

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

**CONSTRUCTION MANAGEMENT AT-RISK SERVICES FOR  
INFRASTRUCTURE WORK IN CONNECTION WITH  
THE DC UNITED SOCCER STADIUM**

**Solicitation #: DCAM-16-CS-0074**

**Amendment No. 2**

**Issued: January 29, 2016**

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This Amendment Number 02 is issued on January 29, 2016. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

**Item #1:**

**Sign- in Sheet:** The sign-in sheet from the proposal 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 **February 10, 2016 at 2:00 p.m. 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. 2-

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Solicitation #: DCAM-16-CS-0074  
Preproposal Conference  
January 28, 2016

Sign-in Sheet

1. Name: CLIVE DIAZ Phone: 757-338-4205  
Company: HILLIS-CARNES  
Email Address: cdiaz@hilliscarnesdc.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: Geotech/Testing/Env/Instrument/Vibration  
Interested in bidding as a prime or a subcontractor? NO
2. Name: Enyinnah Anthony Phone: 240-753-2064  
Company: Anthony Management Group  
Email Address: Enyinnah.Anthony@anthonymanagementgroup.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: Project Controls, CM consulting  
Interested in bidding as a prime or a subcontractor? Sub
3. Name: Michael Greenfield Phone: 202-561-4003  
Company: Strategies First LLC  
Email Address: info@strategiesfirst.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: Site Work / water / sewage Installation  
Interested in bidding as a prime or a subcontractor? either

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Sign-in Sheet

1. Name: Ketani Gada Phone: 202) 538-1259  
Company: DMPED  
Email Address: ketani.gada@dc.gov  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO  N/A  
Type of services performed: N/A  
Interested in bidding as a prime or a subcontractor? N/A
2. Name: Chijioke Ezekwe Phone: 202 726 8650  
Company: JDOS International  
Email Address: CEzekwe@JDOSinternational.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: C.M. / Engineering / Program Management  
Interested in bidding as a prime or a subcontractor? Both
3. Name: Bernadette Harvey Phone: \_\_\_\_\_  
Company: B construction  
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

- Name: Eric Henry Phone: 202-434-8728  
Company: North Arrow Inc.  
Email Address: eric.henry@northarrowinc.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 Management, Engineering, Cx  
Interested in bidding as a prime or a subcontractor? sub contractor
- Name: Haris Patricia Cordeiro Phone: (202) 904-9211  
Company: Capital Construction Enterprises, Inc  
Email Address: HPATRICIA@CAPITEL@EI.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 & Rebar  
Interested in bidding as a prime or a subcontractor? sub.
- Name: Suli WANG Phone: \_\_\_\_\_  
Company: SZPM CONSULTANTS, INC.  
Email Address: SWANG@SZPMCONSULTANTS.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: CM, PERMITTING, UTILITY COORDINATION  
Interested in bidding as a prime or a subcontractor? SUB

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Sign-in Sheet

- Name: Hayat kelil-BROWN Phone: 202 494-1699  
Company: Hayat BROWN LLC  
Email Address: hayat.brown@hayatbrown.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: Engineering Services, Construction Management  
Interested in bidding as a prime or a subcontractor? Sub or Prime
- Name: Chad Bussell Phone: 540-645-8747  
Company: JAXSON PAINT INC  
Email Address: chad@jaxsonpaint.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: ELECTRICAL CONSTRUCTION  
Interested in bidding as a prime or a subcontractor? Sub
- Name: David Penn Phone: 703-786-9033  
Company: LMB  
Email Address: dpenn@lmb.gov.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: M&P, Flooring  
Interested in bidding as a prime or a subcontractor? Sub-contractor

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January 28, 2016

Sign-in Sheet

1. Name: JEANINE NELSON Phone: 202-315-8944  
Company: TCT Cost Consultants LLC  
Email Address: jnelson@tctcost.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: Cost Estimating  
Interested in bidding as a prime or a subcontractor? Sub
2. Name: DAN SPIELWAG Phone: 202-400-7188  
Company: ECS  
Email Address: DSPIELWAG@ECSLIMITED.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: GEO/ENV/CMOT  
Interested in bidding as a prime or a subcontractor? Sub
3. Name: DAMEN STRACHAN Phone: 202-909-6790  
Company: ARS  
Email Address: daanens@arsconsulting.net  
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: CM  
Interested in bidding as a prime or a subcontractor? 1 sub

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Sign-in Sheet

- Name: Antonio Davis Phone: 571-217-3719  
Company: Culpeper Veterans Associates  
Email Address: adavis@theva.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: A/E Services  
Interested in bidding as a prime or a subcontractor? Prime
- Name: DAMI MARTINE Phone: \_\_\_\_\_  
Company: LEGION DESIGN  
Email Address: DAMI.MARTINE@LEGIONDESIGN.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 & CONSTRUCTION MANAGEMENT  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_
- Name: JOSE GOMES Phone: 202-636-9535  
Company: FORT MYER CONSTRUCTION CO AP  
Email Address: JGOMES@FORTMYER.COM SPATEL@FORTMYER.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: GE (ASPHALT - UTILITIES - CONCRETE)  
Interested in bidding as a prime or a subcontractor? GC

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January 28, 2016

Sign-in Sheet

1. Name: David Cortiella Phone: 2/635-5007  
Company: DC General Construction, Inc  
Email Address: David @ DCGCC.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: General Construction  
Interested in bidding as a prime or a subcontractor? Both
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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 Email: [redacted]@fortmyer.com  
**J GOMES**

**FORT MYER CONSTRUCTION CORPORATION**  
**JOSE GOMES**

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 Estimator

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Project Executive

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



**PREPROPOSAL CONFERENCE MEETING MINUTES**  
**CONSTRUCTION MANAGEMENT AT-RISK SERVICES FOR**  
**INFRASTRUCTURE WORK IN CONNECTION WITH**  
**THE DC UNITED SOCCER STADIUM**

**Solicitation #: DCAM-16-CS-0074**  
**January 28, 2016**

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1. A preproposal conference for the above-referenced solicitation was held on Thursday, January 28, 2016 at 10:30 a.m.
2. The preproposal conference began with introductions of the following individuals:
  - a. Thomas Bridenbaugh & Kristen Petrillo – Leftwich, LLC (Procurement and Real Estate Advisory Consultants)
  - b. Cassidy Mullen – DGS (Project Manager)
3. An overview of the project was provided, which included a background of the project, particular scope of work, phases of completion and estimated cost
  - a. The District entered into an agreement with DC United to prepare for the construction of their new stadium by relocating water utilities and constructing the streetscape on the perimeter. The Deputy Major for Planning and Development is involved with this project.
  - b. The Department of General Services (DGS) estimates a total cost of \$20-25 Million Dollars for the project with more money being utilized on the streetscape than the relocation of the water lines.
  - c. The project will have Three Phases: (1) the relocation of the water utilities; (2) the maintenance of a presence in the separate construction project of the stadium itself; and (3) the construction of the streetscape surrounding the stadium.
  - d. The third phase of this project must happen after the construction of the stadium in order to preserve the new road ways. The heavy construction vehicles would cause damage.
  - e. It is important to note that the District is attempting to create a new neighborhood with this project and the streetscape must reflect that desire.
4. The procurement process was discussed, including the form of contract.
  - a. This will go through the formal procurement process and will require Council approval. Offerors should conform their proposals to the RFP and the drawings attached.

- b. The form of contract will be issued by Addendum. It will look similar to the standard DGS contract but will have some differences due to the project's nature as a horizontal build.
  - c. Offerors may request changes to the Form of Contract in their proposals, however, these are not encouraged and the changes will be counted against offerors during the evaluation of their proposals. Changes to the Form of Contract make it difficult to assess the proposals in the same way. Requesting a change does not mean the change is, or will be accepted by DGS. These change requests must be submitted with the proposal.
  - d. If Offerors' risk management or legal offices must review a proposed contract, Offerors are encouraged to complete that review process before turning the proposals into DGS.
5. The project's compensation was discussed:
- a. DGS intends to ask for several sets of prices and fees corresponding to the three phases of work.
    - i. A Lump Sum Price for the water utility relocation and construction phase;
    - ii. A Management Fee for the streetscape coordination phase;
    - iii. A Construction Management Fee for the streetscape work, during the construction of the stadium;
    - iv. A Guaranteed Maximum Price for the streetscape work; and
    - v. A set of Unit Prices to address differing site conditions and other Changes.
  - b. Offerors are requested to pay particular attention to the Construction Management Fee. This Fee includes the Construction Manager's home office overhead, profit and general conditions. The Construction Manager will be required to maintain a presence on the project during the design and construction of the stadium and advise DGS of costs and changes in design. The Form of Contract will not allow for Changes in this Fee except in drastic circumstances. Trade costs are not included in this Fee.
  - c. Offerors are requested to pay particular attention to the Guaranteed Maximum Price for the streetscape work. This Price will need to include all costs, risks and contingencies that are in the Form of Contract.
6. The project objectives and deadlines were discussed:
- a. The first phase of construction must be completed by September 30, 2016. This completion date allows sufficient time for stadium construction, and if this deadline is not met the Construction Manager will be liable for significant liquidated damages.
  - b. The third phase of the construction must be completed by March 1, 2018 as DC United begins their 2018 season.
7. Economic inclusion goals were discussed. DGS desires to maximize the participation of District businesses in the project.
- a. Davis Bacon wage rates will apply. It was also noted that subcontractors need to properly classify their employees.

- b. 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.
  - c. With respect to District resident participation, it was noted that the First Source Act would apply.
  - d. Offerors are encouraged to make sure they are complying with the standard legal requirements of the District, including the Apprenticeship Act and the Project Labor Agreement.
8. It was noted that all questions or comments to the Project Manager had to be in writing and would be responded to in writing to maintain a fair procurement process.
9. Questions and Answers:
- a. Will the Construction Manager be responsible for temporary lighting in between the two construction phases?
    - i. Yes, there is some temporary lighting there now, but those will be taken down.
  - b. Will the Construction Manager be responsible for the traffic signals and their replacement?
    - i. Yes, all current traffic signals will be taken down and discarded. No traffic signals will be recycled on either Potomac or Half Streets.
  - c. Will the construction material testing such as backfill and quality control be done by the District?
    - i. No, the District will not provide any testing on quality control.
  - d. Will being a quality control contractor for the District conflict with competing for this project?
    - i. Yes, this contractor would not be allowed to do the quality control testing for this project.
  - e. Will DGS provide a budget for each phase of the project or just a total budget for the project?
    - i. No, DGS will not provide a budget for each phase of the project only a total estimate of the cost as provided: \$20-25 Million Dollars. The pricing of the different phases is the responsibility of each Offeror.
  - f. Will any borings and other site tests been done on the site?
    - i. Yes.
  - g. Who were the engineers and architects that have already worked on the site?
    - i. McKissack did the engineering drawings and AECOM was the landscape architect.
10. In conclusion, it was mentioned that there would be a walkthrough the site at 1:00 p.m. the same day, January 28, 2016. It was not mandatory.