



WSSC Water Buildings and Facilities Upgrades

General Services Department

Carmen Chalmers, Facility Construction Manager

June 5, 2025

Meeting Etiquette

- Please put your phones on silent or vibrate mode.
- Audience introductions and questions will commence after the presentation.
- WSSC Water reserves the right not answer questions asked and/or submitted.
- Any information provided today is not legally binding.

Agenda

1. Team Introductions
2. Contract Objectives
3. Contract Overview
4. Keys to Success
5. Contract Compliance



Team Introductions

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General Services Department

- Frederick Lees, Deputy Director

Sustainability and Support Services Division

- Duncan Mukira, Division Manager

Facility Engineering and Construction

- Carmen Chalmers, Facility Construction Manager
- Crystal Wilborn, Acting Administrative Contract Manager



Strategic Plan for Our Smart One Water Future

Vision

In every home, in every business, we make everything possible by ensuring access to dependable and safe water for everyday life.

Smart One Water Mission

WSSC Water ensures all communities thrive by ethically delivering safe, reliable and sustainable water and wastewater services.

Promise

Continue the legacy of treasuring our water, customers and employees through dedicated service for current and future generations.

Values

Just. Accountable. Caring.

Community-Focused. Excellent. Trustworthy.



34 Objectives to Navigate Team H₂O to Our Smart One Water Future

General Services Department

Sustainability and Support Services Division

- Delivers upgrade projects for buildings, depots, labs and other facilities

Facilities Services Division

- Provides buildings and grounds maintenance and repair services

Fleet Services Division

- Procures and maintains WSSC Water fleet including vehicles and heavy equipment.

Materials Management Division

- Supplies all materials required to support repair and operation infrastructure systems and facilities.



Contract Objectives

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- Contract vehicle to allow for construction services on an as-needed basis.
- Conduct minor and major building construction renovations and Upgrades of WSSC Water's office buildings.
- Address the deficiencies of WSSC Water headquarters Support Center, field offices and depots.
- Upgrade accessibility, aging infrastructure, electrical and mechanical equipment, and the fire alarm system.
- Improve office space utilization, system energy performance, life safety, and increase employee wellness.
- Compliance with current building codes.

Contract Overview

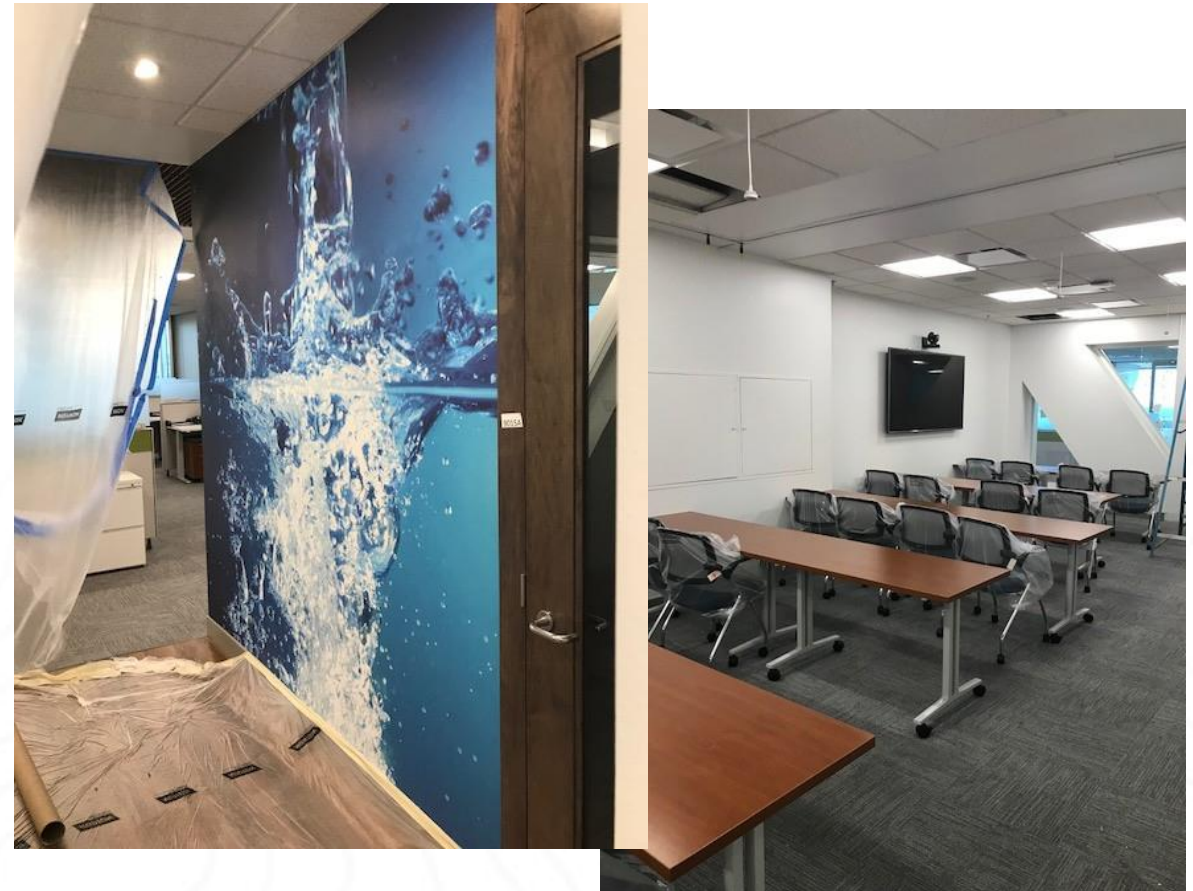
Contract Overview

- WSSC Water office buildings are aging and in need of upgrades.
- The Contractor will be performing new construction, rehabilitation, full or in-place renovation and remediation.
- The work will include:
 - Demolition
 - Architectural
 - Structural
 - Civil
 - Plumbing
 - Electrical and Mechanical System Upgrades

Contract Overview: Task Order Examples

WSSC Support Center Upgrades

- Workstations (offices, cubicles, and conference rooms)
- ADA-compliance bathrooms
- Carpet
- Ceiling tiles



Contract Overview: Task Order Examples

WSSC Support Center Upgrades

- Wall partitions
- Electrical and HVAC
- Communication Infrastructure
- Windows and doors
- Furnisher



Contract Overview: Task Order Examples

Temple Hills Depot Renovation

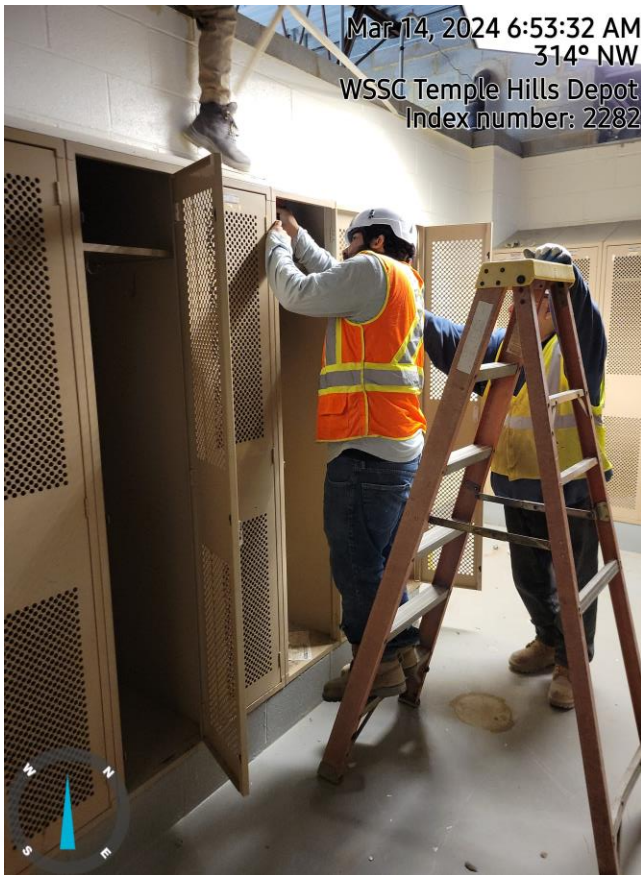


- Wall partitions
- Flooring
- Store front windows
- Ceiling tiles
- Lighting
- Furniture



Contract Overview: Task Order Examples

Temple Hills Depot Renovation



- Lockers
- Epoxy flooring
- Wood benches
- Ceiling tiles
- Lighting
- Painting



Contract Overview: Task Order Examples

Anacostia Wet Lab Relocation



- HVAC unit
- Epoxy flooring
- Testing Stations
- Ceiling tiles
- Lighting
- Painting





Key to Success

Key to Success

1. The Contractor shall follow the instructions in the advertisement package, including:

- Proposal submission
- Proposal evaluation
- Technical proposal
- Price proposal
- Basis of award

2. Minimum Qualifications:

- Current active General Contractor's License from the State of Maryland.
- Relevant project experience in performing multi-disciplinary work to include new construction, rehabilitation, full or in-place renovation and remediation.

Key to Success

2. Minimum Qualifications (cont'd):

- The Project Manager and Project/Site Superintendent shall understand all laws and regulations applicable to building construction, OSHA standards and Leadership in Energy and Environmental Design (LEED) certification.
- Resumes shall be submitted for all Key Personnel.
- The Prime Contractor shall have a minimum of 5 years in related work.
- The Contractor shall have experience with similar Job Order Contract that utilizes task order work for a minimum of 5 years.
- The Contractor should provide a Project Manager with a minimum of 10 years of experience.



Contract Compliance

Contract Compliance

- Submit monthly invoices on time.
- Address contract items in a reasonable time as stated in contract.
- Meet Minority Participation Goal on the contract.
- Perform scope of work.
- Assure task orders are completed within the specified time.
- Assure approved materials are installed on the project.
- Assure quality standards are met on all activities.

Contract Compliance

- The work must conform to the scope of work, contract documents and specifications provided by WSSC Water individual Task Orders on a competitive basis.
- The Contractor is required to survey and understand the condition of the desired project location.
- The Contractor shall provide a dedicated Project Manager and Superintendent, who shall be at the jobsite daily.
- The Contract period shall be for a base term of 3 years with a one 2-year option terms.
- Estimate contract value is between **\$10** and **\$12 million**.
- Two contractors are anticipated to be selected.





Questions?

Submit your questions to [**procurement.support@wsscwater.com**](mailto:procurement.support@wsscwater.com)

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