

GEORGE MASON HIGH SCHOOL PPEA DESIGN AND CONSTRUCTION - CONCEPTUAL

Response to RFP No. 0117-17-GMHS-PPEA

Purchasing Office / City of Falls Church

300 Park Ave., Suite 300 East

Falls Church, Virginia 22046

Due: January 17, 2018, 2:00 PM EST

Volume I – Electronic Copy



Clark builds educational facilities that inspire creativity and ingenuity, promote the learning process, and strengthen the academic mission of our clients. Among the nation's top education contractors, we have delivered more than 100 academic structures for public and private institutions across the country. Our vast experience in this market, innovative approach to building, and expertise in alternative project delivery — including PPP and design-build — enables us to bring much-needed facilities to campuses and communities more efficiently and cost effectively than ever before.



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Clark Construction Group, LLC

7500 Old Georgetown Road

Bethesda, Maryland 20814

p: 301.272.8100

f: 301.272.1922



MOSELEYARCHITECTS

January 17, 2018

Mr. Jim Wise
Purchasing Agent
The City of Falls Church
300 Park Avenue, Suite 300 East
Falls Church, VA 22046

**Re: Response to Request for Conceptual Proposals Pursuant to The Public-Private Education Facilities and Infrastructure Act (PPEA) to include:
A New George Mason High School
Falls Church, VA | RFP No. 0117-17-GMHS-PPEA**

Mr. Wise:

Clark Construction Group, LLC (Clark), along with our partners, Lead School Designer Moseley Architects, Civil Engineer Walter L. Phillips, and Commercial Consultant Davis Carter Scott, is pleased to submit our Conceptual Proposal for the design and construction of the new George Mason High School (GMHS). Within the enclosed response, we have provided a complete response, answering the requests within the Request for Proposals document. As the prime firm, Clark will guarantee obligations for the Project and will provide a single payment and performance bond for the school facility improvements.

The Clark/Moseley Architects Team includes the same key members that collaborated to complete the Mary Ellen Henderson Middle School – the first project awarded in Virginia to build an educational facility under the PPEA. We are very excited about delivering the new GMHS to the City of Falls Church and are committed to providing a product that reflects and enhances the local community at the very entrance of the City of Falls Church.

Per our signed Compliance Form, we have indicated and marked portions of our enclosed response as “CONFIDENTIAL & PROPRIETARY.” The Clark/Moseley Architects Team requests that these marked pages be treated as such. These pages contain confidential and proprietary information that is being submitted pursuant to the Public Private Education Facilities and Infrastructure Act of 2002 (PPEA as set out in Section 56-575.1 et seq). All pages noted with the footer of “Confidential & Proprietary” are exempt from the Virginia Freedom of Information Act (Va. Code §2.2-3700, et seq. and specifically Section 2.2-3705, A, 56) pursuant to Section 2.2-4342 (f) of the Virginia Code relating to Procurement Transactions in general and specifically pursuant to the PPEA in Section 56-575.4, G of the Virginia Code.

We welcome the opportunity to meet with you in person to discuss our proposal and address any questions you may have. In the interim, please do not hesitate to contact me, the Clark/Moseley Architects Team primary point of contact, at 301.272.6907 or mike.atlo@clarkconstruction.com.

Sincerely,

CLARK CONSTRUCTION GROUP, LLC



Michael A. Alto

Senior Vice President, Officer-in-Charge



MCLEAREN ROAD ACADEMY

HERNDON, VA

Compliance Form



REQUEST FOR PROPOSAL (RFP)

Date: November 30, 2017

RFP NUMBER: RFP No. 0117-17-GMHS-PPEA

RFP SUBJECT: George Mason High School PPEA Design and Construction - Conceptual

SEALED PROPOSALS TO BE SUBMITTED ONLY TO: Purchasing Office / City of Falls Church
300 Park Ave., Suite 300 East
Falls Church, Virginia 22046 / Phone (703) 248-5007

PROPOSAL DUE DATE AND TIME: by no later than January 17, 2018 at 2:00 p.m.
Prevailing Local time (Purchasing Office Clock)

Proposals are to be presented for time and date validation ONLY to the City of Falls Church Purchasing Office.

All inquiries and questions should be made in writing and forwarded to Jim Wise, Purchasing Agent, via email to jwise@fallschurchva.gov by no later than five (5) business days prior to the RFP due date.

NON-MANDATORY PRE-PROPOSAL MEETING DECEMBER 13, 2017 (See Page 6)

THIS PAGE MUST BE COMPLETED, SIGNED AND RETURNED WITH PROPOSAL

In compliance with this Request For Proposal and to all the conditions imposed herein, the undersigned offers and agrees to furnish the services in accordance with the attached signed proposal.

Please type or legibly print all information.

LEGAL NAME & ADDRESS OF FIRM:

Clark Construction Group, LLC By: [Signature]
Company's Legal Name Authorized Representative - Signature in Ink

Address 7500 Old Georgetown Road Name: Michael A. Alto
Bethesda, Maryland Title: Senior Vice President, Officer-in-Charge

Zip: 20814 Date: January 17, 2018

Phone: 301.272.6907 Email: mike.alto@clarkconstruction.com

FAX: 301.272.6987 VA SCC Business Registration # T0245011
See Section 8.5 "Proof of Authority To Transact Business In VA"

This Proposal contains appropriately marked proprietary and/or confidential information.
No X Yes

The City of Falls Church and its Public Schools are committed to the letter and spirit of the Americans with Disabilities Act. To request a reasonable accommodation for any type of disability or that this document be made available in an alternate format, call 703 248-5007 (TTY 711).

The City of Falls Church and its Public Schools do not discriminate against faith-based organizations in accordance with the Code of Virginia, § 2.2-4343.1 or against any Proposer or Proposer because of race, religion, color, sex, national origin, age, disability, or any other basis prohibited by state law relating to discrimination in employment.

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Attachment K with Signed Amendments

**RFP No. 0117-17-GMHS-PPEA
ATTACHMENT K - PROPOSER'S CERTIFICATION**

APPENDIX A

Proposer's Certification

Proposer's Name: Clark Construction Group, LLC

Proposer's Address
7500 Old Georgetown Road
Bethesda, MD 20814

Proposer's:

Telephone No.: 301.272.6907

Facsimile No.: 301.272.6987

E-mail Address: mike.alto@clarkconstruction.com

Proposer's or Proposer's Contractor's Virginia Class A General Contractor's License Number
Clark Construction Group, LLC: 2705085523

Proposer's or Proposer's Architect's and Engineer's Virginia Registration Numbers:
Moseley Architects: 0405000027. For individual architect and engineer Virginia Registration numbers,
please see table following this Attachment.

After first being placed under oath, I hereby certify that I have authority to submit this proposal on behalf of the proposer whose name appears above, that I am a principal of the proposer, that the proposer hereby agrees to all of the terms and conditions in the Falls Church City Public Schools Guidelines for Implementation of the Public-Private Education Facilities and Infrastructure Act of 2002, as amended, that neither the proposer nor any member of its team or their principals is currently suspended or debarred from public contracting by any federal, state or local government entity, that I have taken reasonable steps to ascertain the accuracy of all the information contained in this proposal and this certification, and that the information in this proposal and certification is accurate to the best of my knowledge or information and belief.

Signature



Printed/Typed Name

Michael A. Alto

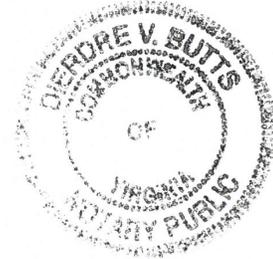
Title (Principal of Proposer)

Senior Vice President, Officer-in-Charge

Commonwealth of Virginia :
County/City of VA : to wit

On 1/14, ²⁰¹⁸ ~~2015~~, Michael A. Alto (same name as above) appeared before me, and after satisfying me of his/her identity and after being placed under oath, swore to the truthfulness of the above statement.

Dierdre V. Butts
Notary Public 303531



My commission expires: October 31, 2020

(If applicable) the proposer acknowledges receipt of the following agenda:

Addendum No.:	<u>#1</u>	Dated:	<u>December 19, 2017</u>
Addendum No.:	<u>#2</u>	Dated:	<u>January 11, 2018</u>
Addendum No.:	<u> </u>	Dated:	<u> </u>
Addendum No.:	<u> </u>	Dated:	<u> </u>

As indicated on the Addendum, we have provided signed copies on the following pages.

Architect and Engineering Virginia Registration Numbers

Name	Registration Number
Bill Brown	0401006674
James Forsyth	0402038767
Tyler Whately	0402052209
Brian Wells	0402046269
Paul Gagnon	0402029696
Jim Henderson	0401012813
Karen White	0402041850
David Isherwood	0403003244
Jeffrey Stuchel	0402031215 – P.E. / 0403002261 – L.S.
Doug Carter	0401003435



**RFP No. 0117-17-GMHS-PPEA
George Mason High School Design & Construction
Conceptual Phase**

Date: December 19, 2017

ADDENDUM #1

To: **ALL PROSPECTIVE BIDDERS**

THIS ADDENDUM MUST BE SIGNED AND RETURNED WITH YOUR BID

**The final deadline for questions concerning this Solicitation is
Thursday, January 11, 2018 by 12:00 PM (Noon)**

Revision to the Request for Proposal

- **The deadline for submission of questions in writing is:**

Thursday, January 11, 2018 by 12:00 noon

Questions and Answers

- Q1. Expectations of/for commercial consultant and relationship with Offeror?
A1. The Commercial Consultant is intended to be a member of the team with experience in the design and development of commercial projects. The purpose of the Commercial Consultant is to advise the Design/Build team regarding the transition between the 10-acre commercial site and the High School site. The transition should enhance both properties.
- Q2. Do we anticipate a stipend for the Phase 2 firms?
A2. The Falls Church City School Board is considering a stipend in the Detailed RFP Phase. As of the date of this Addendum, a stipend is not included in the Detailed RFP.
- Q3. Is renewable energy part of this? On or off site?
A3. The sustainability requirements of the project include LEED Gold Certification, Geothermal HVAC System, and a Net-Zero Energy-ready building. There are no requirements for off site renewable energy. Off site renewable energy may be proposed to meet the stated sustainability requirements. As stated in Attachment E, Scope of Work, "Preference will be given to proposals that provide energy generation toward a net-zero energy building".
- Q4. How deep is the test well for geothermal?
A4. The depth of the test well has not been determined. The specifications of the test well will be determined by the recommendations of the firm engaged to perform the test.
- Q5. How many short list firms?
A5. Three (3) firms will be short listed to participate in the Detailed Phase RFP.
- Q6. Why was PPEA process chosen for this requirement?
A6. The PPEA process was chosen for the project based on past success and the ability to choose the proposal that provides the best value. The PPEA process also provides budget cost control by requiring a Construction Cost Limit that guarantees a maximum price with the Detailed Phase Proposals to deliver the complete project.

RFP #0117-17-GMHS-PPEA - Addendum #1

- Q7. Is negotiation professional or non-professional services? (both phases)
A7. As stated in RFP Paragraph 1.6., competitive negotiation will be used to pursue a Comprehensive Agreement for this Project in the Detailed Phase. Interviews may be used to assist in determining which firms comprise the short list.
- Q8. Will SB have final approval of Offerors?
A8. The Falls Church City School Board will review the recommendations of the Evaluation Committee and make the final approval.
- Q9. How “dedicated” must key personnel be to this project?
A9. Key Personnel must be dedicated to the project to the extent necessary to perform the required work and successfully complete the project.
- Q10. The solicitation asks for A&E to be identified but not mechanical engineer?
A10. Section 9.1.3.2.B of the RFP requests the identification of the Mechanical Engineer.
- Q11. Will there be a financing component of the PPEA?
A11. There will be no financing component to the PPEA. The project funding will be provided by bonds that were authorized by referendum.
- Q12. How will scoring be done?
A12. Scoring of the Conceptual Stage Proposals will be determined by the Evaluation Committee. RFP Paragraph 9 describes Evaluation Factors.
- Q13. What if proposals do not meet the budget?
A13. Reference Attachment E, Scope of Work, Item 2 regarding the project budget. It was noted that the Conceptual Phase RFP, Section 9.1.4, Management Approach, requests a narrative regarding the Owner’s proposed budget and scope of work. Proposer comments may be used to refine the Detailed Phase RFP.
- Q14. FF&E design is part of evaluation?
A14. FF&E design services are not part of the Conceptual Phase Proposal evaluation criteria. FF&E design, selection, and procurement services are included in the Scope of Work.
- Q15. Will any of the current furniture go to the new school?
A15. The Owner does not anticipate moving existing High School furniture to the New High School however, there may be exceptions for specific equipment.
- Q16. ATT K is dated 2015 – should that be 2017?
A16. Following a review of Attachment K, the Notary signature block should be dated to the year the signature is applied.
- Q17. In FS MEH there was a question of soil quality – will that be a factor?
A17. The extent of the unsuitable soil material found during the construction of the Mary Ellen Henderson Middle School is not known. It is thought to extend under the Softball Field, Tennis Courts, and City Mulch Area. Reference Attachment E, Scope of Work, Item 12 regarding deep foundations.
- Q18. If there is unsuitable soil is there concern about contaminants or abatements?
A18. The unsuitable soil material found during the construction of the Mary Ellen Henderson Middle School did not require abatement.
- Q19. Any hazmat in existing bldgs.?
A19. The Owner will research available information regarding a hazardous materials survey for the existing building and make that information available during the Detailed Proposal Phase.

RFP #0117-17-GMHS-PPEA - Addendum #1

- Q20. Expand on commercial consultant and their role in this project.
A20. It is important to the City of Falls Church and the Falls Church City Public Schools that the transition between the 10-acre commercial site and the High School site enhance both properties. The commercial consultant is intended to provide guidance to the Design/Build team regarding this transition from the perspective of someone experienced in the planning of commercial developments.
- Q21. Is the commercial component defined yet?
A21. The City of Falls Church has established a Commercial Development Advisory Committee and anticipates starting the procurement process on the 10-acre site in the Spring of 2018.
- Q22. What site prep is required due to inclusion of the economic site – any utility or stormwater requirements?
A22. Reference Attachment E, Scope of Work, Item 4.j regarding demolition. It is intended the commercial site be left in a stabilized (grass) condition with appropriate sediment controls. The High School project will not provide any utilities or stormwater management facilities for the commercial site.
- Q23. Any updates on parking requirements/arrangements?
A23. There are no agreements in place with neighboring properties for parking.
- Q24. Are you looking for a full financial statement?
A24. Reference Attachment B of the RFP for required financial data.
- Q25. Are all firms expected to submit financial data, or just the Prime?
A25. Financial Data is only required for the Proposer as defined in Attachment B of the RFP.
- Q26. Is there a scale foam-board model?
A26. There is no scale foam-board model of the existing site, existing school, or any studies performed.
- Q27. Are there 24x36 plan sets of the current GMHS?
A27. Electronic copies of the existing George Mason High School and Mary Ellen Henderson Middle School will be made available to the Detailed Phase Proposers.
- Q28. On page 9 of the RFP, under Key Personnel & Other Team members, it requests information for a variety of personnel. Based on the review of the project's scope, it would appear that additional consultant information should be presented based on the importance of various factors of the project, including: environmental & sustainability, Structural Engineering, cost estimating, construction scheduling, landscape architecture, and others. Please confirm that the City would like to see resumes from the Design-Build Teams that include these consultants.
A28. Offerors may submit resumes or other information on Key Personnel other than those specified in RFP Section 9.1.3; any such resumes/information should be submitted in RFP Section 9.1.13 – Optional Information. This information will be submitted in TAB I (Optional Information) as indicated in RFP Section 14.2.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED AND IN FULL FORCE & EFFECT.

Contractor must take due notice and be governed accordingly. This Addendum is considered a part of the above referenced solicitation.

Acknowledged by:

Clark Construction Group, LLC

Name of Firm


Authorized Signature

Michael A. Alto | Senior Vice President, Officer-in-Charge

January 16, 2018

Date



RFP No. 0117-17-GMHS-PPEA
George Mason High School Design & Construction
Conceptual Phase

Date: January 11, 2018

ADDENDUM #2

To: **ALL PROSPECTIVE BIDDERS**

THIS ADDENDUM MUST BE SIGNED AND RETURNED WITH YOUR BID

Questions and Answers

- Q1. We plan to submit based on an entity structured where its contracted designer will provide errors and omissions insurance coverage and its contracted builder will provide performance and payment bond (surety) for the value of construction only. The surety coverage will not be designated for the full value of the design-build comprehensive agreement. Please advise if this organizational structure and insurance/surety arrangement meets the proposal requirements.
- A1. It is expected that the designer would provide the errors and omissions insurance coverage for the project. The Private Entity will be required to provide a performance and payment bond for the entire proposal value. The Private Entity is responsible for both the design and construction of the project. The surety is not expected to warrant or insure any damages arising from the design itself.
- Q2. Section 1.1.10 of the RFP refers to contract provisions that include a Contract Cost Limit for ALL project costs (design and construction). How will unknown, unanticipated and hard to quantify costs (such as "temporary relocation costs") be dealt with in the contract? Is the Owner planning on carrying the risk for these items? Is it possible to have the draft Comprehensive Agreement released now, so potential proposers can better understand the risk?
- A2. The Draft Comprehensive Agreement will be issued with the Detailed RFP to the shortlisted firms. The specific risks associated with the project will be dependent on the proposed design solution submitted with the Detailed RFP proposal (i.e. design that requires no temporary relocation). The Proposer's Contract Cost Limit submitted with the Detailed RFP Proposal will be based on the proposed design solution. The Owner will only be responsible for costs associated with Owner Changes from the proposed design solution and unforeseen conditions.
- Q3. Per Item 10.1 on page 10 of the Request for Conceptual Proposals PDF, we are required to return one original, ten copies of the proposal, and an electronic PDF copy of the proposal. Is this also required of Volume II - Financial Statement - Confidential? We typically do not provide multiple copies of our financial statements, so, if possible, could the requirement only be for one original Volume II?
- A3. Please provide an original copy plus ten (10) copies of each volume.
- Q4. As indicated within Attachment B, Section B, Item 4.c, do we include the copy of our current credit rating in Volume I or Volume II?
- A4. The credit rating should be included in Volume II.
- Q5. Due to the record breaking cold weather and its magnified consequences for the ADA sector of the workforce, Westwind Corporation would like to request a 14 day extension to the submission deadline for questions and qualifications submissions currently due on January 9 and January 17th respectively, for the FCCPS HS Campus Project.
- A5. Due to the timeline and necessity of this project we will not be able to extend the established milestone dates.

RFP #0117-17-GMHS-PPEA - Addendum #2

- Q6. Do you have a releasable list of the walk through attendees?
A6. The attendance sheet from the Preproposal Meeting can be found on the City's website at <https://www.fallschurchva.gov/bids.aspx?bidID=107>.
- Q7. Is Attachment B only to be filled out by more than 1 firm if the Proposer were a Joint Venture?
A7. Yes.
- Q8. Is there a page limit for this submittal?
A8. No.
- Q9. Can the pdf copy be provided on a flash drive instead of CDROM?
A9. Yes.
- Q10. Personnel Qualification/Experience requests last employer and last position on individual resumes. Is this requesting the last firm they were employed by or the last owner they were contracted by for design/construction services?
A10. Please provide information for the last employer.
- Q11. Page 1 of the RFP says to send questions with a copy to robert.jones@arcadis.com. Page 4 (Item 1.13) says "all questions shall be directed only to: Jim Wise." Which is correct?
A11. Page 4 – send questions only to Jim Wise.
- Q12. Should all forms be signed by a representative from the A/E or the Contractor? Or will either suffice?
A12. They should be signed by an individual with the authority to bind the Offeror to a contract.
- Q13. Please clarify: on page 16 of the RFP, Attachment B line item B.1.e design/build team experience, the directive is to submit on attachments C and D – can you please confirm if this means C and D as applicable (ie if it is the contractor's design build project submit on Attachment C and if it is the Design Team's design build project submit on attachment D) OR if this reads that all projects submitted must be completed by the offeror team of both the contractor and designer?
A13. Contractor projects are to be submitted on Attachment C and Architect/Engineer projects on Attachment D. The type of project delivery (i.e. Design/Build) will be expressed on Attachment C and D. If both the Contractor and Designer worked as a Design/Build team on the same project, both Attachment C and D can be submitted for the same project. The examples provided are not limited to projects where the contractor and designer worked together. .
- Q14. What is the criteria/information needed for the Financial Statement and what is to be included in 14.2.2, Volume II?
A14. The purpose of this section is to determine the financial stability of offerors - please submit your company's most recent annual financial statement.
- Q15. How should we refer to the Owner within our response to the RFP? Is it The City of Falls Church and Falls Church City School Board ("FCCPS") or just FCCPS as stated on page 2 of 29 in the RFP pdf?
A15. Reference Definitions, Paragraph 4.6.: "Owner – The Falls Church City School Board / Falls Church City Public Schools, Virginia ("FCCPS").

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED AND IN FULL FORCE & EFFECT.

Contractor must take due notice and be governed accordingly. This Addendum is considered a part of the above referenced solicitation.

Acknowledged by:

Clark Construction Group, LLC

Name of Firm


Authorized Signature

Michael A. Alto | Senior Vice President, Officer-in-Charge

January 16, 2018

Date

Virginia Contractor's and Architect's Licenses

Clark Construction Group's Commonwealth of Virginia Contractor's License

COMMONWEALTH of VIRGINIA
 Department of Professional and Occupational Regulation
 9960 Mayland Drive, Suite 400, Richmond, VA 23233
 Telephone: (804) 367-8500

EXPIRES ON

05-31-2018

NUMBER

2705085523

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CLARK CONSTRUCTION GROUP LLC
 7500 OLD GEORGETOWN ROAD
 ATTN LEGAL DEPARTMENT
 BETHESDA, MD 20814




Jay W. DeBoer, Director

Status can be verified at <http://www.dpor.virginia.gov>

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CLARK CONSTRUCTION GROUP LLC
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Moseley Architects Commonwealth of Virginia Architect's License

COMMONWEALTH of VIRGINIA
 Department of Professional and Occupational Regulation
 9960 Mayland Drive, Suite 400, Richmond, VA 23233
 Telephone: (804) 367-8500

EXPIRES ON

12-31-2019

NUMBER

0405000027

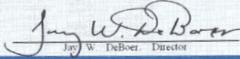
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PROFESSIONS: ARC, ENG



MOSELEY ARCHITECTS PC
 3200 NORFOLK ST
 RICHMOND, VA 23230




Jay W. DeBoer, Director

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