



**DISTRICT OF COLUMBIA
WATER AND SEWER AUTHORITY**

Board of Directors

*Meeting of the
Environmental Quality and Sewerage Services and
Water Quality and Water Services Committees*

*5000 Overlook Avenue, SW, Room 407
Thursday, December 18, 2014
10:30 a.m.*

I. Call to Order

Bo Menkiti
Chairperson
Rachna Butani
Chairperson

10:30 a.m. II. [New Headquarters Building Procurement](#)

George Hawkins

10:50 a.m. III. Action Item – Joint Use

Len Benson

1. [Contract No. 140060, Skanska USA Building Inc.](#)

11:00 a.m. IV. Adjournment

Bo Menkiti
Chairperson
Rachna Butani
Chairperson



Joint Meeting of the
Environmental Quality and Sewerage Services Committee
and
Water Quality and Water Services Committee
December 18, 2014

Briefing for
New Headquarters Building
Recommendation for Contract
Approval – Phase I Design



Background

- Relocation of non-engineers from Blue Plains reserves space for expansion of water treatment facilities
- Improves operational efficiency by providing central Administrative Offices and consolidating all of Department of Customer Care and Operations
- O&M savings of approximately \$2M per year – in eliminating leases for Customer Care Office and Department of Customer Care and Operations.
- Board Approval of Non-Process Facilities Master Plan (September 2013) and New Headquarters project in the CIP (December 2013)



Progressive Design Build Project Delivery

- Provides flexibility that allows owner and Design Build (DB) Contractor to design and construct a project to budget
- DB Contractor selected primarily on qualifications
- Owner has input on design with DB Contractor to 60-80% design completion
- Provides for a lump sum Guaranteed Maximum Price (BMP) for construction - negotiated between Owner and DB Contractor.



Progressive Design Build Project Delivery

Two Step Procurement Process

- Request For Qualifications – Request for Proposals
 - Qualification Based Selection Process

Two Phase Contract Process

- Approve Contract with Design Build Contractor with a not to exceed cost for Phase I Design – 80% design completion.
- Approve Phase II for Guaranteed Maximum Price (GMP) with Design Builder. If unable to negotiate an acceptable GMP - DC Water has ability to walk away, with designs.



Evaluation Committee

- Gus Bass
- Leonard Benson
- Scott Burrell (OCA)
- George Hawkins
- Maureen Holman
- Nick Gardner (WSSC)
- Michael McGrath (Fairfax County)
- David McLaughlin
- Sarah Neiderer
- Carlton Ray
- Katrina Wiggins



Procurement

Non-Voting Advisory Committee

- John Bosley,
Chief Procurement Officer
- Constance Schwartz,
Project Manager
- Michael Loulakis,
CPS LLC, Procurement Advisor
- Paul Falkenbury,
Samaha Associates, PC, Program Management
- Thomas Bidenbaugh,
Leftwich & Ludaway LLC,
Legal Counsel OCA DC Gov
- Melanie Bell, OCA DC Gov



Procurement

11 Respondents:

3 Shortlisted Proposers:

Balfour Beatty - ZGF

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CDM-Smith/Coakley Williams (JV) - AECOM

CDM-Smith/Coakley Williams (JV) - AECOM

Clark Construction – HOK, Inc. & McKissack/McKissack

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Forrester Construction Co. - EYP

Forrester Construction Co. - EYP

Gilbane Building Co. – Perkins Eastman

Gilbane Building Co. – Perkins Eastman

Holder Construction – HGA & Pickard Chilton

Holder Construction – HGA & Pickard Chilton

Rand Construction Corp. – Gensler

Rand Construction Corp. – Gensler

Sigal Construction Corp – Cox Graae & Spack Architects

Sigal Construction Corp – Cox Graae & Spack Architects

SKANSKA – SmithGroup JJR

SKANSKA – SmithGroup JJR

Smoot Construction / PJ Dick (JV)

Smoot Construction / PJ Dick (JV)

Turner Construction – Baker Boggs (JV)

Turner Construction – Baker Boggs (JV)



Request for Proposals (RFP)

RFP Submitted to 3 Shortlisted Proposers – August 12, 2014

- Two Part Evaluation:
 - Technical Proposal (Total 50 points):
 - Design Development and Management
 - Cost and Schedule Control
 - Subcontractor Procurement & Self-Performance
 - Permitting Approach
 - Phase 2 Services
 - Design/Sustainability (Total 50 points):
 - Iconic / “Building for the Ages”
 - Functionality
 - Public Access
 - Sustainability

Scoring Process

- Committee met and scored Technical Proposal
 - *Difference in scoring less than 6 points between highest and lowest average scores*
- After scoring the Designs were introduced to Committee
- Presentations by Shortlisted Proposers (2 hours each)
- Scoring of Design/Sustainability by Committee
 - *All Committee Members Scored Skanska Design/Sustainability with highest score*



Team Selected

SKANSKA - SmithGroup JJR

Highest Score – Fee Structure Essentially Equal for All Three Proposers

Creative solutions:

- Innovative Design - Uses Shape of structure for passive shading
- Built around and over part of building where old offices are located, not over critical pump room operation
- Design provides for clear views for all users, visitors.
- Provides for more natural light for employees
- Maintains clear access to rear pump station and docks
- Direct – secure access to Board Room from Lobby.



Sustainable Features

- Sewer heat recovery to offset heating cost of building
- Creating natural wet-land area
- 100% retention of rain water – which will be re-used to flush commodes in building
- Using the building design to create passive shading system, eliminating unwanted solar heat
- And more...



Procurement

Projected DB Schedule

Schedule:

- Phase I Project Kick-off- Permit Approval Meetings Feb 15 – April 15
- Phase II Board Approval Contract May 7, 2015
- Building Completion/Commissioning/Move In June 17 – Sept 17

Budget:

- Hard Cost Building Construction \$55,000,000
- Contingency (Owner) \$ 2,750,000
- Furniture/Fixtures/Equipment \$ 5,000,000
- Total Hard Cost \$62,750,000
- Soft Cost (Program and Construction Management, OCIP, etc.) \$ 7,000,000
- TOTAL BUDGET \$69,750,000**

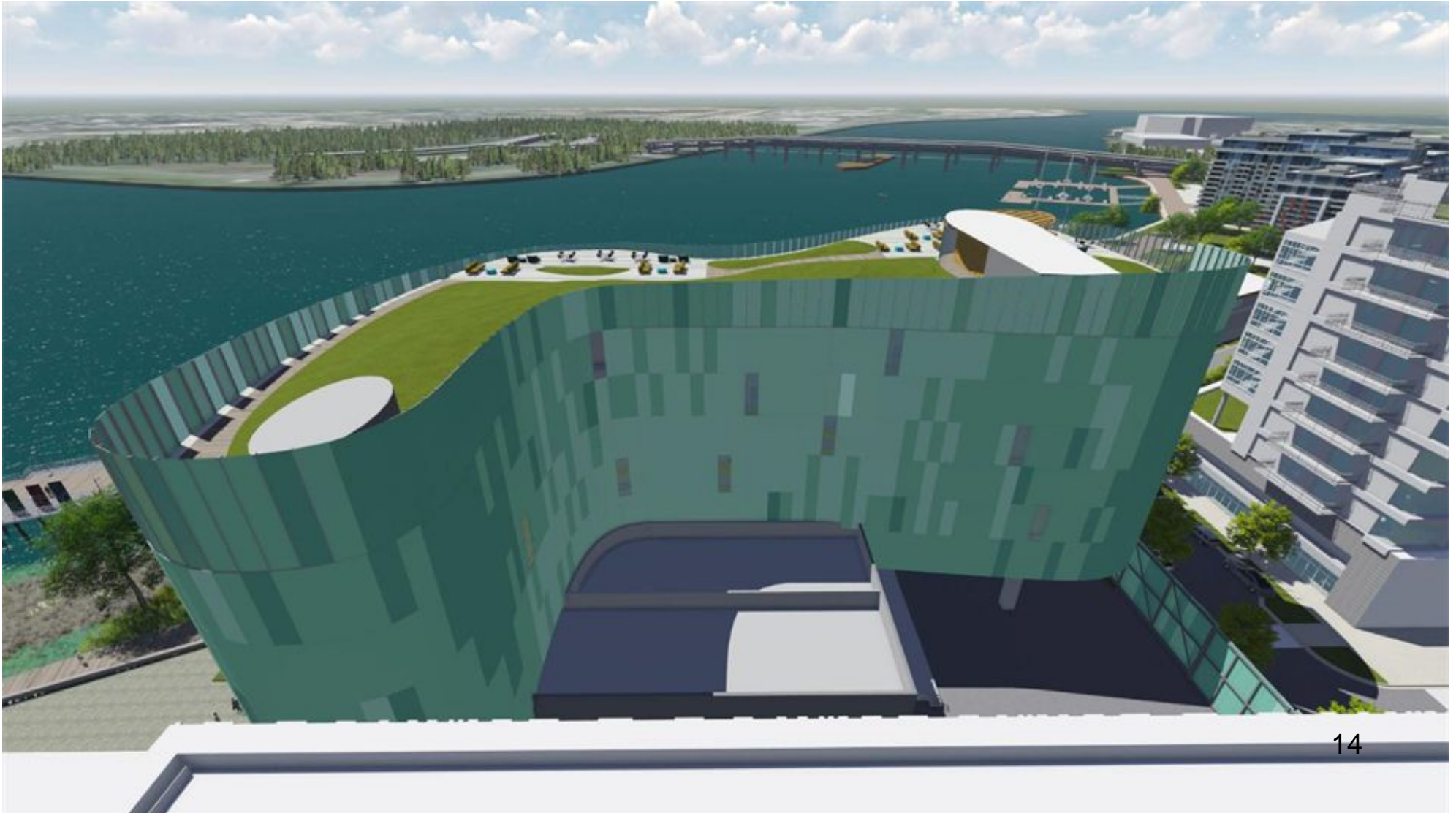


Conceptual Building Views





Conceptual Building Views





Conceptual Building Views



**DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY
BOARD OF DIRECTORS CONTRACTOR FACT SHEET**

ACTION REQUESTED

**PROGRESSIVE DESIGN-BUILD CONTRACT:
NEW HEADQUARTERS BUILDING
(Joint Use)**

Approval to execute a design-build contract not to exceed \$5,000,000.00 for Phase I Design.

CONTRACTOR/SUB/VENDOR INFORMATION

PRIME:	SUBS:	PARTICIPATION:
Skanska USA Building, Inc. 700 King Farm Blvd. Suite 200 Rockville, MD 20850	<u>Design Phase</u> SmithGroupJJR, Inc. Washington, DC	49.04%
	SK&A Structural Engineers, PLLC Washington, DC	6.68%
	Leuterio Thomas, LLC Oxon Hill, MD	18.28%
	JVP Engineers, PC Washington, DC	4.43%
	Wiles Mensch Corporation Reston, VA	4.80%
	Oehme van Sweden Washington, DC	11.38%
	Shen Milsom & Wilke Arlington, VA	4.79%
	Setty & Associates, LTD. Fairfax, VA	0.60%

* This is a design-build contract. As the design progresses and the scope of work is better defined, additional and alternate subcontractors and suppliers will be solicited by the Contractor to perform the work. The Contractor has committed to exercising its best efforts to meet or exceed the MBE/WBE Fair Share Objectives as the final construction needs are identified.

DESCRIPTION AND PURPOSE

Contract Value: Not to Exceed Phase I \$5,000,000.00
 Contract Time: 1,080 Days (3 years)
 Anticipated Contract Start Date: 01-15-2015
 Anticipated Contract Completion Date: 12-31-2017
 Qualifications Due Date: 05-14-2014
 Proposals Due Date: 10-15-2014
 Number of Firms Submitting Qualifications: 11
 Number of Firms Shortlisted: 3

Purpose of the Contract:

Provide design and construction of new Headquarters Building for DC Water.

Contract Scope:

Work will be completed in two phases:

- Phase I: Design development to 80%, regulatory approval and preconstruction service for the new Headquarters Building featuring approximately 150,000 gross square feet.
- Phase II (scheduled to be awarded upon completion of Phase I): Completion of design, construction and commissioning of the new Headquarters Building.

Federal Grant Status:

- Construction Contract is eligible for Federal grant funding assistance.

PROCUREMENT INFORMATION

Contract Type:	Not to Exceed	Award Based On:	Qualifications and Design Selection
Commodity:	Design and Construction	Contract Number:	140060
Contractor Market:	Open Market		

BUDGET INFORMATION

Funding:	Capital	Department:	Department of Engineering and Technical Services
Service Area:	Combined Sewer Overflow	Department Head:	David McLaughlin
Project:	DS		

ESTIMATED USER SHARE INFORMATION

User	Share %	Dollar Amount
District of Columbia	73.14%	\$ 3,657,000.00
Federal Funds	0.00%*	\$ 0.00
Washington Suburban Sanitary Commission	20.95%	\$ 1,047,500.00
Fairfax County	3.83%	\$ 191,500.00
Loudoun County & Potomac Interceptor	2.08%	\$ 104,000.00
Total Estimated Dollar Amount	100.00%	\$ 5,000,000.00

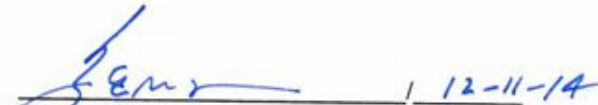
* Eligible for Federal Grant Funding. Grant funding is insufficient to fund all eligible contracts. Federal Grant Funding may be used if additional funding becomes available or if other eligible projects are postponed.

Current CIP budget is sufficient to accommodate the Phase I design costs.


 Gail Alexander-Reeves
 Director of Budget
 Date 1/12/10/14

 George S. Hawkins
 General Manager
 Date


 Teresa Scott
 Acting Director of Procurement
 Date 1/12/11/14


 Leonard R. Benson
 Chief Engineer
 Date 1/12-11-14