budget. At the conclusion of the Schematic Design Phase, the Department will establish a budget for the Project.

B.2.2 Design Development. Based on the approved schematic design and the budget established by the Department at the end of the Schematic Design Phase, the Design-Builder shall cause the design element of its team to prepare a set of design development documents. The Design-Builder shall ensure that the schematic design is progressed in a manner consistent with the Department's budget for the Project, i.e., designed to budget. The design development documents shall serve as the basis for the GMP. The design development documents shall contain at least the level of detail as contemplated in the standard AIA agreement. With regard to the building's systems and finishes, however, a greater level of detail shall be provided. Specifically, the design development documents shall coordinate the mechanical, electrical, plumbing, fire protection, fire alarm, elevators, parking, energy conservation, lighting, telecommunications, streetscaping, and landscaping of the Project in sufficient detail to establish

final sizing criteria and capacities, square footage requirements, required chases and risers, clearances, equipment layout, and other related components for the Project. With regard to the finishes, the design development documents shall provide a finish schedule and sketches showing key interior and exterior views.

B.2.3 Trade Bidding Process

No later than October 15, 2013, the Design-Builder shall provide to the Department a written submission on the proposed bidding procedures. Such procedures shall include: (i) a list of proposed trades packages; (ii) a list of trade subcontractors that will be invited to bid on each such package; and (iii) a narrative description of the process. In addition to the information normally required in such bids, the Design-Builder shall also require subcontractors to provide an estimate of the percentage of labor hours performed in completing the subcontracted work which will be performed by District residents.

B.2.4 Bidding

The Design/Builder shall obtain bids from trade subcontractors for the key elements of the work. At least three (3) proposals shall be solicited for each key element of the work. The Design-Builder shall provide to the Department a bid tabulation, including the workforce participation estimates, of the trade bids obtained.

B.2.5 Value Engineering & Scope Assessment

Based on the trade bids, the Design-Builder shall prepare a written report of suggested value engineering strategies necessary to reconcile the costs of constructing the Project with the Department's budget for the Project. The Design-Builder shall meet with the Department's representatives to discuss any value engineering and changes in scope.

B.2.6 GMP Formation

Based on any value engineering, scope modifications and approved changes in the Project Budget, the Design-Builder shall prepare and submit to the Department a GMP proposal. The Department's GMP proposal shall represent the Design-Builder's offer to Fully Complete the Project. The GMP proposal shall include: (i) a line item construction budget; (ii) a detailed CPM schedule; (iii) a listing of the drawings upon which the GMP is based; (iv) an LSDBE utilization plan; and (v) a workforce utilization plan. The GMP Proposal will include an agreed upon protocol for the manner in which construction administration services will be provided. In the event that the Department and the Design-Builder are unable to agree upon a GMP or schedule for the Project, the Department shall have the right to terminate the contract and assume any trade subcontracts held by the Design-Builder. In such an event, the Design-Builder shall only be entitled to 50% of the preconstruction fee.

B.2.9 Abatement & Demolition. During the Preconstruction Phase, the Design-Builder will be required to abate any and all hazardous materials in the existing facility, in accordance with EPA

and all jurisdictional agencies, in preparation for its demolition. The Design-Builder will be required to obtain a “clean letter” and file for a raze permit. The Design-Builder shall raze the existing facility.

B.2.10 Preconstruction. In addition to those items enumerated above, the Design-Builder shall provide such preconstruction services as are necessary to properly advance the Project. These services shall include, but are not necessarily limited to, scheduling, estimating, shop-drawings, and the ordering of long-lead materials.

B.2.11 Deliverables. The following deliverables are required during the Preconstruction Phase. In the event that the Design-Builder fails to provide any deliverable listed below, the Design-Builder shall forfeit its pre-construction fee.

- a. Preliminary Schedule
- b. List of Long Lead Items and Recommendations for purchase.
- c. Complete set of design development drawings
- d. List of subcontractors from which the Design-Builder intends to solicit bids.
- e. Trade bid tabulations.
- f. Report outlining value engineering strategies.
- g. GMP Proposal.

B.3 Construction Phase

During the Construction Phase, the Design-Builder shall be required to cause the construction to be completed in a manner consistent with the design documents approved by the Department and shall provide all labor, materials and equipment necessary to fully construct the Project in accordance with the drawings, specifications, schedule and budget that are issued for the Project not later than May 15, 2015.

B.3.1 Management Services.

In order to properly manage the Project, the Design-Builder shall be required to undertake the following tasks:

- Participate and assist in Project/Planning meetings.
- Provide and maintain a fully equipped office on-site to perform all required Contractor duties.
- Maintain full-time, on-site construction supervision and provide daily inspections, quality control, monitoring, coordination of various trades, record drawings, and daily work log.
- Conduct weekly progress meetings following a contractor generated agenda with the Program Manager and all trades.
- Provide general safety and signage and posting for the project and see that each subcontractor prepares and submits adequate safety program and monitoring throughout the project.

- Provide a written monthly report that includes (i) an updated schedule analysis, (ii) an updated cost report, and (iii) a monthly review of cash flow.
- Manage the change order process with the trade subcontractors to verify validity, purpose, and cost.
- Prepare payment requests, verify accuracy and forward for approval and payment.
- Assemble close-out documents required.
- Provide assistance to DPR and DGS through any applicable warranty periods.

B.3.2 Mobilization

The Design-Builder will be required to undertake the tasks described below.

B.3.2.1 Take control of the site and install the necessary construction fences and other devices to properly secure the site.

B.3.2.2 Abate hazardous materials in the existing facility, in accordance with EPA and all jurisdictional agencies.

B.3.2.3 The Design-Builder shall be responsible for all interior and exterior demolition necessary to complete the Project.

B.3.2.4 The Design-Builder shall be responsible for salvaging and storing all items as identified by the Department.

B.3.2.5 The Design-Builder shall be responsible for paying all permits and fees associated with the abatement, demolition, utilities abandonment, and utility relocation. The Department shall be responsible for the building permit fees, but the Design-Builder shall be responsible for all trade Design-Builder permit fees.

B.3.2.6 The Design-Builder shall be responsible for all performance and payment bonds and general liability insurance.

B.3.2.7 The Design-Builder shall be responsible for removing the balance of construction debris off site.

B.3.3 Trade Work; Subcontracts

It is contemplated that all or nearly all of the work will be performed by trade subcontractors under written subcontracts to the Design-Builder. The Design-Builder will not be permitted to self-perform work.

B.3.3 Site Safety and Clean-up

B.3.3.1 The Design-Builder will be required to provide a safe and efficient site. Controlled access shall be required.

B.3.3.2The Design-Builder shall be required to provide wheel washing stations on site so as to prevent the accumulation of dirt and other refuse on the streets surrounding the project site.

B.3.3.3The Design-Builder shall be responsible for site security and shall be required to provide such watchman as are necessary to protect the site from unwanted intrusion. Note that the Design/Builder shall be responsible for providing a secure location for storing electronics and other valuable equipment such as computers.

B.3.3.4The Design-Builder shall be responsible for the cost of temporary power used during the construction of the Project, including, but not limited to, the cost of installing such temporary wiring as may be required to bring power to the site. The Design-Builder shall also be responsible for the cost of all temporary construction necessary on the site.

B.3.4 FF&E

B.3.4.1The Design-Builder shall be responsible for purchasing and providing FF&E. A detailed list of FF&E requirements will be developed during the preconstruction phase.

B.3.4.2The Design-Builder shall be required to prepare and submit at close-out a complete set of product manuals, warranties, etc. The Design-Builder shall also provide the Department with a complete set of its Project files, including, but not limited to, shop drawings, etc. at close out so as to assist the Department in operating the building.

B.4 Move in Period

The renovation work will need to be substantially complete no later than May 15, 2015. Punchlist and other non-disruptive work may continue after that date provided it is completed prior to August 15, 2015. Design-Builder will be required to coordinate such work with DPR personnel and will need to accommodate their requirements in getting the facility ready. In addition, the GMP will include an allowance for work directed by the Department to assist in the move-in and cleaning process. It is contemplated that the Design-Builder will be required to provide an on-site crew of laborers to assist in moving furniture and other small jobs as requested by the Department.

B.5 Key Personnel

In its proposal, each Offeror will be required to identify its key personnel. Key personnel shall include, at a minimum, the following individuals: (i) the Project Executive; (ii) the Field Superintendent; (iii) the project manager who will supervise the interior design and work; and (iv) the project manager who will supervise the MEP work. The Contactor will not be permitted to reassign any of the key personnel unless the Department approves the proposed reassignment and the proposed replacement. Please provide a table that identifies the specific staff that will be assigned to this Project, the time periods during which the individual will work on the Project,

his or her level of effort (i.e. the percentage of time devoted to this project), and whether the individual will be funded through the Design-Builder's fee or general conditions.

The Design-Builder will also be required to identify the design team in its proposal and their key personnel. With regard to the design team, such personnel shall include: (i) the principal-in-charge; (ii) the design principal; (iii) the project architect; and (iv) the lead MEP engineers. The Design-Builder will not be permitted to reassign any of the key personnel unless the Department approves the proposed reassignment and the proposed replacement. Please provide a table that identifies the specific staff that will be assigned to this Project, the time periods during which the individual will work on the Project, his or her level of effort (i.e. the percentage of time devoted to this project).

B.6 Licensing, Accreditation and Registration

The Design-Builder and all of its subcontractors and subconsultants (regardless of tier) shall comply with all applicable District of Columbia, state, and federal licensing, accreditation, and registration requirements and standards necessary for the performance of the contract. Without limiting the generality of the foregoing, all drawings shall be signed and sealed by a professional architect or engineer licensed in the District of Columbia.

B.7 Conformance with Laws

It shall be the responsibility of the Design-Builder to perform under the contract in conformance with the Department's Procurement Regulations and all statutes, laws, codes, ordinances, regulations, rules, requirements, orders, and policies of governmental bodies.

B.8 Davis-Bacon Act

The Davis-Bacon Act is applicable to this Project. As such, the Design-Builder and its trade subcontractors shall comply with the wage and reporting requirements imposed by that Act.

B.9 Apprenticeship Act

The Apprenticeship Act shall apply to this contract and the Design-Builder and all of its trade subcontractors shall be required to comply with that act.

B.10 Time of the Essence

Time is of the essence with respect to the contract. The Project must be substantially complete by May 15, 2015. As such, the Design-Builder must dedicate such personnel and other resources as are necessary to ensure that the Project is completed on-time and in a diligent, skilled, and professional manner.

SECTION C ECONOMIC INCLUSION

C.1 Preference for Small, Local, and Disadvantaged Business Enterprises

General: Under the provisions of the Small, Local, and Disadvantaged Business Enterprise Development and Assistance Act of 2005, D.C. Law 16-33 (codified at D.C. Code § 2-218.01 et seq.), preferences shall be given to Offerors that are certified by the Department of Small and Local Business Development as being a small business enterprise, having resident business ownership, having a longtime resident business, being a local business enterprise, being a disadvantaged business enterprise, being a local business enterprise with its principal office located in an enterprise zone, being a veteran-owned business enterprise, or being a local manufacturing business enterprise. (A copy of the certification acknowledgment letter must be submitted with the Offeror's Proposal.) In accordance with these laws, the following preferences shall be awarded in evaluating an Offeror's proposal:

- Three (3) preference points shall be awarded if the Offeror is certified as having a small business enterprise.
- Five (5) preference points shall be awarded if the Offeror is certified as having a resident business ownership.
- Five (5) points shall be awarded if the Offeror is certified as having a longtime resident business.
- Two (2) preference points shall be awarded if the Offeror is certified as a local business enterprise.
- Two (2) preference points shall be awarded if the Offeror is certified as being a local business enterprise with its principal office located in an enterprise zone.
- Two (2) preference points shall be awarded if the Offeror is certified as a disadvantaged business enterprise.
- Two (2) preference points shall be awarded if the Offeror is certified as a veteran-owned business enterprise.
- Two (2) preference points shall be awarded if the Offeror is certified as a local manufacturing business enterprise.

Offerors may qualify for more than one of these categories, so that the maximum number of points available under this section is 12 points.

Information: For information regarding the application process, contact the Department of Small and Local Business Development at the following address or telephone number:

Department of Small and Local Business Development
One Judiciary Square Building
441 4th Street, NW, 9th Floor
Washington, DC 20001
(202) 727-3900 (Telephone Number)
(202) 724-3786 (Facsimile Number)

C.2 SLDBE Participation

The Department requires that significant participation by business enterprises certified by the Department of Small and Local Business Development as: (i) a local business enterprise; (ii) a small business enterprise; (iii) a disadvantaged business enterprise; (iv) having a owned resident business; (v) being a longtime business resident; or (vi) having a local business enterprise with its principal office located in an enterprise zone. Accordingly, and in addition to the preference points conferred by **Section C.1**, the Department requires that business enterprises so certified must participate in at least 50% of the project. Of this amount, 35% must be awarded to entities that are certified as Small Business Enterprises by the District of Columbia Department of Small and Local Business Development and 20% to entities that are certified as Disadvantaged Business Enterprises. Offerors will be required to submit a Local Business Enterprise Utilization Plan with their proposals. The Utilization Plan must demonstrate how this requirement will be met and, to the extent possible at this stage in the project, should identify the specific firms that will be used and their respective roles.

C.3 Residency Hiring Requirements for Contractors and Subcontractors

At least fifty-one percent (51%) of the Offeror's Team and every subconsultant's employees hired after the Offeror enters into a contract with the Department, or after such subconsultant enters into a contract with the Offeror, to work on this project, shall be residents of the District of Columbia. Upon execution of the contract, the Offeror and all of its member firms, if any, and each of its subcontractors and subconsultants shall submit to the Department a list of current employees that will be assigned to the project, the date that they were hired and whether or not they live in the District of Columbia.

The Offeror shall comply with subchapter X of Chapter II of Title 2, and all successor acts thereto, including by not limited to the *Workforce Intermediary Establishment and Reform of First Source Amendment Act of 2011*, and the rules and regulations promulgated thereunder, including, but not limited to the following requirements:

- (i) At least 20% of journey worker hours by trade shall be performed by District residents;
- (ii) At least 60% of apprentice hours by trade shall be performed by District residents;
- (iii) At least 51% of the skilled laborer hours by trade shall be performed by District residents; and
- (iv) At least 70% of common laborer hours shall be performed by District residents.

The Offeror and all member firms, subcontractors, tier subcontractors, subconsultants, and suppliers with contracts in the amount of \$100,000 or more shall be required to comply with the following: (i) enter into a First Source Employment Agreement with the D.C. Department of Employment Services ("DOES") upon execution of the contract; (ii) submit an executed First Source Agreement to DOES prior to beginning work on the project; (iii) make best efforts to hire at least 51% District residents for all new jobs created by the project; (iv) list all employment vacancies with DOES; (v) submit monthly compliance reports to DOES by the 10th of each month; (vi) at least 51% apprentices and trainees employed must be residents of the District

registered in program approved by the D.C. Apprenticeship Council; and (vii) trade contractors and subcontractors with contracts in the amount of \$500,000 or more must register an apprenticeship program with the D.C. Apprenticeship Council.

C.4 Apprenticeship Act

The D.C. Apprenticeship Act of D.C. Law 2-156, (“Act”) as amended shall apply to this project. All subcontractors selected to perform work on the project on a craft-by-craft basis shall be required to comply with this Act. All terms and conditions of the D.C. Apprenticeship Council Rules and Regulations shall be implemented. Please note that 35% of all apprenticeship hours worked must be performed by District residents. The Contractor shall be liable for any subcontractor non-compliance.

SECTION D EVALUATION AND AWARD CRITERIA

D.1 Evaluation Process

The Department shall evaluate submissions and any best and final offers in accordance with the provisions of this **Section D** and the Department's Procurement Regulations.

D.2 Evaluation Committee

Each submission shall be evaluated in accordance with this **Section D** by an Evaluation Committee. The Evaluation Committee shall prepare a written report summarizing its findings and submit the same to the source selection official. Based on the information submitted by the Offerors in response to this RFP and the report prepared by the Evaluation Committee, the source selection official shall select the Offeror(s) whose submissions are determined by the source selection official to be the most advantageous to the Department.

D.3 Oral Presentation

The Department does not intend to interview Offerors; however, it reserves the right to award without such interviews. If the Department conducts such interviews, each Offeror within the competitive range shall make an oral presentation to the Department's Evaluation Committee, and participate in a question and answer session. The purpose of the oral presentation and the question and answer session is to permit the Evaluation Committee to fully understand and assess the qualifications of each Offeror and the Offeror's key personnel. The submission will be re-scored at the conclusion of the oral presentation.

D.3.1 Length of Oral Presentation

Each Offeror will be given up to 60 minutes to make the presentation. At the end of the initial presentation, there will be a break for approximately 45 minutes for the Evaluation Committee to assess the presentation and prepare questions. The Offeror will then respond to questions from the Department's Evaluation Committee for no more than 90 minutes.

D.3.2 Schedule

The order of presentation will be selected randomly and the Offerors will be informed of their presentation date before the beginning of oral presentations. The Department reserves the right to reschedule any Offeror's presentation at the discretion of the contracting officer.

D.3.3 Offeror Attendees

The oral presentation will be made by the Offeror's personnel who will be assigned the key jobs for this project. Each Offeror will be limited to 7 persons. The job functions of the persons attending the presentation will be considered to be an indication of the Offeror's assessment of

the key areas of responsibility that are deemed essential to the successful completion of the project.

D.3.4 Topics

The Offeror may present information about its capabilities and special qualifications to serve as a contractor for this Project, including the qualifications of key personnel.

D.4 Proposal Evaluation

Each proposal will be scored on a scale of 1 to 100 points. In addition, Offerors will be eligible to receive up to 12 preference points as described in **Section C.1** of this RFP for participation by Local, Small or Disadvantaged Business Enterprises. Thus, the maximum number of points possible is 112. The contract will be awarded to the contractor with the highest evaluated score.

D.4.1 Builder's Experience & References (13 points)

The Department desires to engage a Design-Builder with the experience necessary to realize the objectives set forth in the RFP. The construction component of each Design-Builder (the "Contractor") will be evaluated based on their demonstrated experience in: (i) construction and renovation projects in an urban setting; (ii) constructing and knowledge of recreation facilities; (iii) knowledge of, and access to, the local subcontracting market; and (iv) knowledge of the local regulatory agencies and Code Officials.. In evaluating these subfactors, the Department will consider, among other things, the Offeror's track record in delivering projects on-time and on-budget. If the Offeror is a team or joint venture of multiple companies, the Evaluation Panel will consider the experience of each member of the team or joint venture in light of their role in the proposed team or joint venture. This element of the evaluation will be worth up to thirteen (13) points.

D.4.2 Builder's Key Personnel (10 points)

The Department desires that the Design-Builder assign the appropriate number of personnel having the necessary seniority to implement a project of this type. The personnel should have experience working together and each such individual should have the necessary level of experience and education for his or her proposed role. Proposals should identify, at a minimum, (i) the project executive; (ii) the design manager; (iii) key project managers that will be responsible for overseeing MEP and other key building systems; and (iv) the superintendent. The availability and experience of the key individuals assigned to this project will be evaluated as part of this element. Please provide a table that identifies the specific staff that will be assigned to this project. The table should include: (i) the individual's name (if known); (ii) his or her title; (iii) his or her level of effort (i.e. the percentage of time devoted to this project); and (iv) the time periods during which the individual will be assigned to the project. This table should include all personnel that will be assigned to the project. Please identify whether the personnel will be funded from general conditions or whether they are home or regional office personnel that are

non-reimbursable (i.e. funded from fee). This element of the evaluation will be worth up to ten (10) points.

D.4.3 Architect/Engineer's Experience & References (10 points)

The Department desires to engage a Design-Builder with a design component that possesses the experience necessary to realize the objectives set forth in the RFP. The design component of each Design-Builder will be evaluated based on their demonstrated experience in: (i) the design of projects in an urban setting; (ii) the design of recreation facilities and knowledge thereof; (iii) cost estimating and value engineering/management; and (iv) knowledge of the local regulatory agencies and Code Officials. If the Offeror is a team or joint venture of multiple companies, the Evaluation Panel will consider the experience of each member of the team or joint venture in light of their role in the proposed team or joint venture. This element of the evaluation will be worth up to ten (10) points.

D.4.4 Architect/Engineer Key Personnel (7 points)

The Department desires that the design component of the Design-Builder (the "A/E") assign to this Project personnel who have experience in designing and completing construction projects on-time and on-budget. The personnel so assigned should have the necessary experience and professional credentials for the role each such individual is assigned. At a minimum, the proposal should identify: (i) the design principal; (ii) the project architect; and (iii) the lead designer for the building's MEP systems. Please provide a table that identifies the specific staff that will be assigned to this project. The table should include: (i) the individual's name (if known); (ii) his or her title; (iii) his or her level of effort (i.e. the percentage of time devoted to this project); and (iv) the time periods during which the individual will be assigned to the project. This table should include all personnel that will be assigned to the project. Please identify whether the personnel will be funded from general conditions or whether they are home or regional office personnel that are non-reimbursable (i.e. funded from fee). This element of the evaluation will be worth up to seven (7) points.

D.4.5 Cost (25 points)

Offerors will be required to bid a Preconstruction Fee, a Design-Build Fee, a Design Fee, and a General Conditions Budget. This element of the evaluation will be worth up to twenty five (25) points.

D.4.6 Management Plan (15 points)

Offerors are required to submit with their proposal a Management Plan. This element of the evaluation will be worth up to ten (10) points.

The Management Plan should clearly explain how the Design-Builder intends to manage and implement the Project. It should demonstrate a knowledge of the process and impediments that must be overcome and ensure that sufficient staffing will be provided. At a minimum, the plan

should: (i) explain how the Design-Builder will manage the engineering subconsultants so as to ensure that the drawings are properly coordinated; (ii) explain how the Design-Builder will manage the value engineering/management process; (iii) explain how the Design-Builder proposes to staff and handle construction administration; (iv) explain how the Design-Builder will manage the design process; (v) describe the key challenges inherent in this Project and explain how they will be overcome or mitigated; and (vi) explain the preliminary schedule and how the Design-Builder will manage issues related to the compressed schedule.

The Management Plan should also: (i) identify the key personnel and their specific roles in managing the Project; (ii) identify the key milestone dates and provide a description of how these dates will be achieved; (iii) provide a skeletal schedule of the work and the phasing of construction; (iv) describe how the Design-Builder intends to address and overcome issues related to compressed schedule; and (v) describe the cost control management structures that will be used to ensure the Project is delivered on-budget. The Department will also consider the experience that the Contractor and its team members have working together on similar projects. This element of the evaluation is worth up to fifteen (15) points).

D.4.7 Preliminary Schedule (10 points)

Offerors should submit with their Management Plan a schedule that shows the anticipated manner in which the design will be prepared and how it relates to the proposed construction schedule for this Project. The schedule should show sufficient level of detail so as to demonstrate the Offeror's understanding of the Project and the key issues related to the Project. This element of the evaluation is worth up to ten (10) points.

D.4.8 LSDBE Compliance/Utilization (5 points)

The Department desires the selected design-builder to provide the maximum level of participation for Local, Small and Disadvantaged Business Enterprises as well as employment opportunities for District of Columbia residents. Offerors will be evaluated in light of their demonstrated experience in meeting such goals and their proposed LSDBE Utilization Plan. This element of the evaluation will be worth up to five (5) points.

D.4.9 Workforce Utilization Plan (5 points)

The Department desires the selected design-builder to provide the maximum level of participation by District of Columbia residents in performing the work. As part of their proposals, Offerors must provide a Workforce Utilization Plan which demonstrates how it will identify qualified District residents to perform work on the project and increase participation by District residents. This element of the evaluation will be worth up to five (5) points.

SECTION E PROPOSAL ORGANIZATION AND SUBMISSION

This section outlines specific information necessary for the proper organization and manner in which Offerors' Proposals should be proffered. References are made to other sections in this RFP for further explanation.

E.1 Submission Identification

Submissions shall be proffered in an original and eight (8) copies. The Offeror's submission shall be placed in a sealed envelope conspicuously marked: "Proposal for Design-Build Services for the Ridge Road Recreation Center"

E.2 Delivery or Mailing of Submissions

Submissions should be delivered or mailed to:

DC Department of General Services
Att'n: JW Lanum
Frank D. Reeves Center
2000 14th Street, NW, 8th Floor
Washington, DC 20009

E.3 Date and Time for Receiving Submissions

Submissions shall be received no later than 2:00 pm EDT, on August 8, 2013. The Offeror assumes the sole responsibility for timely delivery of its Submission, regardless of the method of delivery.

E.4 Submission Size, Organization and Offeror Qualifications

All submissions shall be submitted on 8-1/2" x 11" bond paper and typewritten. Telephonic, telegraphic, and facsimile submissions shall not be accepted. The Department is interested in a qualitative approach to presentation material. Brief, clear and concise material is more desirable than quantity. The submission shall be organized as follows:

E.4.1 Bid Form

Each Offeror shall submit a bid form substantially in the form of **Attachment B**. Material deviations, in the opinion of the Department, from the bid form shall be sufficient to render the proposal non-responsive.

E.4.2 Disclosure Form

Each Offeror shall submit a Disclosure Statement substantially in the form of **Attachment C**.

E.4.3 Executive Summary

Each Offer should provide a summary of no more than three pages of the information contained in the following sections.

E.4.4 General Team Information and Firm(s) Data

Each Offeror should provide the following information for the Design-Builder and each of its subconsultants.

- A. Name(s), address(es), and role(s) of each firm (including all sub-consultants)
- B. Firm profile(s), including:
 - i. Age
 - ii. Firm history(ies)
 - iii. Firm size(s)
 - iv. Areas of specialty/concentration
 - v. Current firm workload(s) projected over the next year
 - vi. Provide a list of any contract held by the Offeror where the contract was terminated (either for default or convenience). This list should also identify any contracts that resulted in litigation or arbitration between the Owner and the Offeror. If the Offeror has multiple offices, only contracts held by the office submitting this proposal need be listed.
- C. Description of the team organization and personal qualifications of key staff, including:
 - i. Identification of the single point of contact for the Design-Builder.
 - ii. Organizational chart illustrating reporting lines and names and titles for key participants proposed by the team.
 - iii. Resumes for each key participant on the team, including definition of that person's role, relevant project experience, and current workload over the next two years.
 - iv. Experience that the key team members have working together.

E.4.5 Relevant Experience and Capabilities

- A. Detailed descriptions of no more than eight (8) projects that best illustrate the team's experience and capabilities relevant to this project. On each project description, please provide all of the following information in consistent order:
- i. Project name and location
 - ii. Name, address, contact person and telephone number for owner reference
 - iii. Brief project description including project cost, square footage, firm's scope of work, and key firm strengths exhibited
 - iv. Identification of personnel involved in the selected project who are proposed to work on this project
 - vi. Project process and schedule data including construction delivery method, and construction completion date (any unusual events or occurrences that affected the schedule should be explained)
 - vii. Construction cost data including pre-construction budget, and actual construction cost (if actual construction cost exceeds original, please explain why)

E.4.6 Project Management Plan

Each Offeror should submit a Project Management Plan that addresses the issues set forth in Section D.4.6 of this RFP.

E.4.7 Preliminary Project Schedule

Each Offeror should prepare a preliminary project schedule that shows how the Offeror intends to complete the project in a timely manner. The schedule should be prepared using a critical path method and should show key logic ties and activity durations. The schedule should demonstrate that the Offeror understands the project and has a workable method to deliver the project in a timely manner.

E.4.8 Cost Information

The Offeror should submit the Bid Form in substantially the form of **Attachment B**.

E.4.9 Local Business Utilization Plan

Each Offeror must submit a proposed Local Business Utilization Plan that identifies the specific certified business enterprises that will participate in the contract and their anticipated roles. In addition, each Offeror should provide: (i) a narrative description of similar projects and the Offeror's success in meeting such goals; and (ii) a chart, in summary form, that identifies the

Offeror's major public projects over the last five years and its success in achieving such goals (creativity should be displayed regarding joint-venture and subcontractor agreements).

E.4.10 Workforce Utilization Plan

Each Offeror must submit a Workforce Utilization Plan that describes how the Offeror will increase participation by District residents in performing the labor necessary for the Project. The plan should set forth how specifically the Offeror will implement its plan to increase participation by District residents. The Offeror shall also provide a chart, in summary form, that depicts the level of participation by District residents in past projects with the District.

E.4.11 Tax Affidavit

Each Offeror must submit a tax affidavit substantially in the form of **Attachment D**. In order to be eligible for this procurement, Offerors must be in full compliance with their tax obligations to the District of Columbia government.

E.4.12 Fast-Track Experience

Each Offeror must demonstrate substantial experience in implementing design-build projects on a fast-track schedule. This should include prior experience with fast-track project and a narrative of strategies that the Offeror anticipates will be utilized in order to deliver this Project.

SECTION F BIDDING PROCEDURES & PROTESTS

F.1 Contact Person

For information regarding this RFP please contact:

Thomas D. Bridenbaugh
Leftwich & Ludaway, LLC
1400 K Street, NW
Suite 1000
Washington, D.C. 20005
Phone: (202) 434-9100
Facsimile: (202) 783-3420

Any written questions or inquiries should be sent to Thomas Bridenbaugh at the address above.

F.2 Preproposal Conference

A preproposal conference will be held on July 29, 2013 at 2:30 p.m. The conference will be held at the Frank D. Reeves Center, 2nd Floor Community Room, 2000 14th Street, NW, Washington, DC 20009. Interested Offerors are strongly encouraged to attend.

F.3 Explanations to Prospective Offerors

Each Offeror should carefully examine this Request for Proposals and any and all amendments, addenda or other revisions, and thoroughly familiarize itself with all requirements prior to proffering a submission. Should an Offeror find discrepancies or ambiguities in, or omissions from, the RFP and amendments, addenda or revisions, or otherwise desire an explanation or interpretation of the RFP, any amendments, addenda, or revisions, it must submit a request for interpretation or correction in writing. Any information given to an Offeror concerning the solicitation shall be furnished promptly to all other Offerors as an amendment or addendum to this RFP if in the sole discretion of the Department that information is necessary in proffering submissions or if the lack of it would be prejudicial to any other prospective Offerors. Oral explanations or instructions given before the award of the contract shall not be binding.

Requests should be directed to Thomas Bridenbaugh at the address listed in Section F.1 no later than the close of business on August 2, 2013. The person making the request shall be responsible for prompt delivery.

F.4 Protests

Protests shall be governed by Section 4734 of the Department's Procurement Regulations (27 DCMR § 4734). Protests alleging defects in this solicitation must be filed prior to the time set for receipt of submissions. If an alleged defect does not exist in this initial RFP, but was incorporated into the RFP by an amendment or addendum, a protest based on that defect must be

filed before the next closing time established for proffering submissions. In all other cases, a protester shall file the protest within ten (10) days after the protester knows or should have known, whichever is earlier, of the facts and circumstances upon which the protest is based. All protests must be made in writing to the Department's Chief Contracting Officer ("CCO") and must be filed in duplicate. Protests shall be served on the Department by obtaining written and dated acknowledgment of receipt from the Department's CCO. Protests received by the Department after the indicated period shall not be considered. To expedite handling of protests, the envelope shall be labeled "Protest".

This section is intended to summarize the bid protest procedures and is for the convenience of the Offerors only. To the extent any provision of this section is inconsistent with the Procurement Regulations, the more stringent provisions shall prevail.

F.5 Contract Award

This procurement is being conducted in accordance with the provisions of Section 4712 of the Department's Procurement Regulations (27 DCMR § 4712).

F.6 Retention of Submissions

All submissions shall be retained by the Department and therefore shall not be returned to the Offerors. With the exception of proprietary financial information, the submissions shall become the property of the Department and the Department shall have the right to distribute or use such information as it determines.

F.7 Examination of Submissions

Offerors are expected to examine the requirements of all instructions (including all amendments, addenda, attachments and exhibits) in this RFP. Failure to do so shall be at the sole risk of the Offeror and may result in disqualification.

F.8 Late Submissions: Modifications

- A. Any submission or best and final offer received at the office designated in this RFP after the exact time specified for receipt shall not be considered.
- B. Any modification of a submission, including a modification resulting from the CCO's requests for best and final offers, is subject to the same conditions as in F.8.A stated above.
- C. The only acceptable evidence to establish the time of receipt at the Department's office is the time-date stamp of such installation on the submission wrapper or other documentary evidence of receipt maintained by the installation.

- D. Notwithstanding any other provisions of this Request for Proposals to the contrary, a late modification of an otherwise successful submission which makes its terms more favorable to the Department may be considered at any time it is received and may be accepted.
- E. Submissions shall be irrevocable and remain in full force and effect for a period not less than 120 days after receipt of submissions.

F.9 No Compensation for Preparation of Submissions

The Department shall not bear or assume any financial obligations or liabilities regarding the preparation of any submissions submitted in response to this RFP, or prepared in connection therewith, including, but without limitation, any submissions, statements, reports, data, information, materials or other documents or items.

F.10 Rejection of Submissions

The Department reserves the right, in its sole discretion:

- A. To cancel this solicitation or reject all submissions.
- B. To reject submissions that fail to prove the Offeror's responsibility.
- C. To reject submissions that contain conditions and/or contingencies that in the Department's sole judgment, make the submission indefinite, incomplete, otherwise non-responsive, or otherwise unacceptable for award.
- D. To waive minor irregularities in any submission provided such waiver does not result in an unfair advantage to any Offeror.
- E. To take any other action within the applicable Procurement Regulations or law.
- F. To reject the submission of any Offeror that has submitted a false or misleading statement, affidavit or certification in connection with such submission or this Request for Proposals.

F.11 Limitation of Authority

Only a person with prior written authority from the CCO shall have the express, implied, or apparent authority to alter, amend, modify, or waive any clauses or conditions of the contract. Furthermore, any alteration, amendment, modification, or waiver of any clause or condition of this RFP is not effective or binding unless made in writing and signed by the CCO or its authorized representative.

F.12 Non-Responsive Pricing

In general, the Department will consider a proposal non-responsive if Offeror's price is greater than 150% of the median price submitted by other Offerors. The Department reserves the right to deem a proposal non-responsive if Offeror's price is greater than 150% of the independent government estimate.

SECTION G INSURANCE REQUIREMENTS

G.1 Required Insurance

The contractor will be required to maintain the following types of insurance throughout the life of the contract.

G.1.1 Commercial general public liability insurance (“Liability Insurance”) against liability for bodily injury and death and property damage, such Liability Insurance to be in an amount not less than Five Million Dollars (\$5,000,000) for liability for bodily injury, death and property damage arising from any one occurrence and Five Million Dollars (\$5,000,000) from the aggregate of all occurrences within each policy year. The policy should include completed operations coverage. The Design-Builder will be required to maintain this coverage in force for a period of at least two years after substantial completion.

G.1.2 Workers’ compensation and Employers Liability coverage providing statutory benefits for all persons employed by the contractor, or its contractors and subcontractors at or in connection with the Work.

G.1.3 Automobile Liability, including Hired and Non-Owned Auto Liability in the amount of at least One Million Dollars (\$1,000,000) for each occurrence for bodily injury and property damage.

G.1.4 Excess umbrella liability coverage (on at least a follow form basis) and when combined with the general liability policy has an aggregate limit of at least Ten Million Dollars (\$10,000,000).

G.1.5 Builder’s risk insurance written on an “all risk” basis and covering the value of the improvements being constructed. This coverage does not need to be maintained until such time as construction operations begin.

G.1.6 Pollution Liability coverage in the amount of at least Two Million Dollars (\$2,000,000) for each occurrence.

G.2 Additional Insureds

Each insurance policy shall be issued in the name of the contractor and shall name as additional insured parties the Department and the District of Columbia, and shall not be cancelable or reduced without thirty (30) days prior written notice to the Department.

G.3 Waiver of Subrogation

All such insurance shall contain a waiver of subrogation against the Department and the District of Columbia, and their respective agents.

G.4 Strength of Insurer

All insurance shall be placed with insurers that are reasonably acceptable to the Department and with an A.M. Best's rating of not less than A- (Excellent) and a surplus size of not less than XV. All such insurers shall be licensed/approved to do business in the District of Columbia.

SECTION J BONDS

J.1 Bid Bond

Offerors are required to submit with their proposal a bid bond in the amount of \$50,000. All bonding companies must be included on the Department of Treasury's Listing of Approved Sureties. Alternatively, Offerors may submit a cashier's check or irrevocable letter of credit in lieu of a bid bond. However, in the event an Offeror who is awarded a contract fails to post a payment and performance bond for the full value of the contract, the Offeror shall thereby forfeit the full amount of the cashier's check or letter of credit, and the Department shall collect such funds as liquidated damages. If the Offeror chooses to submit a cashier's check or letter of credit in lieu of a bid bond, the Offeror must complete the form included as **Attachment F** and return, notarized, with the Offeror's bid. Letters of credit must be: (i) unconditional and standby; (ii) irrevocable; (iii) issued by an FDIC insured institution that is reasonably acceptable to DGS; and (iv) able to be drawn on in the Washington, DC metropolitan area. The letter of credit shall provide that it may be drawn upon if the holder of the letter of credit submits a signed statement by DGS's contracting officer stating that the Offeror has failed to enter into a contract consistent with the terms of this procurement and the Offeror's bid submitted thereunder.

J.2 Trade Subcontractor Bonds

The Form of Contract will require that all trade subcontractors provide a payment and performance bond having a penal value equal to 100% of the cost of the trade subcontract. All such bonds shall be written on a dual-obligee basis.

J.3 Contractor's Payment and Performance Bond

In addition to the trade subcontractor bonds required by Section J.2, the Design-Builder will be required to post a payment and performance bond having a penal value equal to the GMP at the time the GMP Amendment is executed.

Attachment A

**Aerial Site Image, Narrative
Program of Requirements and Preliminary Design**

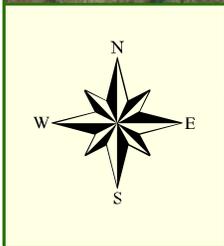
The Preliminary Design can be downloaded at:

<https://leftwichlaw.box.com/shared/static/c4slv1496ws30151t8z5.pdf>

Aerial Map

Ridge Road Recreation Center

800 Ridge Rd., SE

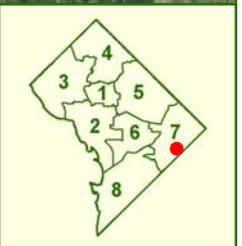


0 87.5 175 350 Feet

- Recreation Centers
- Public Schools
- DC Parks

Map: ORTHO_Ridge
 Date: Jan 26, 2011
 Data Source: OCTO GIS DPR
 Photo Imagery: 2010 Orthophoto
 Coordinate System: NAD 1983 StatePlane MD
 Prepared by: DC Dept of Parks and Recreation

Information on this map is for illustration only. The user acknowledges and agrees that the use of this information is at the sole risk of the user. No endorsement, liability, or responsibility for information or opinions expressed are assumed or accepted by any agency of the District of Columbia Government.



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of General Services



NARRATIVE SCOPE OF WORK FOR
RIDGE ROAD RECREATION CENTER

Scope of Work To Design-Build Ridge Road Recreation Center

Location: 800 Ridge Road, SE, Washington DC

1 PURPOSE

The District of Columbia Department of General Services (“DGS”) on behalf of District of Columbia Department of Parks and Recreation (“DPR”) seeks the services of a Design-Build Contractor to further develop the existing preliminary design and prepare construction documents and specifications to build the Ridge Road Recreation Center (“Center”) located at 800 Ridge Road, SE, Washington DC. The purpose of this project is to bring new facilities and improvements to the Ridge Road Recreation Center and to further develop the outdoor facilities, such as the basketball courts, two (2) children’s play areas, a pool pump room/trash enclosure structure and renovate and upgrade the existing Recreation Center. The design development should be responsive to the surrounding natural environment, existing DPR design standards, and the culture of the surrounding community.

2 PROJECT DESCRIPTION

2.1 Overview and Neighborhood Context

The Recreation Center is located at 800 Ridge Road, SE, Washington DC and the existing site is a 10.25-acre plot of land, bounded by roadways on three sides and residential properties along the southern tip. Fort DuPont Park which is a lushly wooded National Park, managed by the National Park Service, is located directly across from the site. Residential areas surround the site on three sides and a well-established Baptist church is adjacent to the northwest corner of the site.

The northernmost reach of the site has been recently modernized with an athletic turf surface, including a football field, baseball diamond, bleacher seating, and press box. This portion of the site is lower than the adjacent areas. The existing recreation building sits away from the street, with a concrete paved forecourt and two fenced existing play areas nearby and two full size outdoor basketball courts. Adjacent to the basketball courts and furthest south on the site are the pool house and pool deck. Currently there is no designated parking on the site.

The scope of work envisions renovations to the central areas of the site, building a new state of the art Recreation Center, and replacing elements of the Pool House structures with new components. The project is anticipated to be constructed in two phases. Phase 1: Construction of New Community Building and Phase 2: Construction of the Site Structures and Pool Pump Room/Trash Structure

3 PROGRAM REQUIREMENTS

The Department of Park and Recreation would like to evolve Ridge Road Recreation Center into a community center for the Ward 7 neighborhood. As a community center it would serve both athletic and community functions for local residents.

The proposed Center shall include at a minimum the following program elements based on the preliminary design documents provided with the RFP:

- Multi-Purpose room with operable dividers
- Flexible rooms for classes, meetings, and community functions
- Full-size Indoor Basketball Court with alternative striping and embeds for half-court practice play and volleyball
- Fitness Room
- Storage Rooms
- Computer Lab
- Gymnasium
- Offices
- IT Room
- Senior Room
- Lockers/Showers/Toilets for both men and women
- Teen Room/Games and Lounge Room
- Parking lot drop-off with accessible parking
- Pool pump room, storage and trash enclosure
- New playground equipment for 2 to 5 and 6 to 12
- Exterior athletic site lighting

4 DESIGN REQUIREMENTS

The Contractor is responsible for advancing the design in accordance with the form of contract, which will be issued by addendum.

The design for the new Ridge Road Recreation Center building should address the many functional, programmatic, environmental and architectural issues documented in the current preliminary design drawings. The Contractor should create a design that is responsive to the community and follows the DC Government environmental and sustainability efforts.

4.1 General

- The Center should be designed to a LEED Gold rated building based on the sustainability narrative included with preliminary design.
- The Contractor shall spearhead the effort for achieving LEED Gold status DGS/DPR. This includes all fees, paperwork and collection of documentation.
- The Contractor shall be responsible for the collection, assessment, and verification of existing conditions.
- The Center and all amenities shall meet or exceed all ADA accessibility standards and address all public safety concerns.
- Contractor to verify and document all existing conditions including utilities. Contractor to coordinate the new design with all utility companies.

4.2 Reports

- The Contractor shall conduct a Phase I archeological survey of the site in accordance with the District of Columbia State Historic Preservation Officer's (DC SHPO) standards and

guidelines for archeological survey current at the time of the investigation. The Contractor must contact DC SHPO for guidelines.

- The Contractor shall conduct a complete site survey as required to successfully complete the recreation center. At a minimum, the survey(s) shall include boundary, topographical and utility data.
- The Contractor shall hire a certified arborist to perform a tree location survey within the improvements area. The survey shall include type, quality, and condition and provide any recommendations to be performed during the construction process.
- The Contractor shall be responsible for conducting a full geotechnical study of the site upon award to determine soil and subsurface engineering properties and suitability for the proposed design to make appropriate recommendations to DGS.

4.3 Site Requirements

- Entry Plaza: Expand the design of the entry plaza to incorporate arts and seating.
- Kitchen: Design the kitchen to make it a commercial/professional grade teaching kitchen that shall be laid out in such a way that allows for teaching demonstrations and vending.
- Pool:
 - a. Eliminate the strip mow indicated on page 19 in the concept design drawing.
 - b. Design and construct a family changing area/unisex off of pool deck.
 - c. Design and construct an enclosed outdoor check in area for the pool.
 - d. Design and construct an outdoor concession stand near the pool with a fenced in area for eating and snacking.
 - e. Pool must have two (2) ADA compliant entry points (1 lift and 1 ramp/beach front entry)
- Gymnasium:
 - a. Design gymnasium to accommodate 400 spectator seats with both fixed and retractable bleachers, as well as a full size high school basketball court (50'x 84'). The court may also be divided into two practice courts or volleyball courts by an electric moveable partition. Accessible, dedicated wheelchair areas should be incorporated in the layout of the bleachers.
 - b. Design the gymnasium area to create adequate storage space for ball storage and gym floor covering.
 - c. Design shall include the DPR logo on the floor and painted Ridge Road Warriors logo on the wall of the gymnasium or on wall pads.
 - d. Design shall include a removable theater stage at one end of the gymnasium for performances. Including a sound system to support the stage.
- Mill work: Design and construct a kitchenette in the senior room to include microwave oven and a refrigerator.
- Program room storage: Design the program room so that the doors in each room should not open in to the rooms by identifying the right locations.
- Signage: Design the signage package as per DGS/DPR signage standards to include identifying locations for Program Notices and Posting at each room.
- Parking spaces shall be designated on site to provide the minimum required spaces as required by DC Zoning Regulations. Handicap space signs will be required for accessible parking per ADA requirements. Provide site entrance curb cuts as indicated to meet DC Regulations.

4.4 Foundation

- Footings shall be on undistributed soil or compacted subgrade. Footings shall be sized to limit settlement of individual footings to less than 1” and differential settlement between footings to half that amount.
- All below grade walls and site retaining walls shall be cast in concrete. Exposed walls shall be faced with masonry or stone per the architectural drawings.
- All building interior slabs on grade shall be adequately designed and reinforced to support the loads of the building. Slabs shall be placed on a properly compacted and prepared subgrade. Slabs on grade may be thicker where required.

4.5 Structure

- The gymnasium structure shall consist of long span deep steel trusses clear spanning the width of the gym space and supported on reinforced masonry bearing walls on the east and west sides. Trusses shall be sized to allow for a minimum 23’-0” clear interior height within the gym and maintain the top of roof and parapet elevations as described in the architectural documents provided by Sorg Architects. Trusses shall be spaced uniformly and shall support a galvanized metal roof deck.
- The north end of the gymnasium shall be curtain wall. The curtainwall system shall be designed to include a lightweight structure to hang the shading devices along the south and west facades.

4.6 HVAC

- The HVAC system will be designed to support the requirements of a LEED Gold Building. Minimum energy efficiency shall be 16% better than code with a goal of 20%. All HVAC systems will be designed to meet the requirements of the current applicable standards.
- Two (2) different mechanical systems should be designed. One system dedicated to the gymnasium and the other system dedicated to the remaining parts of the building.

4.7 Plumbing

- The proposed new Recreational Center will be provided with plumbing amenities, including sanitary waste, storm water conveyance, as well as domestic water supply and hot water generation systems designed and installed in accordance with the 2009 - International Plumbing Code as adopted by the local municipality.
- Low flow water conserving plumbing fixtures employing sensor operation technology conforming to EPA Act 1992 and 2005 will be used.

4.8 Lighting

- Provide interior and exterior lighting to meet codes and program requirements based on the attached design narrative and concept drawing developed by Sorg Architects, dated January 22, 2013 (exhibit attached). All lighting fixtures shall be LED.
- Design exterior lighting for the two (2) new basketball courts, existing and/or new lighting for the existing pool deck, two (2) new playgrounds, lighting for landscape, pedestrian walkways, plaza and parking areas, security lighting and power and lighting for the pool pump/trash structure.

- Design Musco athletic sports lighting with poles to be used at the basketball court to illuminate the courts.

4.9 Power

- Contractor to adequately design power to accommodate the new recreation center, including the power to operate gymnasium scoreboard, retractable basketball hoops and electric moveable partition screen and outdoor lighting. In addition, the power should accommodate the new exterior lighting include (2) two new basketball courts, existing and/or new lighting for the existing pool deck, (2) new playgrounds, lighting for landscape, pedestrian walkways, plaza and parking areas, security lighting and power and lighting for the pool pump/trash structure.
- Power shall be delivered to the site via a new underground duct bank, originating from existing, and/or new, pole-mounted utility transformers. Service shall be rated 208/120V, 3-phase, 4-wire, and shall be adequately sized to accommodate the new recreation center and exterior site improvements.
- In addition to utility power, also provide a dedicated electrical panel and transfer switch installed for a mobile generator to hook up to the building. This electrical panel should supply emergency power to life and safety equipment, including egress lighting; fire alarm system and fire pump (if required). This panel should be located on the northeast side of the building, near the proposed service drive.
- Design the emergency generator to also heat and cool the building as a shelter site during an emergency. Generator shall operate on diesel fuel and be supplied with a 12-hour underbelly day tank.

4.10 Fire Protection

- The Contractor should design the new recreation center to be fully protected by a wet sprinkler system as required by the 2009 International Building Code and designed to be installed in accordance with NFPA #13.
- Contractor shall design and install a graphic fire alarm panel.

4.11 Low Voltage

- The Contractor' GMP shall include an allowance \$10,000 to hire an Audio Video (AV) Specialist to help DPR design a user-friendly and secure AV system.
- The Contractor shall work with the Owner to design and develop a state of the art integrated information technology, communications, security and audio visual systems based on OCTO standards that has all of the following but not limited:
 - Local Area Network (LAN) as required to support general computing, building control systems network interfaces, audiovisual system interfaces and any IP based systems.
 - Wireless Lan (Wi-Fi) for indoor and outdoor coverage in public gathering places including the pool.
 - Communications for voice, intercom, and public address system and cable television.
 - The phone system shall be Voice Over Internet Protocol (VOIP) and also include up to five (5) analog lines for emergency and security notifications.
 - Security system for video surveillance, access control perimeter intrusion and motion detection, for outside and inside the building.
 - Sound system for the gymnasium.

4.12 Furniture, Fixtures and Equipment (FF&E)

- Contractor will be required to have up to four (4) meetings with DGS/DPR to discuss interior finishes, furniture, fixtures and equipment.
- Contractor shall budget an allowance of \$650,000 in the GMP for the purchase and installation of FF&E.

4.13 Exterior Improvements

- Construct a new field house to accommodate storage for field equipment, bathrooms, and a washer and dryer.
- Grade site per best engineering practices and to meet functional requirements.
- Plans will be required for review of sediment control measures employed onsite during construction, to meet local regulatory approval by DCRA. The site shall be designed with the latest stormwater management regulations approved by DC Department of Environment.
- Fencing and Screening – Provide “Grotto” wire mesh security fence system by AMETCO manufacturing Corp, 8’-0” high to enclose the basketball courts and play grounds.
- Design for a community garden based on DPR Standards.
- Provide and install for six adult fitness equipment stations
- Two (2) new full size basketball courts fenced in with site lighting by Musco Green athletic lighting with remote control panel.
- Two (2) new age appropriate playgrounds for ages 2-5 and 5-12 including poured- in-place (PebbleFlex) safety surfacing, seating, shade structures, water fountains, signage, trash and recycling cans.
- Provide and install two (2) new flagpoles and flags (District of Columbia and United States), per DPR standards
- Contractor to size public utilities, including stormwater management to accommodate the new building usage.
- Provide and install a full set of signage and bulletin boards per DPR specifications. Locations to be determined by DPR.
- Install a full set of site furnishings to accommodate the new usage of the site per DPR standards. This includes seating shade structures, water fountains, tables, trash and recycling cans. Locations to be determined by DPR.
- Contractor shall include an allowance of \$25,000 in the GMP for exterior art in the plaza. Location to be determined by DPR.

4.14 Document Review

- The Contractor will be required to submit design drawings for review and comment in accordance with the form of contract.
- The Contractor shall meet with the A/E (and applicable subcontractors), DGS and DPR as necessary to review the Contractor’s work.
- The Contractor will be required to present the design concept to the community at up to five (5) community meetings and incorporate any reasonable feedback into the design.

4.15 Permits

- The Contractor shall lead the documents through the DCRA permit approval process coordinating with the Owner's third party plan reviewer and secure all permits including but not limited to building, raze, utility, and public space as required to execute the drawings including obtaining the Certificate of Occupancy. In addition, the Contractor shall meet as necessary to obtain the permit approvals from the Commission of Fine Arts (CFA), Advisory Neighborhood Commission (ANC), and the National Capital Planning Commission (NCPC).
- The Contractor is responsible for all temporary utilities during the construction of the recreation center.
- The Contractor is responsible for paying for all temporary utilities to execute the work during the term of construction until the building reaches Substantial Completion.
- The Contractor shall obtain and pay upfront for all permits including trade permits, as necessary to construct the improvements to the Recreation Center. DGS will only reimburse costs for building permits.
- The Contractor shall also budget in the GMP the following allowances for all utility permit, construction and connection fees including but not limited to Washington Gas, PEPCO, Verizon, and public space (DC DOT).
 - Pepco – \$75,000
 - Washington Gas - \$30,000
 - DC Water - \$25,000
 - Verizon - \$20,000
 - DCDot - \$15,000

4.16 Demolition

- Contractor shall be responsible for demolishing and razing existing building. Contractor is also responsible for turning off all utilities, including but not limited to, electric, gas, water, phone, etc. Contractor is responsible for cutting and capping safely all utilities onsite.

5 CONSTRUCTION

The Contractor's GMP shall include the full cost of site engineering, constructability, all plan approval/permit fees, utility tap fees and trade permits to meet code requirements. Coordination of the work is the responsibility of Contractor. The Contractor shall provide all necessary services, labor, equipment and materials as required to construct the work described in this document including.

- Layout and staking;
- Erosion and sediment control;
- Site clearing (e.g., demolition, clearing and grubbing as necessary, topsoil stripping and stockpiling as necessary);
- Earthwork (e.g., cut, fill, trenching, rough grading, finish grading);
- Utility installation, including electric, gas, telecommunications, water, and storm-water management required by the District Department of the Environment and public utility agencies;
- Paving and surfacing;
- Furnishings installations (e.g., benches, fences and gates, litter receptacles).

5.1 Site Cleanliness

During the construction contract the Contractor shall ensure that the site is clear of all extraneous materials, rubbish, or debris.

5.2 Site Security

- The Contractor shall secure the project work area at a minimum with a 6'-0" chain link fence. Contractor shall ensure site is locked and secured during non-work hours.
- Contractor shall protect all existing features, public utilities, and other existing structures during construction. Design-Builder shall protect existing trees and shrubs from damage during construction. Protection extends to the root systems of existing vegetation. Design-Builder shall not store materials or equipment, or drive machinery, within drip line of existing trees and shrubs.

5.3 Schedule

- The Contractor shall submit to the Project Manager for review and approval a design and construction schedule in accordance with the form of contract.

5.4 Submittals

- Submittals shall be in accordance with the form of contract.

5.5 Request for Information

The Design Builder shall maintain a Request for Information (RFI) Log and shall keep it up to date during the design and construction progress.

5.6 Construction Progress Photos

Contractor shall take monthly progress photos of the jobsite and submit them monthly to the Project Manager.

5.7 Daily Reports

Reporting shall be in accordance with form of contract.

5.8 Safety Plan

The Contractor shall submit to the Project Manager for review and approval at the delivery of the permit set of drawings a safety plan for the construction job.

5.9 Third Party Contractors

- DGS will hire third party contractors for plan review and for testing and material inspections.
- The Contractor shall coordinate and work with the Project Manager and third party plan reviewer during the building permit process.

5.10 Meetings

- During the course of construction the Contractor shall conduct weekly progress meetings on the jobsite with and all relevant subtrades, the Project Manager and DPR representatives.
- The Contractor shall meet periodically (minimum three (3) times) with the community to discuss the Design-Builder's work.

5.11 Walk-Through Inspection

At substantial completion, the Design-Builder shall perform a walk-through inspection in the presence of the DGS, DPR and A/E and prepare a report stating any deficiencies found during the walk through, and ensure that all the deficiencies are corrected by the Design-Builder prior to building occupancy.

5.12 As-Built Drawings/Operation & Maintenance/Warranty Information

The Contractor shall prepare and submit As-Built Drawings/Operation & Maintenance/Warranty Information in accordance with the form of contract.

6.0 ADD ALTERNATE

The following list below shall be priced as add/alternates to the GMP when the GMP is submitted.

Alternate 1

Design the improvements to Ridge Road Recreation Center, in order to save the existing field building. The existing field building should be renovated for field storage. The building should include restrooms for the field, field storage for equipment and a washer and dryer.

Alternate 2

Design and construct a complete rooftop solar hot water domestic heating system, including power for supply and return pumps.

Alternate 3

Design and construct a complete symphonic storm drainage system. The storm drainage design will be based on the local rainfall rate of 3.5" per hour.

Alternate 4

Design and construct a complete rooftop photovoltaic system.

Alternate 5

Design and construct a complete pool deck to include a splash pad.

Alternate 6

Design and construct an outdoor concession near the pool with a fenced in area for eating and snacking.

Alternate 7

Renovate and upgrade existing pool including the pool deck, pool lining, and pool filtration system.

Alternate 8

Furnish and install terrazzo floor finish in public areas.

Attachment B

Form of Offer Letter

Attachment B

[Offeror's Letterhead]

[Insert Date]

District of Columbia Department of General Services
2000 14th Street, NW
Washington, DC 20009

Att'n: Mr. Brian Hanlon
Director

Reference: Request for Proposals
Design-Build Services for Ridge Road Recreation Center

On behalf of [INSERT NAME OF BIDDER] (the "Offeror"), I am pleased to submit this proposal in response to the Department of General Services' (the "Department" or "DGS") Request for Proposals (the "RFP") to provide Design-Build Services for the Ridge Road Recreation Center. The Offeror has reviewed the RFP and the attachments thereto, any addenda thereto, and the proposed Form of Contract (collectively, the "Bid Documents") and has conducted such due diligence and analysis as the Offeror, in its sole judgment, has deemed necessary in order to submit its Proposal in response to the RFP. The Offeror's proposal, the Preconstruction Fee, the Design-Build Fee, the Design Fee (as defined in paragraph A), and the General Conditions Budget (as defined in paragraph B) are based on the Bid Documents as issued and assume no material alteration of the terms of the Bid Documents. (Collectively, the proposal, the Preconstruction Fee, the Design-Build Fee, the Design Fee and the General Conditions Budget are referred to as the "Offeror's Bid".)

The Offeror's Bid is as follows:

- A. The Preconstruction Fee is: \$ _____
- The Design-Build Fee is: \$ _____
- The Design Fee is: \$ _____

The Offeror acknowledges and understands that the Preconstruction Fee, the Design-Build Fee, and the Design are firm, fixed prices and other than as permitted in the Form of Contract will not be subject to further adjustment. The Offeror also acknowledges that ten (10%) of the Design-Build Fee is at-risk, and the selected Offeror will only be entitled to such amount as set forth in the Form of Contract.

- B. The estimated cost of the Design-Builder's general conditions (the "General Conditions Budget") is set forth below. The General Conditions Budget consists of the following elements:

Cost of construction staff (only field staff are reimbursable)	\$ _____
Fringe Benefits associated with field staff costs	\$ _____
Payroll taxes and payroll insurance associated with field staff costs	\$ _____
Staff costs associated with obtaining permits and approvals	\$ _____
Out-of-house consultants	\$ _____
Travel, Living and Relocation expenses	\$ _____
Job vehicles	\$ _____
Field office for CM including but not limited to:	\$ _____
• Trailer purchase and/or rental	
• Field office installation, relocation and removal	
• Utility connections and charges during the Construction Services phase	
• Furniture	
• Field offices for the Office and Program Manager	
• Office supplies	
Office equipment including but not limited to:	\$ _____
• Computer hardware and software	
• Fax machines	
• Copy machines	
• Telephone installation, system and uses charges	
Job radios	\$ _____
Local delivery and overnight delivery costs	\$ _____
Field computer network	\$ _____
Watchmen	\$ _____
First aid facility	\$ _____
Progress photos	\$ _____
Consumption charges for utility service during construction	\$ _____
Printing cost for drawings, bid packages, etc.	\$ _____
Other (please itemize)	\$ _____
 Total General Conditions Budget	 \$ _____

The Offeror acknowledges and understands that the General Conditions Budget will be incorporated into the contract and that the Offeror will not be permitted to exceed the General Conditions Budget unless it first obtains the written approval of the Department.

- C. In addition, the Offeror hereby represents that, based on its current rating with its surety, the indicated cost of a payment and performance bond is [INSERT PERCENTAGE].

The Offeror's Bid is based on and subject to the following conditions:

1. The Offeror agrees to hold its proposal open for a period of at least one hundred and twenty (120) days after the date of the bid.

2. Assuming the Offeror is selected by the Department and subject only to the changes requested in paragraph 5, the Offeror agrees to enter into a contract with the Department on the terms and conditions described in the Bid Documents within ten (10) days of the notice of the award.

3. Both the Offeror and the undersigned represent and warrant that the undersigned has the full legal authority to submit this bid form and bind the Offeror to the terms of the Offeror's Bid. The Offeror further represents and warrants that no further action or approval must be obtained by the Offeror in order to authorize the terms of the Offeror's Bid.

4. The Offeror and its principal team members hereby represent and warrant that they have not: (i) colluded with any other group or person that is submitting a proposal in response to the RFP in order to fix or set prices; (ii) acted in such a manner so as to discourage any other group or person from submitting a proposal in response to the RFP; or (iii) otherwise engaged in conduct that would violate applicable anti-trust law.

5. The Offeror's proposal is subject to the following requested changes to the Form of Contract: [INSERT REQUESTED CHANGES. OFFERORS ARE ADVISED THAT THE CHANGES SO IDENTIFIED SHOULD BE SPECIFIC SO AS TO PERMIT THE DEPARTMENT TO EVALUATE THE IMPACT OF THE REQUESTED CHANGES IN ITS REVIEW PROCESS. GENERIC STATEMENTS, SUCH AS "A MUTUALLY ACCEPTABLE CONTRACT" ARE NOT ACCEPTABLE. OFFERORS ARE FURTHER ADVISED THAT THE DEPARTMENT WILL CONSIDER THE REQUESTED CHANGES AS PART OF THE EVALUATION PROCESS.]

6. The Offeror hereby certifies that neither it nor any of its team members have entered into any agreement (written or oral) that would prohibit any contractor, subcontractor or subconsultant that is certified by the District of Columbia Office of Department of Small and Local Business Enterprises as a Local, Small, Resident Owned or Disadvantaged Business Enterprise (collectively, "LSDBE Certified Companies") from participating in the work if another company is awarded the contract.

7. This bid form and the Offeror's Bid are being submitted on behalf of [INSERT FULL LEGAL NAME, TYPE OF ORGANIZATION, AND STATE OF FORMATION FOR THE OFFEROR].

Sincerely,

By: _____
Name: _____
Its: _____

Attachment C

Disclosure Statement

Attachment C

The Offeror and each of its principal team members, if any, must submit a statement that discloses any past or present business, familiar or personal relationship with any of the following individuals:

A. D.C. Department of General Services

Brian J. Hanlon	Director
Scott Burrell	Chief Operating Officer
JW Lanum	Associate Director, Contracts and Procurement Division
Camille Sabbakhan	General Counsel
Charles J. Brown, Jr.	Deputy General Counsel

Please identify any past or present business, familiar, or personal relationship in the space below. Use extra sheets if necessary.

B. Leftwich & Ludaway

Thomas D. Bridenbaugh

Please identify any past or present business, familiar, or personal relationship in the space below. Use extra sheets if necessary.

C. Brailsford & Dunlavey
McKissack & McKissack

Please identify any past or present business, familiar, or personal relationship in the space below. Use extra sheets if necessary.

This is to certify that, to the best of my knowledge and belief and after making reasonable inquiry, the above represents a full and accurate disclosure of any past or present business, familiar, or personal relationship with any of the individuals listed above. The undersigned acknowledges and understands that this Disclosure Statement is being submitted to the False Claims Act and that failure to disclose a material relationship(s) may constitute sufficient grounds to disqualify the Offeror.

OFFEROR:

By: _____

Name: _____

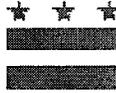
Title: _____

Date: _____

Attachment D

Tax Affidavit

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of the Chief Financial Officer
Office of Tax and Revenue



TAX CERTIFICATION AFFIDAVIT

THIS AFFIDAVIT IS TO BE COMPLETED ONLY BY THOSE WHO ARE REGISTERED TO CONDUCT BUSINESS IN THE DISTRICT OF COLUMBIA.

Date

Authorized Agent
Name of Organization/Entity
Business Address (include zip code)
Business Phone Number

Authorized Agent
Principal Officer Name and Title
Square and Lot Information
Federal Identification Number
Contract Number
Unemployment Insurance Account No.

I hereby authorize the District of Columbia, Office of the Chief Financial Officer, Office of Tax and Revenue to release my tax information to an authorized representative of the District of Columbia agency with which I am seeking to enter into a contractual relationship. I understand that the information released will be limited to whether or not I am in compliance with the District of Columbia tax laws and regulations solely for the purpose of determining my eligibility to enter into a contractual relationship with a District of Columbia agency. I further authorize that this consent be valid for one year from the date of this authorization.

I hereby certify that I am in compliance with the applicable tax filing and payment requirements of the District of Columbia. The Office of Tax and Revenue is hereby authorized to verify the above information with the appropriate government authorities.

Signature of Authorizing Agent

Title

The penalty for making false statement is a fine not to exceed \$5,000.00, imprisonment for not more than 180 days, or both, as prescribed by D.C. Official Code §47-4106.

Attachment E

Davis-Bacon Wage Rates

General Decision Number: DC130002 07/12/2013 DC2

Superseded General Decision Number: DC20120002

State: District of Columbia

Construction Type: Building

County: District of Columbia Statewide.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Modification Number	Publication Date
0	01/04/2013
1	01/25/2013
2	02/01/2013
3	02/22/2013
4	03/29/2013
5	04/05/2013
6	05/10/2013
7	06/07/2013
8	06/28/2013
9	07/05/2013
10	07/12/2013

ASBE0024-007 10/01/2012

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR.....	\$ 33.13	13.60

Includes the application of all insulating materials, protective coverings, coatings and finishes to all types of mechanical systems

ASBE0024-008 10/01/2012

	Rates	Fringes
ASBESTOS WORKER: HAZARDOUS MATERIAL HANDLER.....	\$ 20.86	5.61

Includes preparation, wetting, stripping, removal, scrapping, vacuuming, bagging and disposing of all insulation materials, whether they contain asbestos or not, from mechanical systems

ASBE0024-014 10/01/2012

	Rates	Fringes
--	-------	---------

FIRESTOPPER.....\$ 26.06 6.05

Includes the application of materials or devices within or around penetrations and openings in all rated wall or floor assemblies, in order to prevent the passage of fire, smoke of other gases. The application includes all components involved in creating the rated barrier at perimeter slab edges and exterior cavities, the head of gypsum board or concrete walls, joints between rated wall or floor components, sealing of penetrating items and blank openings.

BRDC0001-002 05/07/2013

	Rates	Fringes
BRICKLAYER.....	\$ 28.17	8.03

CARP0132-008 05/01/2013

	Rates	Fringes
CARPENTER, Includes Drywall Hanging, Form Work, and Soft Floor Laying-Carpet.....	\$ 26.81	8.13
PILEDRIVERMAN.....	\$ 26.62	8.15

CARP1831-002 04/01/2012

	Rates	Fringes
MILLWRIGHT.....	\$ 27.96	12.20

ELEC0026-016 06/03/2013

	Rates	Fringes
ELECTRICIAN, Includes Installation of HVAC/Temperature Controls.....	\$ 40.65	14.42

ELEC0026-017 09/01/2012

	Rates	Fringes
ELECTRICAL INSTALLER (Sound & Communication Systems).....	\$ 25.55	3%+7.77

SCOPE OF WORK: Includes low voltage construction, installation, maintenance and removal of teledata facilities (voice, data and video) including outside plant, telephone and data inside wire, interconnect, terminal equipment, central offices, PABX, fiber optic cable and equipment, railroad communications, micro waves, VSAT, bypass, CATV, WAN (Wide area networks), LAN (Local area networks) and ISDN (Integrated systems digital network).

WORK EXCLUDED: The installation of computer systems in industrial applications such as assembly lines, robotics and computer controller manufacturing systems. The installation of conduit and/or raceways shall be installed by Inside Wiremen. On sites where there is no Inside Wireman employed, the Teledata Technician may install raceway or conduit not greater than 10 feet. Fire alarm work is excluded on all new construction sites or wherever the fire alarm system is installed in conduit. All HVAC control work.

 ELEV0010-001 01/01/2013

	Rates	Fringes
ELEVATOR MECHANIC.....	\$ 39.96	25.185+a+b

a. PAID HOLIDAYS: New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, Christmas Day and the Friday after Thanksgiving.

b. VACATIONS: Employer contributes 8% of basic hourly rate for 5 years or more of service; 6% of basic hourly rate for 6 months to 5 years of service as vacation pay credit.

 * IRON0005-005 06/01/2013

	Rates	Fringes
IRONWORKER, STRUCTURAL AND ORNAMENTAL.....	\$ 30.00	16.04

 IRON0201-006 05/01/2012

	Rates	Fringes
IRONWORKER, REINFORCING.....	\$ 26.50	16.68

 LABO0657-015 06/01/2012

	Rates	Fringes
LABORER: Skilled.....	\$ 21.26	6.83

FOOTNOTE: Potmen, power tool operator, small machine operator, signalmen, laser beam operator, waterproofer, open caisson, test pit, underpinning, pier hole and ditches, ladders and all work associated with lagging that is not expressly stated, strippers, operator of hand derricks, vibrator operators, pipe layers, or tile layers, operators of jackhammers, paving breakers, spaders or any machine that does the same general type of work, carpenter tenders, scaffold builders, operators of towmasters, scootcretes, buggymobiles and other machines of similar character, operators of tampers and rammers and other

machines that do the same general type of work, whether powered by air, electric or gasoline, builders of trestle scaffolds over one tier high and sand blasters, power and chain saw operators used in clearing, installers of well points, wagon drill operators, acetylene burners and licensed powdermen, stake jumper, structural demolition.

 MARB0002-004 05/01/2012

	Rates	Fringes
MARBLE/STONE MASON.....	\$ 33.08	14.59

INCLUDING pointing, caulking and cleaning of All types of masonry, brick, stone and cement EXCEPT pointing, caulking, cleaning of existing masonry, brick, stone and cement (restoration work)

 MARB0003-006 05/01/2011

	Rates	Fringes
TERRAZZO WORKER/SETTER.....	\$ 26.04	9.89

 MARB0003-007 05/01/2011

	Rates	Fringes
TERRAZZO FINISHER.....	\$ 20.48	8.74

 MARB0003-008 05/01/2011

	Rates	Fringes
TILE SETTER.....	\$ 25.29	9.89

 MARB0003-009 05/01/2011

	Rates	Fringes
TILE FINISHER.....	\$ 20.48	8.74

 PAIN0051-014 06/01/2013

	Rates	Fringes
GLAZIER		
Glazing Contracts \$2 million and under.....	\$ 24.30	9.61
Glazing Contracts over \$2 million.....	\$ 27.64	9.61

 PAIN0051-015 06/01/2013

	Rates	Fringes
--	-------	---------

PAINTER

Brush, Roller, Spray and
Drywall Finisher.....\$ 24.89 8.91

PLAS0891-005 07/01/2012

Rates Fringes

PLASTERER.....\$ 28.33 5.85

PLAS0891-006 05/01/2010

Rates Fringes

CEMENT MASON/CONCRETE FINISHER...\$ 27.15 9.58

PLAS0891-007 08/01/2011

Rates Fringes

FIREPROOFER

Handler.....\$ 15.00 3.89
Mixer/Pump.....\$ 17.00 3.89
Sprayer.....\$ 21.50 3.89

Spraying of all Fireproofing materials. Hand application of Fireproofing materials. This includes wet or dry, hard or soft. Intumescent fireproofing and refraction work, including, but not limited to, all steel beams, columns, metal decks, vessels, floors, roofs, where ever fireproofing is required. Plus any installation of thermal and acoustical insulation. All that encompasses setting up for Fireproofing, and taken down. Removal of fireproofing materials and protection. Mixing of all materials either by hand or machine following manufactures standards.

PLUM0005-008 08/01/2012

Rates Fringes

PLUMBER

Apartment Buildings over 4
stories (except hotels).....\$ 23.41 9.51+a
ALL Other Work.....\$ 38.17 15.75+a

a. PAID HOLIDAYS: Labor Day, Veterans' Day, Thanksgiving Day and the day after Thanksgiving, Christmas Day, New Year's Day, Martin Luther King's Birthday, Memorial Day and the Fourth of July.

PLUM0602-008 08/01/2012

Rates Fringes

PIPEFITTER, Includes HVAC
Pipe Installation.....\$ 37.62 18.07+a

a. PAID HOLIDAYS: New Year's Day, Martin Luther King's
Birthday, Memorial Day, Independence Day, Labor Day,
Veterans' Day, Thanksgiving Day and the day after
Thanksgiving and Christmas Day.

ROOF0030-016 09/01/2012

	Rates	Fringes
ROOFER.....	\$ 26.90	10.18

* SFDC0669-002 07/01/2013

	Rates	Fringes
SPRINKLER FITTER (Fire Sprinklers).....	\$ 31.14	17.62

SHEE0100-015 07/01/2013

	Rates	Fringes
SHEET METAL WORKER (Including HVAC Duct Installation).....	\$ 39.93	15.38

SUDC2009-003 05/19/2009

	Rates	Fringes
LABORER: Common or General.....	\$ 13.04	2.80
LABORER: Mason Tender - Cement/Concrete.....	\$ 15.40	2.85

LABORER: Mason Tender for
pointing, caulking, cleaning
of existing masonry, brick,
stone and cement structures
(restoration work); excludes
pointing, caulking and
cleaning of new or
replacement masonry, brick,
stone and cement.....\$ 11.67

POINTER, CAULKER, CLEANER,
Includes pointing, caulking,
cleaning of existing masonry,
brick, stone and cement
structures (restoration
work); excludes pointing,
caulking, cleaning of new or
replacement
masonry, brick, stone or

cement.....\$ 18.88

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of "identifiers" that indicate whether the particular rate is union or non-union.

Union Identifiers

An identifier enclosed in dotted lines beginning with characters other than "SU" denotes that the union classification and rate have found to be prevailing for that classification. Example: PLUM0198-005 07/01/2011. The first four letters , PLUM, indicate the international union and the four-digit number, 0198, that follows indicates the local union number or district council number where applicable , i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2011, following these characters is the effective date of the most current negotiated rate/collective bargaining agreement which would be July 1, 2011 in the above example.

Union prevailing wage rates will be updated to reflect any changes in the collective bargaining agreements governing the rates.

0000/9999: weighted union wage rates will be published annually each January.

Non-Union Identifiers

Classifications listed under an "SU" identifier were derived from survey data by computing average rates and are not union rates; however, the data used in computing these rates may include both union and non-union data. Example: SULA2004-007

5/13/2010. SU indicates the rates are not union majority rates, LA indicates the State of Louisiana; 2004 is the year of the survey; and 007 is an internal number used in producing the wage determination. A 1993 or later date, 5/13/2010, indicates the classifications and rates under that identifier were issued as a General Wage Determination on that date.

Survey wage rates will remain in effect and will not change until a new survey is conducted.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION

Attachment F

Bid Guarantee Certification

Attachment F

Certification Letter for Cashier's Check or Irrevocable Letter of Credit

Offerors who submit a cashier's check or an irrevocable letter of credit ("Alternate Bid Security") in lieu of a bid bond must also submit this certification, properly notarized, with their proposal. By executing this document, Offeror acknowledges that, if awarded this contract, Offeror shall be required to post promptly a payment and performance bond equal to the full value of the contract. In the event Offeror fails to post such payment and performance bond, the Offeror understands and agrees that: (i) the Department shall draw upon the Alternate Bid Security as liquidated damages; (ii) the award and/or contract shall be terminated; (iii) for a period of two (2) years thereafter, the Department will not accept from such Offeror Alternate Bid Security in lieu of a bid bond; and (iv) the Offeror hereby waives the right to protest the termination of any such award or contract. The Offeror further acknowledges and agrees that the damages the Department would experience in the event such award or contract are terminated due to the Offeror's failure to post a payment and performance bond are difficult to determine and that the value of the Alternate Bid Security represents a reasonable estimate of the damages the Department would incur.

By: _____
Name: _____
Title: _____
Date: _____

District of Columbia) ss:

On the ___ day of _____, 2012, before me, a notary public in and for the District of Columbia, personally appeared _____, who acknowledged himself/herself to be _____ of _____, and that he/she as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public
My Commission Expires: _____