November 1 2019

Request for Proposals

Design/Build Accessibility Project

Perry Street Prep PCS—a nonprofit, PK-8th Grade Public Charter School—seeks a Design/Build Firm to modify the handicap accessibility of at 1800 Perry Street NE. Project includes front entrance ramping, re-paving, door modification and bathroom modifications.

Contact: For further information regarding the RFP contact Kelly Smith, kmisth@Pspdc.org. Further information about Perry Street Prep Public Charter School—including our nondiscrimination policy—may be found at www.pspdc.org

Deadline & Submission: Submit bids responsive to the full RFP via email to Ksmith@pspdc.org no later than 5pm on December 4, 2019. Extended Deadline: January 10, 2020

Perry Street Preparatory Public Charter School invites qualified bidders to submit proposals for the Accessibility Project. All bidders must include adequate information to demonstrate that they have the necessary experience and professional qualifications to complete the work. Perry Street Preparatory Public Charter School, reserves the right to reject any or all bids, in whole or in part, to award any item, group of items, or total bid, and to waive any informality or technical defects, if is determined to be in the best interest. The award, if any, of a contract for the work will be subject to the approval and at the sole discretion of the Perry Street Preparatory Board of Trustees.

Perry Street Preparatory Public Charter School has funded this project with a grant award by the Office of State Superintendent of Education. Scholarships for Opportunity and Results (SOAR) Act grant is to improve school performance and educational outcomes and to provide facility funding in order to increase the number of high-quality public charter school seats in the District of Columbia. Grant funds will be used to improve the school building’s ADA accessibility and openness to the community.

PSP has occupied an historic (built in 1930) three-floor brick building in Ward 5 since 2011. In 2011, the school building was partially revitalized but critical features and systems were overlooked in the modernization efforts.

The objective of this RFP is to award a design/build to cost contract. The project will consist of one of the following:
1. Complete Exterior Entry and Exit way improvements:

The scope of this work includes:

a) Rampwork: layback of earthwork, sediment and erosion control, concrete ramps, and foundations, railings and guardrails at ramps and stairs, new landscaping and foundations for new signage.

b) Millwork to install handles, frames, and doors to support ADA operators, including hardware at both entrances; and

c) Repair and resurfacing of sidewalks and the parking lot at the site of existing ramp (in the back of the school) and the school bus drop off location.

Exterior work will make the main entryway and school bus drop off location more accessible and welcoming to students, staff, families and the community.

2. Renovate Bathrooms for Full ADA Compliance:

The scope of the work includes:

a) Updated and appropriately spaced bathroom partitions and accessories (sinks, faucets, handrails, toilets);

b) Millwork to install handles, frames, and doors to support ADA operators including hardware at entrances;

c) Plumbing to make safe, and remove and update fixtures; and

d) Replacement of tile, HVAC diffusers, lights and sprinklers to rework existing areas as needed.

Interior work will make bathrooms more accessible and welcoming to students, staff, families and the community.

Proposals will be reviewed by a project review committee and recommendation for award will be made to the Perry Street Preparatory Public Charter School Board of Trustees. Notification of contract award will be made as soon as possible after board approval. The award will be based on determination of best value to Perry Street Prep PCS according to the evaluation criteria listed in the proposal requirements section of this document.

1. The firm must have all applicable state, county, city and local licenses required to accomplish the work and must carry commercial, general liability, workers compensation, auto and umbrella insurance coverages.

2. Proposals must meet all local, city, county and District of Columbia codes and design guidelines, and including but not limited to Federal ADA requirements.

3. Proposals must include a warranty period of at least one year from completion.

4. This is a turn-key, design-build project.
5. Contractors may bid on design, renovation or both.

6. If the bidder discovers any ambiguity, conflict, discrepancy, omission, or error in the RFP, it shall immediately notify Perry Street Prep PCS of such in writing and request modification or clarification of the document. Perry Street Prep PCS will make modifications by issuing a written revision and will give written notice to all parties who have received this RFP. The bidder is responsible for clarifying any ambiguity, conflict, discrepancy, omission, or error in the RFP prior to submitting the proposal or it shall be waived.

7. All contractors are invited to a project walkthrough to be conducted at the project site on November 18, 2019 at 8am. All proposals are due to Perry Street Prep PCS December 4, 2019. Extended Deadline: January 10, 2020

PROPOSAL REQUIREMENTS

Proposals must include qualifications and a response to the scope of work as described below to be considered complete.

1. Qualifications
   a. Proclamation of project qualifications, including copies of professional registration/ license and certificate of public liability insurance, inclusive of coverage amounts and errors and omissions policy certificate.
   b. Experience of firm and key subcontractor personnel.
   c. List of previous work (preferably on projects of similar scope and size).
   d. Three references with contact information.
   e. Any other information appropriate to demonstrate qualifications.

2. Response to the Scope of Work
   a. A detailed description of the renovation work to be completed and/or the new construction proposed. The more detail provided in the proposal will allow Perry Street Prep PCS to evaluate the bid quickly and completely. The proposal should specifically address:
      i. MEP (Mechanical, Electrical, Plumbing)- to include interfaces into power grid, facility water, sewer and mechanical systems.
      ii. Interior/Finishes – to include all ADA requirements, convenience and changing stations.
      iii. Site Work/Landscape- to include storm water mitigation and critical area considerations.
   b. Proposed schedule. This schedule should include the identification of critical tasks within each phase of the project that may jeopardize completing the project on schedule. The work, including a certificate of occupancy, must be delivered prior to August 15, 2020.
c. A description of any other activities related to the management of this work that is deemed appropriate for the completion of this project including permitting and historic review.

3. Proposed Costs
   a. Proposal will include all costs for management and construction of the project.
   b. Proposal will include all design costs for the renovation and/or replacement of the facility.
   c. All labor, material, equipment, permits, design, approvals, permissions and all other direct and indirect costs will be included in the proposal.
   d. Contractor is encouraged to propose any initiatives either in design or construction to enhance the project and/or reduce costs.

Evaluation of proposals based on the following criteria (not listed in order of importance).

- Previous work and experience on similar size/scope projects.
- Referrals and/or references from previous clients.
- Overall completeness, legibility and organization of the proposal and responsiveness to the RFP specifically with regard to information of cost, details of the work proposed, schedule and performance related to this contract.
- Responsiveness to any questions or requests during the review process.

Project Timeline:

November 2019 – release of the RFP;
November 18, 2019 - Project walkthrough 9am at project site;
December 4, 2019 - Proposals due to Perry Street Prep PCS
Extended Deadline: January 10, 2020
TBD – Award subject to Board approval
August 2020 – Project Complete

Attachments

A – Site Maps

B - Photos of Site at 1800 Perry Street Prep