REQUEST FOR PROPOSAL
Third Party Inspection and Materials Testing Services
Achievement Prep Wahler Campus Redevelopment Project

Issued: December 19, 2014

I. INTRODUCTION & BACKGROUND

Achievement Prep (“APA”) is a network of high-performing, college preparatory schools located east of the Anacostia River in Ward 8 of Washington, DC. Achievement Prep schools are tuition-free, open enrollment schools. Founded to close the achievement gap and address the educational needs in the community, Achievement Prep has been an award-winning public charter school recognized for its immediate impact in closing the achievement gap between low-income and affluent students in Washington, DC.

The flagship middle school campus at Wahler Place opened in 2008 with 68 4th and 5th graders and grew to its full capacity of over 400 scholars in grades 4-8. Achievement Prep opened its first elementary school and second campus in August 2013, serving over 230 scholars in grades K-3.

Achievement Prep is soliciting proposals for third party inspections services and material testing services for the renovation and addition of a public charter school facility (“Project”). Bidders may propose on only third party inspection services, only material testing services, or both third party inspection and material testing services.

II. PROJECT DESCRIPTION

Achievement Prep intends to build a new school middle school building on the Wahler Place campus, move its middle school from the existing building to the new building, renovate the existing building, and then move its elementary school to the newly renovated building at the Wahler Place campus.

The new building is approximately 50,000 SF and will include classrooms, a gymnasium, cafeteria, and administrative space. The renovation will include
approximately 50,000 SF of the existing building and will include classrooms, a multipurpose room, a reheat kitchen, and administrative space. The project will also include improvements to the site including a new parking lot, stormwater management, and appropriate play facilities. The construction budget for the new construction, renovation, and sitework is $24.9 million (not including soft costs).

Studio 27 is the architect and MCN Build is the Construction Manager at Risk for the project. CSII/Building Hope is managing the site control and financing for the project. Brailsford & Dunlavey is providing design and construction project management.

III. SCOPE OF WORK

Third Party Inspection Services
Services shall be provided in accordance with the Scope of Inspections outlined in the Third Party Inspection Program published by the District of Columbia Department of Consumer and Regulatory Affairs. Disciplines applicable to the project are listed below.

- Construction
- Mechanical
- Electrical
- Plumbing
- Elevator (addition only)
- Fire Protection

Please list unit costs for all inspections per discipline or a lump sum for all inspections.

Materials Testing
The scope of work includes construction materials testing on the following anticipated items:

- Soil
  - Footing/SOG subgrade
  - Pavement subgrade
  - Backfill
  - Proctor Analysis
  - Soil bearing
  - Compaction moisture content

- Case-in-Place Concrete including:
  - 3 day breaks
  - Rebar inspection

- Steel
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- Structural interior masonry (if required)
- Fireproofing Adhesion (if required)
- Paving Concrete/Asphalt (if required)
- Vapor barrier thickness
- Below-grade waterproofing

IV. PROPOSAL

Proposals must consist of the following information in the order indicated below:
- Cover letter with the following elements:
  - Statement of interest in the Project.
  - Identification of the point of contact for this RFP process with telephone number and email address.
  - Name, address, telephone, email, and website for the prime firm.
  - Signature of a duly authorized principal.
- Qualifications and Experience:
  - Provide references (name, school, contact phone number) for similar work conducted in the District of Columbia, especially any public charter schools or public schools.
- Quote for services
  - Itemize a quote for services
    - Third Party Inspection: proposed fee for all inspections with unit costs per discipline or lump sum for all inspection services.
    - Material Testing: tests, unit prices, hourly rates, and not-to-exceed expenditures for materials testing.
- Availability
  - Firm and proposed staff availability to begin this project immediately.

Submission packages shall be sent electronically to Carrie Rollman of Brailsford & Dunlavey at crollman@programmanagers.com by 12:00 noon on Friday, January 16, 2015.

The Owner reserves the right to waive irregularities and the right to reject any proposals at any point during the selection process. The Owner also reserves the right to approve all sub consultants and team members. The Owner may contract with separate firms for different parts of the scope. Vendors can bid on only portions of the scope if desired.
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Note that the contract may not be effective until reviewed and approved by the District of Columbia Public Charter School Board

V. QUESTIONS

Please address your questions concerning this RFP to:
Carrie Rollman
Brailsford & Dunlavey
Phone: 202.266.3491
Email:crollman@programmanagers.com

VI. ATTACHMENTS

EXHIBIT A: Floor Plans
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