

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

**CONSTRUCTION MANAGEMENT AT-RISK SERVICES AT  
MARVIN GAYE RECREATION CENTER AND TRAIL**

**Solicitation #: DCAM-15-CS-0149**

**Addendum No. 1  
Issued: August 6, 2015**

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This Addendum Number 01 is issued by e-mail on August 6, 2015. Except as modified hereby, the Request for Proposals ("RFP") remains unmodified.

**Item #1**

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

**Item #2**

**Preproposal Meeting Minutes:** The minutes from the August 4, 2015 preproposal conference are attached.

**Item #3**

**Trail Site Plan:** Please find attached a site plan for the proposed trail.

**Item #4**

**The bid date remains unchanged.** Proposals are due by **August 25, 2015 at 2:00 pm EDT.** Proposals that are hand-delivered should be delivered to the attention of: Courtney Washington, Contract Specialist, at **Frank D. Reeves Center, 2000 14<sup>th</sup> Street, NW, 8<sup>th</sup> floor, Washington, DC 20009.**

- End of Addendum No. 1 -

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CONSTRUCTION MANAGEMENT AT-RISK SERVICES AT  
MARVIN GAYE RECREATION CENTER AND TRAIL  
Solicitation #: DCAM-15-CS-0149  
Preproposal Conference  
August 4, 2015  
Sign-in Sheet

1. Name: MARCELO SORIA Phone: 202-330-8346  
Company: BDS CONST. EDVLT. LLC  
Email Address: msoria@bds-construction.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: CM, GC, DESIGN/BUILD  
Interested in bidding as a prime or a subcontractor? PRIME OR SUB.
2. Name: ~~PAIGE~~ Bruce Assan Phone: 240-346-4217  
Company: PAIGE INC  
Email Address: assanb@paige-inc.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: GC  
Interested in bidding as a prime or a subcontractor? PRIME
3. Name: Mark Bangas Phone: 202-375-9197  
Company: BLUE SKYE CONST.  
Email Address: MBangas@BLUESKYECONSTRUCTION.COM  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: GC  
Interested in bidding as a prime or a subcontractor? PRIME
4. Name: ANTONIO MALAKIA Phone: 202-540-5269  
Company: LEGION DESIGN  
Email Address: ANTONIO.MALAKIA@LEGIONDESIGN.COM  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: CM / CI / DESIGN  
Interested in bidding as a prime or a subcontractor? PRIME / SUB

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Sign-in Sheet

1. Name: Christine Angleton Phone: 202-770-6836  
Company: Hess  
Email Address: caingleton@hessconstruction.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: CM  
Interested in bidding as a prime or a subcontractor? prime
  
2. Name: CORNELL SMITH Phone: 240 210 5835  
Company: ENSPEX CONSTRUCTION  
Email Address: ENSPEXWASTE@GMAIL.COM  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: WATER & SEWER REPAIR, SOLID WASTE COLLECTION  
Interested in bidding as a prime or a subcontractor? Sub
  
3. Name: Tom Bizzanti Phone: 240 427 8598  
Company: Grunley  
Email Address: Tom.Bizzanti@Grunley.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: GC/CM  
Interested in bidding as a prime or a subcontractor? Prime
  
4. Name: KEVIN HUNTER Phone: 202-489-3051  
Company: Perennial Construction  
Email Address: Kevin.Hunter@PerennialConstruction.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: Prime/GC  
Interested in bidding as a prime or a subcontractor? Prime

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1. Name: Matt Byrne Phone: 202-304-7100  
Company: MCN Build  
Email Address: mattbyrne@mcnbuild.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: GC  
Interested in bidding as a prime or a subcontractor? Prime
  
2. Name: CLARENCE CRAYTON Phone: 202-547-7979  
Company: COLUMBIA ENT. INC  
Email Address: CCRAYTON@COLUMBIADISI.COM  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: GENERAL CONTRACTING / CM  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_
  
3. Name: Juan Batres Phone: 202 714 7966  
Company: Chiwamoke Construction  
Email Address: Jbatres@CCBuilder.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: GC  
Interested in bidding as a prime or a subcontractor? Yes
  
4. Name: OSCAR R. BEVITEZ Phone: 202.369.4234  
Company: Legion Design  
Email Address: OSCAR.BEVITEZ@LegionDesign.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: CM  
Interested in bidding as a prime or a subcontractor? Both

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1. Name: Xibei Song Phone: 202 473 6350  
Company: Landscape Architecture Bureau  
Email Address: xs@cabinc.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: Landscape Architecture  
Interested in bidding as a prime or a subcontractor? No
  
2. Name: Michael Bullock Phone: 202 470 8970  
Company: Prince Construction  
Email Address: mbullocksr@msn.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: GC  
Interested in bidding as a prime or a subcontractor? Prime
  
3. Name: HARVEY MISE Phone: 240-351-5895  
Company: NORTH CAPITOL PARTNERS  
Email Address: MISEH@NCAPITOL.COM  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: DUMPSTERS / ROLLOFF  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_
  
4. Name: CARL GENTILCORE Phone: 202-315-8944  
Company: TCT Cost (Estimator for Project)  
Email Address: Cgentilcore@TCTCost.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: Cost Estimating / Scheduling  
Interested in bidding as a prime or a subcontractor? Sub

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1. Name: Jeff Plotz Phone: 2/589 0006  
Company: Broughton Construction  
Email Address: jeff@broughtonconstruction.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: GC  
Interested in bidding as a prime or a subcontractor? Prime
  
2. Name: Michael Smith Phone: 202.543.6550  
Company: LAB  
Email Address: MS@LABINDC.COM  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: \_\_\_\_\_  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_
  
3. Name: Adam Saylor Phone: 202 363 4384  
Company: Saxon Construction  
Email Address: \_\_\_\_\_  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: GC  
Interested in bidding as a prime or a subcontractor? GC / Sub
  
4. Name: Paul Winestock Phone: \_\_\_\_\_  
Company: Winestock, LLC  
Email Address: winestockllc@gmail.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: \_\_\_\_\_  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_

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1. Name: Radi Caha Phone: 301 300 9317  
Company: Hayat Brown LLC  
Email Address: radi.caha@hayatbrown.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: Construction Management  
Interested in bidding as a prime or a subcontractor? Subcontractor
  
2. Name: Marisa Brown Phone: 202-758-2037  
Company: ISTUDIO ARCHITECTS  
Email Address: mbrown@studioarchitects.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: ARCHITECT  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_
  
3. Name: BRAD JOB Phone: 202 289 4545  
Company: AMT LLC  
Email Address: bjob@amtengineering.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: Civil/SURVEY  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_
  
4. Name: Senthil Balasubramaniam Phone: \_\_\_\_\_  
Company: Washington Business Group  
Email Address: dsharma@wbworldwide.com  
Have you registered for the Constant Contact E-Mailing List? YES  NO   
Is your company a certified business enterprise? YES  NO   
Type of services performed: \_\_\_\_\_  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_



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**Juan Batres**

Estimator

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Certified Business Enterprise

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President - Owner

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## Marcelo Soria-Galvarro

Partner

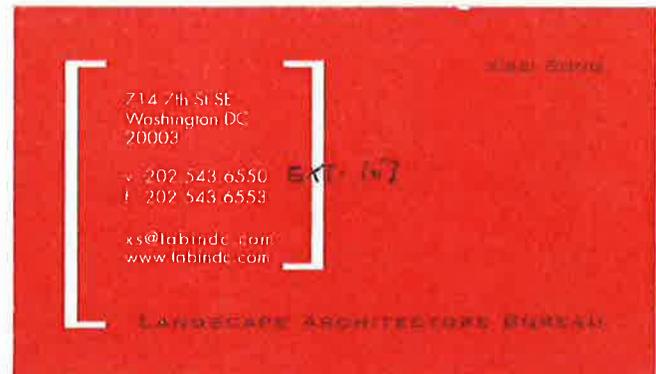
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**Solicitation #: DCAM-15-CS-0149**

**Preproposal Conference Meeting Minutes**

**August 4, 2015**

1. A non-mandatory preproposal meeting was held on August 4, 2015 at 10:30 a.m.
2. Introductions were made and an overview of the procurement process was presented.
  - a. Proposals should be submitted relative to the RFP and addenda issued. The Form of Contract will be issued by addendum. Business cards and sign-in sheet will be issued by addendum.
  - b. The Form of Contract will be issued by addendum and Offerors should review it carefully. It is not a standard AIA document or a standard District Government document, but it is a standard DGS contract. If Offerors have any changes to the Form of Contract they must detail those changes on the offer letter. Changes are not encouraged and will be considered during the evaluation process. The Department is not interested in changing the economic business terms of the Contract (e.g., liquidated damages will not be removed).
  - c. The cost submitted by the Offerors should include four pricing components: a Preconstruction Fee; a Construction Management Fee; a Design Fee; and a General Conditions Budget. The CM Fee should include only overhead and profit. The Design Fee should include any design costs required after the Permit Set (i.e. any construction documents you will need and construction administration services); design costs will be reimbursed up to the Design Fee. General Conditions costs will be reimbursed up to the General Conditions Budget. The Department hopes to establish a GMP in February 2016.
3. A description of the project was presented.
  - a. The project will include demolition of the existing recreation center and construction of a new recreation center on the site, south of the playground. The recreation center will house a large community room, multi-purpose room, game/teen room, media and reading room, senior room, fitness room, teaching kitchen, computer lab, toilets accessible from the outside of the building, exhibit space as a tribute to Marvin Gaye, and support spaces (toilet rooms and storage), and well as exterior site improvements. The Marvin Gaye Trail will include three designated hubs to link residents to the outdoors and encourage members of the surrounding community, adjacent communities and other visitors to use the trail and learn about its heritage. The proposed improvements to the trail include a community garden, decked plaza with seating, landscaping, sports and fitness zone, basketball court, paving, and various plantings. Overall hard cost budget for the Project is \$9 million.

- b. The playground/splash pad were recently renovated and are not part of this Project.
    - c. Substantial completion will be July 2016 (Trail) and January 2017 (building).
- 4. Economic Inclusion requirements were reviewed.
  - a. The Department has minimum CBE requirements outlined in the RFP and First Source agreements will be required. District resident hiring is encouraged.
  - b. Apprenticeship Act and Davis-Bacon Act are applicable.
- 5. Questions and Answers
  - a. Will the Architect's contract be part of the pricing? Offerors should include a Design Fee to cover the cost of any additional design they will need beyond a Permit Set, as well as the cost of construction administration. The Architect's contract will be assigned to the selected construction manager when a GMP is established.
  - b. Can you clarify the last page of the RFP? That form (Attachment F) is required if an Offeror elects to submit an Alternate Bid Security (Cashier's Check or Irrevocable Letter of Credit) in lieu of a bid bond.
- 6. The Department concluded by stating that several addenda will be issued in the upcoming days and encouraged Offerors to sign-in before leaving. A non-mandatory site visit will be held immediately following the preproposal conference.

### Project Areas

The character for the planting for Marvin Gaye trail HUB's is intended to enhance the experience of pedestrians traveling around and through the site while tying into the larger landscape of the trail network. The design of landscapes within the HUB's are intended to celebrate the diversity of native planting in the District and is comprised of three distinct components. The landscape of HUB 1, located adjacent to the new community center facility, is about community and connections. The planting in this HUB is intended to relate to the existing riparian landscaped areas adjacent to Watts Branch Stream. Planting here will consist of limited canopy tree coverage to provide shade and structure in the new and existing landscapes. HUB 2 is structured around performance and fitness. Planting in HUB 2, West of the first HUB, will celebrate the woodland character of this area and consist of large deciduous trees as well as shrubs associated with this landscape typology. The program for the third HUB focuses on history. HUB 3's landscape will be oriented around the existing Lady Bird Johnson commemorative site and Marvin Gaye artwork at the corner of Minnesota Avenue and Nannie Helen Burroughs Avenue. Native wildflower "Meadow Planting" will be featured here to fulfill the sites original design intention and create a prominent node at for the park.

