

**PRE-INVITATION CONFERENCE  
OLD CONVENTION CENTER SITE REDEVELOPMENT  
WASHINGTON, DC**

Kennedy Recreation Center  
1401 7<sup>th</sup> Street, NW, Washington, DC

September 14, 2006

**AGENDA**

- |                       |   |
|-----------------------|---|
| 5:00 p.m. – 5:30 p.m. | Registration and Open House   |
| 5:30 p.m. – 5:40 p.m. | Welcome – Howard Riker, Hines <ul style="list-style-type: none"><li>a) Acknowledgement of Guests (DSLBD, DOES)</li><li>b) Development Team Introductions</li></ul>  |
| 5:40 p.m. – 6:00 p.m. | Project Overview Presentation – Mike Greene, Hines  |
| 6:00 p.m. – 6:10 p.m. | LSDBE Compliance – Loretta Caldwell, L.S. Caldwell Assoc. <ul style="list-style-type: none"><li>a) H/A-S Commitment to Compliance Goals</li><li>b) LSC's Role and Responsibilities</li><li>c) Supportive Subcontractor Services and Training</li><li>d) Best-Faith Efforts</li></ul>                |
| 6:10 p.m. – 6:30 p.m. | Invitation Process – John Moyer, Shalom Baranes Associates;<br>Dan McCahan, Archstone-Smith; Mike Greene, Hines <ul style="list-style-type: none"><li>a) Qualifications, Process for Submitting<br/>an Expression of Interest</li><li>b) Projected Phases and Anticipated<br/>Time Tables</li></ul> |
| 6:30 p.m. – 7:00 p.m. | Wrap-up / Q&A / Drawing / Adjourn   |

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**QUESTION & ANSWER SESSION**

1. Should teams/joint ventures submit together?

*The following trades should submit together: mechanical, electrical, and plumbing.*

*Teams/joint ventures should also ensure that they team-up with an LSDBE qualified partner.*

2. Will there be a building information requirement on this project?

*At this point there will not be.*

3. What is the role of a sub-consultant architect given the participation of Shalom Baranes, architect of record, and Foster and Partners, design architect?

*Landscape and retail architect positions are still being finalized.*

*Once phasing and scope of work for the architect of record and design architect have been decided; we will determine substantive opportunities for sub-contractor architects to participate under the architect of record.*

4. Please clarify what the RFP for the sub-contracting architect will consist of?

*The RFP for the sub-contracting architect has yet to be defined. RFP's for subcontracting architects will be determined during the Concept Design Phase, which will begin in October 2006. The RFP's will be available shortly thereafter.*

*For the retail component, design construction efforts will couple with our retail/leasing team as we identify tenants and develop a holistic assessment of our retail design needs.*

5. Will there be a sustainability aspect(s)/LEED certification for the building(s)?

*Yes, Foster and Partners is one of the premier architects in sustainable design, and will bring their expertise to bear in the design of this project. We are also utilizing William McDonough, a pioneer in the field of sustainability, as a consultant to advise us on sustainable design.*

*The project is being designed in anticipation of LEED standards for 2012.*

*Design Guidelines, found on the Old Convention Center site homepage, lists all proposed sustainability components.*

6. When will tenant architects be identified for the office component?

*Once we receive tenant commitments we'll identify interior architects for tenant build-out.*

7. Where can I find details on the project's sustainability?

*In the Design Guidelines, which is located on the Old Convention Center Site homepage.*

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**EVALUATION AND COMMENTS FORM RESULTS**

1. Did tonight's conference give you a better understanding of the Old Convention Center Site Redevelopment project overall?  
 \_\_\_\_\_ Very Much                      \_\_\_\_\_ Somewhat                      \_\_\_\_\_ Not Helpful

	<b>Very Much</b>	<b>Somewhat</b>	<b>Not Helpful</b>	<b>No Response</b>
Tally	15	18	0	1

2. Did tonight's conference give you a better understanding of the architectural and engineering services contracting/consulting opportunities remaining on the Old Convention Center Site Redevelopment project?  
 \_\_\_\_\_ Very Much                      \_\_\_\_\_ Somewhat                      \_\_\_\_\_ Not Helpful

	<b>Very Much</b>	<b>Somewhat</b>	<b>Not Helpful</b>	<b>No Response</b>
Tally	6	23	5	0

3. Did tonight's conference give you a clear understanding of the procedure you or your firm should follow to be considered for the architecture and engineering services opportunities discussed?  
 \_\_\_\_\_ Yes                      \_\_\_\_\_ No

	<b>Yes</b>	<b>No</b>	<b>No Response</b>
Tally	24	9	1

4. Are you familiar with the District's LSDBE and First Source Employment programs?  
 \_\_\_\_\_ Yes                      \_\_\_\_\_ No

	<b>Yes</b>	<b>No</b>	<b>No Response</b>
Tally	25	9	0

5. Do you (or your firm) have an LSDBE certification?                      \_\_\_\_\_ Yes                      \_\_\_\_\_ No

	<b>Yes</b>	<b>No</b>	<b>No Response</b>
Tally	18	16	0

6. If no, would you (or your firm) be willing to go through the certification process (if applicable) as a condition of working on the Old Convention Center Site Redevelopment project?  
 \_\_\_\_\_ Yes                      \_\_\_\_\_ No

	<b>Yes</b>	<b>No</b>	<b>No Response</b>	<b>N/A</b>
Tally	10	4	2	18

7. If no, would you (or your firm) be willing to partner/joint venture with another firm to fulfill an LSDBE certification requirement?  
 \_\_\_\_\_ Yes                      \_\_\_\_\_ No

	<b>Yes</b>	<b>No</b>	<b>No Response</b>	<b>N/A</b>
Tally	13	1	2	18

8. Were members of the Hines/Archstone-Smith development team available to answer your questions?  
 \_\_\_\_\_ Yes                      \_\_\_\_\_ No

	<b>Yes</b>	<b>No</b>	<b>No Response</b>
Tally	32	1	1

9. Were all of your questions answered to your satisfaction?  
 \_\_\_\_\_ Yes                      \_\_\_\_\_ No

	<b>Yes</b>	<b>No</b>	<b>No Response</b>
Tally	23	8	3

10. If no, what can be done to answer them satisfactorily?

- 1) More details . . .
- 2) Not clear on the role other players will have in performing work on the Project.
- 3) Not clear how my firm can participate.
- 4) Breakdown of work not clear.
- 5) Greater detail about strategy for A/E services.
- 6) One-on-one or committee meetings

11. How did you hear about this conference? (Check all that apply.)

	Tally
The Washington Post	5
Washington Business Journal	2
The Washington Times	0
Hill Rag	0
East of the River	0
DC North	0
Asian Fortune	0
El Tiempo Latino	0
Wash. Afro-American	0
Eagle News	0
OldConventionCenter.com	6
Direct Mail/E-mail	9
Friend/Colleague	5
Newsletter/E-mail from a professional/civic organization (1)	11
Other (2)	2
No Response	2

(1) Organizations

DCBIA – 2

CREW – 1

(2) Other

Jeff Hill

Archstone-Smith

LSDBE

Own Research

12. Are you a DC resident? \_\_\_\_\_ Yes \_\_\_\_\_ No If yes, which ward do you live in? \_\_\_\_\_

	Yes	No	No Response
Tally	13	20	1

	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Ward 7	Ward 8	No Resp.	N/A
Tally	0	0	1	0	3	2	0	0	7	20

13. Is your firm located in DC? \_\_\_\_\_ Yes \_\_\_\_\_ No If yes, which ward is it in? \_\_\_\_\_

	Yes	No	No Response
Tally	27	5	2

	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Ward 7	Ward 8	No Resp.	N/A
Tally	1	4	2	0	1	3	0	0	16	5

14. Additional Comments:

- 1) You have a huge challenge ahead!
- 2) The conference would have been more helpful if Development Team had a clearer vision of how they plan to proceed.
- 3) Looking forward to this great project in our city!

*Thank you for your participation!*

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**ATTENDANCE LIST**

<b>Organization</b>	<b>Last Name</b>	<b>First Name</b>
3DG	Goldman	John
A.Morton Thomas & Associates	Peterson	Randolph
ADTEK	Shah	Hemany
ADTEK	Williams	Denise
Ammann & Whitney	Mitchell	Charles
ATC Associates	Spinoso	Doreen
BBG-BBGM	Osborne	Robert
Bell Architects	Bell	David
Bell Architects	Swank	Bob
Bowie Gridley Architects	Rixey	Victoria
Bowman Consulting	Blair	Jeff
Bowman Consulting	Lutostanski	John
Brandis & Cassagnol Engrs.	Cassagnol	Richard
Bryant Mitchell Architects	Green	Alton
Bryant Mitchell Architects	Mitchell	Melvin
CCAI	Stephenwoof	Rosalina
CCSOS	Akers	James
Centex	Schrider	Robert
CH2MHill	King	Larry
Clark Construction	Darling	Dennis
Data Net Systems Corp.	Nathan	Robert
Delon Hampton	Goffney	Candis
Delon Hampton	Smith	Kirin
Devroux & Purnell	Devroux	Paul
DHPY	Silverman	Sandy
Diversified Solutions	Capars	Eddie
Dixon's Pest Control	Dixon	Robert
DKH Property Consultants LLC	Nkojo	Danielle
Dynamic Corporation	Adewunmi	Ebenezer
Dynamic Corporation	May	Marcus
ECCA	Newell	Betty
ECS Mid Atlantic	Allen	Tracy
EDAW	Casey	Mike
EDAW	Pearson	Jon

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Embassy Suites-DC Convention Center	Silbert	Amy
EMI	Parris	Wendell
Faithful & Gould	Smith	Casey
Froehling & Robertson	Codescu	Patrica
Froehling & Robertson	Mckinley	Beth
Gensler	Webb	Gigi
GHT Limited	McGee	John
Goodman Urban	Jones	Stewart
Hickok Cole Architects	Hoffschneider	Joanna
Indigo Engineering Group	Karim	Delicia
Janices Magona	Magona	Janice
John J. Christie Assocs.	Christie	John
John J. Christie Assocs.	Mitchell	Reg
JPQ Design	Quarterman	Joe
Lawrence Williams Construction	Williams	James
Lee & Associates, Inc.	Kruse	Gabriel
Mancini Duffy Architects	Maziejka	Ted
Martinez & Johnson	Kane	Jim
Matrix Settles Architects	Biegel	Steven
McKissack & McKissack	Gerrity	Jean
Metropolitan Engineering	Boehmler	Gretchen
Michael Marshall Architecture	Marshall	Michael
Millennium Consulting, Inc	Taylor	Darryl
National Capital Planning Commission	Levy	David
Newmark	Vitevello	Justin
Norine Walker & Associates LLC	Walker	Norine
OPX Architects	Bailey	Semia
Pareto Energy	Flank	Shalom
Perkins & Will	Fawell	Cathy
Perkins & Will	Hendrix	William
Perkins & Will	Kanhai	Vindra
Perkins & Will	Thomas	Mike
Pettles Group	Brunner	Angle
Presti & Company, Inc.	Lo Presti	Mike

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<b>Organization</b>	<b>Last Name</b>	<b>First Name</b>
PSI	Milliron	Dan
R. McGhee & Assocs.	McGhee	Ronnie
Restl Designers	Frantzis	Dimitrios
Restl Designers	Mehta	Kishok
Restl Designers	Roberts	Dennis
Rhodeside-Harwell Landscaping	Parker	Kurt
RIP/COPE (redhat)	Sutherland	Mary
Rippeteau Architects	Rippeteau	Daryl
RTKL Associates	Henderer	Rod
Schirmer Engineering	Devlin	John
Setty and Associates	Setty	Boggarm
Shalom Baranes	Moyer	John
Shalom Baranes	Schweber	Bill
SK & A Structural Engineers	Kehnemui	Azer
SK & A Structural Engineers	Razzi	Guy
Sorg & Associates	Barnes	Terra
Thornton-Tomasetti	Stocks	Wayne
TMR Engineering	Swaluk	Gregory
TOLK	Holdener	Ray
Torti Gallas & Partners, Inc.	Elfar	Sherief
Turner	Burnham	Jeff
Turner	Jahrline	Chris
U Street Parking, Inc.	Tesfaye	Henok
WDG Architecture	Ring	Beth
Webb Enterprises	Webb	John
<b>TOTAL</b>		<b>93</b>

City Agencies

Dept. of Employment Services	Jordan	Vernell
Dept. of Small and Local Business Development	Edwards	Ronnie
Dept. of Small and Local Business Development	Moses	Erik

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<u>Hines/Archstone-Smith Development Team</u>		
A1 Construction	Albaari	Raqueeb
A1 Construction	Padia	Harshad
A1 Construction	Stark	Craig
Archstone Smith	Lawhorn	Herb
Archstone Smith	McCahan	Dan
Hines	Diallo	Joseph
Hines	Greene	Mike
Hines	Guest	Tamara
Hines	Kelly	George
Hines	Marcus	Dawn
Hines	Mullin	John
Hines	Riker	Howard
LISBOA, Inc.	Farrow	Hamilton
LISBOA, Inc.	Lisboa-Farrow	Elizabeth
Loretta S. Caldwell & Associates	Caldwell	Loretta
Loretta S. Caldwell & Associates	Gray	Korey
Loretta S. Caldwell & Associates	Harvey	Eugene
Loretta S. Caldwell & Associates	Wentt	Pawnee
Neighborhood Development Company	Binitie	Buwa
Neighborhood Development Company	Powell	Juan
Triden Development Group	Allen	Andre
Triden Development Group	Jones	Michael

**PRE-INVITATION CONFERENCE  
ARCHITECTURE AND ENGINEERING CONSULTANTS**

Old Convention Center Site Redevelopment Project  
Washington, DC

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1401 7<sup>th</sup> Street, NW  
Washington, DC  
Time: 5:00 – 7:00 PM  
September 14, 2006

In order to secure attendance and proper notification to the public, architecture and engineering consultants and LSDBE's for the Pre-Invitation Conference noted above, we recommend the following:

**I. Media**

Advertisements to be placed in the Business Section of the following publications:

- A. Print Media
  - 1. Washington Post
  - 2. Washington Times
  - 3. Washington Business Journal
  
- B. Community Newspapers
  - 1. Capital Community News – Hill Rag, DC North, East of the River
  
- C. Special Interest Newspapers
  - 1. Asian Fortune
  - 2. Eagle News
  - 3. El Tiempo Latino
  - 4. Washington Afro-American Newspaper

**II. Pre-Invitation Conference Announcements for Free Calendar Listings**

- A. Print Media
  - 1. Washington Post
  - 2. Washington Times
  - 3. Washington Business Journal
  - 4. Washington Chinese News and Asian Gazette
  - 5. Washington City Paper
  - 6. Washington Express
  - 7. Washington Informer
  - 8. Washington Day Book
  - 9. Washington Hispanic
  - 10. Asian Fortune
  - 11. Eagle News
  - 12. El Pregonero

13. El Tiempo Latino
  14. Northwest Current
  15. The Common Denominator
  16. The Georgetown
- B. Broadcast Media for Free Calendar Announcements
1. Local TV Channels (WJLA, WRC, WTTG, WUSA-9, NewsChannel 8, Telemundo, Univision Washington News)
  2. Local Radio Stations (AM – WTNT, WMAL, WMET, WOL, WTWP)  
(FM - WAMU, WDCU, WTOP, WTWP)
- C. Community Bulletin Boards/BLOGS
1. Washington Day Book
  2. DCist.com
  3. DCwatch.com

### III. Community

#### Pre-Invitation Conference Announcement

- A. Project Mailing List (developed from the attendees at the Community Design Workshops and others who have expressed interest)
1. E-mail notification where possible
  2. Mail to all others
- B. Old Convention Center Stakeholders List (Community Groups, Neighborhood Citizens Associations)
1. E-mail notification where possible
  2. Mail to all others

### IV. Business

#### Pre-Invitation Conference Announcement

- A. Old Convention Center Advisory Committee Members
- B. Business Groups
1. AIA – Washington Chapter
  2. DCBIA
  3. DC Chamber of Commerce
  4. Downtown DC BID
  5. Greater Washington Board of Trade
  6. Ibero-American Chamber of Commerce
  7. MD/DC Minority Supplier Development Council
  8. Associated Builders and Contractors, Inc. Metro Washington Chapter
  9. Washington Building Congress
  10. African American Real Estate Professionals
  11. Commercial Real Estate Women
  12. DC Minority Enterprise Center
  13. National Association of Minority Contractors
  14. Associated General Contractors of America

- C. LSDBE-Certified A&E Professionals (LSC List dated 7/21/06)
  - 1. E-mail Notification
  
- V. Industry Online Publications
  - A. Pre-Invitation Announcements
    - 1. Architecture and Construction Bulletin Board (Construction Weblinks)
    - 2. Architecture Magazine (Architects Online)
    - 3. Architectural Record
    - 4. Building and Design Construction
    - 5. Construction News
    - 6. Buildings.com
    - 7. Engineering News Record
    - 8. NAIOP.org
    - 9. Nbiz.com
  
- VI. City-Related
  - A. Pre-Invitation Conference Announcements
    - 1. ANC 2C Chair and Commissioners
    - 2. ANC 2F Chair and Commissioners
    - 3. DSLBD
    - 4. DSLBD Commission
    - 5. DOES
    - 6. DMPED – Website and City Calendar
    - 7. City Council Members
      - a. Economic Development Advisors
  
- VII. Project-Related
  - A. OldConventionCenter.com Posting