



DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY

BOARD OF DIRECTORS

**JOINT MEETING OF THE ENVIRONMENTAL QUALITY AND
SEWERAGE SERVICES COMMITTEE AND
THE WATER QUALITY AND WATER SERVICES COMMITTEE**

MEETING MINUTES

Thursday, December 18, 2014

Committee Members

Obiora (Bo) Menkiti
Rachna Butani
Alan Roth
David Lake
Brenda Richardson
Robert Mallett (Via Telephone)
James Patteson (Via Telephone)
Howard Gibbs
Adam Ortiz

Staff

George Hawkins, CEO/General Manager
Randy Hayman, General Counsel
Leonard Benson, Chief Engineer
Linda Manley, Board Secretary

General Manager's Remarks

Prior to the Joint Meeting being called to order, George Hawkins, General Manager, announced that these were the last meetings that David McLaughlin, Director of Engineering and Technical Services Department, would attend. He stated that Mr. McLaughlin was retiring to Florida and that he asked that no fanfare occur when he steps onto the next stage of his life. Mr. Hawkins indicated that he is understated but of such quality as a person, always giving advice to the best of his ability. Mr. Hawkins stated that he has relied on his wisdom and his experience all the years he has been here as General Manager, and Leonard Benson, Chief, Engineer, will say the same thing. Mr. Hawkins stated that D.C. Water and the people served would be permanently in his debt. The very fine and world class work he has done will last for a hundred years and beyond. People will be safer, healthier, and able to do everything in the Nation's Capital because of Mr. McLaughlin's efforts. It is something to celebrate but bitter because he is departing. Mr. Hawkins indicated that he will be missed every day, but it is sweet because he has been such a fine member of D.C. Water. The committee applauded Mr. McLaughlin.

Mr. Hawkins stated that he thought this was a good time for Mr. Benson to describe to the committees Mr. McLaughlin's replacement. Mr. Benson stated that Mr. McLaughlin let him know last June that he would leaving for retirement at the end of the year. They identified candidates and made their selection of a candidate. The new Director has had about a month's

This was accomplished by innovating at D.C. Water in every way they could, not just on technology of cured in place or on the scientific side, but also in the manner in which the work is done. A progressive Design Build delivery mechanism. They wanted the designer and builder joined together so that as designs are being done which might visually look great, you want to make sure the builder says they can build that. There should be constant interplay between the designer and the builder. There was a not to exceed cost for Phase I Design and in Phase II a guaranteed maximum price with the design builder.

Out of 11 respondents, 3 companies were shortlisted. The 3 proposers were given a stipend to motivate them to invest more in their applications, and the applications were very high quality. The 3 proposers had to submit a Request for Proposal (RFP) that included a technical proposal and a submission covering design/sustainability (iconic/Building for the Ages", functionality, public access, and sustainability). The Evaluation Committee met and scored the submissions. Any one of the 3 proposers could provide an excellent building for D.C. Water. There was a 6 point difference between the highest and lowest average scores. Each of the proposers came in and made a presentation to the Committee.

The Committee selected Skanska – Smith Group JJR that had the highest score on both the technical and design/sustainability proposals. There were a lot of functional aspects of the building separate from its visual nature that made this the strongest candidate. Skanska's design had sustainable features which helped elevate its proposal. It included sewer heat recovery to offset heating costs of the building, created a natural wet-land area, had 100 percent retention of rain water which will be reused to flush the commodes in the building, used the building design to create a passive shading system to eliminate unwanted solar heat, and additional features. Mr. Hawkins noted the pictures of the proposed building in the briefing package and indicated that they also have available a video that can be requested.

Mr. Hawkins stated that they believe this is a building that is more buildable, more flexible, more open, and provides more sunlight to the employees, has better floor space configuration, way above lead platinum which is an emblem of what D.C. Water stands for, has the best financial costs controls because the design minimizes the greatest risks of building over the existing pumping station, and it is a design that will be for the ages, that will become iconic on the Anacostia waterfront 50 or 100 years from now and longer.

They are enthusiastically recommending this contract to the Board, which is before the Joint Committee as an action item.

The Committee members asked a number of questions about the project. Mr. Hawkins stated that the building completion and move-in date is between June 2017 and September 2017. He was asked if the structure would complement the upcoming waterfront redevelopment. Mr. Hawkins stated that this does complement the attributes of the projects that are coming. There will be the Four City buildings and other office buildings. It was asked if the community would have access to the area. Mr. Hawkins stated that when you walk into the atrium, there is much access and there is an open area that looks into the pump station and you can access the building from both sides. There is an area designated for education. The question about how to be as open as possible and secure is one that they are still looking at and considering all options. The community can take the Metro to come in to pay bills and learn about water issues.

A Committee member asked if Skanska was more connected to the District and the community. Mr. Hawkins stated that Skanska has significantly improved on all the projects they are doing for