

**DISTRICT OF COLUMBIA COURTS
SOURCES SOUGHT
FOR SUPPLIES OR SERVICES**

ISSUED BY: DISTRICT OF COLUMBIA COURTS
ADMINISTRATIVE SERVICES DIVISION
PROCUREMENT AND CONTRACTS BRANCH
700 6TH STREET, N.W., 12th FLOOR
WASHINGTON, D.C. 20001

DATE ISSUED: April 5, 2024
RESPONSE DATE: May 10, 2024
OPENING TIME: 12:00 Noon

SOLICITATION NUMBER: DCSC-24-RFP-

SOURCES SOUGHT FOR: DC Courts Recorder of Deeds Modernization

MARKET TYPE: Open Market

Sources Sought – Design-Build Services Contractor

THIS IS A SOURCES SOUGHT AND NOT A REQUEST FOR PROPOSAL for Design-Build Services for the DC Courts. Responses shall be used for planning purposes only. It is anticipated that a solicitation based on the outcome of this market survey will be published and that a subsequent contract from the solicitation will be awarded. A market survey is being conducted to determine if there are adequate contractors for the project listed below.

All interested contractors should respond to this office in writing by e-mail on or before the due date listed below. No funds are available to fund the preparation of responses to this notice. No entitlement to payment of direct or indirect cost will arise because of contractors providing information, questions, or comments regarding this notice. Any information submitted in response to this notice is strictly voluntary. Responses in any form do not constitute offers and the Courts is under no obligation to award a contract because of this notice.

The Courts is conducting a market survey and is seeking qualified sources to provide Design-Build (D-B) Services to support the Capital Projects and Facilities Management Division (CPFMD) for the Historic Recorder of Deeds (RoD) Building Modernization Project.

The Historic Recorder of Deeds (RoD) building is the newest addition to the Owner’s facilities portfolio. In 2019, the D.C. Courts executed an agreement with the District of Columbia for use of the RoD building for 99 years with the intent of modernizing the building to create an “Access to Justice Center” with the following benefits:

- The D.C. Courts’ anticipated space need will be fulfilled through 2030 without dependency on high-cost leased space, as all D.C. Courts’ components requiring functional adjacency to the courthouses will be consolidated into the D.C. Courts’ Judiciary Square portfolio of government-owned facilities.
- Adjacency to the courthouse will allow the Courts to provide greater “access to justice for all” in the community by co-locating the Courts and community partners who deliver vital services in one easily accessible location.

- Restoration and modernization of the historic Recorder of Deeds Building will not only preserve a building that is an important part of our nation's African American history, but it will also lower the number of excess and underutilized properties in the District of Columbia's real property portfolio by bringing a vacant, deteriorating building back into active use.

In return, the District (referred to as DGS) will occupy at least five thousand (5,000) useable square feet of space in the building, per the Agreement.

The building, in its current configuration, is comprised of a total of approximately 48,842 square feet (GSF) and will provide approximately 20,100 usable square feet (USF) above ground. The facility has been largely vacant since 2008 when the Recorder of Deeds moved to a new location and has deteriorated considerably since it was vacated, including extensive water intrusion. It is noted on the application for the historic designation that the building was flooded in 2006 during a surge storm event in the District. Designed by the Office of the Municipal Architects under Nathan C. Wyeth, the Recorder of Deeds building was constructed between 1941-43.

CONTRACT TYPE:

Design-Build Delivery

The base contract for this project will be a Design-Build with two distinct phases and three options:

- Phase 1 -will be validating of the Core and Shell Bridging Contract Documents and advancement of those documents from their 35% Design Development to 100% Issued for Construction (IFC) documents.
- Phase 2 - will be the construction of the Core and Shell.
- Option 1 (Pre-design Services) The Courts will seek pricing options for the Pre-Design of Interior Construction and Interior Finishes, consisting of programming and coordination with end users of the space.
- Option 2 (Design Services) Design services of the Interior Construction and Interior finishes, coordinated with DGS and Courts tenants.
- Option 3A (Interior Construction) There will be an option to provide Interior Construction as part of the upcoming Solicitation.
- Option 3B (Interior Finishes Construction) There will be an option to provide Interior Finishes as part of the upcoming Solicitation.
- Further information on the options will be provided as part of the solicitation, expected to be released the first week of June 2024.

CONTRACT TYPE: Fixed Price (Lump Sum) contract with four (4) options.

PROJECT DELIVERY TYPE: Design-Build Delivery Method

Base Contract. Core & Shell (Design and Construction Services):

Core & Shell (Design Services). Includes validation of the Core and Shell Bridging Contract Documents (provided with RFP) and advancement of those documents from 35% Design Development to 100% Issued for Construction (IFC) documents, or a complete set of construction documents.

Core & Shell (Construction Services). Includes construction of the Core & Shell per the D-B's Core & Shell design.

Contract Options. Interior Construction & Interior Finishes (Pre-Design, Design and Construction Services):

Option 1. Interior Construction and Interior Finishes (Pre-design Services). Includes all pre-design services required to deliver a complete set of construction documents. Pre-design services required include, but are not limited to, requirement gathering and validation, programming, and space planning. The D-B will be required to coordinate with the D.C. Courts and the District to complete all pre-design activities and will be required to facilitate reviews and acceptance of pre-design documents by the D.C. Courts and the District.

Option 2. Interior Construction and Interior Finishes (Design Services). Option 2 includes all design services required to deliver a complete set of construction documents (and supporting cost estimate) for construction of Options 3A and 3B.

Option 3A. Interior Construction (Construction Services): Includes completion of the Interior Construction per the construction documents delivered under Option 2.

Option 3B. Interior Finishes (Construction Services): Includes completion of the Interior Finishes per the construction documents delivered under Option 2.

PRICING:

Base Contract:

Core & Shell (Design Services) – Lump Sum Cost/Fee.

Core & Shell (Construction Services – Lump Sum Cost/Fee. To be negotiated prior to Notice to Proceed on Construction.

Contract Options:

Option 1. Interior Construction and Interior Finishes (Pre-design Services) – Lump Sum Cost/Fee.

Option 2. Interior Construction and Interior Finishes (Design Services) – Lump Sum Cost/Fee.

Option 3A. Interior Construction (Construction Services) – Lump Sum Cost/Fee.

To be negotiated prior to the issuance of the construction Notice to Proceed (NTP) for Option 3A.

Option 3B. Interior Finishes (Construction Services) – Lump Sum Cost/Fee.

To be negotiated prior to the issuance of the construction Notice to Proceed for Option 3B.

ELIGIBILITY:

1. Design-Build team (Contractor / Architect/Engineer) has experience permitting, designing, and constructing Historical buildings on Historic Preservation / Restoration Projects.
2. Contractor Firm Capacity: Delivery of at least three (3) projects via the design-build delivery method, and as prime contractor, within the last ten (10) years
3. Architect/Engineer Firm Capacity: Provision of design and construction administration services for at least three (3) projects via the design-build delivery method, and as AOR/DOR within the last ten (10) years.

4. Experience:
 - a. Contractor shall have served as prime contractor on secure facilities (Court facilities preferred). Contractors shall have a minimum of ten (10) years of experience as prime contractor on a design-build team and delivering projects via the design-build delivery method.
 - b. Contractor Architect/Engineer team members/partners shall have served as the AOR/DOR on secure facilities (Court facilities preferred). Architect/Engineer team members shall each have a minimum of ten (10) years of experience as the AOR/DOR on a design-build team and delivering projects via the design-build delivery method.
5. Experience with Municipal Construction and government contracts, including knowledge of Davis Bacon, Prevailing wages, etc.

ANTICIPATED PERIOD OF PERFORMANCE (POP):

Base Contract – 21 Month Duration, 22 Month POP (Duration +1 Month Closeout)

Options 1 – 3B – 23 Month Duration, 27 Month POP (Duration + 1 Month Closeout and FF&E Support)

BONDING REQUIREMENTS: Performance Bond, Payment Bond, Bid/Offer Bond

Interested businesses are asked to fill out and provide responses to the attached questionnaire.

RESPONSES ARE DUE NO LATER THAN (NLT) May 10, 2024, by 12:00 PM. Submit responses to Kenneth Evans with the DC Courts, Kenneth.Evans@dccsystem.gov.

Sources Sought Construction Management and Quality Assurance Services Questionnaire

Responses must address, at a minimum, the following:

Complete the questionnaire below to provide the requested information (no substitutions, additions, or deletions).

Please answer all questions. Incomplete questionnaires will not be considered.

Company Name: _____

Point of Contact: _____

Company Address: _____

Telephone: _____

Email address: _____

Web address: _____

Employee Identification Number (EIN): _____

Design Firm Partner: _____

Point of Contact: _____

1. In the past ten (10) years, has your firm been providing design-build services on a minimum of five (5) successful contracts, supporting complex projects between \$15M and \$60M?
 - No
 - Yes (Explain below)

2. Were any of those projects delivered by this team (Contractor / AOR/DOR)?
 - No
 - Yes (Explain below)

3. Outline your company's capability to provide the services outlined in the sources sought description.
 - a) What specific technical skills does your team possess which ensure capability to perform the tasks?
 - b) Outline your team's knowledge, experience, and capability in performing design-build services.
 - c) Outline any experience regarding execution of design-build services, including support for end user coordination, end user migrations, implementation, coordination, or any other experience that you feel should be considered relevant to this sources sought.

4. Please provide at least two (2) references related to the delivery of design-build services over the past ten (10) years for your firm. These could be letters of recommendation on reference letterhead, or evaluations on performance during delivery of the service.

Do not submit any additional information other than the information requested in this notice. The Court may elect not to discuss submissions received in response to this Sources Sought notice with individual responders. There is no requirement to respond to the Sources Sought to be eligible to propose on any upcoming solicitation.