Mayor Muriel Bowser
Mayor of the District of Columbia
Kevin Donahue
Deputy City Administrator
Deputy Mayor for Public Safety and Justice
Seth Miller Gabriel
Director
Office of Public-Private Partnerships
Presentation Overview

- Welcome
- Public-Private Partnership Goals
- MPD Project Goals
- DGS Project Goals & Project Requirements
- P3 Procurement Process
- Q&A
- Networking with Small Businesses
- Tours of Daly for Registered Participants
Public-Private Partnership Goals

• Long-term, performance based DBFM contract

• Transfer of operational risks and increased efficiency through integration of life-cycle considerations in design process

• Increased innovation through competition
William Sarvis
Executive Director
Corporate Support Bureau
Metropolitan Police Department
MPD Project Goals

1. To renovate the facility to ensure operational continuity, flexibility, and safety in a secure work environment for MPD employees.

2. Ensure continuity of service for core MPD functions during construction through temporary relocation.

3. Incorporate the MPD’s unique programmatic requirements in the project design.
MPD Design Requirements

- JSTACC – Fusion center with extensive AV/IT/Security requirements
- Security – (ISC Category IV) Extensive IT(MDF/IDF), CCTV, Electronic Access Control, and Hardware requirements.
- Securely separate MPD functions from other District functions within the facility.
- Secure File Storage Rooms – Extensive File Storage Requirements
- Special Room Use – LINE UP/Interview/Press/Class Room functions
- Health – Work out area with secure locker room
- Police Museum – DC Police Memorial Project
- Parking – Maximize parking within the garage and surrounding the facility
Greer Gillis
Director
Department of General Services
Project Goals for Daly Renovation

1. Meet the administrative and operational needs of MPD (as described)

2. Improve building efficiency to create more usable space

3. Yield a reduction in operations, maintenance and repair costs

4. Substantially increase energy and water efficiency

5. Respect the character-defining historic elements of the building

6. Meet the District’s local workforce goals and requirements
The Henry J. Daly Building

- Built in 1941
- Address: 300 Indiana Avenue NW
- Size: Approximately 600,000 SF with basement
- Primary Use: MPD Headquarters
- DGS manages all tenants and building operations
Project Requirements

Historic Preservation Reviews:

- State Historic Preservation Office (DC SHPO)
- Historic Preservation Review Board (HPRB)
- U.S. Commission of Fine Arts (CFA)
- National Capital Planning Commission (NCPC)

Compliance with local laws, including:

- CBE/SBE Law
- First Source
- Green Building Act
- Davis-Bacon
P3 Scope - DBFM

- **Design:**
  - Incorporate life-cycle costs and performance specifications
  - Increased efficiency given historic preservation considerations
  - Enhanced security infrastructure

- **Build:** Quality construction on time and on budget

- **Finance:** Private financing of design and construction costs

- **Maintain:** Facility management and maintenance to include:
  - Conduct all repair and maintenance, including janitorial services, landscaping, trash removal, window washing, snow removal, etc.
  - Manage security operations for the facility
Unsolicited Procurement Process

2017
Unsolicited Proposals Received

2018
Request for Alternative Proposals – Qualifications

Summer 2018
Draft RFAP released to Pre-qualified Proposers

Winter 2019
District selects preferred bidder

District Deems One Proposal Favorable

Interested Teams Submit Technical & Financial Quals

District Pre-Qualifies Teams for RFAP

District provides Draft Project Agreement and Tech Specs

District reviews Interim Submissions

Final Negotiations with Preferred Bidder

Contract Submitted to DC Council for Approval

Closing
Ward 4 Councilmember
Brandon T. Todd
Questions?
Daly Tour for Registered Guests:

Tour 1: 12:00-12:45pm
Tour 2: 1:00 – 1:45pm
Tour 3: 2:00 – 2:45pm
Tour 4: 3:00 – 3:45pm

= Meeting Point