DC PUBLIC LIBRARY

DESIGN & CONSTRUCTION
INDUSTRY OUTREACH - UPCOMING PROJECTS

Jaspreet Gakhar-Pahwa
Interim Director, Capital Planning & Construction
AGENDA

10:00 - 12:00:  INTRODUCTIONS
PRESENTATION
QUESTIONS / ANSWERS

WEST END LIBRARY - 2301 L STREET NW, WASHINGTON DC

2:00 to 3:00:  SITE VISIT
CONGRESS HEIGHTS
PARCEL 16, ST. ELIZABETHS CAMPUS

THE EVENT IS BEING RECORDED.

ALL INFORMATION INCLUDING THE LIST OF ATTENDEES WILL BE POSTED ONLINE AT:
https://www.dclibrary.org/about/opportunities
HELP US GET TO KNOW YOU

SCAN THE QR CODE & FILL IN YOUR RESPONSES ON YOUR SMARTPHONE.

I represent a ......(pick one) *

- Design Firm
- Construction Firm- General Contractor
- Construction Firm- Sub-contractor
- Other: ____________________________

My firm has pursued Design-Build business opportunities with DC Public Library in the past five years

- Yes
- No

My firm is familiar with library’s Design-Build process

1 2 3 4 5

Strongly disagree

Strongly agree

REVIEW RESPONSES RECEIVED
BUILT ENVIRONMENT OVERVIEW

26 Libraries City-Wide

- 22 of 26 New / Modernized 2009 -2021
- Lamond-Riggs Library under Construction
- Southeast Library in Design
- Congress Heights/ Parklands-Turner funding received
- Next Libris paved way for
  - CIP Projects FY 22-27
  - Refresh/ Small Caps $1- $5M
“...libraries’ as engines of human capital...evolution from mostly repositories of information to centers for community learning...”
Richard Reyes-Gavilan, Executive Director, DCPL

“Transform Libraries from agencies where you just come in to check out a book to buildings and experiences that really delight when you walk into our door & use our services. We want to make sure library is offering every single resident a chance to learn, to develop skills, to enjoy a cultural experience, to participate in a political discussion.”
PURSUING EXCELLENCE
Continually Raising The Bar
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**ASSUMPTIONS:**
- Design/build delivery methodology factored
- Site costs are outside of funded allowances
- Construction duration factors longest path
- Mixed-use approach likely to alter delivery path

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**DC PUBLIC LIBRARY**

**DATE:** June 7, 2021

**PRESENTED TO:** Richard Metes, Gwylan, Executive Director

**& Barbara Bivens, Chief Business Officer**

**BY:** Aspects, Senior Intern Director

**CAPITAL PLANNING AND CONSTRUCTION**
New Congress Heights Library

- 20,000+ square feet
- $20.15M approved funding
- Site development costs: to be validated from Due Diligence

Hospital (2024 completion)
421 Future Units (Incl 126 affordable units)
Sports Arena

Future Library Site
Congress Heights Metro Station
252 Housing units (Incl 202 affordable units)
Interim Retail future Town Center with housing, commercial, & Retail
Future 13th St (2024 completion)
Whitman Walker Health (2023 completion)

St. Elizabeth’s East Campus

Existing Alabama Ave
Congress Heights - Overall Delivery Timeline for RFP

**2021**
- **Site Finalization**: 12 months
- **RFP/D-B Team Select**: 6 months

**2022**
- **Due Diligence**: 6 months
- **Community Engagement & Check-Ins**: $2.055M FY22

**2023**
- **Design and Preconstruction**: 24 months
- **Community Check-Ins**: $18.093M FY23

**2024**
- **Permits**: 3 months
- **Community Engagement & Check-Ins**:

**2025**
- **Close Out**: 4 months

**2026**
- **Construction**: 24 months

**2027**
- **Open to Public**: FY27
To deliver *Built Environment* that embodies

**DESIGN EXCELLENCE and QUALITY CONSTRUCTION**

**We Seek:**

*Design Leaders With Urban Library Expertise & Top Construction Talent In Mid-Atlantic!*
Business Strategy
DC Public Library Projects attractive to Industry....

- SIMPLE & EASY to BID
- OPPORTUNITY for PREMIUM PROFITS
- OPTIMIZED ACQUISITION TIMELINE
- STREAMLINED STATEMENT OF WORK
- DCPL INPUT: OUTCOMES & EXPECTATIONS
- DCPL PREPARED to LEVERAGE SISTER AGENCY NETWORK
Commitment to DSLBD & DOES Compliance

- SBE & CBE PARTICIPATION
- FIRST SOURCE

Commitment to Mentor-Protege
Easy to Bid

Two step acquisition...

- **STEP 1**
  
  *PAST PERFORMANCE, FINANCIAL WHERewithAL, & TWO RESUMES*

- **STEP 2**
  
  *BRIEF TECHNICAL PROPOSAL, PRICING, ‘VISION SKETCHES’ & KEY PERSONNEL; ORAL PRESENTATION...focus on people*
Design-Build Team Selection Process

**RFP STEP 1**
OPEN CALL for QUALS
- PAST PERFORMANCE
- FINANCIAL WHERewithAL
- KEY PRINCIPALS

**RFP STEP 2**
DETAILED SCOPE
- TECHNICAL PROPOSAL
- PRICING - DUE DILIGENCE TO CONCEPT
- VISION & DELIVERY
- KEY PERSONNEL

Technical Points – 90
Price Points – 10
DSLBD Preference Points - 12
Total possible points = 112

**FIRMS SUBMIT**
- Late Nov 2021
- Mid Jan 2022

**FIRMS SHORTLISTED TO NEXT STEP - Mid Dec 2021**

**FIRMS PRESENT TO LIBRARY & COMMUNITY REPS - Early Feb 2022**

**PANEL SCORES & RECOMMENDS AWARD**

**DESIGN-BUILD TEAM SELECTED**

Oct 2021
Industry Day
- 2 Part Pre-RFP
- Conf + Site Visit

Nov 2021

Dec 2021

Late March 2022
“Architecture is like writing, you have to edit over and over again to make it look effortless”
(Zaha Hadid)

“You can use an eraser on the drafting table or a sledge hammer on the construction site”
(Frank Lloyd Wright)
YOUR QUESTIONS & FEEDBACK

Help Us Sharpen Our Delivery!
NEXT STEPS

2:00PM - 3:00PM: SITE VISIT
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STEP 1 RFP FOR CONGRESS HEIGHTS / PARKLANDS-TURNER LIBRARY
Early November - Stay Tuned!