



REQUEST FOR PROPOSAL
For General Contracting Services

Project: Parcel WXY– Sitework at The Parks at Walter Reed
Between Aspen Street and Main Drive and bounded to the east by Luzon Street.
Washington, DC 20012

Date of RFP: July 26, 2021

Date Proposal Due: August 6, 2021 by 5pm Eastern time – via email, to Owner.

Owner: TPWR Developer LLC
c/o Triden Development Group
One Metro Center- 700 12th Street, NW
Suite 700
Washington, DC 20005
Attn: Terry Fortune, MD Construction and Development, t.fortune@triden-develop.com
Kenza Sijelmassi, Development Associate , Ksijelmassi@Urban-Atlantic.com

Civil Engineer: Bowman DC
Wet/ Dry Utility Engineer: Dewberry
Landscape Architect: Studio 39

Document Retrieval Link:

<https://hines.box.com/s/7df19bd0apaf08ogszkym40bstmyz6u3>



Aspen Street Building 1 & 2

Summary

This Request for Proposal (“RFP”) is for the Parcel WXY Sitework at The Parks at Walter Reed (TPWR). This site work in support of new townhouses on the south end of the Parks at Walter Reed Site. This scope includes, but is not limited to, wet utilities inclusive of installation of water, sanitary sewer and stormwater infrastructure. Dry utilities inclusive of, but not limited to, electrical infrastructure, low voltage infrastructure, site lighting, streetlights, etc. Also included is site grading, and installation of hardscape all in support of the proposed vertical construction. DC Water will review the wet utilities for public and private services and DOEE will review the ESC and Stormwater infrastructure. Site will be accessed primarily from existing approved construction entrances (Main and Luzon) to the site.

Walter Reed Map



1. Bid Documents: See Below

<u>Drawing Number</u>	<u>Drawing Description</u>	<u>Drawing Date</u>
<u>Bowman (Civil)</u>		
CIV0001	General Notes	Jul., 2021
CIV0110	Existing Conditions Plan	Jul., 2021
CIV0120	Demolition Plan	Jul., 2021
CIV0131	Erosion and Sediment Control Plan- Raze	Jul., 2021
CIV0131	Erosion and Sediment Control Plan- Final Controls	Jul., 2021
CIV0140	Site Plan	Jul., 2021
CIV0151	Utility Plan	Jul., 2021
CIV0160	Post Rough Grading Plan	Jul., 2021
CIV0161	Grading Plan	Jul., 2021
CIV0311	Utility Profiles	Jul., 2021
CIV0312	Utility Profiles	Jul., 2021
CIV0313	Utility Profiles	Jul., 2021
CIV0314	Utility Profiles	Jul., 2021
CIV0510	Erosion and Sediment Control Notes	Jul., 2021
CIV0520	Erosion and Sediment Control Details	Jul., 2021
CIV0530	Site Details	Jul., 2021
CIV0540	Sewer Details	Jul., 2021
CIV0541	Sewer Details	Jul., 2021
CIV0550	Water Details	Jul., 2021
CIV 0560	Water Details	Jul., 2021
CIV0710	Stormwater Management Plan	Jul., 2021
CIV0711	Stormwater Drainage Plan	Jul., 2021
CIV0721	Stormwater Management Details- Bioretention	Jul., 2021
CIV0721	Stormwater Management Notes- Bioretention	Jul., 2021
CIV0722	Stormwater Management Notes	Jul., 2021

Studio 39 (Landscape)

L0.01	General Notes	7/23/2021
L0.02	GAR	7/23/2021
L0.03	Overall Plan	7/23/2021
L1.01	Hardscape Plan- NW	7/23/2021
L1.02	Hardscape Plan- NE	7/23/2021
L1.03	Hardscape Plan- SW	7/23/2021
L1.04	Hardscape Plan- SE	7/23/2021
L2.01	Layout Plan- NW	7/23/2021

L2.02	Layout Plan- NE	7/23/2021
L2.03	Layout Plan- SW	7/23/2021
L2.04	Layout Plan- SE	7/23/2021
L3.01	Grading Plan- NW	7/23/2021
L3.02	Grading Plan- NE	7/23/2021
L3.03	Grading Plan- SW	7/23/2021
L3.04	Grading Plan- SE	7/23/2021
L4.01	Hardscape Details 01	7/23/2021
L4.02	Hardscape Details 02	7/23/2021
L4.03	Hardscape Details 03	7/23/2021
L5.01	Product Information 01	7/23/2021
L6.01	Landscape Plan- NW	7/23/2021
L6.02	Landscape Plan- NE	7/23/2021
L6.03	Landscape Plan- SW	7/23/2021
L6.04	Landscape Plan- SE	7/23/2021
L6.05	Landscape Plan- Bioretention	7/23/2021
L7.01	Landscape Details 01	7/23/2021
L7.02	Landscape Details 02	7/23/2021

Dewberry (Wet/ Dry Utilities)

Dry Utility Plan	Dry Utility Plan (Telecom) Dated July 23, 2021	
Sheet 1	WXY Parcel Dry Utility Plan- Site Plan	7/23/2021
Sheet 2	WXY Parcel Dry Utility Plan- Ductbank Details	7/23/2021
Sheet 3	WXY Parcel Dry Utilitiy Plan- Vendor Details	7/23/2021
	Pepco Structural Facility Drawing (Electric) Dated July 23, 2021	7/23/2021
Sheet 1	Cover Sheet	7/23/2021
Sheet 2	General Notes	7/23/2021
Sheet 3	Duct Bank Details	7/23/2021
Sheet 4-5	Pepco Standard Details	7/23/2021
Sheet 6	WXY Parcel Site Plan	7/23/2021
Sheet 7-9	WXY Parcel Electric Plan and Profile	7/23/2021
Sheet 10	WXY parcel Electric Plan	7/23/2021
	Streetlight Plan Dated July 23, 2021	7/23/2021
Sheet 1	Walter Reed Street Light Conduit Plan Luzon Street	7/23/2021
Sheet 2	Walter Reed Street Light Conduit Plan Main Drive	7/23/2021

2. Pre-Bid Period:

- a. Site Examination: Contractor shall carefully examine the bid documents and the site to determine the actual conditions under which Work will be done. Data provided in the bid documents pertaining to existing conditions is for convenience only and does not supplant Contractor’s obligation to obtain first- hand information from his own site

investigation. Submission of a bid constitutes acceptance by Contractor of existing site conditions as part of the requirements of this Work.

- b. Requests for Information: All requests for information (RFIs) shall be submitted to Owner, attention Terry Fortune (t.fortune@triden-develop.com) and Kenza Sijelmassi (ksijelmassi@urban-atlantic.com). RFIs may be submitted up to within 48 hours of the bid due date.

3. Proposal & Contracting:

- a. Form of Contract is intended to be a Guaranteed Maximum Price.
- b. Retainage to be 10% and to be reduced/ released once work is substantially complete at the owners discretion.
- c. Contractor shall submit quantities and unit pricing with Contractor's proposal, incorporating subcontractor competitive bidding. Unit pricing shall be used only for the purpose of bid tabulation and Owner-initiated changes in the Scope of Work.
- d. All pricing shall be quoted for the life of the project.
- e. Contractor shall provide a list of any proposed Early-Release Work relating to procurement of materials or another portion of the Work in advance in order to facilitate the Contractor's proposed schedule.
- f. Award of Contract: The Owner is not obligated to accept or proceed with the Work per the Bid. Contractor shall not commence any Work until Owner sends Contractor a Notice to Proceed.
- g. Contractor's proposal to bid packages with summaries and subcontractor proposals as backup, demonstrating a competitive subcontractor bidding process.
- h. Contractor to provide a site logistics plan with proposal.
- i. A minimum of 35% CBE participation shall be achieved, but Owner requests Contractor maximize CBE as much as possible. Should there be any cost premiums to use a CBE subcontractor or supplier, Contractor shall convey transparently to Owner so that Owner may evaluate the option and provide direction to Contractor.
- j. First Source: Contractor will be expected to follow the First Source Agreement (at least 51%). <https://hines.box.com/s/pxzdnmg7rn3f7r1bcds351hstgxqoe2n>
- k. Maintenance of Traffic Plan (MOT) to be submitted, by General Contractor, upon request.

4. General:

- a. Contractor shall adhere to all requirements of the Drawings, Specifications, Recommendations, Reports, and Scope of Work.
- b. Attached Environmental Report (Exhibit A), Geotech Report (Exhibit B) and Hold down drawing (Exhibit C) to be reviewed and adhered to.
- c. Contractor to adhere to site rules per Exhibit D (Project Site Rules Governing the Work)
- d. No construction traffic or deliveries should occur on Aspen Street. Contractor shall include and maintain all traffic control as required.
- e. Contractor shall coordinate any and all activities of this WXY Sitework with other adjacent contractors performing work at the TPWR Site.

- f. Owner will provide third-party construction materials & testing as performed by ECS Capitol Services PLLC (“Owner’s Testing Agent”). Contractor shall arrange for and coordinate Owner’s Testing Agent as well as any and all other required agency inspections (i.e. DDOT, DOEE, DC Water, etc).
 - g. Owner will provide permit approvals from DCRA, DOEE, DC Water, and DDOT. Owner to provide / pay for any bonds. Contractor to provide any additional traffic control / public space & occupancy permits, if any.
 - h. Contractor shall coordinate the on-site activities of dry-utility companies’ infrastructure (i.e. PEPCO, Wash Gas, Verizon).
5. Schedule:
- a. Contractor to provide a proposed schedule, showing critical path events, early material procurement, early-start, late-start, early-finish, late-finish, and float.
 - b. Owner’s permitting/ mobilization goals, which will be strived to be :
 - i. WXY Plans:
 - 1. DCRA BCIV permit: Late August, 2021
 - 2. DC Water Approval: Mid- October, 2021
 - 3. Mobilization- Early September
 - c. Contractor to show schedule events for when dry-utilities underground infrastructure would be installed – for PEPCO, Wash Gas, and Verizon.
 - d. Contractor’s schedule to show the sequence of events for lot finishing by the following areas, which shall be proposed as well as Times of Completion. In general,
 - 1. The work should commence at the intersection of Luzon and the alley.
 - 2. The work should progress East to West, (Starting at townhouse 1) North around the curve and West to east (towards townhouse 50) towards the dead end.
6. Clearing / Demolition / Earthwork:
- a. Excavation is requested to be priced unclassified. Geotechnical and environmental reports provided by Owner are for informational purposes only. Contractor and their subcontractors are responsible for determining quantities and characteristics of topsoil, structural and non-structural cut, fills and undercut in unsuitable regions (if any) required to complete controlled fills and achieve grades shown on the drawings. Owner will provide environmental field screening and testing during construction to aide contractor in segregation of petroleum- impacted soils from the remaining soils. Contractor to provide unit price for petroleum- impacted soils (per ton) for additional costs associated with disposal of these soils.
 - b. Additional stripping and temporary staging silt controls for onsite temporary stockpiles, if required, are included in Contractor’s Work at no additional cost to Owner.

- c. Contractor is responsible for obtaining compaction as required by the Geotechnical requirements on the Drawings, including non-chemical drying or wetting to attain proper moisture content.
 - d. All undercutting and replacement with compacted fill is included as part of Contractor's Work. All temporary dewatering for the Work is part of Contractor's Work.
 - e. Contractor shall maintain and adhere to the SWPPP/eNOI.
 - f. During periods of potential adverse weather conditions Contractor shall protect site from runoff and soil saturation by rolling the site with a smooth-drum roller at the end of each day.
 - g. Existing Fence along site perimeter to be removed. Contractor to remove and dispose of properly.
 - h. Contractor shall remove any rock within 3' below the lower elevation of all building pads and utility corridors.
 - i. Each building site constructed on fill must have a pad compacted in lifts not exceeding 8" or as approved by the Owner's Testing Agent, compacted to 95% Modified Proctor soil density and with a minimum allowable soil bearing pressure of 2,500 PSF and as further recommended by Owner's Testing Agent.
 - j. Each building pad shall be of a width and depth equal to the Lot size plus five feet (5') minus the applicable building setbacks.
 - k. The building pad on each Lot shall be certified by Owner's Testing Agent.
 - l. Contractor shall include as-built survey for all finished lots inclusive of lot corners, spot elevation at center of lot and any other critical location.
 - m. Owner will provide a Hold Down Plan (Exhibit C), as prepared by BA Engineering dated May 2021, to Contractor which shall be used for delivery condition of finished lots. Suitable backfill material may be used to cover and protect fill pads to a depth TBD prior to the start of work, but in no case more than one foot (1') above the pad elevation.
7. Utilities notes:
- a. Water meters vaults / boxes / crocks by GC/ Contractor. Water meters / Water Meter Fees by Others.
8. Roadways:
- a. Driveways by GC/ Contractor.
9. Site Concrete / Misc Metals:
- a. Include retaining walls. Contractor shall provide signed & sealed plans, and separate permitting if/as required, of retaining walls shown. Retaining walls shall be provided with specified finish.
 - b. Include pedestrian handrails at retaining walls.
 - c. Include bollards as indicated

Alternates -

Alt#1- Alley extension to connect to Luzon at the north end of the property. All elements of the currently designed alley to be extended to Luzon.

Alt#2- Department of State (DOS) Option 2 Plan (To be provided week of 7.26.2021)

Alt#3- Two (2) Street Lights to be added near corner of Luzon and Main Drive on WXY parcel side of street. For bid purposes, use 300 feet of cable.

Alt.#4-. Add 30 bollards (Specification on Landscape drawings) and 1000 feet of cable for power.

Qualifications/ Clarifications:

1. TBD

Exhibits:

A: Environmental Report prepared by ECS dated January 28, 2021

B: Geotechnical Report prepared by ECS dated October 8, 2018

C: Hold Down Drawing for townhouses prepared by BA Engineering dated May 2021

D: Project Site Rules Governing the Work dated March 09, 2020