



D.C. DEPARTMENT OF GENERAL SERVICES

REQUEST FOR PROPOSALS

**DESIGN-BUILD SERVICES
FY 2014 PHASE ONE CLASSROOM MODERNIZATIONS**

December 16, 2013

Proposal Due Date: **January 7, 2014 by 2:00 p.m. EST**

Preproposal Conference: **To be scheduled by addendum**

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
1400 K Street, NW
Suite 1000
Washington, D.C. 20005
Phone: (202) 434-9100

Solicitation Number: **DCAM-14-CS-0095**

Executive Summary

The District of Columbia Department of General Services (“Department” or “DGS”) is issuing this Request for Proposals (“RFP”) to engage one or more design-builders to provide design-build services associated with the phased modernization of schools listed on **Attachment A** (such schools, the “Project Schools”). The scope of work, as is more fully described below, generally includes progressing the Department’s design development documents for the modernization of the Project Schools, and constructing the approved designs by August 15, 2014 (the “Project”).

As is more fully described in the proposed Master Facilities Plan, the modernization of the Project Schools will be conducted in 3 phases over a period of years. The first phase of the modernizations will focus on the Academic Components of the schools—the classrooms, where students spend the majority of their time. The second phase of the modernization effort will address Support Components, which may include restrooms, art and music rooms, gymnasiums, and health suites. The final phase of the modernization will target the schools’ Systems Components, including HVAC systems, plumbing systems and fixtures, electrical systems, the buildings’ exterior envelopes, including roof and windows, as well as technology systems. The Design-Builders engaged through this procurement will implement the first phase of the work and will be responsible for the design and construction work related to the Academic Components as well as other designated spaces in the Project Schools.

In general, it is the Department’s goal to phase the overall modernization of the schools in such a way so as to ensure that the Department’s Performance Criteria can be met in time for the 2014/15 school year but also to minimize to the greatest extent possible the duplication of work. It is contemplated that the first phase of this work will include renovation of the classrooms as well as the hallways, restrooms, and the lobby and entrances of the school and in some cases the replacement of windows. Exterior doors and exterior lighting will also be included in the first phase of the modernizations along with the replacement of the mechanical system, and life safety systems (i.e. fire alarm and PA systems) throughout the school (such work, the “Phase 1 Work”). The Project Schools shall be constructed in such a way so as to achieve, at a minimum, LEED for Schools – Silver certification.

Attached as **Attachment G** is the Performance Criteria for the Academic Components of the Project Schools. This Performance Criteria describes the desired condition of the classrooms at the end of Phase 1, and the scope of work for these projects will generally be consistent with the Performance Criteria. It should be noted, however, that the exact composition of the work that will be included in Phase 1 will depend upon the specific needs of each school and the budget available for those schools. **Attachments H1 through H7** provide general descriptions of each school layout.

A.1. Project Delivery Method

The Department intends to implement the Project through a modified design-build approach. In general, it is contemplated that the Design-Builder's scope of work will be divided into two phases: (i) the Design & Preconstruction Phase; and (ii) the Construction Phase. The Department intends to have completed the procurement process and issue a notice to proceed (the "NTP") for design and preconstruction services during the week of January 27, 2014.

In order to adequately scope the Projects, the Department is engaging several architects/engineers (the "Phase 1 Architects") to develop designs for the work to be implemented as part of the first phase of the modernization. The Phase 1 Architects selected for each school will develop a concept and a schematic design that describes the intended final condition of the entire school after all three phases of modernization, and to develop, in consultation with the Department and its Program Manager, a plan which divides the work necessary to implement that design into the three phases described above (the "Phasing Plan"). Following the development of the Phasing Plan, the Phase 1 Architects will be required to further develop those portions of the approved schematic design that describe the work to be implemented in the summer of 2014 into a set of design development documents. The Department expects that the design development documents will be completed by mid-March 2014, and that the Design-Builder will put them out to bid with trade subcontractors from mid-March to mid-April. Value engineering (if required) and guaranteed maximum price ("GMP") negotiations will occur during late April 2014. Assuming that an acceptable GMP is developed, the Department intends to enter into a GMP with the Design-Builder for the Project, and concurrent with the execution of the GMP Contract, the Department will assign the Phase 1 Architect's Agreement in its entirety to the Design-Builder. Thereafter, the Architect's contract shall be with the Design-Builder, and the Design-Builder shall be responsible for completing both the design and the construction of the Project.

The guaranteed maximum price submission should include:

- (i) a set of drawings and specifications that describe the Work covered by the GMP;
- (ii) a GMP budget with line item back-up and supported by trade bids;
- (iii) a schedule for such work;
- (iv) a CBE utilization plan; and
- (v) a workforce utilization plan.

The process by which the GMP will be formed is more fully described in the form of contract which will be issued by addendum. In general, however, the GMP will be based upon bids from trade subcontractors, and the Department has established the following milestone dates for the preconstruction phase:

- Week of February 3, 2014 – The Department will issue a NTP and preconstruction services agreement to the selected firms during the week of January 27, 2014.
- February through mid-March – The Design-Builder shall participate in the design process by reviewing design drawings, conducting constructability reviews and assisting with cost

estimating to ensure that the design developed by the Phase 1 Architect is consistent with the Department's budget and schedule for the Project, and meets the Department's programmatic desires. Working together, but under separate contracts, the Phase 1 Architect and the Design-Builder will develop a set of documents that are similar to, but more advanced than, typical design development documents for the Phase 1 Work.

- Mid-March to Mid-April – In mid-March, the Design-Builder will issue the bid sets to trade subcontractors for bid. Unless a trade package has an expected value of less than \$100,000 or the Department otherwise approves, three (3) bids will be required for each trade package.
- Mid-April – During April, the Design-Builder will evaluate the bids so received and will prepare and provide to the Department a “bid tab” that summarizes the bids received. The “bid tab” shall include pertinent price information as well as data relating to LSDBE utilization and workforce participation. The Department and the Design-Builder will have approximately two and a half weeks to finalize the GMP and execute the GMP Contract. The form of contract (which will be issued by addendum) will provide more details on this process; however, the Department intends to have this process completed no later than May 1, 2014.
- April – The GMP Contracts will require Council approval, and the Department anticipates that this will occur by May 30, 2014.

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 Design Fee; (ii) a Preconstruction Fee; and (iii) a Design/Build Fee, which should cover the cost of the Design-Builder's overhead, profit and general conditions. The Preconstruction Fee and the Design/Build Fee will be fixed fees. Design costs shall be reimbursable subject to a cap equal to the Design Fee bid by the Offeror.

The Department has negotiated fees with the Phase 1 Architects through the completion of a permit set of construction documents for the Projects. Accordingly, the Offeror's Design Fee for each school should include the cost of design services beyond the permit set of construction documents, including but not limited to any further developed construction documents that the Design-Builder may require and construction administration services.

It is the Department's intent to engage the Design-Builder to put into place work in an amount equal to the Project Budget over the approximately 8 week period from mid-June through mid-August. As such, the Offerors Preconstruction and Design-Build Fee should assume that the design-builder will be required to put in place work in the amount equal to the Project Budget set forth on Attachment A for each school. The Design-Builder shall not be entitled to any additional fees unless (i) the Department makes additions to the scope provided for the in the GMP Contract which cause the GMP to increase by more than ten percent (10%); or (ii) the

Department makes additions to the scope provided for the in the GMP Contract which will require the Design-Builder's services at the Project School to extend beyond Labor Day of 2014. 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.

Preconstruction services will be released by letter contracts issued the week of February 3, 2014. The Department intends to negotiate and finalize definitized contracts with the selected Design-Builders once a GMP is negotiated. The definitized contract establishing the GMP will be submitted to the Council for the District of Columbia for its review and approval during the month of May.

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 August 15, 2014 and (ii) delivered for less than the GMP established in the GMP Contract, the Design-Builder's Fee will be increased by Ten Percent (10%). If these goals are not met, the Design-Builder's Fee will be reduced by Ten Percent (10%). In addition, if the Design-Builder meets the Workforce Utilization Requirement discussed in **Section A.5** below, the Design Builder's Fee will be increased by Five Percent (5%). In determining whether these goals have been met, the decision will be made irrespective of fault and regardless of whether the cause for failing to achieve these goals was within the Design-Builder's control.

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 either Small or Disadvantaged 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:

- Experience & References (15 points)
- Key Personnel (15 points)
- Project Management Plan (10 points)
- Preliminary Project Schedule (10 points)
- Cost (25 points)
- LSDBE Compliance/Utilization (5 points)
- Workforce Utilization Plan (5 points)
- Fast-Track Experience (10 points)

A.7 Procurement Schedule

The schedule for this procurement is as follows:

- Issue RFP - December 16, 2013
- Pre-proposal Conference - *To be scheduled by addendum*
- Last Day for Questions/Clarifications - January 2, 2014
- Proposals Due - January 7, 2014, by 2:00 p.m.
- Notice of Award - week of January 27, 2014

A.8 Project Schedule

- Preconstruction services letter contract - week of February 3, 2014
- List of trade subcontractors & bid procedures - February 24, 2014
- Issuance of Bid Set to Subcontractors - week of March 17, 2014
- Subcontractor Bid Tab to Department - mid April 2014
- Execute GMP Contract - May 1, 2014
- NTP for Construction - May 30, 2014

- Substantial Completion

- August 15, 2014

A.10 Attachments

| | |
|-------------------------|---|
| Attachment A | - List of Project Schools & Budgets |
| 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 |
| Attachment G | - Academic Component Performance Specifications |
| Attachment H1-H7 | - School Layouts and Descriptions |

SECTION B SCOPE OF WORK

B.1 Scope of Work

The Design-Builder will be required to complete the design and to renovate the designated spaces in the school no later than August 15, 2014. Such work may include: (i) ensuring quality and natural daylighting by replacing the windows and lighting systems and painting the walls to brighten the rooms; (ii) repairing or replacing the air conditioning and heating systems in the classrooms to ensure the room is comfortable in any season; (iii) wiring the classroom's computers so that students and teachers can access online learning resources; (iv) acoustical reverberation and augmentation through acoustical materials and sound amplification and improved interior finishes; and (v) including teaching materials through interior design and upgrades to furniture, fixtures, and equipment. Without limiting the generality of the foregoing, the selected design-builder shall be required to provide all of the design services, hazardous material abatement, labor, materials and supervision necessary to accomplish this task. In general, the Design-Builder's scope of work will be divided into two phases, (i) a Design & Preconstruction Phase; and (ii) a Construction Phase. Each of these phases is described below.

B.2 Design & Preconstruction Phase

The Design & Preconstruction Phase will run from the issuance of notice to proceed through the execution and approval of the GMP (i.e. from late January 2014 through late May 2014). During this phase, the Design-Builder will be required to (i) evaluate the current structure, layout and functionality of each school with respect to the requirements set forth in the performance specifications and design document; (ii) work with the Phase 1 Architect to advance, in consultation with the Department, the design documents to a set of design development documents; (iii) obtain bids from trade subcontractors to perform the work described in the design development documents; (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; and (vi) agree upon a GMP for the Project.

B.2.1 Design Services

During the Design & Preconstruction Phase, the Architect will be required to progress the schematic design into a set of design development documents for the Phase 1 Work. The Architect shall progress the documents in a manner consistent with the Performance Criteria and the Project Budget. The Design-Builder shall have at least one "over the shoulder" review session for each major trade package with the Architect. These "over the shoulder" review sessions shall be scheduled at appropriate times for such review; however, in no event shall these reviews occur later than February 28, 2014.

B.2.2 Trade Bids

No later than February 24, 2014, 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. The Design-Builder will be required to obtain at least three (3) bids for each portion of the work. 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. The Design-Builder shall provide to the Department a bid tabulation, including the workforce participation estimates, of the trade bids obtained. No later than April 15, 2014, the Design-Builder shall provide to the “bid tab” to the Department which summarizes the bids received and shall including include pertinent price information as well as data relating to LSDBE utilization and workforce participation.

B.2.3 Value Engineering & Scope Assessment

Based on the trade bids received, the Design-Builder prepare a written report of suggested value engineering strategies necessary to reconcile the costs of constructing the Project with the Project Budget. The Design-Builder shall meet with the Department’s representatives to discuss any value engineering and changes in scope necessary to ensure that the performance specifications are met and that the Project Budget is not exceeded. Based on these discussions, the Phase 1 Architect shall complete any revisions to the design documents and prepare any additional drawings necessary to complete the Project.

B.2.4 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. In the event that the Department and the Design-Builder are unable to agree upon a GMP, the Design-Builder shall only be entitled to receive 50% of the preconstruction fee.

B.2.5 Preconstruction. 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, and the ordering of long-lead materials. Within ten (10) days after award, the Design-Builder shall submit an initial schedule analysis that: (i) contains a preliminary schedule; (ii) identifies long-lead items that could adversely impact the project’s schedule; and (iii) contains written recommendations addressing such long lead items should be handled.

B.2.6 Deliverables. The following deliverables are required during the Design & 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. Over the shoulder design reviews.
- 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 Phase 1 Architect to complete the design in a manner consistent with the design documents approved by the Department and to implement the design providing 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 August 15, 2014.

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 DCPS 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. The last day of school is June 20, 2014.

B.3.2.2 Coordinate with separate contractors engaged by the Department to abate hazardous materials in the existing facility, in accordance with EPA and all jurisdictional agencies. Formally, the Department will hold these contracts; however, the Department desires that the Design-Builder supervise and coordinate the work of the abatement contractor to the greatest extent practical.

B.3.2.3 The Design-Builder shall be responsible for all interior and exterior demolition necessary for the rehabilitation and renovation of the existing structure.

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, builder's risk insurance, 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. The Design-Builder will be required to obtain a minimum of three bids for each aspect of the work and to award and to administer the trade subcontracts.

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 Close-out & 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 August 15, 2014. Punchlist and other non-disruptive work may continue after that date provided it is completed prior to the beginning of the 2014/15 school year. Design-Builders will be required to coordinate such work with school personnel and will need to accommodate their requirements in getting the school ready for the upcoming school year. In addition, the GMP will include an allowance for work directed by the Department to assist in the school 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 the following. With regard to the builder, (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 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, and 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 August 15, 2014. 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 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 development. Thirty five percent must be awarded to entities that are certified as either Small or Disadvantaged 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 Certified 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, the Department reserves the right to interview Offerors in the competitive range if necessary. 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 Experience & References (15 points)

The Department desires to engage a Design-Builder with the experience necessary to realize the objectives set forth in the RFP. The Design-Builder will be evaluated based on their demonstrated experience in: (i) construction and renovation projects in an urban setting; (ii) managing design-build projects; (iii) repairing and/or modernization of school facilities and extensive knowledge of school facilities; (iv) knowledge of, and access to, the local subcontracting market; and (v) 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 fifteen (15) points.

D.4.2 Key Personnel (15 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. They should have a demonstrated ability to deliver fast-track projects on-time and on-budget. Proposals should identify, at a minimum, (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 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. This element of the evaluation will be worth up to fifteen (15) points.

D.4.3 Cost (30 points)

Offerors will be required to bid a Design Fee, a Preconstruction Fee, and a Design-Build Fee. This element of the evaluation will be worth up to thirty (30) points.

D.4.4 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 fifteen (15) 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 explain: (i) how the Design-Builder will manage the engineering subconsultants so as to ensure that the drawings are properly coordinated; (ii) how the Design-Builder will manage the value engineering/management process; (iii) how the Design-Builder proposes to staff and handle construction administration; and (iv) how the Design-Builder will manage the design process.

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 the cost control management structures that will be used to ensure the Project is delivered on-budget; and (v) describe the key challenges inherent in this Project and explain how they will be overcome or mitigated.

D.4.5 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 will be worth up to ten (10) points.

D.4.6 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.4.7 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.

D.4.8 Fast-Track Experience (10 points)

The Department desires that the selected design-builder have substantial experience in implementing design-build projects on a fast-track schedule. The Design-Builder will be evaluated based on its demonstrated experience in: (i) managing the design to scope and budget; (ii) working with designer to develop bid packages based on design development documents or incomplete construction documents; (iii) estimating construction costs based on design development documents; and (iv) purchasing on fast-track schedules. This element of the evaluation will be worth up to ten (10) 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 FY 2014 Phase One Classroom Modernizations".

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 EST, on January 7, 2014. 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.

Name(s), address(es), and role(s) of each firm (including all sub-consultants)

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.4.4 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. The Design-Builder will be evaluated based on its demonstrated experience in: (i) managing the design to scope and budget; (ii) working with designer to develop bid packages based on design development documents or incomplete construction documents; (iii) estimating construction costs based on design development documents; and (iv) purchasing on fast-track schedules.

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 prior to the proposal due date at the Frank D. Reeves Center, 2nd Floor Community Room, 2000 14th Street, NW, Washington, DC 20009. The date and time of the preproposal conference will be issued by subsequent addendum. 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 January 2, 2014. 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 three 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 The Department intends to purchase a builder’s risk policy that will cover the work being installed by the Design-Builder as well as the value of the base building. This policy will be in lieu of builder’s risk insurance that would typically be carried by the Design-Builder.

G.1.6 With respect to the design team, errors and omissions coverage written on a claims made basis and having an aggregate policy limit of at least Five Million Dollars (\$5,000,000). This coverage shall be maintained for a period of at least three years after substantial completion.

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 Contract is executed.

Attachment A

List of Project Schools and Budgets

FY 2014 Phase 1 Schools

| Ward | Name of Facility | School Type | Location of Facility | Zip Code | Orig Constr Date | Bldg Square Footage | Project Budget |
|-------------|-------------------------|--------------------|-----------------------------|-----------------|-------------------------|----------------------------|-----------------------|
| 8 | Garfield | ES | 2435 Alabama Avenue, SE | 20020 | 1910 | 58,908 | \$ 6,863,000 |
| 7 | Houston | ES | 1100 50th Place NE | 20019 | 1962 | 59,900 | \$ 7,956,000 |
| 6 | Payne | ES | 305 15th Street SE | 20003 | 1953 | 83,800 | \$ 5,356,000 |
| 7 | Plummer | ES | 4601 Texas Avenue SE | 20019 | 1959 | 69,400 | \$ 8,035,000 |
| 2 | Garrison | ES | 1200 S Street NW | 20009 | 1964 | 60,200 | \$ 6,863,000 |
| 5 | Langdon | EC | 1900 Evarts Street NE | 20018 | 1930 | 101,400 | \$ 11,550,000 |
| 8 | Kramer* | MS | 1700 Q Street SE | 20020 | 1943 | 154,000 | \$ 19,393,000 |

* Two year project; FY14 and FY15 funding

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, D.C. 20009

Att'n: Mr. Brian J. Hanlon
Director

Reference: Request for Proposals
Design-Build Services – FY 2014 Phase 1 Classroom Modernizations

Dear Mr. Hanlon:

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 FY 2014 Phase 1 Classroom Modernizations. 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 Design Fee, the Preconstruction Fee, and the Design-Build Fee (as defined in paragraph A) are based on the Bid Documents as issued and assume no material alteration of the terms of the Bid Documents. (Collectively, the proposal, the Design Fee, the Preconstruction Fee, and the Design-Build Fee are referred to as the "Offeror's Bid".)

The Offeror's Bid is as follows:

- A. The Design Fee is: \$ (see attached spreadsheet)
- The Preconstruction Fee is: \$ (see attached spreadsheet)
- The Design-Build Fee is: \$ (see attached spreadsheet)

The Offeror acknowledges and understands that the Design Fee, the Preconstruction Fee, and the Design-Build Fee 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. 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 sixty (60) 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. In the event the Bidder fails to do so, the Department shall have the right to levy upon the Offeror's bid bond.
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. In addition to any other remedies that the Department may have at law or in equity, the Department shall have the right to levy upon Bidder's Bid Bond in the event of a breach of this paragraph 3.
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 sub-consultant 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.

Mr. Brian J. Hanlon

[DATE]

Page 3

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: _____

Title: _____

FY 2014 Phase 1 Schools
Attachment to Form of Offer Letter

| Name of Facility | Design Fee | Preconstruction Fee | Design-Build Fee |
|------------------|------------|---------------------|------------------|
| Garfield | | | |
| Houston | | | |
| Payne | | | |
| Plummer | | | |
| Garrison | | | |
| Langdon | | | |
| Kramer | | | |

**PLEASE COMPLETE THE
SHADED CELLS**

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 |
| June Locker | Deputy Director, Capital Construction Services |

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.

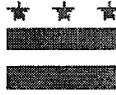
OFFEROR:

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.

Exhibit E

Davis-Bacon Wage Rates

General Decision Number: DC130002 11/29/2013 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 |
| 11 | 08/23/2013 |
| 12 | 11/29/2013 |

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 11/04/2013

| | Rates | Fringes |
|--|----------|---------|
| ELECTRICIAN, Includes Installation of HVAC/Temperature Controls..... | \$ 40.95 | 14.63 |

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 08/01/2013

| | Rates | Fringes |
|---|----------|---------|
| PLUMBER | | |
| Apartment Buildings over 4 stories (except hotels)..... | \$ 23.41 | 9.51+a |
| ALL Other Work..... | \$ 38.17 | 16.25+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.

=====

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 _____, 2013, 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: _____

Attachment G

Academic Component Performance Specifications

District of Columbia Public Schools

THE VISION: To Make the Washington, D.C. School System Exemplary

THE MISSION: To Make Dramatic Improvement In the Achievement of All Students Today In
Preparation for Their World Tomorrow

CORE BELIEFS:

Children First

Parents Are Our Partners

Victory Is In the Classroom

It Takes A Village to Raise A Child

Leadership and Accountability Are the Keys to Our Success

Classroom Modernization Phase I

Introduction

The 2009 Master Facilities Plan prioritizes projects that will improve the learning environment, improve student performance, and advance educational outcomes within five years. To that end, all elementary and middle schools (excluding new or recently modernized schools) will receive a 'Phase 1 modernization'. The goal of this project is to modernize the classrooms only, and may include support classrooms such as art, music, etc. Although all projects will be customized to the needs of the school, the emphasis will be in the following five areas:

Lighting Quality

Improvement of natural and artificial lighting in classrooms with complementary bright painting.

Environmental / Air Quality

Addressing of temperature control, ventilation, air filtration, carbon dioxide levels, and HVAC background noise to ensure comfortable rooms.

Acoustics

Limits reverberation and background noise and improves sound isolation.

Technology

Providing data connections for online learning resources, AV equipment, closed-circuit televisions, and a sound system with emergency capabilities.

Furniture

Introduction of adaptable and flexible furniture systems, mobile media systems, and mobile media carts.

Performance Criteria

Lighting Quality

| | DESIGN PARAMETERS | PARAMETER NOTES | |
|---|---------------------------------------|------------------------|--------------------|
| 1 | Controlled Natural Lighting (Glazing) | 10 - 12% of floor S.F. | LEED & Green Globe |
| 2 | Artificial Light | 35-50 Foot-candles | IES |

Environmental / Air Quality (EAQ)

| | | | |
|---|-----------------------------|---------------------------------|------------------------------|
| 1 | Winter Temperature | 68.5 to 75.5 degrees | |
| 1 | Summer Temperature | 74 to 80 degrees | EPA 2000 & ASHRAE 55-2004 |
| 2 | Humidity | 30 % to 60% relative humidity | EPA 2000 & ASHRAE 55-2004 |
| 3 | Air Changes | 6-10 per hour | ASHRAE |
| 4 | Outdoor Air Ventilation | 10CFM per person | Plus 0.12 per SF of area |
| 5 | Air Filtration | MERV 13 | LEED |
| 5 | Air Filtration | MERV 6 to 8 | ASHRAE 52.2-2007 & 62.1-2007 |
| 6 | Carbon Dioxide Levels | Below 700 PPM above outdoor air | ASHRAE 62.1-2007 |
| 7 | HVAC Background Noise Level | RC(N) Mark II level of 37 | ASHRAE Handbook Chapter 47 |

Acoustics

| | | | |
|---|--------------------------|-------------------------------------|--------------------|
| 1 | Reverberation | .6 per second | (ANSI S12.60-2002) |
| 2 | Background Noise | 45 dBA | (LEED) |
| 3 | Sound Isolation (Varies) | STC 45 between Classrooms | |
| 3 | Sound Isolation (Varies) | STC 45 between Classrooms and Corr. | |

| Technology | DESIGN PARAMETERS | PARAMETER NOTES |
|--|---|-----------------|
| 1 Data / Computer Drops | At Teacher and Student Computers At wireless access points for mobile cart | |
| 2 Audio / Video Equipment | | |
| Projector linked to Teacher's PC | | |
| Video Format Screen | | |
| Digital DVD/VCR/Tuner | | |
| Interactive Whiteboard (i.e., 'Smartboard') | | |
| Sound Reinforcement | Amplifier, speakers | microphone, |
| 3 Clock | Synchronized with Bell system | |
| 4 Sound System & Emergency Call-box | | |
| Ceiling or Wall Speaker | Class change bells, emergency announcements | |
| 5 CCTV Camera | Security, WebX conferencing, Distance Learning | |

Furniture**DESIGN PARAMETERS****PARAMETER NOTES**

- 1 Flexible/Adaptable Teacher's Station
- 2 Age appropriate Student Desks
- 2 Age-appropriate Student Chairs
- 3 Mobile Media Center

Attachment H1-H7

School Layouts and Descriptions

GARFIELD ELEMENTARY SCHOOL

2435 Alabama Avenue SE, Washington, DC



| | |
|----------------------------------|-----------|
| INITIAL YEAR BUILT | 1910 |
| BUILDING AREA | 58,908 SF |
| CURRENT PROGRAM CAPACITY | 450 |
| ENROLLMENT 2009-2010 | 278 |
| WARD | 8 |
| PROPOSED PROGRAM CAPACITY | 400 |



Site Plan

GARFIELD ELEMENTARY SCHOOL

2435 Alabama Avenue SE, Washington, DC

PROPOSED PROGRAM PROFILE

| | |
|----------------------------|------|
| GRADE CONFIGURATION | PS-5 |
|----------------------------|------|

| | |
|---------------------------|--------|
| SQ. FT. (EXISTING) | 58,908 |
| SQ. FT. (ADDITION) | |

| TYPE | PROPOSED |
|------------------|----------|
| Pre-School | 2 |
| Pre-Kindergarten | 2 |
| Kindergarten | 3 |
| 1 | 3 |
| 2 | 3 |
| 3 | 2 |
| 4 | 2 |
| 5 | 2 |
| Gym | 1 |
| Bleachers | |
| Locker Rooms | |
| Gym-Cafeteria | |
| Cafetorium | |
| Gym-Cafetorium | |
| Gym-Auditorium | |

| TYPE | PROPOSED |
|-----------------------------|----------|
| Auditorium | 1 |
| Multi-Purpose | |
| Cafeteria | 1 |
| Kitchen Services | 1 |
| Special Education | 2 |
| Administrative/Health Suite | 1 |
| Media Center | 1 |
| Computer Lab | 1 |
| OT/PT | 1 |
| Science Lab | |
| Art | 1 |
| Music | 1 |
| Teacher Workroom | 1 |
| Parent Resource | 1 |

Proposed Planning Profiles

The inventory of spaces listed here is intended to outline the program of educational and support spaces necessary to support the proposed program capacity. Individual educational specifications and facility programs will be developed with the School Improvement and School Planning / Design teams at the time of project initiation.

GARFIELD ELEMENTARY SCHOOL

2435 Alabama Avenue SE, Washington, DC

CONDITION ASSESSMENT



| <i>Building System</i> | <i>2008 Rating</i> |
|------------------------|--------------------|
| ADA Compliance | Unsatisfactory |
| Conveying Systems | Unsatisfactory |
| Electrical | Fair |
| Exterior Finish | Unsatisfactory |
| HVAC | Unsatisfactory |
| Interior Finish | Fair |
| Plumbing | Poor |
| Roof | Fair |
| Structure | Unsatisfactory |
| Technology | Fair |

Condition Assessment

The body of information summarized below is based on a detailed facility condition assessment completed in 2006 and updated by visual observations conducted in 2007. Improvement initiatives completed by OPEFM in 2007 and 2008 are noted in red text in each section. An overall summary of work completed under various OPEFM programs is provided at the end of the condition assessment.

Condition Scorecard

These ratings reflect the overall condition and level of replacement need for an entire system, in adherence with the **Facility Condition Index (FCI) System**, categorizing systems as "Good" (FCI < .25), "Fair" (FCI 0.25 – 0.50), "Poor" (FCI 0.51 – 0.85), or "Unsatisfactory" (FCI > .86).

Comments:

| | |
|---------------------------|--|
| 1 Conveying System | There is no elevator, escalator, or lift present in the building. |
| 2 Electrical | The electric service consists of two GE 400A main distribution panels in fair condition. Power distribution is inadequate; new limited power distribution is being installed. Lighting is fair and mostly fluorescent. There is no emergency generator or battery emergency lighting. An Antronic, Inc. non-coded fire alarm system and ADT security system is installed. Power poles are installed in the computer labs. Mobile phone antennas for Nextel, T-Mobile, and AT&T are provided on the main roof area. 2007: Exterior lighting, interior lighting. |
| 3 Exterior Finish | Portions of the 1890 building have brick which has been falling off of the façade and areas where the wall appears to be out of plumb with severe cracking. The school has several cell phone companies with access to the roof. The most recent company was denied permits to attach to the chimney by the Army Corps of engineers because the chimney was deemed structurally unstable. Staff is very concerned that the outside of the building will eventually cause harm to faculty or students. 2007: Exterior lighting replaced. |
| 4 Structure | Area in basement has severe flooding which has left exposed rebar. This could potentially be a serious structural problem and should be investigated immediately by DCPS. |
| 5 HVAC | The school is heated by two Highlander gas-fired low pressure steam boilers in fair condition. Bell & Gossett base mounted heating water pumps in fair condition and ceiling mounted steam to water converter unit in fair condition. Condensate return unit is in fair condition with tank insulation in poor condition. Combustion air louver is installed and is properly sized, however no mech. ventilation or heat is provided in boiler room. Unit ventilators and radiators are in poor condition. Window AC units and portable AC units are installed in these wings, with some units in poor condition. The 1999 wing is heated and cooled by GE Zoneline 3100 through the wall heat pump units. Some of these units do not work. There is a vented crawl space below some wings with no means to close vents in winter. Kitchen ventilation poor, exhaust fan discharge close to make-up air louver. All steam distribution piping to original school wing (1890) is in poor condition and should be removed. Hot water heating distribution to (1955) wing is in fair to poor condition. 2008: Repairs to boilers and classroom units completed. |
| 6 Interior Finish | 1890's building has severe plaster damage in many rooms. Other wings have stained asbestos tile and water damage due to poor roofing work in the past. 2007: Bldg - painting, block work for plumb chase, ceil tile replacement. |

GARFIELD ELEMENTARY SCHOOL

2435 Alabama Avenue SE, Washington, DC

| | |
|-------------------------|--|
| 7 Plumbing | Plumbing distribution in the 1870 and 1955 wings is in poor to fair condition. All galvanized water piping should be replaced. The sanitary sewage ejector and sump pump units back-up in the boiler room during a heavy rain. A surface mounted sump pump is installed in areaway outside boiler room due to back-up and discharges into inside pump. Plumbing fixtures are in fair to poor condition. Boys and Girls toilet rooms in basement of 1890 wing are used for storage. The gas-fired A.O. Smith domestic water heater is in fair condition but the associated Bell & Gossett in-line circulation and steam converter storage tank are in fair to poor condition. 2007: Plumbing. |
| 8 Roof | Custodian has reported consistent leaking on the 1990's modular building. It is unclear if there has been any re-roofing since this portion of the schools initial construction. |
| 9 ADA Compliance | Only the modular portion of the school done in 1990 has ADA access. The varying levels of the school make it impossible for someone in a wheelchair to access the 1955 and 1890 wing or any of the public spaces (auditorium, cafeteria, etc.) contained within. 2007: Site-sidewalks, gates. |
| 10 Technology | Technology provided by DCPS, so computers are all Apple. Lucent technology power rack-300 internet equipment is installed. |
| 11 Grounds | Trees overhanging from adjacent apartment complex have created issues with leaves and drainage for the custodial staff. The areas around the basketball hoop foundations area tripping hazard, the site lighting is poor and has been damaged by vandalism. Grass area used for sports has large rocks from the construction of the modular building which make the surface very rough and uneven for students who are playing sports. |

GARFIELD ELEMENTARY SCHOOL

2435 Alabama Avenue SE, Washington, DC

RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

| | |
|--------------------------|---|
| <input type="checkbox"/> | Interior Finishes - Drywall & Ceiling Repairs |
| <input type="checkbox"/> | Interior Finishes - Select Carpet Replacements/Flooring Repairs |
| <input type="checkbox"/> | Interior Finishes - Painting/Plastering |
| <input type="checkbox"/> | Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains |
| <input type="checkbox"/> | Electrical Repairs - Lighting & Power |
| <input type="checkbox"/> | Exterior Work & Building Envelope - Lighting, Site Work, Playground, etc. |
| <input type="checkbox"/> | Other Work Orders |

2008 STABILIZATIONS

| | |
|--------------------------|---|
| <input type="checkbox"/> | Heating Blitz - Boiler Repairs & Classroom Units |
| <input type="checkbox"/> | Emergency Security Repair Work (Exterior Lighting Replacements) |

GARFIELD ELEMENTARY SCHOOL

2435 Alabama Avenue SE, Washington, DC



Basement

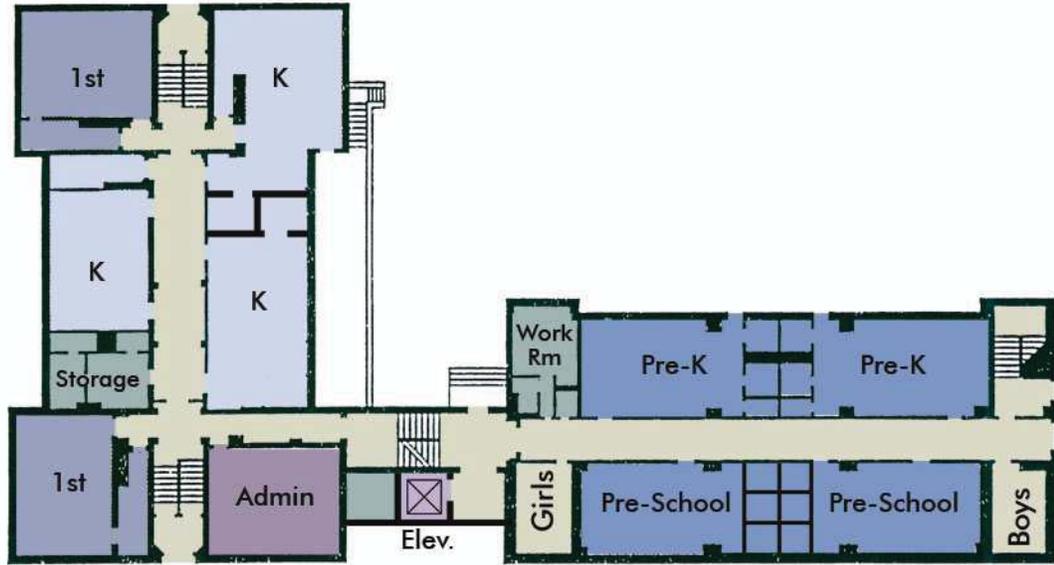
- | | |
|---|---|
|  Administration/Health |  Auditorium |
|  Gymnasium/Cafeteria |  Other |
|  Classrooms |  Media Center |
|  Kindergarten |  Computer Lab |
|  Pre-K/Pre-School |  OT/PT |
|  Music/Art |  Special Education |
|  Science Lab |  Unassigned |
|  Lobby |  Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

GARFIELD ELEMENTARY SCHOOL

2435 Alabama Avenue SE, Washington, DC



First Floor

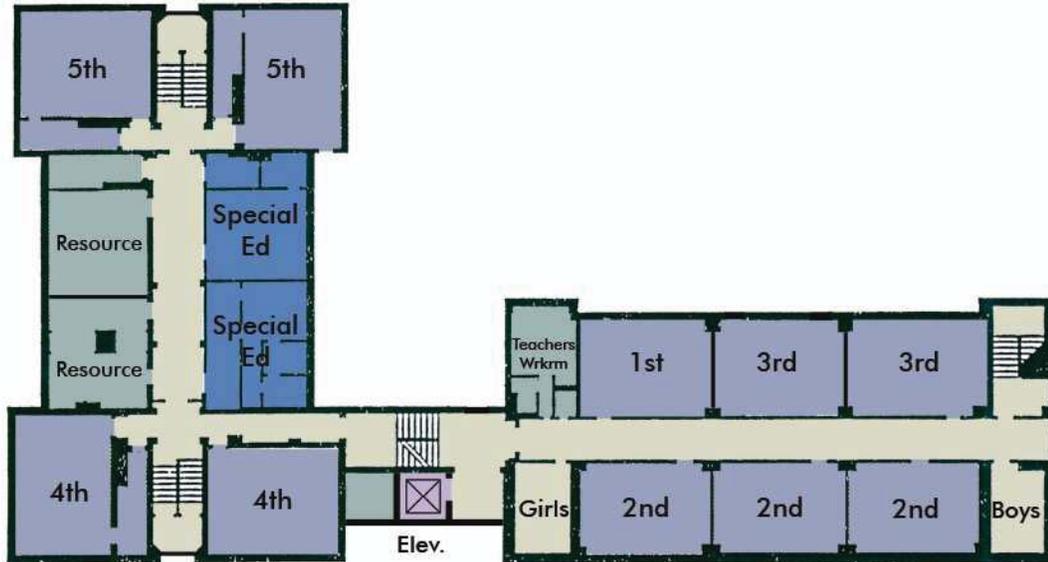
- | | |
|---|---|
|  Administration/Health |  Auditorium |
|  Gymnasium/Cafeteria |  Other |
|  Classrooms |  Media Center |
|  Kindergarten |  Computer Lab |
|  Pre-K/Pre-School |  OT/PT |
|  Music/Art |  Special Education |
|  Science Lab |  Unassigned |
|  Lobby |  Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

GARFIELD ELEMENTARY SCHOOL

2435 Alabama Avenue SE, Washington, DC



Second Floor

- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

HOUSTON ELEMENTARY SCHOOL

1100 50th Place NE, Washington, DC



| | |
|----------------------------------|-----------|
| INITIAL YEAR BUILT | 1962 |
| BUILDING AREA | 59,900 SF |
| CURRENT PROGRAM CAPACITY | 510 |
| ENROLLMENT 2009-2010 | 246 |
| WARD | 7 |
| PROPOSED PROGRAM CAPACITY | 325 |



Site Plan

HOUSTON ELEMENTARY SCHOOL

1100 50th Place NE, Washington, DC

PROPOSED PROGRAM PROFILE

| | |
|----------------------------|------|
| GRADE CONFIGURATION | PK-6 |
|----------------------------|------|

| | |
|---------------------------|--------|
| SQ. FT. (EXISTING) | 59,900 |
| SQ. FT. (ADDITION) | |

| TYPE | PROPOSED |
|------------------|----------|
| Pre-School | 1 |
| Pre-Kindergarten | 2 |
| Kindergarten | 2 |
| 1 | 2 |
| 2 | 2 |
| 3 | 2 |
| 4 | 2 |
| 5 | 2 |
| Gym | |
| Bleachers | |
| Locker Rooms | |
| Gym-Cafeteria | |
| Cafetorium | |
| Gym-Cafetorium | |
| Gym-Auditorium | |

| TYPE | PROPOSED |
|-----------------------------|----------|
| Auditorium | |
| Multi-Purpose | 1 |
| Cafeteria | |
| Kitchen Services | 1 |
| Special Education | 1 |
| Media Center | 1 |
| Administrative/Health Suite | 1 |
| Computer Lab | 1 |
| OT/PT | 1 |
| Science Lab | |
| Art | 1 |
| Music | 1 |
| Teacher Workroom | 2 |
| Parent Resource | 1 |

Proposed Planning Profiles

The inventory of spaces listed here is intended to outline the program of educational and support spaces necessary to support the proposed program capacity. Individual educational specifications and facility programs will be developed with the School Improvement and School Planning / Design teams at the time of project initiation.

HOUSTON ELEMENTARY SCHOOL

1100 50th Place NE, Washington, DC

CONDITION ASSESSMENT



| Building System | 2008 Rating |
|-------------------|----------------|
| ADA Compliance | Unsatisfactory |
| Conveying Systems | Unsatisfactory |
| Electrical | Fair |
| Exterior Finish | Poor |
| HVAC | Poor |
| Interior Finish | Fair |
| Plumbing | Fair |
| Roof | Poor |
| Structure | Poor |
| Technology | Poor |

Condition Assessment

The body of information summarized below is based on a detailed facility condition assessment completed in 2006 and updated by visual observations conducted in 2007. Improvement initiatives completed by OPEFM in 2007 and 2008 are noted in red text in each section. An overall summary of work completed under various OPEFM programs is provided at the end of the condition assessment.

Condition Scorecard

These ratings reflect the overall condition and level of replacement need for an entire system, in adherence with the **Facility Condition Index (FCI) System**, categorizing systems as "Good" (FCI < .25), "Fair" (FCI 0.25 – 0.50), "Poor" (FCI 0.51 – 0.85), or "Unsatisfactory" (FCI > .86).

Comments:

| | |
|---------------------------|---|
| 1 Conveying System | There is not an elevator, lift, or escalator in the building. |
| 2 Electrical | Wiring condition is unknown, but is original. Some light fixtures contain PCBs, which should be replaced. Electrical service should have a load analysis prior to adding any additional fixtures, HVAC upgrades, or technology. The fire alarm system is inadequate. 2008: Lighting throughout/replaced with energy efficient fixtures. |
| 3 Exterior Finish | The windows and window security screens need to be replaced throughout. Areas of both exposed concrete and brick need to be repainted, cleaned, caulked, or patched. All of the exterior doors need to be replaced. |
| 4 Structure | Structure is in fair to poor condition. There are some areas of cracking that need repair, both inside and outside. Some of the cracks are large with separation. |
| 5 HVAC | Unit ventilators and convectors are beyond their average life span. Air conditioning units are missing or not working. There is no emergency lighting or emergency generator. Boilers have been recently replaced. The HVAC system should be upgraded in the classrooms. 2008: Repairs to boilers and classroom units completed. 2008: 4 Window A/C units installed. |
| 6 Interior Finish | Ceilings and floors need to be replaced throughout. Asbestos tile is a health hazard and should be removed. There is asbestos floor tile throughout the school. Most rooms need to be repainted, and the floors are chipped or the carpet is stained. Many of the ceilings have broken, stained, or moldy tiles. The coolers for the kitchen are in the back of the cafeteria. 2008: Deep Cleaning, Ceilings, Floors, Paint, Plumbing, Electrical, Re-glazing complete. |
| 7 Plumbing | Plumbing is original and galvanized. Its condition is unknown, and further inspection of the plumbing system is needed for an accurate assessment. There are no fire sprinklers in the building. |
| 8 Roof | There are bubbles and soft spots in the roof, indicating problem areas. The roof is approximately seven years old, and this roof type has an average life of ten years. Therefore, the roof probably has about one to two years of life left. There are some roof leaks and some low spots. |

HOUSTON ELEMENTARY SCHOOL

1100 50th Place NE, Washington, DC

| | |
|-------------------------|---|
| 9 ADA Compliance | Building is not accessible, and there is no accessible parking. There is no elevator in this building. Bathrooms and other facilities are not accessible. There is no visible or audible fire alarm system. This is both a building code and life safety issue. |
| 10 Technology | There are only a few data drops in the building. The computers in the classrooms are minimal, sporadic and deficient. The technology needs to be upgraded. |
| 11 Grounds | Sidewalks are new, and fields are in fair condition. There is no accessible parking, and the area outside the boiler room needs to be repaired to prevent accidental injury to a child (and to prevent vandalism). There are no ramps, accessible entries, or curb cuts for accessibility. 2009: Received Athletic Field and Playground Renovations |

HOUSTON ELEMENTARY SCHOOL

1100 50th Place NE, Washington, DC

RECENT HISTORY OF MODERNIZATION

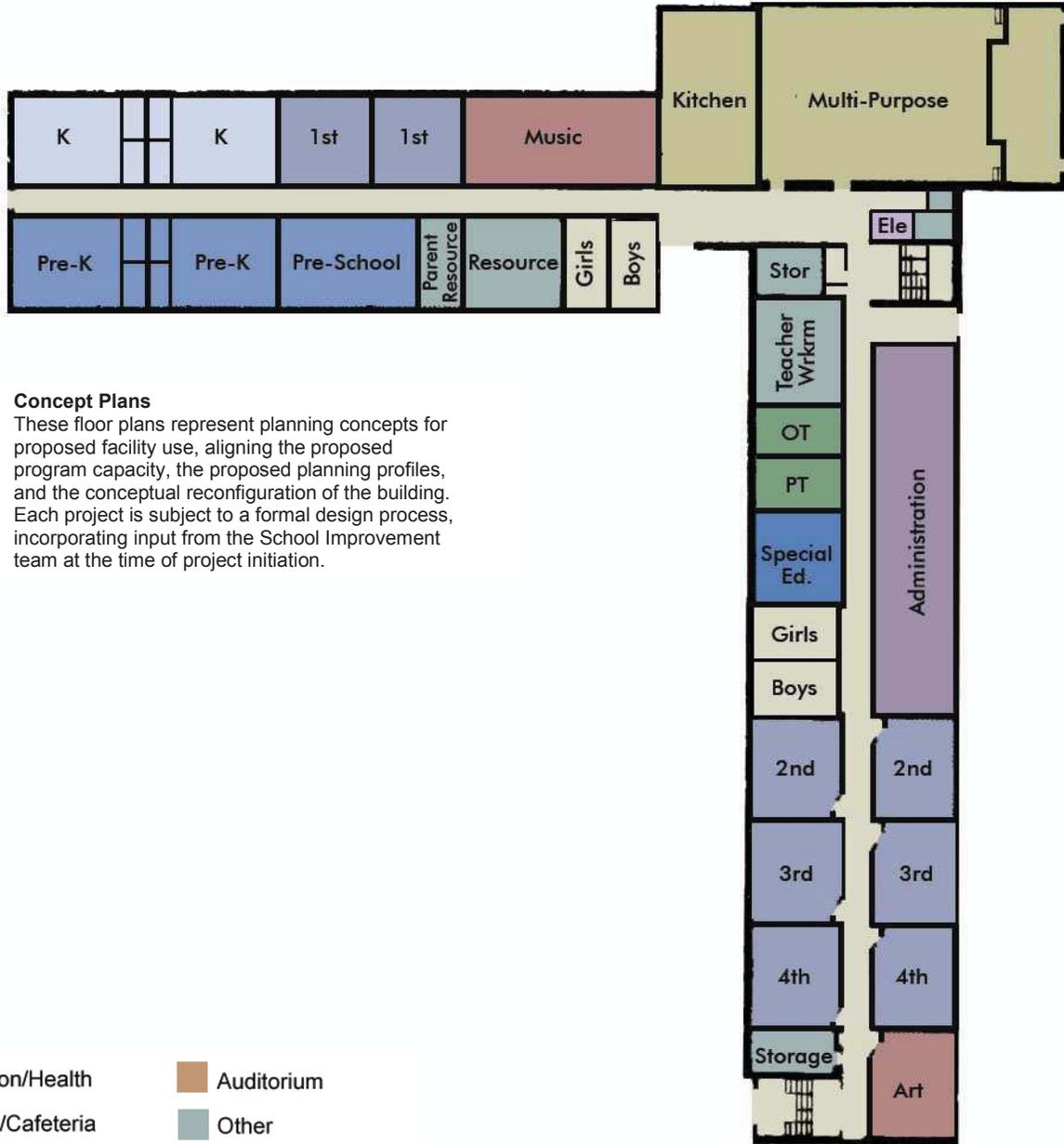
2009 STABILIZATION & SPECIAL PROJECTS



Received Athletic Field and Playground Renovations

HOUSTON ELEMENTARY SCHOOL

1100 50th Place NE, Washington, DC



Concept Plans

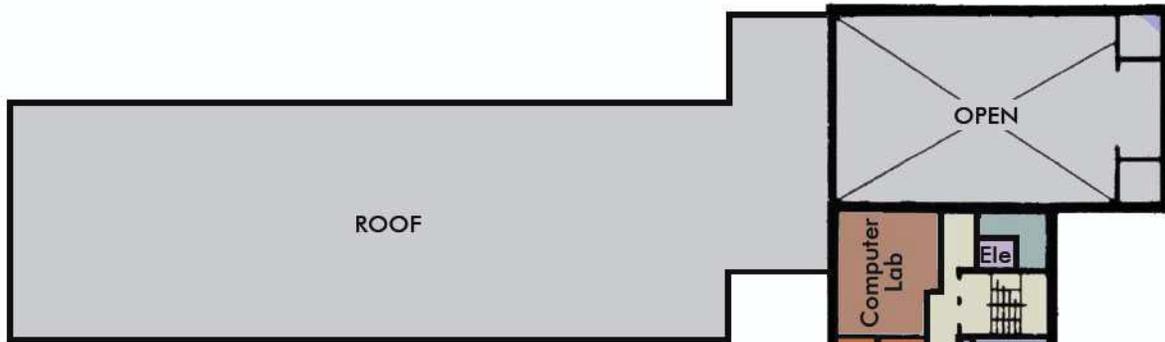
These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

First Floor

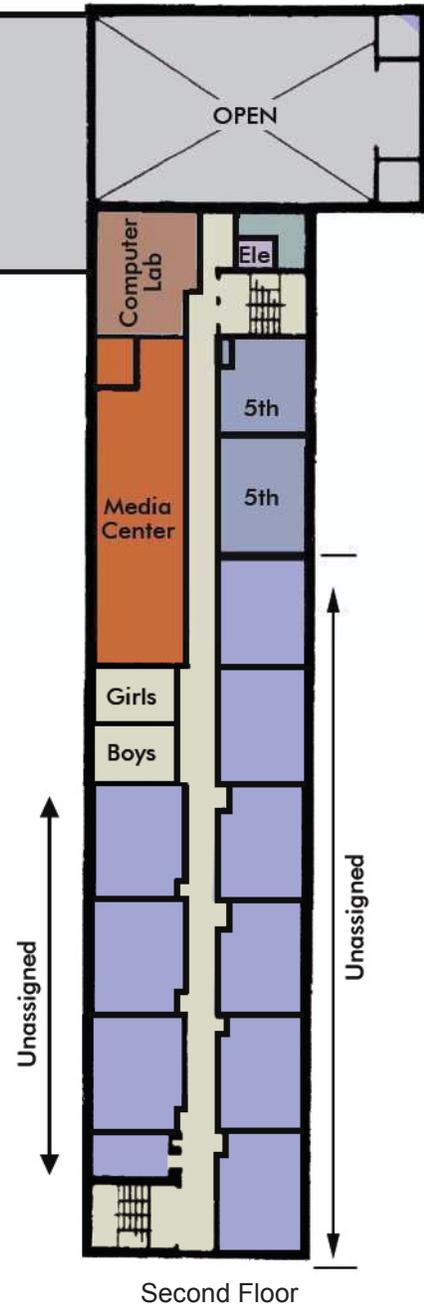
HOUSTON ELEMENTARY SCHOOL

1100 50th Place NE, Washington, DC



Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.



- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Second Floor

PAYNE ELEMENTARY SCHOOL

305 15th Street SE, Washington, DC



| | |
|----------------------------------|-----------|
| INITIAL YEAR BUILT | 1953 |
| BUILDING AREA | 83,800 SF |
| CURRENT PROGRAM CAPACITY | 500 |
| ENROLLMENT 2009-2010 | 220 |
| WARD | 6 |
| PROPOSED PROGRAM CAPACITY | 325 |



Site Plan

PAYNE ELEMENTARY SCHOOL

305 15th Street SE, Washington, DC

PROPOSED PROGRAM PROFILE

| | |
|----------------------------|--------|
| GRADE CONFIGURATION | PS-5 |
| Montessori Program | |
| SQ. FT. (EXISTING) | 83,800 |
| SQ. FT. (ADDITION) | |

| TYPE | PROPOSED |
|------------------|----------|
| Pre-School | 1 |
| Pre-Kindergarten | 2 |
| Kindergarten | 2 |
| 1 | 2 |
| 2 | 2 |
| 3 | 2 |
| 4 | 2 |
| 5 | 2 |
| Gym | |
| Bleachers | |
| Locker Rooms | |
| Gym-Cafeteria | |
| Cafetorium | |
| Gym-Cafetorium | |
| Gym-Auditorium | 1 |

| TYPE | PROPOSED |
|-----------------------|----------|
| Auditorium | |
| Multi-Purpose | 1 |
| Cafeteria | |
| Kitchen Services | 1 |
| Special Education | 1 |
| Media Center | 1 |
| Administrative/Health | 1 |
| Computer Lab | 1 |
| OT/PT | 1 |
| Science Lab | |
| Art | 1 |
| Music | 1 |
| Teacher Workroom | 2 |
| Parent Resource | 1 |

Proposed Planning Profiles

The inventory of spaces listed here is intended to outline the program of educational and support spaces necessary to support the proposed program capacity. Individual educational specifications and facility programs will be developed with the School Improvement and School Planning / Design teams at the time of project initiation.

PAYNE ELEMENTARY SCHOOL

305 15th Street SE, Washington, DC

CONDITION ASSESSMENT



| Building System | 2008 Rating |
|-------------------|----------------|
| ADA Compliance | Unsatisfactory |
| Conveying Systems | Unsatisfactory |
| Electrical | Poor |
| Exterior Finish | Fair |
| HVAC | Poor |
| Interior Finish | Unsatisfactory |
| Plumbing | Fair |
| Roof | Poor |
| Structure | Poor |
| Technology | Poor |

Condition Assessment

The body of information summarized below is based on a detailed facility condition assessment completed in 2006 and updated by visual observations conducted in 2007. Improvement initiatives completed by OPEFM in 2007 and 2008 are noted in red text in each section. An overall summary of work completed under various OPEFM programs is provided at the end of the condition assessment.

Condition Scorecard

These ratings reflect the overall condition and level of replacement need for an entire system, in adherence with the **Facility Condition Index (FCI) System**, categorizing systems as "Good" (FCI < .25), "Fair" (FCI 0.25 – 0.50), "Poor" (FCI 0.51 – 0.85), or "Unsatisfactory" (FCI > .86).

Comments:

| | |
|---------------------------|--|
| 1 Conveying System | There are no elevators in the building. |
| 2 Electrical | Electrical distribution system and fire alarm system are obsolete and past the trade expected life including all wiring. However, equipment serving the new boiler system is new. Recommend replacement of systems. Lighting system is in poor condition for the most part, inefficient, and should be replaced. |
| 3 Exterior Finish | Building exterior is concrete and brick; both the original building and the addition are in poor condition. The concrete work is in poor condition with numerous cracks and peeling paint. Recommend painting and repairs. Windows are leaking, faulty, and have no thermal value; recommend their replacement in full. 2007: Window replacements completed. Exterior lighting replaced. 2008: exterior brick pointing completed. |
| 4 Structure | Concrete structure is in fair condition. Minor cracking is visible and some rebar is exposed. Some repairs will be required. |
| 5 HVAC | Heating equipment is fairly new and in good condition. The level control system is not working properly, running 24 hours/7 days and sump pumps run constantly from overflow water. Pneumatic control system is obsolete and inoperative and should be replaced. Hot water pumps are running manually and one pump seal leaks. The return lines to the boilers leak in at least two locations. Request for repairs submitted back on 8/1/05 but no work has been accomplished. Fan coil units are inoperable as well as many of the hot water coil heaters. 2008: Repairs to boiler(s) and Classroom heating units completed. Installed 20 A/C window units. |
| 6 Interior Finish | Building is in poor condition, needs painting and upgrading or repairs in many places but the ceiling, CMU walls and VCT flooring including doors are in fair condition. However asbestos floor tiles are still in use and deterioration is evident or imminent and should be replaced. 2007: Painting, flooring, |
| 7 Plumbing | Plumbing system is over forty years old. Piping, fittings and fixture accessories need to be replaced. Some of the features were upgraded about thirty five years ago but the system is mostly in poor condition and should be completely replaced. Lift station needs to be upgraded and pumps replaced. 2007: Water fountain blitz. 2008: Plumbing fixture replacement completed. |

PAYNE ELEMENTARY SCHOOL

305 15th Street SE, Washington, DC

| | |
|-------------------------|--|
| 8 Roof | Roof is built up type and in very poor condition. It is not leaking yet, but tar paper is showing through. There is almost no aggregate left on the roof. 2008: Roofing repair completed |
| 9 ADA Compliance | Stairs and doors are not compliant and doors and grab bars should be replaced. Additional handicapped accesses should be added, especially for the upper floors. |
| 10 Technology | LAN system is operational but wiring should be placed in ducts or conduits for physical protection. Racks should be installed in climate controlled rooms and separated from other uses for protection. Telephone system should be upgraded. PA system is obsolete and should be replaced. Security and clock systems should be upgraded. |
| 11 Grounds | Grounds are in fair condition, some concrete cracks observed as well as poor grass in some areas. Parking area requires immediate repairs, pavement markings are required. Cracks observed in drives as well as parking and play areas. Fence is rusted and needs to be repainted. No bleachers observed. Sidewalks need replacement. Site lights are energized all the time due to lack of proper controls and some of the lights are no longer working and need repairs. |

PAYNE ELEMENTARY SCHOOL

305 15th Street SE, Washington, DC

RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

| | |
|--------------------------|---|
| <input type="checkbox"/> | Interior Finishes – Painting/Plastering |
| <input type="checkbox"/> | Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains |
| <input type="checkbox"/> | Exterior Work & Building Envelope - Lighting, Site Work, Playground, etc. |
| <input type="checkbox"/> | Other Work Orders |

2008 STABILIZATIONS

| | |
|--------------------------|---|
| <input type="checkbox"/> | Emergency Security Repair Work (Exterior Lighting Replacements) |
| <input type="checkbox"/> | AC Window Units Installations & Electrical Upgrades |

2008 SUMMER BLITZ

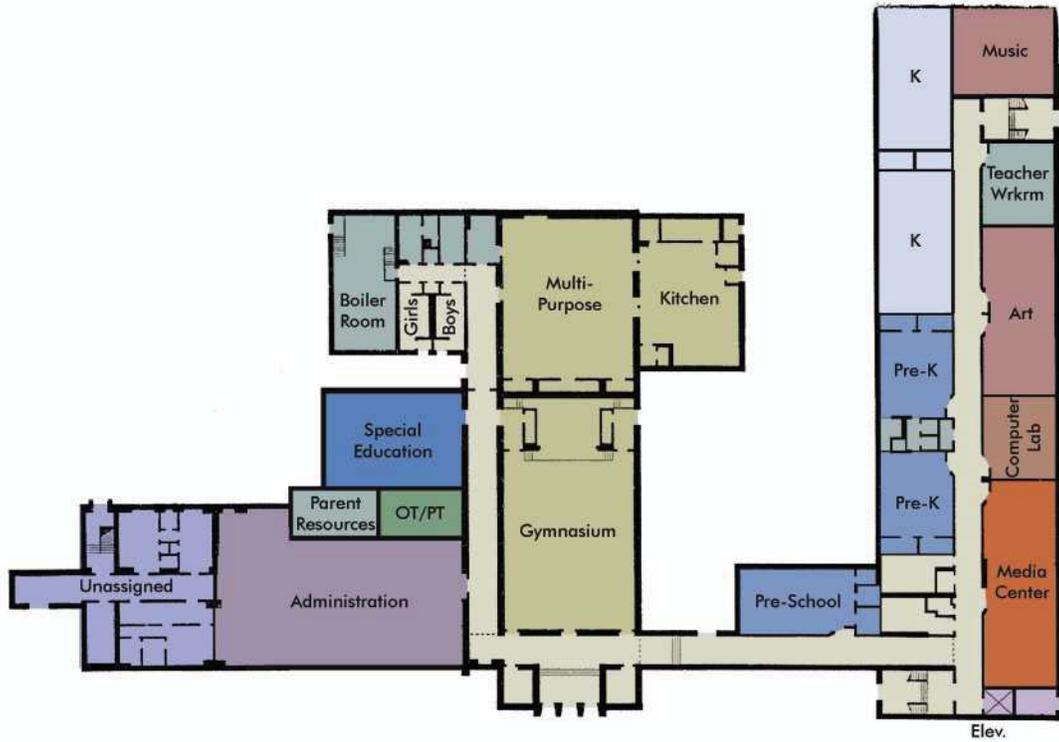
| | |
|--------------------------|---|
| <input type="checkbox"/> | Site Work (Concrete Masonry, Painting, Fencing) |
| <input type="checkbox"/> | Carpentry |
| <input type="checkbox"/> | Doors & Windows |
| <input type="checkbox"/> | Interior Finishes - Painting/Plastering |
| <input type="checkbox"/> | Roof Repairs/Replacement |
| <input type="checkbox"/> | Other Work Orders |
| <input type="checkbox"/> | Mechanical |
| <input type="checkbox"/> | Electrical |

LEGACY PROJECTS-OTHER STABILIZATIONS

| | |
|--------------------------|---------------------|
| <input type="checkbox"/> | Window Replacements |
|--------------------------|---------------------|

PAYNE ELEMENTARY SCHOOL

305 15th Street SE, Washington, DC



First Floor

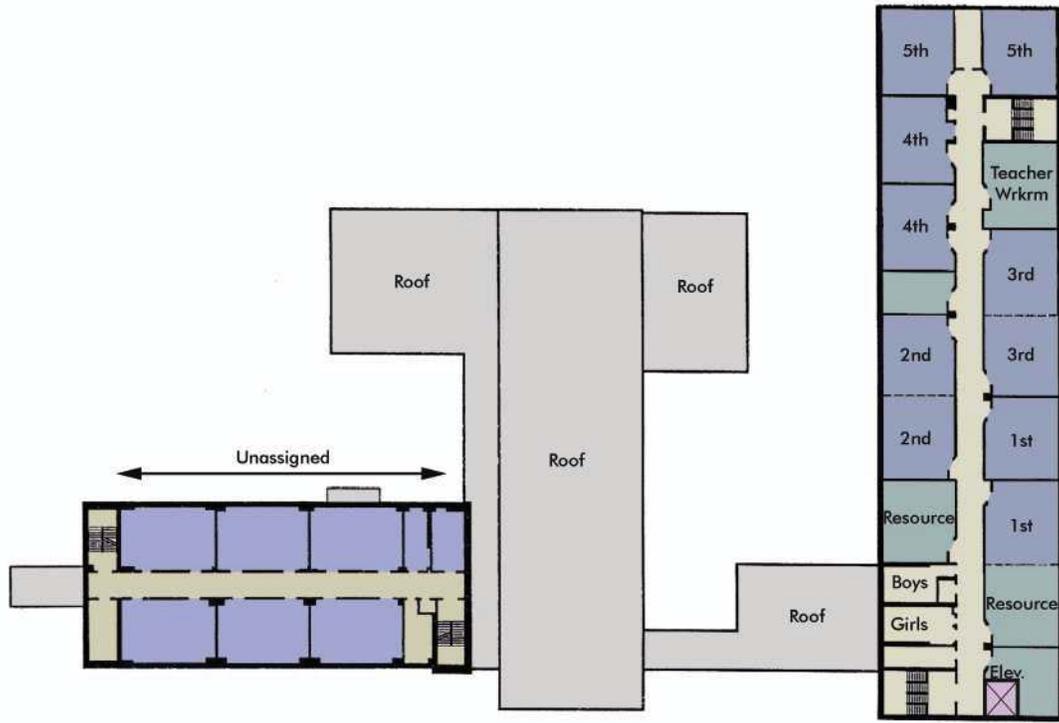
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

PAYNE ELEMENTARY SCHOOL

305 15th Street SE, Washington, DC



Second Floor

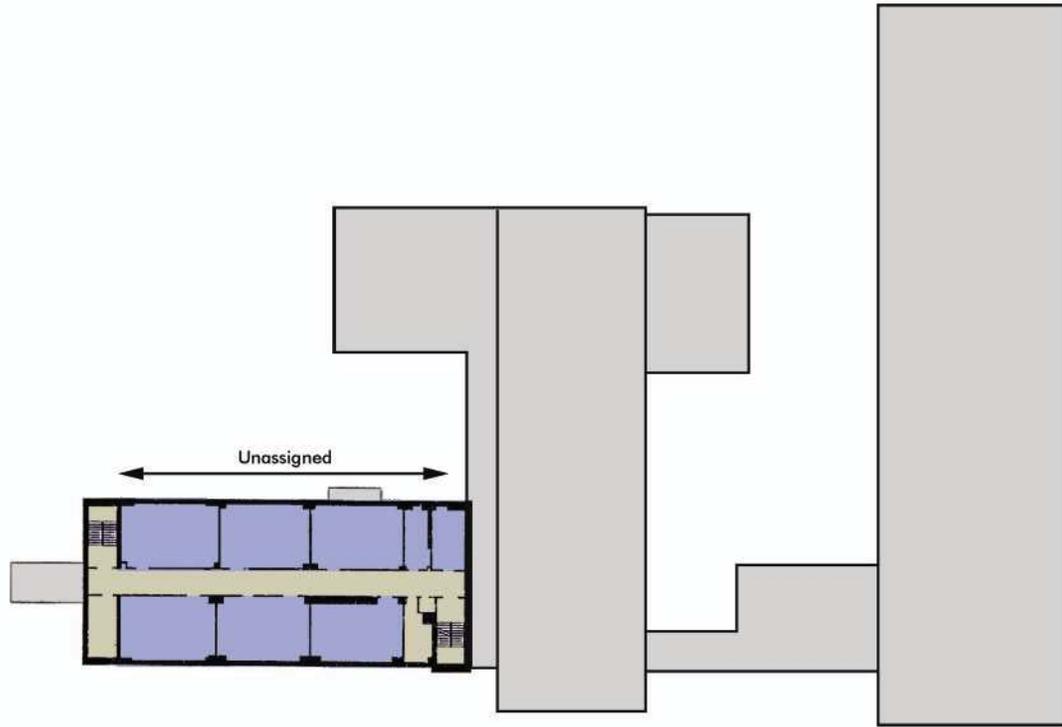
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

PAYNE ELEMENTARY SCHOOL

305 15th Street SE, Washington, DC



Third Floor

- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

PLUMMER ELEMENTARY SCHOOL

4601 Texas Avenue SE, Washington, DC



| | |
|----------------------------------|-----------|
| INITIAL YEAR BUILT | 1959 |
| BUILDING AREA | 69,400 SF |
| CURRENT PROGRAM CAPACITY | 480 |
| ENROLLMENT 2009-2010 | 216 |
| WARD | 7 |
| PROPOSED PROGRAM CAPACITY | 325 |



Site Plan

PLUMMER ELEMENTARY SCHOOL

4601 Texas Avenue SE, Washington, DC

PROPOSED PROGRAM PROFILE

| | |
|----------------------------|------|
| GRADE CONFIGURATION | PS-5 |
|----------------------------|------|

| | |
|---------------------------|--------|
| SQ. FT. (EXISTING) | 69,400 |
| SQ. FT. (ADDITION) | |

| TYPE | PROPOSED |
|------------------|----------|
| Pre-School | 1 |
| Pre-Kindergarten | 2 |
| Kindergarten | 2 |
| 1 | 2 |
| 2 | 2 |
| 3 | 2 |
| 4 | 2 |
| 5 | 2 |
| Gym | |
| Bleachers | |
| Locker Rooms | |
| Gym-Cafeteria | |
| Cafetorium | |
| Gym-Cafetorium | |
| Gym-Auditorium | |

| TYPE | PROPOSED |
|-----------------------|----------|
| Auditorium | 1 |
| Multi-Purpose | 1 |
| Cafeteria | |
| Kitchen Services | 1 |
| Special Education | 1 |
| Media Center | 1 |
| Administrative/Health | 1 |
| Computer Lab | 1 |
| OT/PT | 1 |
| Science Lab | |
| Art | 1 |
| Music | 1 |
| Teacher Workroom | 2 |
| Parent Resource | 1 |

Proposed Planning Profiles

The inventory of spaces listed here is intended to outline the program of educational and support spaces necessary to support the proposed program capacity. Individual educational specifications and facility programs will be developed with the School Improvement and School Planning / Design teams at the time of project initiation.

PLUMMER ELEMENTARY SCHOOL

4601 Texas Avenue SE, Washington, DC

CONDITION ASSESSMENT



| <i>Building System</i> | <i>2008 Rating</i> |
|------------------------|--------------------|
| ADA Compliance | Unsatisfactory |
| Conveying Systems | Unsatisfactory |
| Electrical | Poor |
| Exterior Finish | Unsatisfactory |
| HVAC | Poor |
| Interior Finish | Fair |
| Plumbing | Fair |
| Roof | Fair |
| Structure | Good |
| Technology | Poor |

Condition Assessment

The body of information summarized below is based on a detailed facility condition assessment completed in 2006 and updated by visual observations conducted in 2007. Improvement initiatives completed by OPEFM in 2007 and 2008 are noted in red text in each section. An overall summary of work completed under various OPEFM programs is provided at the end of the condition assessment.

Condition Scorecard

These ratings reflect the overall condition and level of replacement need for an entire system, in adherence with the **Facility Condition Index (FCI) System**, categorizing systems as "Good" (FCI < .25), "Fair" (FCI 0.25 – 0.50), "Poor" (FCI 0.51 – 0.85), or "Unsatisfactory" (FCI > .86).

Comments:

| | |
|---------------------------|---|
| 1 Conveying System | No conveying system exists at this facility. |
| 2 Electrical | The electrical system was installed with the original building; some panels and distribution upgraded in 1989. The building should have a complete electrical system upgrade. The fire alarm and emergency lighting are original and do not comply with current codes. The lighting system has had some renovations but should be replaced with modern fixtures providing proper light levels in all areas. A recent lighting upgrade utilized low cost ballast that resulted in approximately 30% light fixture failure. |
| 3 Exterior Finish | Much of the brick structure is in poor condition and needs major renovation. Additionally, all of the exterior windows should be replaced. 2007: exterior brick pointing completed. |
| 4 Structure | Although the facility is nearly fifty years old, the structure of the facility is sound as it was constructed using CMU and bricks. |
| 5 HVAC | The burners for the boilers were replaced in 1990, but the boilers are original 1957 equipment and require replacement. The distribution and terminal equipment is original and requires a system renovation. The building relies on window units for air conditioning; these should be replaced as part of any renovation. The ventilation and exhaust systems typically are not functioning properly. When the window air conditioning is operating, little or no outside air is circulated. 2008: Repairs to boiler(s) and Classroom heating units completed. Installed 31 A/C window units. HVAC servicing completed. |
| 6 Interior Finish | The interior of the facility is in generally fair condition. Asbestos tiles are present and should be removed. Large areas of ceiling tile are in poor condition and should be replaced. Sections of VCT flooring are beginning to wear and should be replaced. 2007: Painting, flooring, completed. |
| 7 Plumbing | The piping and plumbing fixtures for this facility should be replaced entirely since most of the equipment is in poor condition and outdated. Water fountains and bathroom fixtures do not meet code requirements. 2007: Water fountain blitz, plumbing fixture replacement completed |
| 8 Roof | The roof is in fair condition although there are some issues with leaks that need to be addressed. Remediation will prevent further damage to interior finishes and delay the need to replace the roof entirely. 2008: Roofing repair completed. |
| 9 ADA Compliance | The facility is not in compliance with ADA due to the absence of appropriate conveying, ramps, door hardware, parking, and fixtures in the school facility. |
| 10 Technology | The building's internet and telephone connections have had various upgrades in recent years, but placing the head end systems in climate controlled rooms would provide greater reliability. The security and camera systems appear to be functioning properly. The intercom system appears to be approximately thirty years old and should be replaced. |
| 11 Grounds | The asphalt pavement in the playground needs resurfacing. |

PLUMMER ELEMENTARY SCHOOL

4601 Texas Avenue SE, Washington, DC

RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

| | |
|--------------------------|---|
| <input type="checkbox"/> | Interior Finishes - Drywall & Ceiling Repairs |
| <input type="checkbox"/> | Interior Finishes - Select Carpet Replacements/Flooring Repairs |
| <input type="checkbox"/> | Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains |
| <input type="checkbox"/> | Mechanical Repairs - AHU & Boiler Repairs, HVAC Filter Replacement |
| <input type="checkbox"/> | Exterior Work & Building Envelope - Lighting, Site Work, Playground, etc. |
| <input type="checkbox"/> | Other Work Orders |

2008 STABILIZATIONS

| | |
|--------------------------|---|
| <input type="checkbox"/> | AC Window Units Installations & Electrical Upgrades |
|--------------------------|---|

2008 SUMMER BLITZ

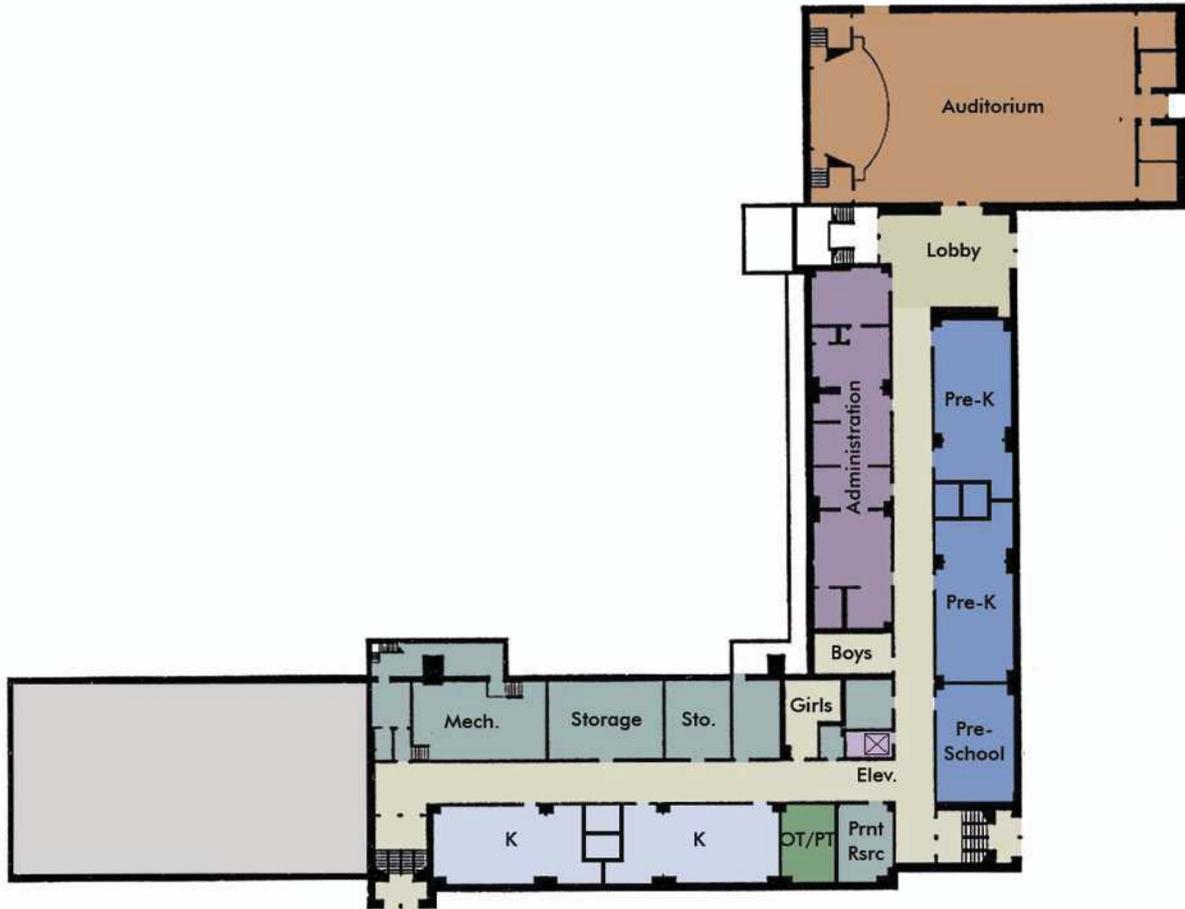
| | |
|--------------------------|---|
| <input type="checkbox"/> | Site Work (Concrete Masonry, Painting, Fencing) |
| <input type="checkbox"/> | Carpentry |
| <input type="checkbox"/> | Doors & Windows |
| <input type="checkbox"/> | Interior Finishes - Painting/Plastering |
| <input type="checkbox"/> | Roof Repairs/Replacement |
| <input type="checkbox"/> | Other Work Orders |
| <input type="checkbox"/> | Mechanical |
| <input type="checkbox"/> | Electrical |

LEGACY PROJECTS-OTHER STABILIZATIONS

| | |
|--------------------------|---|
| <input type="checkbox"/> | Interior Renovations-Swing Spaces/Libraries/Interior Athletic Facilities (Locker Rooms)/ADA |
|--------------------------|---|

PLUMMER ELEMENTARY SCHOOL

4601 Texas Avenue SE, Washington, DC



First Floor

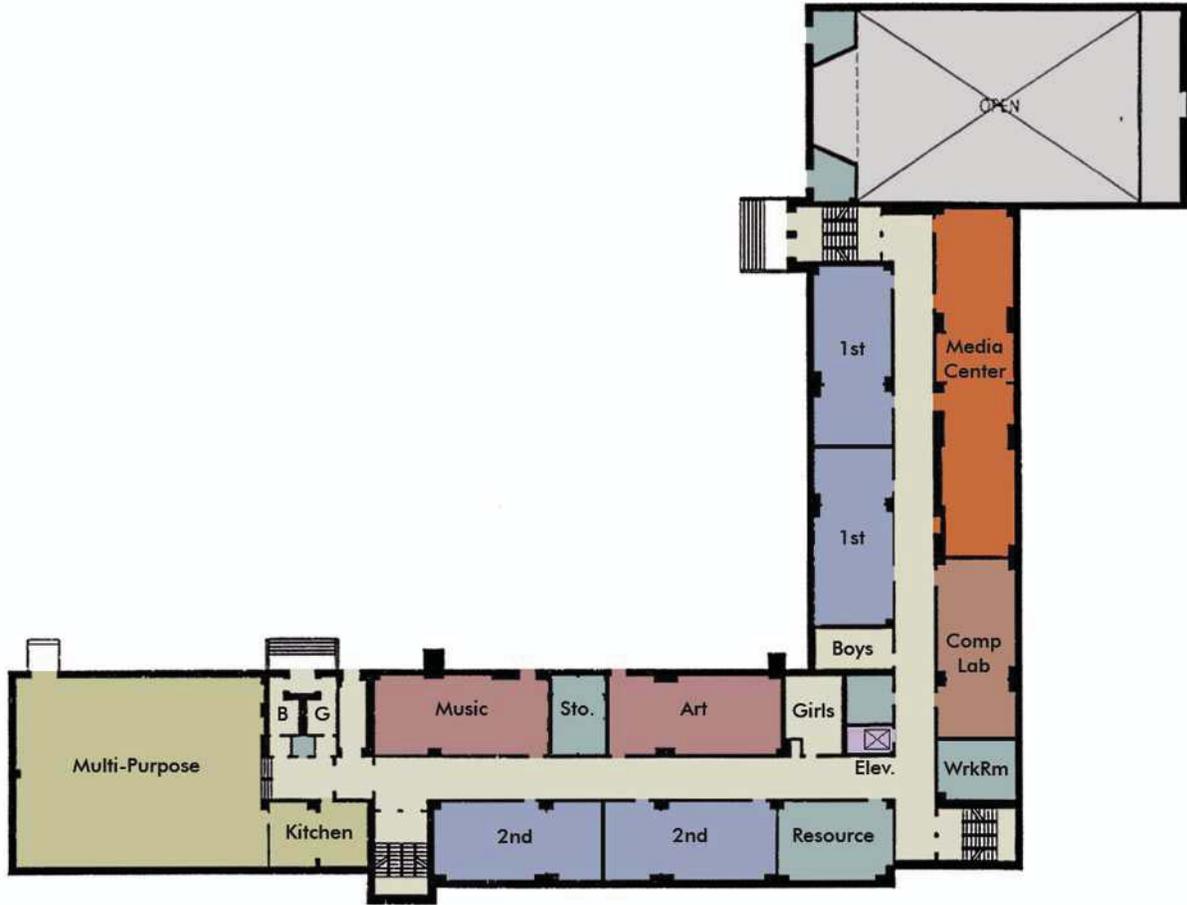
- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

PLUMMER ELEMENTARY SCHOOL

4601 Texas Avenue SE, Washington, DC



Second Floor

- | | |
|---|---|
|  Administration/Health |  Auditorium |
|  Gymnasium/Cafeteria |  Other |
|  Classrooms |  Media Center |
|  Kindergarten |  Computer Lab |
|  Pre-K/Pre-School |  OT/PT |
|  Music/Art |  Special Education |
|  Science Lab |  Unassigned |
|  Lobby |  Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

PLUMMER ELEMENTARY SCHOOL

4601 Texas Avenue SE, Washington, DC



Third Floor

- | | |
|---|---|
|  Administration/Health |  Auditorium |
|  Gymnasium/Cafeteria |  Other |
|  Classrooms |  Media Center |
|  Kindergarten |  Computer Lab |
|  Pre-K/Pre-School |  OT/PT |
|  Music/Art |  Special Education |
|  Science Lab |  Unassigned |
|  Lobby |  Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

GARRISON ELEMENTARY SCHOOL

1200 S. Street NW, Washington, DC



| | |
|----------------------------------|-----------|
| INITIAL YEAR BUILT | 1964 |
| BUILDING AREA | 60,200 SF |
| CURRENT PROGRAM CAPACITY | 470 |
| ENROLLMENT 2009-2010 | 208 |
| WARD | 2 |
| PROPOSED PROGRAM CAPACITY | 325 |



Site Plan

GARRISON ELEMENTARY SCHOOL

1200 S. Street NW, Washington, DC

PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION PS-5

DCPS Admin. Offices (OBE)

SQ. FT. (EXISTING) 60,200

SQ. FT. (ADDITION)

| TYPE | PROPOSED |
|------------------|----------|
| Pre-School | 1 |
| Pre-Kindergarten | 2 |
| Kindergarten | 2 |
| 1 | 2 |
| 2 | 2 |
| 3 | 2 |
| 4 | 2 |
| 5 | 2 |
| 6 | |
| Gym | |
| Bleachers | |
| Locker Rooms | |
| Gym-Cafeteria | |
| Cafetorium | |
| Gym-Cafetorium | 1 |
| Gym-Auditorium | |
| Auditorium | |

| TYPE | PROPOSED |
|-----------------------------|----------|
| Multi-Purpose | 1 |
| Cafeteria | |
| Kitchen Services | 1 |
| Special Education | 1 |
| Administrative/Health Suite | 1 |
| Media Center | 1 |
| Computer Lab | 1 |
| OT/PT | 1 |
| Science Lab | |
| Art | 1 |
| Music | 1 |
| Teacher Workroom | 1 |
| Parent Resource | 1 |

Proposed Planning Profiles

The inventory of spaces listed here is intended to outline the program of educational and support spaces necessary to support the proposed program capacity. Individual educational specifications and facility programs will be developed with the School Improvement and School Planning / Design teams at the time of project initiation.

GARRISON ELEMENTARY SCHOOL

1200 S. Street NW, Washington, DC

CONDITION ASSESSMENT



| <i>Building System</i> | <i>2008 Rating</i> |
|------------------------|--------------------|
| ADA Compliance | Unsatisfactory |
| Conveying Systems | Fair |
| Electrical | Poor |
| Exterior Finish | Fair |
| HVAC | Fair |
| Interior Finish | Fair |
| Plumbing | Fair |
| Roof | Fair |
| Structure | Good |
| Technology | Good |

Condition Assessment

The body of information summarized below is based on a detailed facility condition assessment completed in 2006 and updated by visual observations conducted in 2007. Improvement initiatives completed by OPEFM in 2007 and 2008 are noted in red text in each section. An overall summary of work completed under various OPEFM programs is provided at the end of the condition assessment.

Condition Scorecard

These ratings reflect the overall condition and level of replacement need for an entire system, in adherence with the **Facility Condition Index (FCI) System**, categorizing systems as "Good" (FCI < .25), "Fair" (FCI 0.25 – 0.50), "Poor" (FCI 0.51 – 0.85), or "Unsatisfactory" (FCI > .86).

Comments:

| | |
|---------------------------|--|
| 1 Conveying System | There is no elevator, escalator, or lift present in the building. |
| 2 Electrical | Fluorescent lighting is in poor condition. Some panel boards need to be replaced. Public address and fire alarm systems are antiquated and require replacement with upgraded models. 2008: General power repairs exterior lighting completed. |
| 3 Exterior Finish | Wooden exterior doors need to be replaced and all exterior windows have deteriorated and need to be replaced. Brick veneer appears to be in fair condition around the building. Routine maintenance, such as sealing and repointing will help prolong service life. 2007: Exterior lighting replaced. |
| 4 Structure | No major deficiencies were observed. Minor cracking, typical for concrete framing, can be repaired as part of routine building maintenance. The presence of water infiltration suggests further structural investigation take place. |
| 5 HVAC | There is no central cooling system present in the building. Boilers appear to be in good condition, although hot water piping needs repair. Temperature control should be upgraded. Window units are used to cool spaces. Most are in good condition. 2007: Boiler service and repairs exhaust fans. 2008: Repairs to boilers and classroom units completed. 12 Window A/C units installed. AC units have been completed. |
| 6 Interior Finish | Many interior spaces are in need of renovations. Ceiling finishes are in poor condition. Asbestos tile is present throughout and needs to be removed. Carpeting and vinyl tile show signs of age and wear, but are in fair condition. 2007: Drywall repairs, painting, carpet repairs. 2008: Targeted repair scope items have been completed: hollow metal doors/frames/hardware, and window guards. 2009: Received health suite renovation to comply with Department of Health guidelines |
| 7 Plumbing | Domestic water piping requires repair work. Fixtures are outdated and should be replaced with code compliant models, but almost all are still functional. 2007: Plumbing, fixture and flush valve replacement; water coolers. 2008: Plumbing fixture replacement and leak repairs have been completed. |

GARRISON ELEMENTARY SCHOOL

1200 S. Street NW, Washington, DC

| | |
|-------------------------|--|
| 8 Roof | The roof is in fair to good condition. Additional flashing and drainage work is required to fully seal moisture out of the building. |
| 9 ADA Compliance | Building is not ADA compliant and needs numerous upgrades in order to accomplish this. Improved access, door hardware, grounds improvements, and fixtures are a few problems to resolve. |
| 10 Technology | Visual inspection is a limited tool for technology assessments. Generally, the equipment observed appears to be in fair condition. Upgrades should include software, networking, and dedicated climate controlled spaces to house equipment. |
| 11 Grounds | Most green spaces are in fair condition. Drainage should be improved to prevent deterioration. Small sections of concrete need to be repaired and the play structure are in need of repair or replacement. |

GARRISON ELEMENTARY SCHOOL

1200 S. Street NW, Washington, DC

RECENT HISTORY OF MODERNIZATION

2007 TARGETED REPAIRS

| | |
|--------------------------|---|
| <input type="checkbox"/> | Interior Finishes - Door Replacements/Door Hardware Repair |
| <input type="checkbox"/> | Interior Finishes - Drywall & Ceiling Repairs |
| <input type="checkbox"/> | Interior Finishes - Select Carpet Replacements/Flooring Repairs |
| <input type="checkbox"/> | Interior Finishes - Painting/Plastering |
| <input type="checkbox"/> | Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains |
| <input type="checkbox"/> | Electrical Repairs - Lighting & Power |
| <input type="checkbox"/> | Mechanical Repairs - AHU & Boiler Repairs, HVAC Filter Replacement |
| <input type="checkbox"/> | Exterior Work & Building Envelope - Lighting, Site Work, Playground, etc. |
| <input type="checkbox"/> | Other Work Orders |

2008 STABILIZATIONS

| | |
|--------------------------|---|
| <input type="checkbox"/> | Emergency Security Repair Work (Exterior Lighting Replacements) |
| <input type="checkbox"/> | AC Window Units Installations & Electrical Upgrades |

LEGACY PROJECTS - OTHER STABILIZATIONS

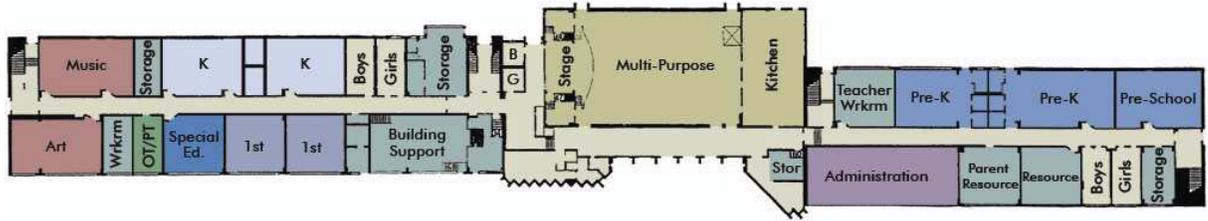
| | |
|--------------------------|---|
| <input type="checkbox"/> | Interior Renovations Various (Swing Spaces/Libraries/Asst. Supt. Offices) |
|--------------------------|---|

2009 STABILIZATION & SPECIAL PROJECTS

| | |
|--------------------------|---|
| <input type="checkbox"/> | Received health suite renovation to comply with Department of Health guidelines |
|--------------------------|---|

GARRISON ELEMENTARY SCHOOL

1200 S. Street NW, Washington, DC



First Floor

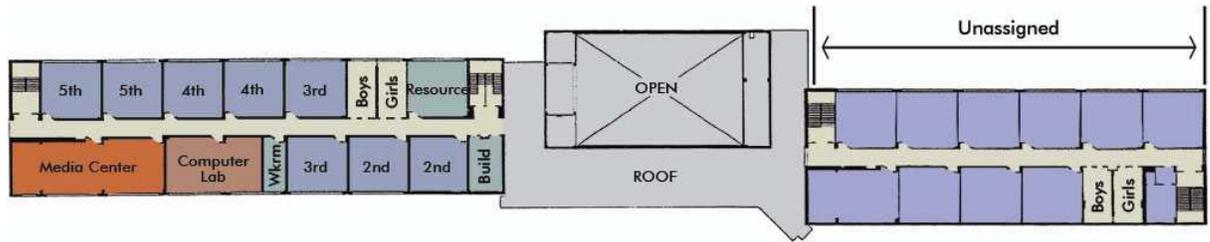
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

GARRISON ELEMENTARY SCHOOL

1200 S. Street NW, Washington, DC



Second Floor

- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

LANGDON EDUCATION CAMPUS

1900 Evarts Street NE, Washington, DC



| | |
|----------------------------------|------------|
| INITIAL YEAR BUILT | 1930 |
| BUILDING AREA | 101,400 SF |
| CURRENT PROGRAM CAPACITY | 530 |
| ENROLLMENT 2009-2010 | 421 |
| WARD | 5 |
| PROPOSED PROGRAM CAPACITY | 450 |



Site Plan

LANGDON EDUCATION CAMPUS

1900 Evarts Street NE, Washington, DC

PROPOSED PROGRAM PROFILE

| | |
|----------------------------|---------|
| GRADE CONFIGURATION | PS-8 |
| STEM Program | |
| SQ. FT. (EXISTING) | 101,400 |
| SQ. FT. (ADDITION) | 7,500 |

| TYPE | PROPOSED |
|------------------|----------|
| Pre-School | 1 |
| Pre-Kindergarten | 2 |
| Kindergarten | 2 |
| 1 | 2 |
| 2 | 2 |
| 3 | 2 |
| 4 | 2 |
| 5 | 2 |
| 6 | 2 |
| 7 | 2 |
| 8 | 2 |
| Gym | 1 |
| Bleachers | |
| Locker Rooms | 2 |
| Gym-Cafeteria | |
| Cafetorium | |

| TYPE | PROPOSED |
|-----------------------------|----------|
| Gym-Cafetorium | |
| Gym-Auditorium | |
| Auditorium | 1 |
| Multi-Purpose | |
| Cafeteria | 1 |
| Kitchen Services | 1 |
| Special Education | 2 |
| Media Center | 1 |
| Administrative/Health Suite | 2 |
| Computer Lab | 2 |
| OT/PT | 1 |
| Science Lab | 1 |
| Art | 1 |
| Music | 1 |
| Teacher Workroom | 1 |
| Parent Resource | 1 |

Proposed Planning Profiles

The inventory of spaces listed here is intended to outline the program of educational and support spaces necessary to support the proposed program capacity. Individual educational specifications and facility programs will be developed with the School Improvement and School Planning / Design teams at the time of project initiation.

LANGDON EDUCATION CAMPUS

1900 Evarts Street NE, Washington, DC

CONDITION ASSESSMENT



| Building System | 2008 Rating |
|-------------------|----------------|
| ADA Compliance | Unsatisfactory |
| Conveying Systems | Unsatisfactory |
| Electrical | Poor |
| Exterior Finish | Good |
| HVAC | Fair |
| Interior Finish | Unsatisfactory |
| Plumbing | Fair |
| Roof | Fair |
| Structure | Fair |
| Technology | Poor |

Condition Assessment

The body of information summarized below is based on a detailed facility condition assessment completed in 2006 and updated by visual observations conducted in 2007. Improvement initiatives completed by OPEFM in 2007 and 2008 are noted in red text in each section. An overall summary of work completed under various OPEFM programs is provided at the end of the condition assessment.

Condition Scorecard

These ratings reflect the overall condition and level of replacement need for an entire system, in adherence with the **Facility Condition Index (FCI) System**, categorizing systems as "Good" (FCI < .25), "Fair" (FCI 0.25 – 0.50), "Poor" (FCI 0.51 – 0.85), or "Unsatisfactory" (FCI > .86).

Comments:

| | |
|---------------------------|---|
| 1 Conveying System | There is no elevator, lift, or escalator present in the building. |
| 2 Electrical | All major systems are in poor condition. Service is poor, circuits are poor. Wiring should be replaced throughout. Fire alarm is old and not up to modern code standards. |
| 3 Exterior Finish | The entire building needs to have the exterior windows replaced. 2007: Replaced Exterior Lighting. 2008: Window Repl. 95% Completed. |
| 4 Structure | No major structural deficiencies were observed. Minor cracking, typical for concrete framing, can be repaired as part of routine building maintenance. |
| 5 HVAC | There is no central air conditioning system. Cooling is achieved with window units, which are mostly in poor condition. The boilers present are both in unsatisfactory condition. 2008: Repairs to boiler(s) and Classroom heating units. Installed 24 AC Window Units. |
| 6 Interior Finish | Water damage has destroyed ceilings in classrooms on the upper floor. These same ceilings contain asbestos and the spaces are not being used because of this damage. The interior of the school needs to be redone in its entirety. 2008: Painting, plastering, painting, replace ceiling tiles, lighting replacement, flooring, window shade replacement completed. 2009 Received health suite renovation to comply with Department of Health guidelines. |
| 7 Plumbing | Plumbing fixtures should be upgraded due to code and poor condition. Piping is likely original and should be replaced as well. 2007: Plumbing repair completed. |
| 8 Roof | The roof structure is in fair condition. Replacement of flashing and clearing debris from gutters and drains will reduce water infiltration into the building. |
| 9 ADA Compliance | The school is lacking every ADA requirement in the building code. Bathrooms need to be redone to meet ADA requirements. |
| 10 Technology | Visual inspection is a limited tool for technology assessments. Generally, the equipment observed appears to be in poor condition. Upgrades should include software, hardware, networking, and climate controlled spaces to house equipment. |
| 11 Grounds | Parking areas and concrete require removal and replacement. Sidewalks are in dismal condition. The playground needs to be resurfaced. Curbs require minor patching and repair work. Portions of retaining walls will need to be rebuilt. 2009: Received Athletic Field and Playground Renovations |

LANGDON EDUCATION CAMPUS

1900 Evarts Street NE, Washington, DC

RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

| | |
|--------------------------|---|
| <input type="checkbox"/> | Interior Finishes - Drywall & Ceiling Repairs |
| <input type="checkbox"/> | Interior Finishes - Select Carpet Replacements/Flooring Repairs |
| <input type="checkbox"/> | Interior Finishes - Painting/Plastering |
| <input type="checkbox"/> | Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains |
| <input type="checkbox"/> | Electrical Repairs - Lighting & Power |
| <input type="checkbox"/> | Other Work Orders |

2008 STABILIZATIONS

| | |
|--------------------------|---|
| <input type="checkbox"/> | Emergency Security Repair Work (Exterior Lighting Replacements) |
| <input type="checkbox"/> | AC Window Units Installations & Electrical Upgrades |

2009 STABILIZATION & SPECIAL PROJECTS

| | |
|--------------------------|---|
| <input type="checkbox"/> | Received Athletic Field and Playground Renovations |
| <input type="checkbox"/> | Received health suite renovation to comply with Department of Health guidelines |

SCHOOL CONSOLIDATIONS & RECEIVING SCHOOLS (I,II)

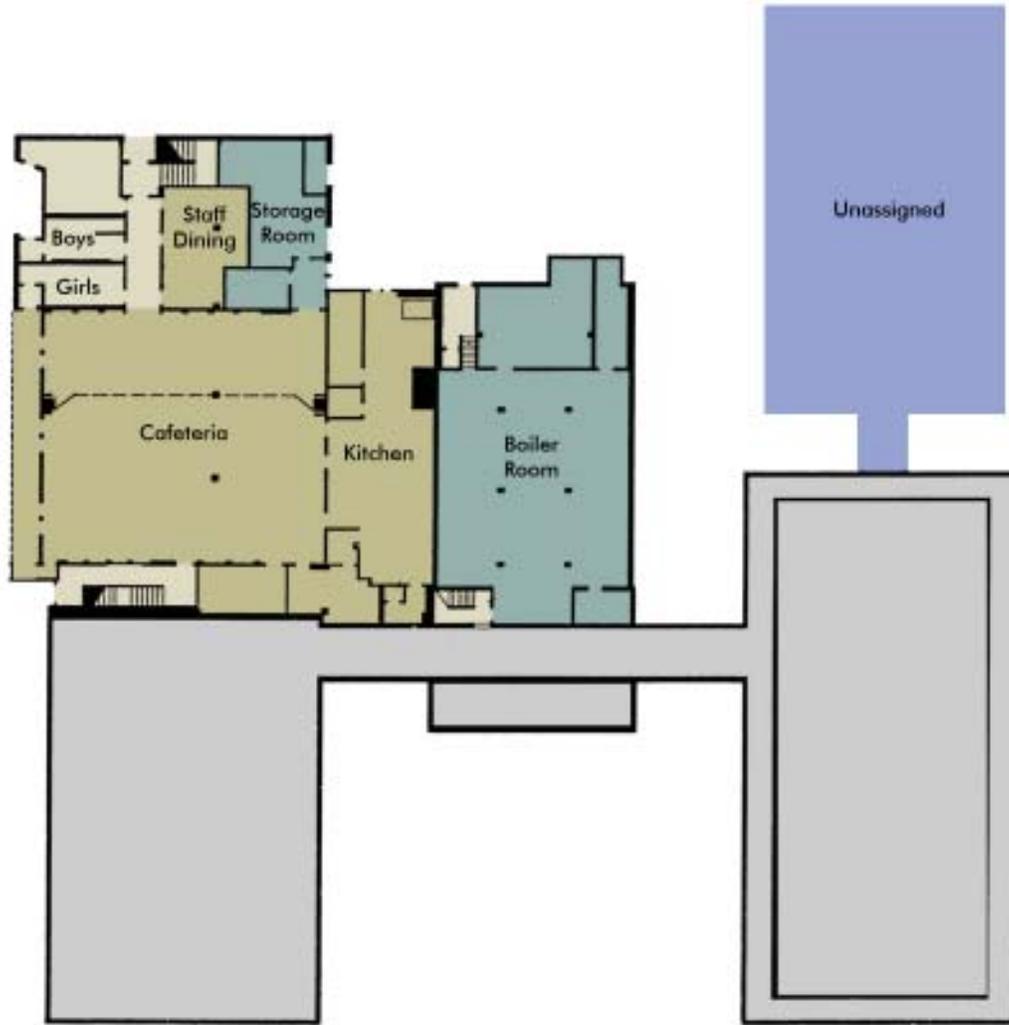
| | |
|--------------------------|---|
| <input type="checkbox"/> | Classrooms Configurations |
| <input type="checkbox"/> | Sitework - (Concrete, Masonry, Painting, Fencing) |
| <input type="checkbox"/> | Wood and Plastics - (Carpentry) |
| <input type="checkbox"/> | Thermal and Moisture Protection (Roofing) |
| <input type="checkbox"/> | Doors and Windows |
| <input type="checkbox"/> | Finishes - (Interior Painting) |
| <input type="checkbox"/> | Mechanical |
| <input type="checkbox"/> | Electrical |
| <input type="checkbox"/> | Work Orders |

LEGACY PROJECTS - OTHER STABILIZATIONS

| | |
|--------------------------|---------------------|
| <input type="checkbox"/> | Window Replacements |
|--------------------------|---------------------|

LANGDON EDUCATION CAMPUS

1900 Evarts Street NE, Washington, DC



Basement

- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

LANGDON EDUCATION CAMPUS

1900 Evarts Street NE, Washington, DC



First Floor

- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

LANGDON EDUCATION CAMPUS

1900 Evarts Street NE, Washington, DC



Second Floor

- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

KRAMER MIDDLE SCHOOL

1700 Q Street SE, Washington, DC



| | |
|----------------------------------|------------|
| INITIAL YEAR BUILT | 1943 |
| BUILDING AREA | 154,000 SF |
| CURRENT PROGRAM CAPACITY | 660 |
| ENROLLMENT 2009-2010 | 307 |
| WARD | 8 |
| PROPOSED PROGRAM CAPACITY | 550 |



Site Plan

KRAMER MIDDLE SCHOOL

1700 Q Street SE, Washington, DC

PROPOSED PROGRAM PROFILE

| | |
|----------------------------|-----|
| GRADE CONFIGURATION | 6-8 |
|----------------------------|-----|

| | |
|---------------------------|---------|
| SQ. FT. (EXISTING) | 154,000 |
| SQ. FT. (ADDITION) | |

| TYPE | PROPOSED |
|----------------|-----------------|
| 6 | 7 |
| 7 | 7 |
| 8 | 7 |
| Gym | 1 |
| Bleachers | |
| Locker Rooms | 2 |
| Gym-Cafeteria | |
| Cafetorium | |
| Gym-Cafetorium | |
| Gym-Auditorium | |
| Auditorium | 1 |
| Multipurpose | |

| TYPE | PROPOSED |
|-----------------------------|-----------------|
| Cafeteria | 1 |
| Kitchen Services | 1 |
| Special Education | 6 |
| Media Center | 1 |
| Administrative/Health Suite | 1 |
| Computer Lab | 2 |
| Art | 2 |
| OT/PT | 1 |
| Science Lab | 3 |
| Music | 2 |
| Teacher Workroom | 1 |
| Parent Resource | 1 |

Proposed Planning Profiles

The inventory of spaces listed here is intended to outline the program of educational and support spaces necessary to support the proposed program capacity. Individual educational specifications and facility programs will be developed with the School Improvement and School Planning / Design teams at the time of project initiation.

KRAMER MIDDLE SCHOOL

1700 Q Street SE, Washington, DC

CONDITION ASSESSMENT



| <i>Building System</i> | <i>2008 Rating</i> |
|------------------------|--------------------|
| ADA Compliance | |
| Conveying Systems | |
| Electrical | |
| Exterior Finish | |
| HVAC | |
| Interior Finish | |
| Plumbing | |
| Roof | |
| Structure | |
| Technology | |

Condition Assessment
 The body of information summarized below is based on a detailed facility condition assessment completed in 2006 and updated by visual observations conducted in 2007. Improvement initiatives completed by OPEFM in 2007 and 2008 are noted in red text in each section. An overall summary of work completed under various OPEFM programs is provided at the end of the condition assessment.

Condition Scorecard
 These ratings reflect the overall condition and level of replacement need for an entire system, in adherence with the **Facility Condition Index (FCI) System**, categorizing systems as "Good" (FCI < .25), "Fair" (FCI 0.25 – 0.50), "Poor" (FCI 0.51 – 0.85), or "Unsatisfactory" (FCI > .86).

Comments:

| | |
|---------------------------|---|
| 1 Conveying System | |
| 2 Electrical | |
| 3 Exterior Finish | |
| 4 Structure | |
| 5 HVAC | |
| 6 Interior Finish | 2009 Received health suite renovation to comply with Department of Health guidelines. |
| 7 Plumbing | |
| 8 Roof | |
| 9 ADA Compliance | |
| 10 Technology | |
| 11 Grounds | |

KRAMER MIDDLE SCHOOL

1700 Q Street SE, Washington, DC

RECENT HISTORY OF MODERNIZATION

MODERNIZATIONS

- Modernization Projects (VARIOUS STAGES)

2008 STABILIZATIONS

- Emergency Security Repair Work (Exterior Lighting Replacements)
- AC Window Units Installations & Electrical Upgrades

2009 STABILIZATION & SPECIAL PROJECTS

- Received health suite renovation to comply with Department of Health guidelines

2008 SUMMER BLITZ

- Site Work (Concrete Masonry, Painting, Fencing)
- Carpentry
- Doors & Windows
- Interior Finishes - Painting/Plastering
- Roof Repairs/Replacement
- Other Work Orders
- Mechanical
- Electrical

LEGACY PROJECTS - OTHER STABILIZATIONS

- Interior Renovations Various (Swing Spaces/Libraries/Asst. Supt. Offices)

KRAMER MIDDLE SCHOOL

1700 Q Street SE, Washington, DC



Basement

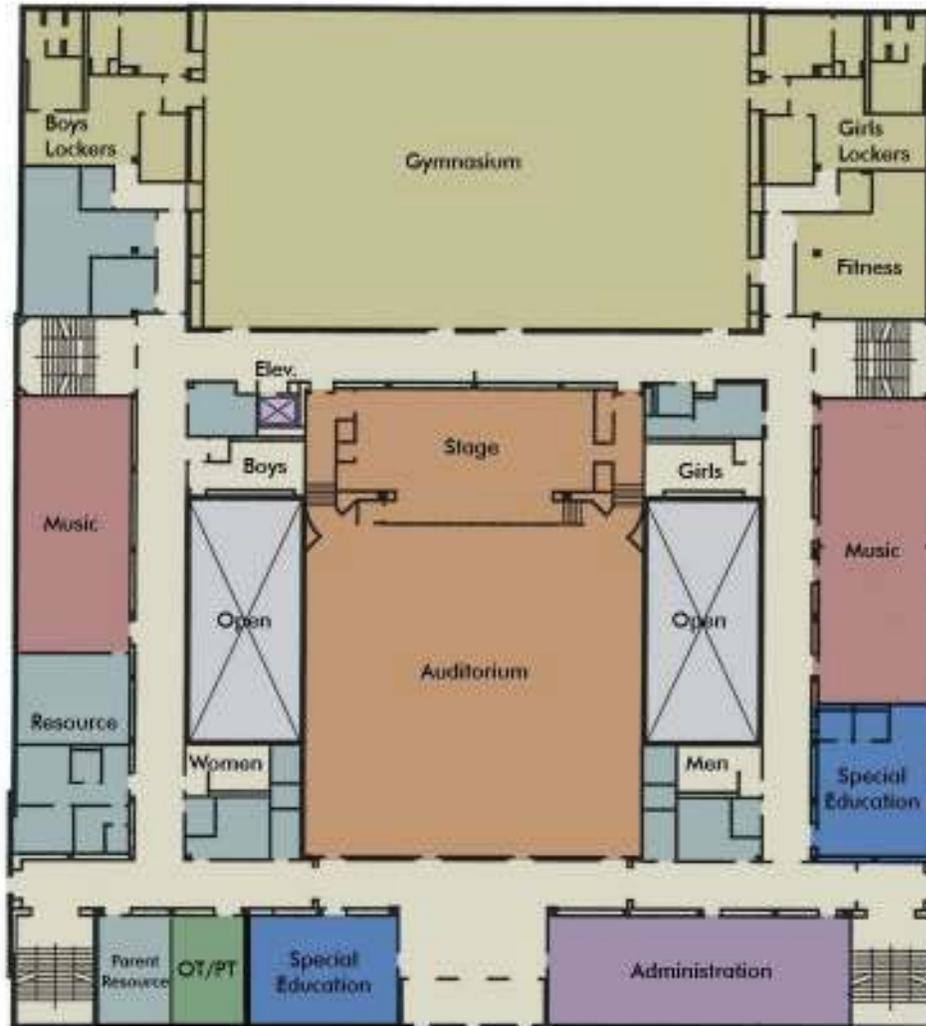
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

KRAMER MIDDLE SCHOOL

1700 Q Street SE, Washington, DC



First Floor

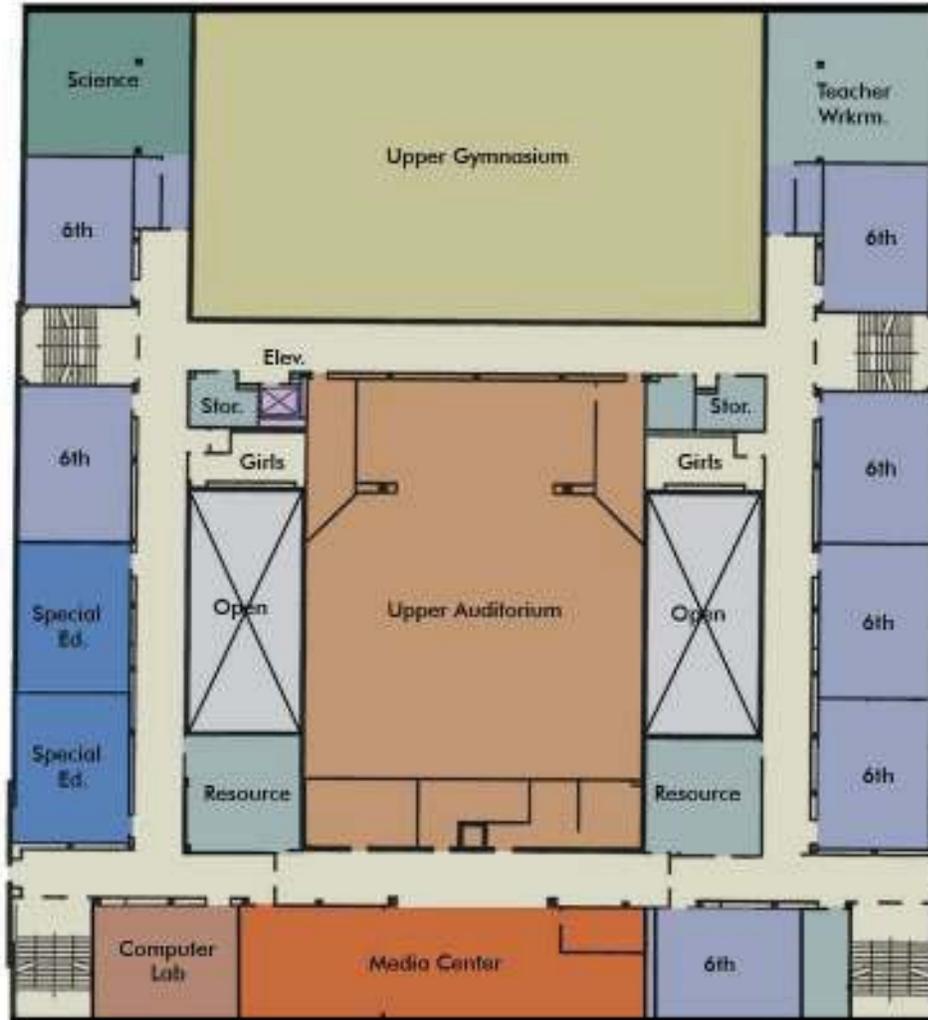
- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

KRAMER MIDDLE SCHOOL

1700 Q Street SE, Washington, DC



Second Floor

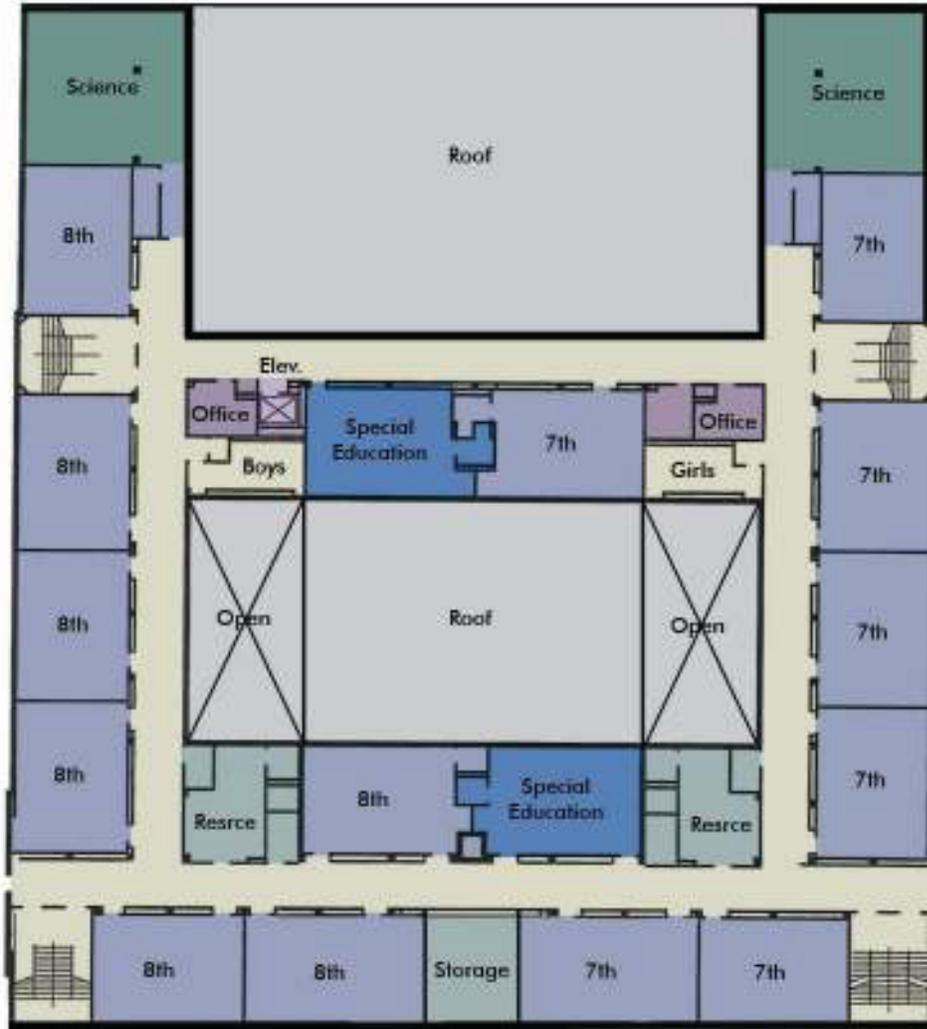
- | | |
|---|---|
|  Administration/Health |  Auditorium |
|  Gymnasium/Cafeteria |  Other |
|  Classrooms |  Media Center |
|  Kindergarten |  Computer Lab |
|  Pre-K/Pre-School |  OT/PT |
|  Music/Art |  Special Education |
|  Science Lab |  Unassigned |
|  Lobby |  Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

KRAMER MIDDLE SCHOOL

1700 Q Street SE, Washington, DC



Third Floor

- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.