

**Expression of Interest
for
Architectural Design and Production Services of Building O, The Parks at Walter Reed**

SUBMISSION DATE: FRIDAY, JANUARY 11, 2019

Please be advised that the Master Development team of The Parks at Walter Reed (“TPWR”) invites qualified firms to submit an Expression of Interest to provide Architectural Design and Production Services for Building O (“Project”) at The Parks at Walter Reed. The Project is proposed to be 4 - 5 levels of condominium building totaling 90 – 100 units averaging 800 - 900 rentable square feet in size over a single retail shell level. The Building will total approximately 120,000 – 125,000 gross square feet (including retail) and include associated services and amenities.

The Project site is located within The Parks at Walter Reed at 6900 Georgia Avenue NW, Washington, DC; Parcel O will be bounded by Elder Street to the north, the Town Center plaza to the south, Georgia Avenue to the east and 12th Street to the west.

Expression of Interest responses shall include the following:

- Description of your firm, including size, location, number of employees and nature of professional staff to be assigned to this Project
- Proposed team: staff experience and training including a brief resume for each key person
- Demonstration of a proven track record for projects of a similar type and scale through case studies of three prior projects (noting schedule, budget, outcome, renderings/images, ground floor plan, typical upper floor plan, developer/owner, whether the project was subject to HPRB review)
- Additional services offered through your firm that may be relevant to this Project
- Confirmation that your firm meets the insurance requirements (noted below)

Selected Qualified Firms will be invited to provide proposals through a forthcoming Request for Proposal (RFP).

Criteria for Firm Qualification:

- Demonstrated ability to deliver mixed use market rate LEED projects of at least 50 rental or condominium units with ground floor retail
- Demonstrated experience in designing for-sale vertical condominium product
- Experience designing to a specific construction budget and project schedule
- Experience with large-scale commercial developers
- Ability to contract with and manage design consultants with the same level of project experience including structural, civil, landscaping, interiors, and MEP, among others, including complete coordination of all design disciplines
- Experience with District agency review and meetings to include SHPO, HPRB, DCRA, and others
- Experience with construction administration including submittals, site observation, contractor payment, and closeout

- Capacity to commence design work in early February 2019
- Ability to maintain a policy or policies of professional liability insurance with limits of \$1,000,000 for each claim and \$2,000,000 in the aggregate
- Employer's Liability insurance in an amount not less than \$1,000,000 for each accident
- Commercial General Liability insurance on an occurrence basis not less than \$2,000,000 per occurrence combined single limit for bodily injury (including death) and property damage
- Commercial Automobile liability insurance on an occurrence basis covering all hired, owned and non-owned vehicles not less than \$1,000,000 per occurrence combined single limit for bodily injury (including death) and property damage

Expression of Interest responses will be accepted through **5pm (EST) on January 11, 2019.**

Reminders of the deadline will be sent on **January 2, 2019.** Please submit an electronic response to Mike Greene (michael.greene@hines.com) and Amol Tripathi (amol.tripathi@hines.com).