



Henry J. Daly Building

Pre-Solicitation Conference Project Overview

District of Columbia Office of Public-Private Partnerships (OP3)

District of Columbia Department of General Services (DGS)

Metropolitan Police Department (MPD)

January 19, 2018



Introduction

The District, through the Office of Public-Private Partnerships (“OP3”), received an unsolicited proposal for the renovation of the Daly Building, submitted by District Infrastructure Group (“Original Unsolicited Proposer”), which it deemed favorable (“Original Unsolicited Proposal”). OP3 is procuring this Project through a public-private partnership (“P3”) contracting mechanism pursuant to the District of Columbia Public-Private Partnership Act of 2014, approved March 11, 2015 (D.C. Law 20-228, D.C. Official Code §§ 2-271.01 et seq. (2016 Repl.)) (“P3 Act”), and Title 27, chapter 48, of the District of Columbia Municipal Regulations (“P3 Regulations”). See http://op3.dc.gov/page/laws-regs_.

Property Description

The Henry J. Daly Building (“Daly Building”) currently serves as the headquarters of the District’s Metropolitan Police Department (“MPD”). Built in 1941, the Daly Building is located at 300 Indiana Avenue, NW, Washington, DC 20001, in the thriving Chinatown neighborhood, within a block of Judiciary Square Metro Station, Pennsylvania Avenue, the US Department of Labor, and several local and federal courts. The project site is bounded by Indiana Ave NW to the North, C St NW to the South, and plazas on the East and West of the building. The building is approximately 600,000 square feet on seven floors, including a small mezzanine level and an 182,000 square feet below-grade basement level with a parking garage. The building extends below part of the plaza on the west side. Figure 1 below shows the project site – the red line reflects the project ground level limits and the yellow dashed line reflects the basement level, which extends below the plaza at ground level.

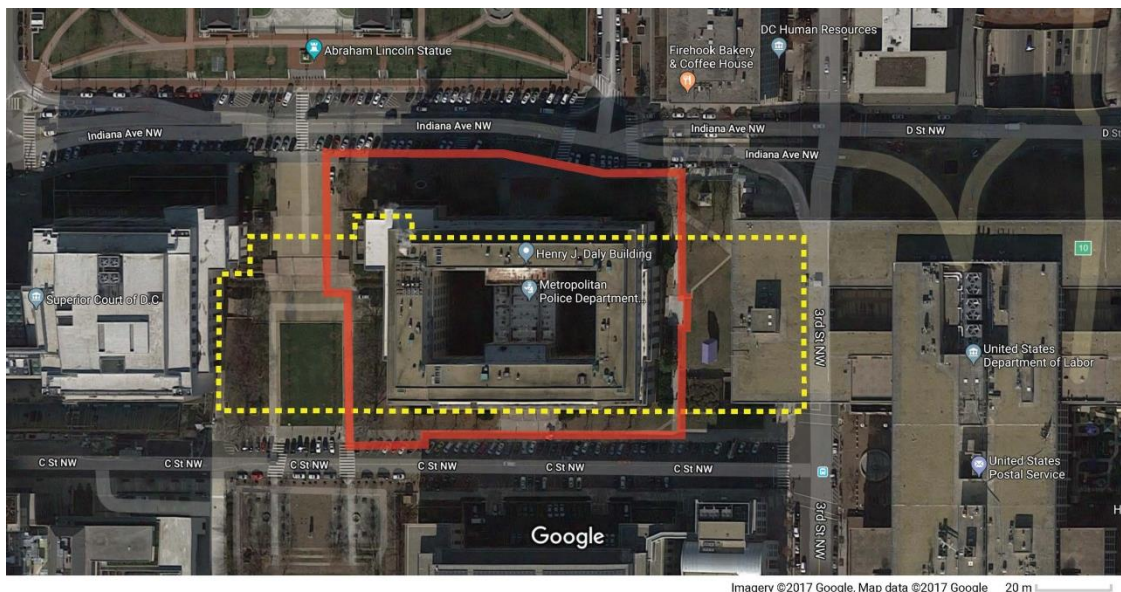


Figure 1 – Ariel view of Daly Building

The age of the building and deferred maintenance have contributed to the deteriorating condition of this historic asset and the District of Columbia (the “District”) has determined that significant renovation is necessary in order to continue to operate as a public facility for the benefit of MPD and other agencies.

Public-Private Partnership Goals

OP3, in conjunction with the District Department of General Services (“DGS”) and MPD, is seeking a private partner to enter into a performance-based contract with the District to design, renovate, finance and maintain (“DBFM”) the Daly Building for the continued use of the building as MPD headquarters and to create additional office space for District agencies and other tenants, as identified by DGS (“Project”). Compensation will be contingent upon satisfactory availability and performance of the renovated Daly Building.

The District hopes to capture the full benefit of the P3 model by (1) implementing a pay-for-performance mechanism for all aspects of the Project, (2) transferring project integration and other appropriate risks to a private entity across the appropriate aspects of the Project, and (3) utilizing a project structure that minimizes the use of the District’s financing capacity as limited by District law, including the Limitation on Borrowing and Establishment of Operating Cash Reserve Act of 2008, as amended.

The renovation of this historic building will need to maintain the existing façade and elements of the historic structure while completing a full renovation of the building interior and remediating the interior space from any potential hazardous materials. The District’s major goals for the Project include:

- Improving the circulation and functionality of the interior spaces to meet the administrative, operational, tactical, and security needs of MPD, elevate the quality of the agency’s work environment, and create opportunities for additional District tenants;
- Yield an annual reduction in operation, maintenance and repair costs through design and construction excellence, increased energy and water efficiency, and a facility management program executed to quality performance standards;
- Design the facility to heightened security standards;
- Respect the character-defining historic elements of the Daly building and preserve those elements to the extent required by the DC State Historic Preservation Office (“DC SHPO”), the Historic Preservation Review Board (“HPRB”), the Commission of Fine Arts (“CFA”), and the National Capital Planning Commission (“NCPC”); and
- Meet the District’s local workforce goals and requirements.

Procurement Process

The District will utilize a procurement process consistent with the P3 Act and P3 Regulations to select a private partner to deliver this Project. The District will conduct a two-phase procurement process to select a Preferred Bidder for this Project. The forthcoming Request for Alternative Proposals – Qualifications (“RFAP-Q”), will request Statements of Qualifications (“SOQ”) from interested teams describing that team’s members and providing other requested information that will allow the District to determine which teams are most highly qualified to deliver the Project successfully. Following the District’s review and evaluation of the SOQs, the District will prequalify a number of teams (each such team will be a “Qualified Proposer”), in accordance with the provisions of the RFAP-Q, the P3 Act, and the P3 Regulations. Only Qualified Proposers who have been selected through the RFAP-Q process and the Original Unsolicited Proposer, if qualified according to the P3 Regulations, will be invited to participate in the final Request for Alternative Proposals (“RFAP”).

Following the selection of Qualified Proposers, the District anticipates releasing a draft RFAP to Qualified Proposers, including detailed scope of work and draft Project Agreement, for review and comment by those teams. The District will schedule meetings to address comments and questions submitted by the Qualified Proposers and anticipates that the draft RFAP process may include the opportunity for Qualified Proposers to submit interim submission for review and response by the District.

The Original Unsolicited Proposer must comply with the requirements of the P3 Regulations in order for its unsolicited proposal to continue in this procurement process. Regardless of the other evaluation criteria set forth in the RFAP-Q, the Original Unsolicited Proposer shall be deemed qualified and continue to the RFAP stage of the process if it meets the minimum requirements criteria set forth in the RFAP-Q, and there are no materially adverse changes to the key personnel, team members, financial condition, or other qualifications elements of its Original Unsolicited Proposal.

Roles of District Agencies

The primary District agencies involved in the procurement and eventual contract management for this project include OP3, DGS, MPD, Department of Corrections (DOC), Office of Contracting and Procurement (OCP), Office of the Attorney General (OAG), and the Office of the Chief Financial Officer (OCFO). OP3 will be the procuring authority for the Project, working in coordination with OCP. DGS is the “Owner Agency,” with input from MPD and DOC tenants and is involved in the procurement process through the development of technical specifications for the Project. Additionally, DGS is the long term manager of District owned and leased real estate, and will monitor the construction and operations phases of the project, including compliance with the provisions of the Project Agreement. OAG will provide legal support during the procurement and implementation of the Project. Additionally, OAG issues the Certification required by 27 DCMR 4807.17. OCFO will assist in the assessment of the financial impacts of Proposers’ solutions on District finances and issues the Certification required by Section 4807.16 of the P3 Regulations.

Pre-Solicitation Conference and Site Tour

OP3 will host a pre-solicitation conference, Industry Day, to introduce the Project to all interested parties on January 29, starting at 9:00 A.M. at 441 4th Street NW in the Old Council Chambers. Details regarding this meeting are posted at <https://op3.dc.gov/daly>. The event will include a presentation by the District providing an overview of the project as well as tours of the Daly Building. Space on the tours is limited and separate RSVP is required.

RSVPs for the conference will be accepted through an Eventbrite link available at <https://op3.dc.gov/daly>. RSVPs for the tours of the Daly Building, to begin immediately following the conference, will only be accepted by email to DalyP3@dc.gov. Emails should include the following information for all members in your party: name, company/organization name, email, and phone. If you have already joined a consortium, please include the name of that consortium or of the lead firm in your email and limit the number of participants on the tour to three (3) team members.

Attendance is not mandatory and minutes will not be prepared or circulated. A list of registered attendees and any materials provided at the event will be published at <https://op3.dc.gov/daly> following the event.