



Redevelopment Authority
of Prince George's County

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY

INVITATION FOR BID

NO. 2017-7

Building Demolition Services

for Development of the Towne Square at Suitland Federal Center

ISSUE DATE: *04/06/2017*

PRE-BID CONFERENCE: *04/20/2017 10:00 am EST*

BIDS DUE: *05/01/2017, 10:00 am EST*



This document is available from the Redevelopment Authority Webpage at:
<http://www.princegeorgescountymd.gov/1500/Development-Opportunities>

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SECTION I: INTRODUCTION

1.1 SUMMARY STATEMENT

The Redevelopment Authority of Prince George's County (RDA) is hereby soliciting bids from qualified firms to provide Building Demolition services. The RDA has employed the services of Cober Johnson & Romney PLLC as it's Owner's Representative to oversee all activities of the prosecution and delivery of the project requirements hereunder.

1.2 BID DUE DATE

The bidder must submit original and 4 copies of the bid along with an electronic version on a compact disk (CD) in a sealed package and address to:

Patricia Omondi
Senior Construction Adviser/ Special Projects Administrator
Redevelopment Authority
9200 Basil Court, Suite 504
Largo, Maryland 20774

Bids must be received and time stamped by the Redevelopment Authority no later than May 1, 2017 at 10am EST. The submittals must be sealed, and the outside envelope must be clearly marked "**IFB No. 2017--7**".

Late bids will not be considered. Bidders mailing bids should allow sufficient mail delivery time to ensure timely receipt by the Redevelopment Authority. The Offerors shall prepay any shipping/delivery charges, as applicable, for all documents submitted.

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1.3 QUESTIONS, INQUIRIES AND PRE-PROPOSAL CONFERENCE

Questions and inquiries must be submitted via email no later than five business days prior to the Invitation For Bid (IFB) closing date to:

Paomondi@co.pg.md.us

Phone calls or faxed questions will not be accepted. All questions and answers will be posted to the RDA website no later than three business days prior to the closing date. All potential respondents are responsible for checking the RDA website for any addendums. A Pre-Proposal Conference will be held at the site (4670 Suitland Road MD) on April 20, 2017 at 10:00 a.m. EST. Attendance at the pre proposal conference is not mandatory, but is strongly recommended.

1.4 BID ACCEPTANCE

The Redevelopment Authority reserves the right to accept or reject any and all bids, in whole or in part, received as a result of this solicitation and to waive minor irregularities. Further, the RDA reserves the right to make a whole award, partial award, or no award at all.

1.5 DURATION OF PROPOSAL OFFER

Proposals are to be held valid for six months following the closing date for this Request for Proposals. This period may be extended by mutual written agreement between the Offerors and the Redevelopment Authority.

1.6 NOTICE TO OFFERORS

Before submitting a bid, Offerors are to completely familiarize themselves with the requirements of the solicitation. Failure to do so will **not** relieve the Offeror of responsibility to fully perform in accordance therewith. No consideration will be granted for any alleged misunderstanding of the material to be furnished or work to be done, it

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being understood that the submission of a proposal is an agreement with all of the items and conditions referred to herein.

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SECTION II: GENERAL INFORMATION**2.1 ECONOMY OF PREPERATION/INCURRED EXPENSES**

Proposals should be prepared simply and economically, providing a straightforward, concise delineation of the Offeror's capabilities and description of the offer to meet the requirements of this IFB. The RDA will not be responsible for any costs incurred by any Offeror in preparing and submitting a response to this solicitation.

2.2 ADDENDA TO REQUEST FOR BID

If it becomes necessary to revise any part of this RFP, Addenda will be provided on the RDA website no later than 5 business days before the closing date of this RFP. It is the responsibility of all potential respondents to regularly check the RDA website for any Addenda.

2.3 ORAL PRESENTATIONS

The Redevelopment Authority reserves the right to conduct individual interviews with finalists and to request best and final offers from any or all finalists. Those Offerors may be required to provide oral presentations to discuss their proposal, answer questions from the RDA's Proposal Analysis Group, and/or clarify their technical submittal.

2.4 CONFIDENTIALITY/PROPRIETARY INFORMATION

Offerors must specifically identify those portions of their proposals, if any, which they deem to contain confidential, proprietary information or trade secrets and must provide justification why such material should not, upon request, be disclosed by the Redevelopment Authority in accordance with the Maryland Freedom of Information Act, 10-601 et. seq., State Government Article, Maryland Annotated Code. Offerors must clearly indicate each and every page that is deemed to be confidential / proprietary or a trade secret (it **IS NOT** sufficient to preface your proposal with a proprietary statement).

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2.5 ALLOWANCE OF IN-HOUSE WORK

No section or portion of this IFB or the Contract shall be construed or interpreted to preclude the Redevelopment Authority from accomplishing any task or undertaking of any operation or project utilizing its own work force and that of the Owner's Representative.

2.6 JOINT PROPOSAL / TEAMING ARRANGEMENT OPTION

Bidders have the option to submit individually or through Teaming Arrangement a joint proposal for this IFB.

2.7 FORMATION OF AGREEMENT/CONTRACT WITH SUCCESSFUL CONTRACTOR

The Contract to be negotiated as a result of this IFB (the "Contract") shall be by and between the Offeror as Contractor and the Redevelopment Authority, and shall contain provisions included in this RFP. By submitting a proposal in response to the RFP, the Offeror accepts the terms and conditions set forth herein.

2.8 AFFIDAVITS, CERTIFICATIONS AND AFFIRMATIONS

Offerors are required to submit with their proposal certain certifications, affirmations and affidavits. These forms, which should be completed by all Offerors, are included as Appendix A of this RFP.

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SECTION III: SCOPE AND REQUIREMENTS

3.1 BACKGROUND/PROJECT DESCRIPTION

The Redevelopment Authority's mission is to contribute to the creation of a diverse and vibrant economy and living environment for Prince George's County, using community building techniques and providing responsible and responsive development and redevelopment that is designed to enhance quality of life, balanced growth and job creation for diverse, sustainable communities.

Beginning in the early 2000's, the RDA began acquiring the dilapidated and blighted properties in the Suitland Manor Subdivision, along Homer Avenue, Huron Avenue, Hudson Avenue, Lewis Avenue and Chelsea Way. The Acquisition, totaling 22 acres, was complete in 2007. The tenants were relocated and all buildings were demolished.

In late 2014, the RDA, together with its development consultant team began planning the development of a new mixed-use community anchored by the Suitland Federal Center which houses the new headquarters of U.S. Census Bureau. Working collaboratively and assembling adjacent property owners, the development team in 2015, guided the property through the entitlement process obtaining approval of the Preliminary Plan of Subdivision and the MUTC Special Permit. With adjacent property owners the total land area of the approved plans is approximately 25 +/- acres.

The vision for the Towne Square at Suitland Federal Center is to establish an active and vibrant mixed-use, pedestrian-oriented community that enhances the lifestyles of residents of the immediate and surrounding neighborhoods. Since the adoption of the Suitland Sector Plan 9 years ago, market needs have shifted. The proposed plan enhances the original intent of the Development Plan while meeting current market needs and design trends.

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Fig 1. Development Boundary



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3.2 SITE DESCRIPTION

In order to make way for the Towne Square at Suitland Federal Center development and construction several buildings comprising an existing strip mall along Suitland Road, namely 4620 and 4646 Suitland Road. The existing buildings are 1-story brick buildings as shown on Demolitions Plans included with this IFB as Exhibit A.

An environmental assessment was undertaken by the RDA which revealed the presence of asbestos and lead containing materials. These environmental hazards will be remediated by others prior to the commencement of demolition work under this contract.

3.3 SCOPE OF WORK

The RDA seeks the services of a Building Demolition Contractor to provide all labor and equipment required for demolition of the following:

- The entire 1 story brick building identified as 4620 Suitland Road as shown on the enclosed Demolition Plan (Exhibit A) including all roofing, concrete pedestals, slabs, walls, ceilings, mechanical and HVAC equipment, piping and all interior finishes;
- All utilities servicing building #4620 Suitland Road as shown on Exhibit A;
- Demolition of a portion of the 1 story brick building identified as #4668 Suitland Road on the enclosed Exhibit A including all roofing, concrete pedestals, slabs, walls, ceilings, mechanical and HVAC equipment, piping and all other interior finishes;
- All utilities servicing building #4668 Suitland Road as shown on Exhibit A;
- Buildings identified as #4646, #4650, #4658, and #4660 to remain.

However, Offerors shall include as an Add-Alternate price for demolition of the 1 story brick building identified as #4646 Suitland Road, including all roofing, concrete pedestals, slabs, walls, ceilings, mechanical equipment, piping and all other interior finishes and utilities servicing this building as shown on Exhibit A.

3.4 REQUIREMENTS

The demolition work scope shall comply with the following requirements:

1. Contractor shall comply with all Federal, State, County and local laws, regulations and ordinances;

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2. Security. As soon as possible after contract award, Contractor shall post “No Trespassing” signs on all sides of the buildings to be demolished. Wherever necessary for protection of the public or where required by State or local laws, regulations or ordinances, the Contractor shall construct and maintain substantial temporary barricades or fences closing off open cellars. At no time shall there be any void left uncovered and not posted.
3. Debris Removal and Disposal. Contractor shall remove all building material, rubbish, or refuse from the demolition site daily. No material or debris may be buried on site. Contractor shall provide all documentation regarding the proper disposal of all rubbish, soil, refuse, and any other debris. Contractor shall be responsible for all dump fees.
4. Salvage. Contractor may remove doors, windows, light fixtures, and other items as salvage from the jobsite for salvage value if desired.
5. Daily Cleanup and Dust Control. Contractor shall keep the surface of the sidewalks and streets affected by its work, including decking and temporary paving in a clean, neat and safe condition, limiting to the extent possible dust and smoke on and around the demolition site. The Contractor shall sprinkle with water or otherwise treat the surface and surrounding areas being used by the Contractor sufficiently to keep down any dust generated during the progress of its work. Contractor shall remove all piles of dirt and debris. There shall be NO fires of any kind or burning of any debris.
6. Protection of Shopping Center Tenants and Public. The Contractor shall note that the adjacent building structures not included in the work scope will be occupied by existing commercial businesses. Therefore, the Contractor shall assure that the demolition work will be scheduled, undertaken and completed in a manner which will maintain to the maximum extent possible existing levels of public convenience services, and health and safety conditions, for the businesses and individuals in the immediate vicinity.
7. Protection of Adjacent Buildings. Where party walls are involved the Contractor shall take particular precautions to insure that the work will be executed under accepted standard and procedures. All party walls must be braced during demolition as required and as directed in order to maintain structural stability and safety. Party walls that become exposed are to be furred, wire lathed, and plastered for water protection including basement walls as required. Roof lines exposed due to demolition shall be carefully repaired to provide protection from water and weather.
8. Fill and Grading. All fill material, if required shall be subject to approval. Contractor shall ensure that fill materials are free of rocks or lumps larger than 6 inches in

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greatest dimension. Pulverized building materials shall not be used as fill material. The ground surface shall be graded if necessary to eliminate water pockets and to adjacent ground elevations. The area shall be covered with 6" of topsoil and seeded.

9. Final Cleanup. The site of each demolished building shall be cleaned up and left in a condition satisfactory to the RDA.

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SECTION IV: PROPOSAL SUBMITTALS

4.1 INSTRUCTIONS TO BIDDERS: BID DOCUMENT REQUIREMENTS

Bids to be considered must be made in accordance with the following instructions:

1. All bidders must be licensed General Contractors and carry as a minimum Commercial General Liability Insurance of not less than 1,000,000 aggregate and \$2,000,000 general aggregate, Auto Insurance of not less than \$1,000,000 and Workman's Compensation Insurance at statutory limits;
2. Bids must be submitted on the form provided by the RDA which shall be signed and dated by a person authorized to bid for the firm and delivered to the RDA as specified in this IFB;
3. Bids must be based on the completion of all work in the manner described in the Bid Documents. These documents include the Contract Agreement, Bid Form, and General Requirements;
4. The RDA shall not consider alternates proposed by a Offeror other than as specifically requested in this IFB. The RDA shall not consider as responsive a bid that is qualified by the Offeror with unrequested alternates of other changes.
5. Bidders should carefully examine the job site and assess the work required. It shall be the responsibility of the Offeror to foresee problems that may be encountered in executing the demolition. Bids shall be inclusive to complete the work requested.
6. Bidders shall be prepared at the time of executing a contract with the RDA, to give evidence that the insurance required by these instructions

4.2 FORMAT DESCRIPTION

Each offer shall conform to the following order and format:

- 4.2.1 Transmittal Letter: The proposal shall include a transmittal letter prepared on the Proposer's business stationery. The purpose is to transmit the proposal; therefore, it should be brief. The letter must be signed in ink by an individual who is authorized to bind the firm to all statements, including services and prices contained in the proposal.

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- 4.2.2 Title Page: Each proposal shall begin with a Title page. It should display the words "RFP No. 2016-2." It should also have the name of the company, and name, title, business address and telephone number of the person authorized to obligate the company.
- 4.2.3 Table of Contents: The proposal shall contain a "TABLE OF CONTENTS" with page numbers indicated.
- 4.2.4 Offer: The Offeror shall present their offer on double spaced typed pages. Offeror must address each of the areas covered under the evaluation criteria in the order as provided below:
- Completed Bid Sheet**: Offerors must provide bid prices using the Bid Price Sheet provided in Exhibit B.
- Experience**: Offerors must provide examples of a minimum of three relevant completed demolition projects.
- Local and Minority Business Involvement**: The RDA seeks to have local and minority participation at all levels of the Project. Please identify all local and minority businesses that are part of the civil engineering design team. The RDA encourages Local and Minority Businesses to submit as prime consultant if qualified.
- Timeline**: The Offeror shall present the Project timeline in a weekly format. Submission shall include major Project milestones and decision points.
- 4.2.5 No Conflicts of Interest: The Offeror is required to make a statement of no knowledge of any potential conflicts of interest with the Redevelopment Authority or Prince George's County.
- 4.2.6 No Pending Litigation: The Offeror must affirm that they are not party to any pending litigation against the Redevelopment Authority or Prince George's County.
- 4.2.7 Certificate of Good Standing: The Offeror must provide a Certificate of Good Standing from the State of Maryland.

4.3 OFFEROR QUALIFICATIONS

- Offeror must show through entity and/or key personnel experience a track record of having completed successful building and utility demolition projects to include, but not limited to: utility and site demolition, preparing earthwork quantity estimate,

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storm drain and paving design, public and private storm water management design, etc.

- Offeror must provide evidence of organizational and financial capacity to deliver the proposed services.
- Offeror must be prepared to complete the services in not more than 4 weeks.

4.4 DEMONSTRATION OF EXPERIENCE

Offerors shall identify three (3) demolition projects, completed or in process of completion, comparable to Offeror's proposed services and which Offeror or their key personnel have had primary involvement. For each relevant project, the Offeror shall identify the following:

- a. Project Team name;
- b. Project name or title;
- c. Location or address of the project;
- d. Names and contact information for team members involved in the project, along with a description of each party's role in the project;
- e. Description of the project, including use(s) and total square footage;
- f. Period of performance;
- g. Estimated total project costs, if the project is not yet complete or actual total development costs, if project has been completed;
- h. Projected commencement completion date, if project is not yet complete or actual commencement and completion date, if project is complete;
- i. Illustrative materials that will demonstrate the skill and experience of the team;
- j. References, no less than one per project, to include name, mailing address, email address, telephone number and letter authorizing each reference to respond to inquiries regarding the landscape architectural design services of that project.

4.5 COUNTY LOCAL AND MINORITY OWNED BUSINESS PARTICIPATION

A priority for Prince Georges County Government and a mission of the RDA is to create jobs and opportunities for local residents, County located business enterprise (CLB), minority-owned businesses (MBE) and women-owned businesses (WBE) certified businesses. The goal is to build capacity for such firms to grow and compete effectively with their majority-owned counterparts.

The total contract value for this landscape Architecture and Engineering Services solicitation, including services not covered in this solicitation, must include 15% County-

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Based (MBE), Minority Business Enterprise (MBE) and/or Women Business Enterprise (WBE), participation requirement. Included in or in addition to the MBE/WBE requirement, 10% of the total contract value shall be allocated to County Located Business (CLB), as defined below. These are minimum thresholds and it is expected that successful respondents will exceed these thresholds.

The County seeks to have County Located Businesses and Minority business enterprise participation at all levels of the project. Submitting bidders should look to partner with firms that will allow RDA to meet or exceed these requirements. RDA encourages interested firms to make themselves familiar with the resources available in the local business community, including women and minority owned business and to take early steps to form business relationships that will align with the stated project goals. More information on MBE/WBE/CLB requirements and definitions is found on the Prince Georges County Government SDDD website. Due to the importance of MBE/WBE/CLB firm and inclusion and local hiring, the Owner's Representative will monitor the design and construction phase to best ensure that inclusion benchmarks are met.

As an important note, effective January 5, 2015, the Prince George's County Supplier Development & Diversity Division (SDDD) began administering a new County-Located Business certification program under a new law, Council Bill-67-2014, as an expansion of the Jobs First Act.

Sponsored by Prince George's County Council Chair Mel Franklin (D) - District 9; Councilmembers Derrick Davis (D) - District 6, Andrea Harrison (D) – District 5, and former Councilmember Ingrid Turner (D) – District 4, CB-67-2014 was adopted by the Council to expand procurement opportunities as an incentive to attract businesses to locate offices and jobs in the County.

The bill amends the bonus factors or preferences awarded to County-Based Small businesses and County-Based MBEs (15%), County-Based businesses (10%) and MBEs (5%) to include a seven percent preference or bonus points to County-located businesses. A certified County-Located Business is defined as a business who meets the following requirements, in accordance with the Prince George's County Code, Section 10A-174:

- Has a County Office, but is not a County Business; and
- Has at least five full time equivalent employees in the County office for the duration of the County's lease, or
- Has at least three full time equivalent employees in the County Office, with at least two of those being County residents for the duration of the County's Office lease, or If such business has an ownership interest in the building containing the office, it has

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at least three full time equivalent employees in the County office for the full duration of the businesses ownership interest of the building.

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SECTION V: APPENDICES AND EXHIBITS

Exhibit A Demolition Plan

See Enclosure

Exhibit B Bid Price Form

LN	Scope Item	Bid Price
1	Demolition of Building #4620 Suitland Road	
2	Demolition of utilities servicing #4620 Suitland road	
3	Demolition of Building #4668 Suitland Road	
4	Demolition of utilities servicing #4668 Suitland Road	
	Total Bid:	
	Add-Alternate	
5	Demolition of Building #4646 Suitland Road	
6	Demolition of utilities servicing #4646 Suitland Road	
	Total Add –Alternate:	