

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

**DESIGN-BUILD SERVICES  
PALISADES RECREATION CENTER RENOVATION & EXPANSION**

**Solicitation #: DCAM-16-CS-0055**

**Amendment No. 1  
Issued: December 3, 2015**

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This Amendment Number 01 is issued by e-mail on December 3, 2015. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

**Item #1:**

**Sign-in Sheet:** The sign-in sheet from the preproposal conference is attached.

**Item #2:**

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

**Item #3:**

**The bid date remains unchanged.** Proposals are due by **December 16, 2015 at 2:00 pm EST.** Proposals that are hand-delivered should be delivered to the attention of: Courtney Washington, Contract Specialist, at **Frank D. Reeves Center, 2000 14<sup>th</sup> Street, NW, 8<sup>th</sup> floor, Washington, DC 20009.**

- End of Amendment No. 1 -

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Solicitation #: DCAM-16-CS-0055  
Preproposal Conference  
December 2, 2015

Sign-in Sheet

1. Name: CHRIS EARLEY Phone: \_\_\_\_\_  
Company: GREENING URBAN LLC  
Email Address: CHRIS.EARLEY@GREENINGURBAN.COM  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: CIVIL ENGINEERING  
Interested in bidding as a prime or a subcontractor? SUB
2. Name: ADAM SACKS Phone: 202 363 4324  
Company: Saxon Construction  
Email Address: AS@SAXONCONSTRUCTION.COM  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: GC  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_
3. Name: Sierra Nguyen Phone: 202-393-1523  
Company: Setty (MSP - CBE)  
Email Address: Sierra.nguyen@setty.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: MSP/FP  
Interested in bidding as a prime or a subcontractor? Sub.

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Sign-in Sheet

1. Name: Jose Solis Phone: 202-289-4545  
Company: AMT Engineering  
Email Address: jsolis@AMTEngineering.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: civil/survey  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_
2. Name: Lanshing Huang Phone: (202) 595-1999  
Company: Symbiosis, Inc  
Email Address: lanshing@symbiosis-1a.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: Landscape architecture  
Interested in bidding as a prime or a subcontractor? sub.
3. Name: Victoria Ellis Phone: 202-524-5700  
Company: Bohler DC  
Email Address: vellis@bohlereng.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: civil  
Interested in bidding as a prime or a subcontractor? sub

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Sign-in Sheet

1. Name: OUTERBRIDGE HORSEY Phone: 202 337 7334  
Company: OUTERBRIDGE HORSEY ASSOCIATES PLLC  
Email Address: oh@outerbridgehorsey.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: ARCHITECTURE  
Interested in bidding as a prime or a subcontractor? SUB CONTRACTOR
2. Name: Clare Archer Phone: 703-312-7246  
Company: Gilbane  
Email Address: carcher@gilbaneco.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: GC  
Interested in bidding as a prime or a subcontractor? Prime
3. Name: PETER NOURSI Phone: 301-949-2011  
Company: O, I, P + A  
Email Address: peter-noursi@oipengineering.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: civil / survey  
Interested in bidding as a prime or a subcontractor? SUB.

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1. Name: Cameron Uecker Phone: 202 965 7070  
Company: Cox grade + spack architects  
Email Address: cuecker@cgsarchitects.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: Architecture  
Interested in bidding as a prime or a subcontractor? D/B w/ MCB.1d
  
2. Name: Shawn Mise Phone: 301 523-4065  
Company: NCP  
Email Address: misec@ncapitol.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: moving, Roll-off Dumpster Service  
Interested in bidding as a prime or a subcontractor? Subcontractor
  
3. Name: GREG TERRY Phone: 2/944-9400  
Company: KADCON  
Email Address: gterrye@kadcon.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: PUMP GC  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_

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1. Name: Vincent Pedraza Phone: 202.362.3001  
Company: JVP Engineers, PC  
Email Address: vpedraza@jvpengineers.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: MEP Engineers  
Interested in bidding as a prime or a subcontractor? Sub
2. Name: Rich Schneider Phone: (202) 758-2037  
Company: I Studio  
Email Address: rschneider@IStudio.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: Architecture  
Interested in bidding as a prime or a subcontractor? Sub
3. Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Company: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: \_\_\_\_\_  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_

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Sign-in Sheet

1. Name: Sarah Robinson Phone: 202-944-6635  
Company: GCS Inc  
Email Address: srobinson@gcs-dc.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: Design Build Construction  
Interested in bidding as a prime or a subcontractor? Prime
2. Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Company: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: \_\_\_\_\_  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_
3. Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Company: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: \_\_\_\_\_  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_

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1. Name: POOJA Phone: 202 - 393 - 1523  
Company: SETTY  
Email Address: pooja.samakrishna@setty.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: MEP/FP.  
Interested in bidding as a prime or a subcontractor? Yes.
2. Name: ALEX MILLER Phone: 703-719-6500 ext 100  
Company: STUDIO 39  
Email Address: amiller@studio39.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: LANDSCAPE ARCHITECTURE  
Interested in bidding as a prime or a subcontractor? SUBCONTRACTOR
3. Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Company: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: \_\_\_\_\_  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_

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1. Name: Shawn Gageby Phone: 202-589-0066  
Company: Broughton Construction Co  
Email Address: estimating@broughtonconstruction.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: GC  
Interested in bidding as a prime or a subcontractor? Prime
  
2. Name: E.J SANDOVAL Phone: 301-525-5013  
Company: ~~Coakley~~ Coakley & Williams  
Email Address: ESANDOVAL@coakleywilliams.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: GC  
Interested in bidding as a prime or a subcontractor? PRIME
  
3. Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Company: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: \_\_\_\_\_  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_

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Sign-in Sheet

1. Name: BILL CONKEY Phone: 202-393-6445  
Company: DLR GROUP SRC  
Email Address: BCONKEY@DLRGROUP.COM  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: ARCHITECTURE  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_
  
2. Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Company: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: \_\_\_\_\_  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_
  
3. Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Company: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: \_\_\_\_\_  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_

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Sign-in Sheet

1. Name: HARRY ROSS Phone: 202 466 6116  
Company: COPE  
Email Address: HPR@COPEDC.COM  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: ALTERATIONS  
Interested in bidding as a prime or a subcontractor? SUB
2. Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Company: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: \_\_\_\_\_  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_
3. Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Company: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: \_\_\_\_\_  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_

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December 2, 2015

**Sign-in Sheet**

1. Name: Michelle Honey Phone: 410 365 0828  
Company: KINSLEY CONSTRUCTION  
Email Address: mHoney@rkinsley.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: CONSTRUCTION  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_
2. Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Company: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: \_\_\_\_\_  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_
3. Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Company: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: \_\_\_\_\_  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_

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Name	Company	Email	Phone	Solicitation Sign-up
Suren Gosine	Global Engineering Solutions MEP+FP CBE	surengosine@gs.com	202.495.7746	
Pamela Oelrich	ECS Capitol Services, PUC	POelrich@ecslimited.com	202-802-0942	CBE, GPO, HAZMAT
Dan SPIELVOGEL	ECS CAPITAL SERVICES	DSPIELVOGEL@ECSLIMITED.COM	202-480-2188	ENV. (SUB) INFILTRATION TESTING
BILL CONKEY	DLR GROUP KORG	BILL@DLRGROUP.COM	202-393-6445	
Lanshing Hwang	Symbiosis.	lanshingh@symbiosis-la.com	(202) 595-1999	LANDSCAPE ARCHITECTURE
ALEX MILLER	STUDIO 39	amiller@studio39.com	703-719-6500 (100)	LANDSCAPE ARCHITECTURE
Jeffrey Luker	Quinn Evans	jluker@quinn-evans.com	(202) 298-6700	LANDSCAPE ARCHITECTURE
GREGA SPAGNARO	NORTH ARROW INC	gregg.spagnaro@northarrowwa.com	202.308.6666	
TOM MASSEY	Gonnett Fleming Architects	tmasssey@gfnet.com	571-438-2316	A/E services
PETER NOURSI	O, I, P + A	peter.noursi@oipengineering.com	301-949-2011	Civil/Survey (SUB)
Jose Soliz	<del>AMTE</del> AMTE Engineering	jsoliz@AMTEengineering.com	202-289-4545	Civil/Survey
EJ SANDWAL	Oakley & Millmanus Const.	ESandwal@oakleywilkins.com	301-525-5013	D/B CONTRACTOR
Michelle Hovey	KINSLEY CONST.	mhoneyp@perkins.com	410 365 0828	D/B CONTRACTOR
Bailey Putnam	Powers Brown Architecture	putnam@powersbrown.com	703.962.6643	Architecture
Kendra Chong	Cunningham Quill Architects	kchong@cunninghamquill.com	202 337 0090	Architecture
GREG TERRY	KADCON	gterry@kadcon.com	202/944-9400	Pumps
Sheryl Gates	Metro Recreation	sheryl@metrorecreation.com	301-676-0066	recreation/site amenities provide/install
Vincent Pedraza	JVP Engineers, PC	vpedraza@jvpengineers.com	202.362.3001	MEP ENGINEERS
Sarah Robinson	GCS Inc	Srobusa@gcs-dc.com	330-998-4714	DB con.
Joseph Khoury	MEN BUILD	joseph@menbuild.com	2/3333424	joseph@menbuild.com

Name	Company	Email	Phone
Cameron Uecker	KOX group + Spack architects	cuecker@coxinditeds.com	<del>202-707-9</del> 202-965-7076
Victoria Ellis	Bohler DC	vellis@bohlereng.com	202-524-5700
HARRY P. ROSS	CORF	HPR@CORFDC.COM	202 466 6116
KATRINA ELLIS	R MCGHEE ASSOCIATES	KELLIS@RMC-ARCHITECTS.COM	
Prudence Bonds	Moody Nolan	PBonds@mn-dc.com	202 244 4199
Sierra Nguyen	Setty (CBE MEP)	Sierra.nguyen@setty.com	202-393-1523 ext. 286
POOJA	SETTY (CBE MEP)	pooja.ramakrishna@setty.com	202-393-1523
Shawn Gageby	Broughton Construction Co	estimating@broughtonconstruction.com	202-589-0066
SEAN PICHON	PGN ARCHITECTS	s.pichon@pgnarchitects.com	202 822 5995
CAMERICK NESMITH	NESMITH DESIGN GROUP	C.NESMITH@NESMITHDESIGNGRP.COM	202-350-1924
Clare Archer	Gilbane	carcher@gilbaneco.com	703-312-7246
OUTERBRIDGE HORSEY	OUTERBRIDGE HORSEY ARCH.	oh@outerbridgehorsey.com	202-337-7334

NAME	Company	E-mail	Phone #	Further Satific. Actions
Lansheng Huang	Symbiosis, Inc.	lanshing@symbiosis-la.com	(202) 595-1999	Landscape Architect Sub
Rick Schneider	Z Studio	Rshneider@zstudio.com	(202) 758-2037	Architect
KATRINA ELLIS	R. MCGHEE ASSOCIATES	KELLIS@RMC-ARCHITECTS.COM		ARCH
Vincent J. Pedraza	JVP Engineers, PC	vpedraza@jvpengineers.com	202.362.3001	MEP
Shaun mise	NEP	misec@ncapital.com	301.523-4065	

# KINSLEY

CONSTRUCTION

13655 Dulles Technology Drive • Suite 220 • Herndon, VA 20171  
Fax (703) 793-0352 • www.rkinsley.com

## Michelle Honey, FAIA

Business Development Executive, Metro DC Business Unit  
Office (703) 793-1550 x4302  
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a woman owned  
minority/disadvantaged business

9008 Brae Brooke Drive  
Lanham, MD 20706

**Lanshing Hwang,  
RLA, CPSI  
Principal**

p. 202.595.1999  
f. 202.595.1998  
e. lanshing@symbiosis-la.com



## NORTH CAPITOL PARTNERS, Inc.

### Charnita Mise

Business Development Manager

misec@ncapitol.com  
(301) 523-4065

Hubzone Certified  
D.C. CBE

www.ncapitol.com

**OYSTER, IMUS, PETZOLD & ASSOCIATES, LLC**  
CIVIL ENGINEERS ♦ LAND PLANNERS ♦ LAND SURVEYORS  
11327 Amherst Avenue, Suite A ♦ Wheaton, Maryland 20902

**OIP + A**

### Peter Noursi, P.E.

Principal

peter.noursi@oipengineering.com  
301-949-2011  
301-949-2013 (fax)

www.oipengineering.com

KENDRA CHONG  
MARKETING MANAGER

## CUNNINGHAM | QUILL ARCHITECTS PLLC

1054 31st STREET NW  
SUITE 315  
WASHINGTON DC 20007

202.337.0090  
202.337.0092 FAX  
kchong@cunninghamquill.com  
www.cunninghamquill.com

**COAKLEY  
WILLIAMS  
CONSTRUCTION**

### EJ Sandoval Design & Preconstruction Manager

Coakley & Williams Construction, Inc.  
7475 Wisconsin Avenue, Suite 900  
Bethesda, Maryland 20814

301.963.5000 main  
240.200.1024 direct  
301.525.5013 cell  
301.963.9779 fax  
esandoval@coakleywilliams.com

coakleywilliams.com



### DANIEL SPIELVOGEL, P.E.

Project Engineer  
D: 202-400-2178  
C: 202-520-7254  
dspielvogel@ecslimited.com

## ECS CAPITOL SERVICES, PLLC

Geotechnical • Construction Materials • Environmental • Facilities

655 15th Street, NW, Lobby Level, Washington, DC 20005  
T: 202-400-2188 • F: 202-478-1831  
www.ecslimited.com

**AMT** LLC  
CONSULTING ENGINEERS  
AND LAND SURVEYORS

\*\*\*  
A DC Certified Business Enterprise  
#LZ70449072016

**MAGGIE YUE**  
MARKETING MANAGER

PHONE 202-289-4545 FAX 202-289-5051 E-MAIL myue@amtengineering.com  
10 G STREET, NE, SUITE 430 WASHINGTON, DC 20002

**CORE**

### Harry P. Ross, RA

1010 wisconsin ave nw suite 405  
washington, dc 20007

t 202.466.6116 x248 f 202.466.6235  
e hpr@coredc.com w coredc.com



# AMT LLC

CONSULTING ENGINEERS  
AND LAND SURVEYORS



**JOSE SOLIZ**  
SENIOR PROJECT MANAGER

PHONE 202-289-4545 FAX 202-289-5051 CELL 240-994-1456  
E-MAIL [jsoliz@amtengineering.com](mailto:jsoliz@amtengineering.com)  
10 G STREET, NE, SUITE 430 ■ WASHINGTON, DC 20002



1214 28th Street, NW  
Washington, DC 20007

T (202) 333-3424  
F (202) 333-3425  
C (703) 967-9596  
[mcnbuild.com](http://mcnbuild.com)

**Joseph Khoury**  
[joseph@mcnbuild.com](mailto:joseph@mcnbuild.com)



**Sheryl Gates** Project Consultant

4907 Camden Place N, Jefferson, MD 21755

P: 301-676-0066

F: 240-490-5162

[Sheryl@MetroRecreation.com](mailto:Sheryl@MetroRecreation.com)

[www.MetroRecreation.com](http://www.MetroRecreation.com)



**CAMETRICK A. NESMITH, AIA, NCARB**  
PRINCIPAL

2701 12TH STREET, NE  
SUITE 300  
WASHINGTON, DC 20017

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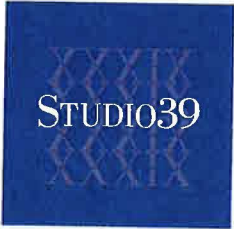
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**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**DEPARTMENT OF GENERAL SERVICES**



**DESIGN-BUILD SERVICES**  
**PALISADES RECREATION CENTER RENOVATION & EXPANSION**  
**Solicitation #: DCAM-16-CS-0055**  
**Preproposal Conference Meeting Minutes**  
**December 2, 2015**

1. A non-mandatory preproposal conference for the above-referenced solicitation was held on Wednesday, December 2, 2015 at 10:00 a.m.
2. The preproposal conference began with introductions of the following individuals:
  - a. Courtney Washington – DGS (Contract Specialist)
  - b. Thomas Bridenbaugh & Alexander Marriott – Leftwich, LLC (Procurement and Real Estate Advisory Consultant)
  - c. Thomas Lovetere & Shahrokh Ghahramani – Kramer Consulting (Program Manager)
3. An overview of the Project was provided, which includes the renovation of the existing building, and the construction of a new addition:
  - a. The existing building is approximately 8,000-9,000 sqft, and the addition will be approximately the same amount, making the completed project approximately 17,000 sqft.
  - b. The site of the addition is not yet determined and it will depend on which option is chosen by the bidder's design team.
  - c. The playground is new and will not be rebuilt. The field is also in good condition and will not require any modifications.
  - d. There may need to be incidental landscaping as a result of the construction of the new addition.
  - e. The selected builder will be responsible for making design changes to the trails that include drainage and paving improvements. The Department would like to start these improvements as soon as possible.
  - f. The budget for the project is \$8.5 million, inclusive of the Design-Build Fee (overhead & profit), Preconstruction Fee, Design Fee, General Conditions Budget, and FF&E. New FF&E will be required for both the renovation and the new addition.
  - g. There are four (4) objectives to this project:
    - i. Substantial completion by May 31, 2017.
    - ii. The project is delivered on-budget.
    - iii. High level of quality of design and construction.
    - iv. The economic inclusion goals are met (discussed below).
4. The delivery method and project fees were discussed:
  - a. The delivery method will be a pure design-build approach.

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- b. Offerors will bid on four (4) numbers relative to the Project scope:
  - i. The Preconstruction Fee will include all costs from appointment of the builder through the beginning of construction.
  - ii. The Design-Build Fee will include profit and home office overhead.
  - iii. Expenses covered by the General Conditions Budget are reimbursable at cost, subject to a maximum of the total GC Budget that was bid.
  - iv. The Design Fee will be an upset number and the maximum amount for reimbursement for design costs.
  
5. The Project schedule was discussed:
  - a. The Department expects that the GMP will be agreed upon by mid to late summer, and will be based on the design development documents.
  - b. Initial construction is expected to begin by Labor Day of next year, which will give the builder nine (9) months to renovate the existing building and construct the new addition.
  - c. It is possible that the design and approval process may take longer than expected due to the involvement of the Historic Preservation Review Board (HPRB).
  - d. A landmark application has been submitted to the HPRB and there will be a hearing at the end of January or beginning of February to determine the status of the site. If the site becomes a landmark there will be a change to the schedule.
  - e. The schedule is optimistic, but the Department believes it to be enough time to complete the Project by Memorial Day of 2017.
  
6. The procurement process was discussed:
  - a. The Contract will be awarded through the formal procurement process and require Council approval. Similar to past projects, Bidders should conform their proposal to the RFP and focus on the Form of Contract, which will be issued by amendment.
  - b. A Bidder may request changes to the Form of Contract, however, they are not encouraged and they will be held against them in the evaluation process. Changes to the Form of Contract make it difficult to assess the proposals in the same way. Any requested changes must be included with the proposal, and requested changes are requests; simply because a change is requested, it does not mean the change is, or will be, accepted by the Department.
  
7. Economic inclusion goals were discussed. The Department desires to maximize the participation of District residents and businesses in the Project.
  - a. With respect to the participation of District businesses, the following requirements apply:
    - i. 50% of all dollars in the contract must go to CBEs.
    - ii. 35% of all dollars in the contract must go to SBEs.
    - iii. 20% of all dollars in the contract must go to DBEs.
    - iv. It was noted that the only certifications from DLSBD count towards these goals; no reciprocal certifications are accepted.

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- b. With respect to District resident participation, it was noted that the new and old First Source Act would apply. Fifty-One percent (51%) of new hires must be District residents.
  - c. Davis Bacon wage rates will apply. It was also noted that subcontractors need to properly classify their employees; it has been a problem in the past that they are not properly classifying their workers.
  - d. The Apprenticeship Act is applicable to this Project, and both the selected Design-Builder and its subcontractors must comply.
8. The scoring of the proposals was discussed.
  - a. Bidders are encouraged to look at Section D of the RFP which outlines the evaluation criteria for proposals, and the specific subfactors for evaluation.
  - b. It was noted that the criteria that makes the difference between the first and second place bidders is often the management plan.
    - i. It is important that bidders do not submit a generic management plan; a generic plan will be unlikely to win.
    - ii. The successful proposal will identify the unique aspects of the Project and challenges that the bidder will likely face. It will also specifically state how those unique challenges will be addressed throughout the process. It must also show that the bidder knows how to manage a design and construction company for a design-build project.
  - c. For the Key Personnel factor, both the builder personnel and the design personnel will be evaluated.
9. A series of Amendments to the RFP will be issued which will include the following additional information:
  - a. Sign-In Sheet from the preproposal conference.
  - b. Preproposal conference meeting minutes
  - c. Form of Contract
10. Questions:
  - a. Will the landmark designation for the site completely disrupt the schedule? The landmark designation would make the approval process lengthier. We may request bidders to quote two (2) design fees in a later Amendment, one that takes into account the landmark designation and one that does not.
  - b. Has the landmark application been filed? Yes, it is available on the HPRB's website.
  - c. Will there be additional funds for the trails beyond the \$8.5 million? Yes. \$300,000 to \$500,000 will be included in the GMP for this portion of the work. Offerors should assume a total project budget of \$9 million.
  - d. Will the CBE Preference points apply to both the designer and the builder? Whoever is holding the contract will have to show that their team meets the requirements to earn the CBE points. The offeror will likely be the builder and they will need to show that they qualify for CBE Preference points. With regard to the LSDBE participation, the bidder and their team will have to meet the LSDBE subcontracting percentages.

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- e. Are there drawings from recent renovations to the site? There are PDF files that will be made available to the selected bidder.
- f. Does the Design Fee include soil testing and a hazmat report? The Design Fee includes a geotechnical and hazmat survey, but no concrete testing.
- g. Phase 1 Archeology Report? The Archeology Phase 1 report will be made available after the Project is awarded. The site has a heavy archeological significance and the Department has archeologists ready for additional archeology work. The archeological survey will not be included in Offeror's Design Fee at this time.
- h. While the field is in good condition will the scoreboard require any modifications? Not as of now.
- i. Will the field and splash park be open during construction? Assume that they will be open during construction.