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DISTRICT OF COLUMBIA COURTS  
Capital Projects and Facilities Management  
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616 H Street NW, 6<sup>th</sup> Floor  
Washington, DC 20001  
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Washington, DC 20001-2131



**AMENDMENT NO. 003**

**TO: ALL PROSPECTIVE BIDDERS**

**AMENDMENT  
ISSUE DATE: July 21, 2021**

**SUBJECT: Solicitation No. DCSC-21-RFP-087  
Migration from Gallery Place Modernization**

**PROPOSAL  
SUBMISSION  
DATE: Tuesday, August 16, 2021, by 3:00 pm,  
Eastern Standard Time**

The following is incorporated to this Solicitation:

- 1- Question and Answers Round – 1 Attachment A
- 2- Pre-Bid Conference Power Point Presentation
- 3- Health questionnaire
- 4- List of participants to Pre-Bid Conference

**ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED**

One (1) copy of this amendment is being sent to all prospective Offerors. The prospective Offeror shall sign below and attach a signed copy of this amendment to each proposal to be submitted to the Courts in response to the subject solicitation or otherwise acknowledge this amendment with the signed offer as stated in the original solicitation documents. Proposals shall be delivered in accordance with the instructions provided in the original solicitation documents.

*Geoffrey A. Mack*

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Geoffrey Mack  
Contracting Officer

Acknowledgement of this Amendment, together with the Offeror's proposal, must be received by the District of Columbia Courts as stated in the solicitation no later than the closing date and time specified above for the receipt of proposals.

Failure by the Offeror to properly acknowledge receipt of this Amendment Number #03 may be cause for rejection of the proposal submitted by the Offeror in response to the subject solicitation.

**This Amendment Number #03 is acknowledged and is considered a part of the proposal for Solicitation Number DCSC-21-RFP-087 Migration from Gallery Place Modernization.**

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name of Authorized Representative

\_\_\_\_\_  
Title of Authorized Representative

\_\_\_\_\_  
Name of Offeror

**Please remember to check the DC Courts Website daily for posting of Amendment updates**

<https://www.dccourts.gov/about/procurement-contracts-branch>

<b>From:</b> Flor Rivera	<b>Q &amp; A Round:</b> 1
<b>Program:</b> Capital Project Facilities Management Division	<b>Date:</b> July 21, 2021
<b>Email:</b> <a href="mailto:maria.rivera@dccsystem.com">maria.rivera@dccsystem.com</a>	<b>Pages:</b> 4

<b>cc:</b> <a href="mailto:Judith.Hill@dccsystem.gov">Judith.Hill@dccsystem.gov</a>	DC Courts
<b>cc:</b> <a href="mailto:Clay.McKenna@dcsc.gov">Clay.McKenna@dcsc.gov</a>	AECOM
<b>cc:</b> <a href="mailto:Richard.Moore@dcsc.gov">Richard.Moore@dcsc.gov</a>	AECOM
<b>cc:</b> <a href="mailto:Karl.Stewart@aecom.com">Karl.Stewart@aecom.com</a>	AECOM

**This Document includes the following:**

-Solicitation Questions & Answers Round: 01

**SOLICITATION QUESTIONS & ANSWERS: ROUND 01**

- Q.1 L.10.3 TAB C—References/Past Performance Questionnaire. Can we include PPQ’s that clients have already filled out?
- A.1 PPQ submissions that clients have already filled up are acceptable as long as:
- a) they are not more than 3 years old
  - b) they have the same or more information than the questionnaire provided
- Q.2 L.10.4 TAB D— Design-Build Team Organization and Key Personnel. Viii Personnel experience CV’s and Biodata. What does CV abbreviation mean?
- A.2 CV’s stands for Curriculum Vitae.
- Q.3 On Page 87 of the RFP it states: The basis of evaluation will include the quality and relevance of Past Performance of the Offeror/Builder and its Lead Design Firm on a variety of Design-Build projects for new construction, repair, and renovation, of general building construction that are similar in scope, size (project dollar value), type, and complexity to the project shown in the statement of work for this solicitation. Provide a minimum of three (3) and maximum of five (5) Design-Build past performance examples the offeror has completed in within the last five (5) years.

Can you please confirm that a total of 5 projects must be submitted by the Offeror and the Design Firm? Or Do you want 3-5 projects from the General Contractor and 3-5 projects for the Design Firm.

A.3 The submission requirement is a minimum of three (3) and maximum of five (5) projects individually from the General Contractor and A/E. If the General Contractor and A/E have worked together on a Design Build project, that submission will count as one of the individually required projects for each.

Q.4 On Page 87 of the RFP it states: The basis of evaluation will include the quality and relevance of Past Performance of the Offeror/Builder and its Lead Design Firm on a variety of Design-Build projects for new construction, repair, and renovation, of general building construction that are similar in scope, size (project dollar value), type, and complexity to the project shown in the statement of work for this solicitation. Provide a minimum of three (3) and maximum of five (5) Design-Build past performance examples the offeror has completed in within the last five (5) years.

Projects Similar in Scope, would you consider evaluating projects that was GMP/GC and/or Design-Bid-Build?

A.4 The basis of evaluation places significant weighting on the delivery method of past performance. Points will be deducted if the submission(s) is not a Design Build project.

**Please remember to check the DC Courts Website daily for posting of Amendment updates**

<https://www.dccourts.gov/about/procurement-contracts-branch>

# District of Columbia Courts

Capital Projects and Facilities Management Division (CPFMD)



**DCSC-21-RFP-087**

**Pre-Bid Conference for Migration from Gallery Place Modernizations**

**July 21, 2021**



Photograph by Joseph Romeo



## Agenda

### I. Overview

- Migration from Gallery Place
- Preliminary Blocking and Stacking
- Migration from Gallery Place Modernization
- Contract Information

### II. Project Deliverable Milestone and Substantial Completion Date

- Pre-Construction Phase (Phase One)
- Construction Phase (Phase Two)

### III. Project Financials

- Project Budget & Funding Limitations
- Price Schedule
- Additional Pricing Inclusions

### IV. Project Scope

- General Requirements

### V. Pre-Construction Phase

- Phase One Scope

### VI. Construction Phase

- Phase Two Scope



# District of Columbia Courts

## Capital Projects and Facilities Management Division (CPFMD)



### Overview

## Migration from Gallery Place

-All staff occupying the Gallery Place (GP) are planned to migrate  
to migrate  
[Building A (515 5th St NW), and Building B (510 4th St NW)]

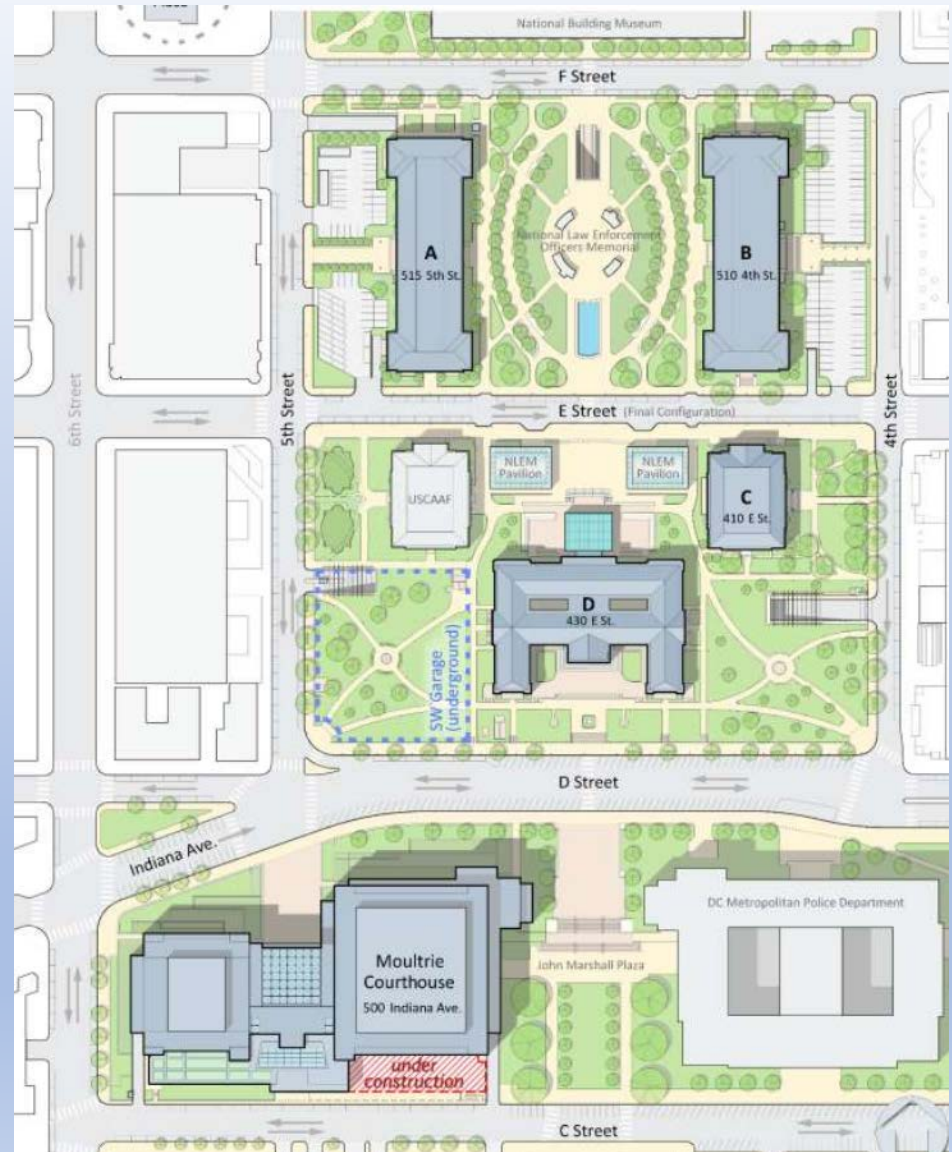
### **BUILDING INFRASTRUCTURE + TENANT FIT OUT**

-Three divisions are planned to migrate into Building B when the D-B completes the modernization of their location (Capital Projects and Facilities Management Division, Budget and Finance Division, Administrative Services Division)

-The Landlord and Tenant Resource Center, and DC Law Students will be consolidated (and other Pro Bono service personnel) into space on the Lower Level of Building B that will be referred to as the Civil Resource Center

### **TENANT FIT OUT**

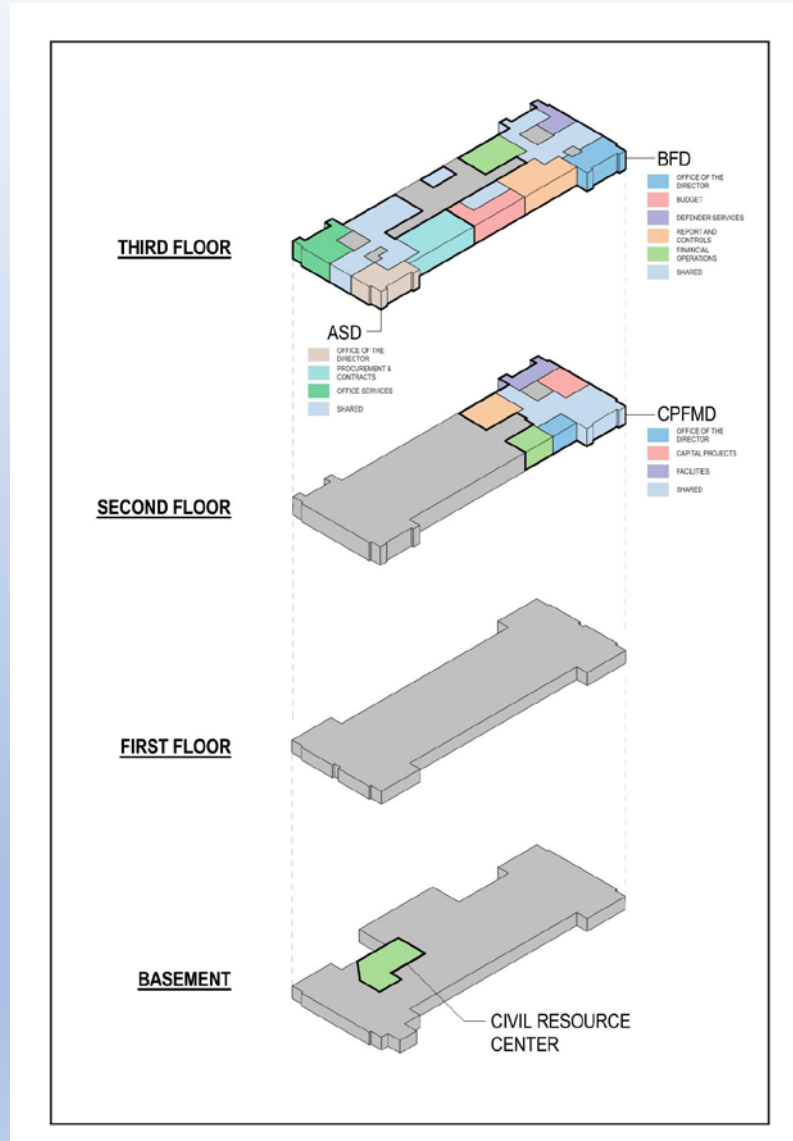
- Office of the Auditor Master is planned to migrate into Building A when the D-B completes the modernization of their location.  
(Office of the Auditor Master)





### Overview

## Preliminary Blocking and Stacking





# District of Columbia Courts

## Capital Projects and Facilities Management Division (CPFMD)



### Overview

## Contract Information

### Contract Type:

- Single Fixed Price (Lump Sum) Contract
- 2 phases
  - Phase One: Pre-Construction
  - Phase Two: Construction

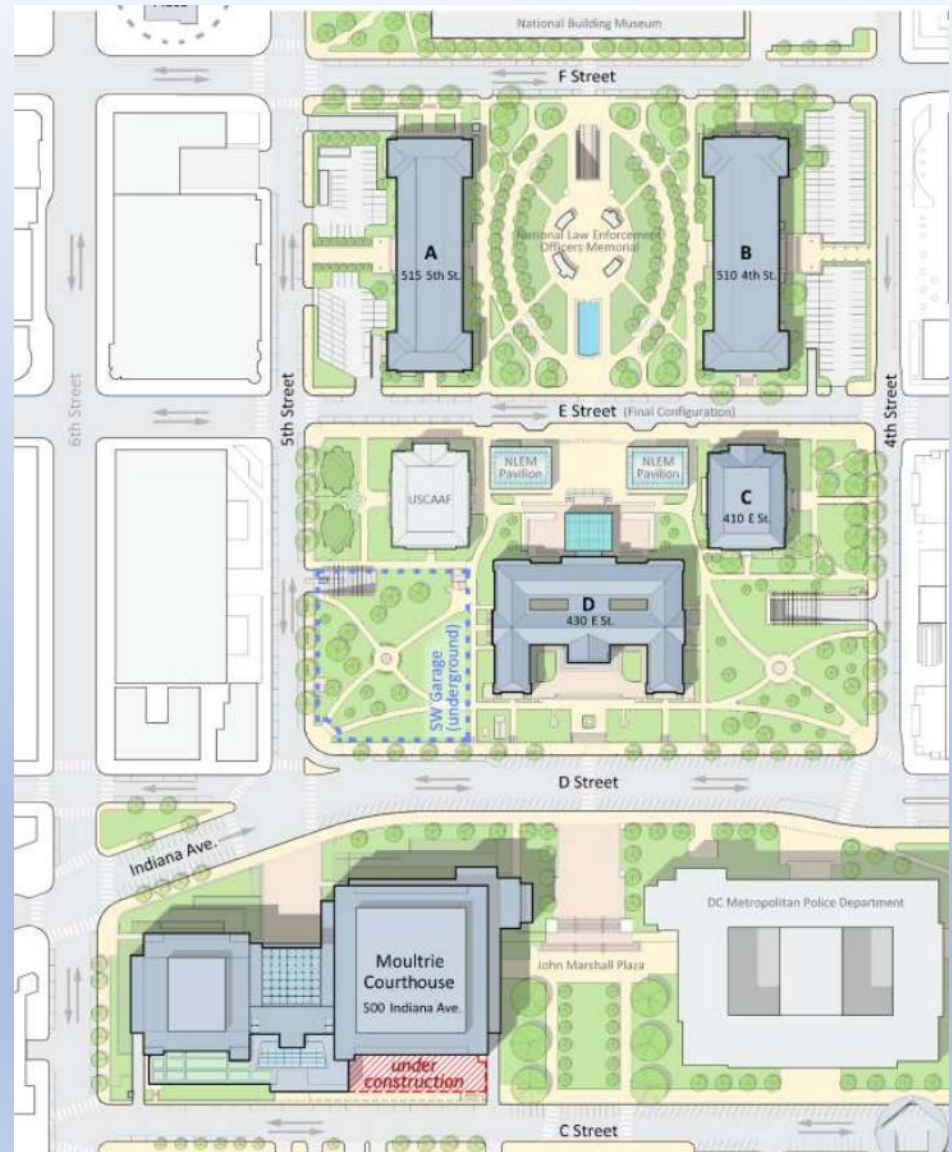
### RFP Schedule:

- RFP Questions due to D.C. Courts: 08/02/2021
- Proposals due date: 08/16/2021
- Notice of Award – on or about: 09/23/2021

### Project Delivery Method and

### Procurement:

- Design-Build (D-B) proposals
- D-B to provide services to meet all requirements of the RFP
- D-B to submit all deliverables as detail in the RFP
- Progressive Design-Build (PDB) approach via one-step selection process
- D-B selected via a best value selection based on team qualifications and fixed price
- Phase One begins with NTP
- Phase Two commences with the acceptance of Final Design (95%) submission



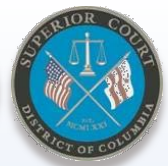


### Project Deliverable Milestones and Substantial Completion Date

#### Pre-Construction Phase (Phase One)

- Assuming NTP no later than 30 September 2021
- Assumed design duration of 7 months

Milestone Deliverables/Submittals	Calendar Days After NTP
Submit Design Quality Control (DQC) Plan	14
Submit Design Submission Schedule	14
Submit Initial Submittal Register	14
Conduct Existing Site Survey	14
Submit Existing Site Survey Report	Prior to Initial Design Meeting
Conduct Initial Design Meeting	21
Submit Program Verification Report	Prior to DID1 End User Meeting
Submit Design Intent Document 1 (DID1) per end user	90
Submit Design Intent Document 2 (DID2) per end user, signed	Per Design Submission Sch
Submit Schematic Design (35%) Building A	Per Design Submission Sch
Submit Schematic Design (35%) Building B (B1, 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Per Design Submission Sch
Submit Schematic Design (65%) Building A	Per Design Submission Sch
Submit Schematic Design (65%) Building B (B1, 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Per Design Submission Sch
Submit Schematic Design (95%) Building A	Per Design Submission Sch
Submit Schematic Design (95%) Building B (B1, 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Per Design Submission Sch
Submit Corrected Final Design (100%/IFC) Building A	Per Design Submission Sch
Submit Corrected Final Design (100%/IFC) Building B (B1, 2 <sup>nd</sup> , 3 <sup>rd</sup> )	NLT 30 April 2022



## Project Deliverable Milestones and Substantial Completion Date

### Construction Phase (Phase Two)

- Assumed a construction phase of 17 months

Construction and OGC Milestones ( <i>Italics work to be done by other GC</i> )	Calendar Days After NTP
Start Construction, Building A	Per Project Schedule
<i>Social Services move to CSA PH2B (from Building B/2<sup>nd</sup> and 3<sup>rd</sup> floor)</i>	Prior to construction start
<i>Metro Police move to CSA PH2B (from Building B/3<sup>rd</sup> floor)</i>	Prior to construction start
<i>USMS move out of area of construction Building B/B1</i>	Prior to construction start
Start Construction, Building B (B1, 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Per Project Schedule
<b>Substantial completion, Building A</b>	NLT 30 September 2023
<i>Office of the Auditor Master move to Building A (from GP)</i>	<i>NLT December 2023</i>
<b>Substantial Completion, Building B (2<sup>nd</sup>, 3<sup>rd</sup>)</b>	NLT 30 September 2023
<i>CPFMD move to Building B/2<sup>nd</sup> floor (from GP)</i>	<i>NLT 30 October 2023</i>
<i>ASD &amp; BFD move Building B/3<sup>rd</sup> floor (from GP)</i>	<i>NLT 30 October 2023</i>
<i>CPFMD De-Commission space at Gallery Place</i>	<i>30 November 2023</i>
<i>Terminate Lease at Gallery Place (Lease expiration date)</i>	<i>30 November 2023</i>
<b>Substantial Completion, Building B (B1)</b>	NLT 30 September 2024
<i>L&amp;T Resource Ctr &amp; DC Law Students move to Building B/B1 Level</i>	<i>April 2024</i>
Submit As-Built Drawing, Building A and Building B (B1, 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Per Project Schedule
Contract Completion, Building A and Building B (B1, 2 <sup>nd</sup> , 3 <sup>rd</sup> )	30 December 2024/POP end date



## Project Financials

### Project Budget & Funding Limitations

- D.C. Courts designated \$24 million to the project
- \$24M to serve as a Not to Exceed (NTE) project cost
- Includes project soft costs, hard costs, contingencies, etc.
- Provide Pre-Construction (Phase One) and Construction Phase (Phase Two) services



## Project Financials

### Price Schedule

- **Pre-Construction (Phase One) Services**
  - Fixed price for all services required in Phase One for a Corrected Final Design (100%) or Issued for Construction submission
  - Establish allowance for each early-work packages
  - Staff classifications under each allowance
  - Schedule of unit prices
- **Construction (Phase Two) Services**
  - Price to be negotiated with acceptance of Final Design (95%)



## Project Financials

### Additional Pricing Inclusions

- D.C. Courts anticipates receipt of additional funding for Building B modernization
- Following options will be considered for addition to the Project Scope
- Shall increase the NTE Project Cost via amendment

### Option 1

- Modernize remaining portion of the 2<sup>nd</sup> Floor (10,400 GSF)
- Courtroom, chamber, and office-type space
- Building system improvements and interior fit-out

### Option 2

- Modernize entire 1<sup>st</sup> floor (18,000 GSF)
- Courtroom and office-type space
- Building system improvements and interior fit-out

### Option 3

- Secure the Northeast Block of the DC Courts' Judiciary square campus
- Delivery of a secured perimeter surrounding Building B and its exterior grounds





## Pre-Construction Phase

### Phase One Scope

- **Design Management**
  - Professional Services/Designer of Record Responsibilities
  - Design Development Process
  - Design Document Review and Acceptance
  - Design Support During Construction
  - Delivery of Design Submittals
  - Design Document/Date Standards
- **Initial Design Deliverables Required**
  - Design Quality Control (DQC) Plan
  - Design Submission Schedule
  - Initial Submittal Register
  - Existing Conditions & Site Survey
    - Pre-Bid Conference
    - Site Survey
    - As-Built Drawings
  - Initial Design Meeting
  - Program Verification Report



## Pre-Construction Phase

### Phase One Scope Continued

- **Concept Design Deliverables Required**
  - **Design Intent Document (DID) Requirements 1**
    - **DID Overview**
    - **DID Format**
    - **DID Level 1 (DID 1) Submission**
    - **DID 1 Meetings**
    - **DID Level 2 (DID 2) Submission**
    - **DID 2 Meetings**
  - **Concept Design (35%) Submission**
    - **Concept Design (35%) Cost Estimate**



## Pre-Construction Phase

### Phase One Scope Continued

- Construction Document Deliverables Required
  - Preliminary Design (65%)
    - Architectural
    - Mechanical – HVAC
    - Mechanical – Plumbing
    - Mechanical – Fire Protection
    - Electrical – Interior Electrical System
    - Electrical – Electronic Systems
    - Preliminary Design (65%) Cost Estimate
  - Final Design (95%)
    - Final Design (95%) Cost Estimate
    - Corrected Final Design/Issued for Construction Submission (100%)



## Construction Phase

### Phase Two Scope

- **Construction Management**
  - **Construction Management Plan**
  - **Supervision**
  - **Occupied Portions of the Building**
  - **Owner Approvals and Permits**
  - **Labor and Materials**
  - **Project Safety**
  - **Warranty of Work**
  - **Correction of Defective Work**
  - **No Adjustment to Fee**
  - **As-Built and Closeout Documentation**



# Questions?



**DISTRICT OF COLUMBIA COURTS**  
 500 Indiana Avenue, NW  
 Washington, DC 20001-2131



**Meeting Roster**  
**CPFMD-21-RFP-087 – Migration from Gallery Place Modernizations**  
**July 21, 2021 @ 10:00 am**

<b>NAME</b>	<b>CONTACT NUMBER</b>	<b>ORGANIZATION</b>	<b>E-MAIL ADDRESS</b>
<b>1. Dana Friend Flor Rivera Judi Hill Danielle Reinhold Thomas Hedgepeth</b>		<b>DC Courts</b>	<a href="mailto:Maria.Rivera@dccsystem.gov">Maria.Rivera@dccsystem.gov</a> <a href="mailto:Judith.Hill@dccsystem.gov">Judith.Hill@dccsystem.gov</a>
<b>2. Vance Freymann Michelle Evans Jim Christian</b>	t: 202.800.2805	<b>Consigli</b>	<a href="mailto:vfreyman@consigli.com">vfreyman@consigli.com</a> <a href="mailto:mevans@consigli.com">mevans@consigli.com</a> <a href="mailto:jchristian@consigli.com">jchristian@consigli.com</a>
<b>3. Cammille Edwards Cameron Wilson Sean Keegan</b>	240.599.4761	<b>Cooper</b>	<a href="mailto:cedwards@cooperbuilds.com">cedwards@cooperbuilds.com</a> <a href="mailto:cwilson@cooperbuilds.com">cwilson@cooperbuilds.com</a>
<b>4. Alexandra Weil</b>	202.684.7958	<b>Collective Architecture</b>	<a href="mailto:aweil@collectivearchitecture.co">aweil@collectivearchitecture.co</a>
<b>5. John Walsh</b>		<b>Kato Associates</b>	
<b>6. Colisa Harris</b>	202) 688-9700	<b>Delon Hampton &amp; Associates, Chartered</b>	

◆ Open to All

◆ Trusted By All

◆ Justice For All



<b>7. Randall Moreland, AIA, NCARB, LEED AP BD+C   Senior Project Manager</b>	202 626 0690	<b>R. McGhee &amp; Associates Architecture – Interior Design – Historic Preservation</b>	<b>rmoreland@rmc-architects.com</b>
<b>8. Rachna B. Bhatt Director</b>	(202) 889-8400	<b>HRGM</b>	<b>Rachna@hrgm.com Anita@hrgm.com</b>
<b>9. Jocelyn Battle</b>		<b>Coakley Williams</b>	
<b>10. Steve White Karen Miller</b>	202 464 2452 I	<b>Fentress</b>	<b>Steve White &lt;White@fentressarchitects.com&gt;</b>
<b>11. Tony Moore Clay McKenna Karl Stewart Kim Schiffgens Omari Williams</b>		<b>AECOM – Program Management</b>	
<b>12. Michael Marshall Yoshio Inazumi</b>		<b>Michael Marshall Design</b>	
<b>13. Dan Ramsey Division Vice President</b>	Phone: 240-297-3206 Mobile: 443-250-7536	<b>The Whiting- Turner Contracting Company</b>	Ramsey, Dan <Dan.Ramsey@Whiting-Turner.com> Fisher, Stephen <Stephen.Fisher@Whiting-Turner.com>
<b>13. Timothy Hutcheson</b>	T 202 471 5062 M 202 498 0072	<b>EYP Inc</b>	<a href="mailto:thutcheson@eypae.com">thutcheson@eypae.com</a>
<b>14. Scott Brideau Ayoub Sarouphim, Katherine Pratt</b>	202.704.1843	<b>Little Architects</b>	<a href="mailto:SBrideau@littleonline.com">SBrideau@littleonline.com</a> <a href="mailto:ayoub.sarouphim@littleonline.com">ayoub.sarouphim@littleonline.com</a>
<b>15. Lisa Anders Bassem Melhem</b>		<b>MCN Build</b>	<a href="mailto:lisa.anders@mcnbuild.com">lisa.anders@mcnbuild.com</a> <a href="mailto:bassem.melhem@mcnbuild.com">bassem.melhem@mcnbuild.com</a>

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<b>17. Larry Gross Director of Sales and Marketing Ryan Miller</b>	Office Tel. (202) 386-6030 Mobile (410) 707-4131	<b>District Veterans Contracting Inc.</b>	lgross@districtvetcon.com
<b>18. Vijay R. Kasimsetty Raj Shukla</b>	P: (202) 545-1333	<b>CONSYS, Inc.</b>	<a href="mailto:vijay@consys-inc.net">vijay@consys-inc.net</a> <a href="mailto:raj@consys-inc.net">raj@consys-inc.net</a>
<b>19. Andrew Slebos</b>		<b>ASAP - QA</b>	
<b>20. George Rusk Mark Laudo Jennifer Williamson Ronda Hockensmith Sonya Brown</b>	240.399.0378	<b>Grunley Construc- tion Company, Inc.</b>	<a href="mailto:GeorgeRusk@Grunley.com">GeorgeRusk@Grunley.com</a> <a href="mailto:MarkLaudo@Grunley.com">MarkLaudo@Grunley.com</a> <a href="mailto:JenniferWilliamson@Grunley.com">JenniferWilliamson@Grunley.com</a> <a href="mailto:SonyaBrown@Grunley.com">SonyaBrown@Grunley.com</a> <a href="mailto:RondaHockensmith@Grunley.com">RondaHockensmith@Grunley.com</a>
<b>21. David Husson Ken Harris</b>	1.703.789.5921   1.703.789.5921	<a href="mailto:david.husson@jacobs.com">david.husson@ja- cobs.com</a>	<a href="mailto:David.husson@jacobs.com">David.husson@jacobs.com</a> ; <a href="mailto:ken.harris@jacobs.com">ken.har- ris@jacobs.com</a>

To prevent the spread of COVID-19 and reduce the potential risk of exposure to our workforce and visitors, we are conducting a simple screening questionnaire. Your participation is important to help us take precautionary measures to protect you and everyone in this building. The information on the form will be kept for 14-days, to assist the DC Department of Health with any necessary contact tracing. Thank you for your time.

# HEALTH SCREENING QUESTIONNAIRE FORM

## Symptoms in the Last Seven Days

\* Have you experienced cough, shortness of breath/difficulty breathing, or two or more of the following symptoms in the past 48-hours:

- Fever or chills?
- Muscle or body aches?
- New loss of taste or smell?
- Congestion or runny nose?
- Diarrhea?
- Fatigue?
- Headache?
- Sore throat?
- Nausea or vomiting?

Yes

No

## Have you been close to someone with a fever?

\* Within the past 14-days, have you been in close physical contact (6-feet or closer for a total of 15-minutes) with anyone who has tested positive for COVID-19, or anyone who has symptoms of COVID-19?

Yes

No

## COVID Positive

\* Are you currently isolating or quarantining because you may have been exposed to a person with COVID-19 or are worried that you may be sick with COVID-19?

Yes

No

## Area of Courthouse/ Courtroom Visiting:

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Name: \_\_\_\_\_

Last Name: \_\_\_\_\_

E-mail address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Para prevenir la propagación de COVID-19 y reducir el riesgo potencial de exposición de nuestra fuerza laboral y visitantes, estamos realizando un cuestionario de detección simple. Su participación es importante para ayudarnos a tomar medidas de precaución para protegerlo a usted y a todos en este edificio. La información del formulario se conservará durante 14 días para ayudar al Departamento de Salud de DC con el rastreo de contactos necesario. Gracias por su tiempo.

# FORMULARIO DE CUESTIONARIO DE EVALUACIÓN DE LA SALUD

## Síntomas en los Últimos Siete Días

\* ¿Ha experimentado tos, falta de aire / dificultad para respirar o dos o más de los siguientes síntomas en las últimas 48 horas:

- ¿Fiebre o escalofríos?
- ¿Dolores musculares o corporales?
- ¿Nueva pérdida del gusto o del olfato?
- ¿Congestión o secreción nasal?
- ¿Diarrea?
- ¿Fatiga?
- ¿Dolor de cabeza?
- ¿Dolor de garganta?
- ¿Náuseas o vómitos?

Sí  No

## ¿Has estado cerca de alguien con fiebre?

\* En los últimos 14 días, ¿ha estado en contacto físico cercano (6 pies o más cerca por un total de 15 minutos) con alguien que haya dado positivo por COVID-19, o alguien que tenga síntomas de COVID-19?

Sí  No

## COVID Positivo

\* ¿Está actualmente aislado o en cuarentena porque puede haber estado expuesto a una persona con COVID-19 o le preocupa que pueda estar enfermo con COVID-19?

Sí  No

## Área de Visitas al Juzgado /Sala de Audiencias:

-----  
Fecha: ----- Hora: -----  
Nombre: -----  
Apellido: -----  
Dirección de Correo Electrónico:  
-----  
Teléfono: -----