



Redevelopment Authority
of Prince George's County



REQUEST FOR PROPOSALS (RFP) SUITLAND (NZE) SINGLE FAMILY HOUSES (SFH)

RFP No. 2016 – 8

THREE LOTS IN SUITLAND, MARYLAND

2204 SHADYSIDE AVENUE

HOMER AVENUE, LOTS 1 AND 2, PLANNED SUITLAND TOWN CENTER

PRINCE GEORGE'S COUNTY, MARYLAND

Issued by: The Redevelopment Authority of Prince George's County (RDA)

Issue Date: May 23rd, 2016

Pre-Response Meeting and Tour: June 14th, 2016, 2204 Shadyside Avenue, Suitland 20746

Deadline for Submittal of Written Questions: June 28th, 2016

PROPOSALS SUBMISSION DEADLINE: August 5th, 2016

RFP with Supporting Documentation available on the following websites:

www.princegeorgescountymd.gov/sites/RedevelopmentAuthority/developers/OngoingProjects/pages/default.aspx

TABLE OF CONTENTS

Introduction	Page 3
Definitions	Page 4
Property Description	Page 5
Figure 1: Photo of 2204 Shadyside Avenue	Page 5
Figure 2: Town Square at Suitland Federal Center Development boundary	Page 7
Figure 3: Town Square at Suitland Federal Center Concept Plan	Page 8
Figure 4: Rendering of Town Square at Suitland Federal Center	Page 9
RDA Objectives for NZE House Design	Page 10
Proposal Prerequisites	Page 12
Evaluation Process	Page 16
Proposal Closing Date	Page 20
Additional Resources	Page 21
Appendices, Exhibits and Forms	
List of Forms	
Form 1: Proposal Statement Transmittal Letter	Page 23
Form 2: Proposer’s Organization and Business Structure	Page 25
Form 3: Relevant Project Experience	Page 27
Form 4: Development Budget Template	Page 28
Form 5: Development Team and Subcontractor Reference Summary	Page 29
Form 6: Certifications	Page 30
Form 7: Funding Sources Template	Page 34
List of Exhibits	
Exhibit A: Maryland Neighborhood Stabilization Program -HUD Income Limits	
Exhibit B: Legal Description 2204 Shadyside Avenue, Suitland 20746	
Exhibit C: 2204 Shadyside Avenue Site Plan (Before Demolition)	
Exhibit D: Grading Plan and Sediment Control Plan (2204 Shadyside Avenue)	
Exhibit E: Storm Water Management Concept Approval (2204 Shadyside Avenue)	
Exhibit F: M-NCPPC Letter of Exemption Prince George’s County Woodland Conservation Ordinance (2204 Shadyside Avenue)	
Exhibit G: Concept Illustration of Town Square at Suitland Federal Center (Aerial View)	
Exhibit H: Approximate Lot Orientation and Dimensions (Homer Avenue Lots 1 and 2)	
Exhibit I: Aerial View (Homer Avenue Lots 1 and 2)	
Exhibit J: Environmental Review Record (2204 Shadyside Avenue)	

I. INTRODUCTION

A. Summary

The Redevelopment Authority of Prince George’s County (the “Redevelopment Authority” or “RDA”) is hereby soliciting proposals from development teams with experience in green building residential development to acquire, design, build and sell a total of three single-family houses on three (3) vacant lots owned by the RDA.

The RDA requires the following:

- The lot located at 2204 Shadyside Avenue, Suitland 20746 be developed first, followed by the two lots in the Suitland Town center, identified in this solicitation as Homer Avenue Lots 1 and 2;
- Construction of 2204 Shadyside Avenue as a NZE house is optional;
- The Homer Avenue Lots 1 and 2, must both be built as Net Zero Energy Houses (NZE) as defined in this solicitation. The NZE house may be of modular or stick-built construction and must meet all required local and state building codes and requirements. When completed the NZE house must achieve a minimum of one of the following: (i) LEED v4 Gold or Platinum status, (ii) Passive House certification from Passive House Institute US or Passive House Alliance-US, (iii) NAHB (ICC 700) Emerald certification, or (iv) Enterprise Green Communities certification.
- The house at 2204 Shadyside Avenue must be sold at a price affordable to a household with income at or below 120% of the area median for Prince George’s County. No household income limits will apply to the Homer Avenue Lots 1 and 2. However, a lower household income level may apply depending on proposed sources of funding. See Exhibit A: State of Maryland Neighborhood Stabilization Program -HUD Income Limits for 2015.

B. Definitions

For purposes of this RFP, the following terms shall have the following meanings:

- i. **“Net-Zero Energy Home” or “NZEH or NZE”**: In basic terms, a Net-Zero Home produces as much energy as it uses in a year. This is because it incorporates renewable energy technologies, cost-effective energy efficiency strategies that are used to minimize energy demand. For purposes of this RFP, the NZE must satisfy what is commonly referred to as the “net zero site energy” definition for a net-zero building.¹ More specifically, the NZE must first seek maximum reduction in energy usage through energy efficiency technologies, materials, and design. Renewable energy sources, located on site, must then produce at least as much energy as is required to meet the building energy loads, when accounted for over a 365-day period.
- ii. **“PAG”** means RDA’s proposal analysis group.
- iii. **“Offeror”** means the development team submitting the proposal and intending to be legally bound under the Development Agreement with RDA if selected under this RFP.
- iv. **“PGC Nonprofit”** means a 501(c) (3) nonprofit organization, in good standing, with a principal office in Prince George’s County that either focuses on affordable housing production or maintenance; or is involved in community development in the County.

C. Request for Proposal Timeline

Table 1 - Request for Proposals Timeline

Activity	Date
Release of RFP	May 23 rd , 2016
Pre-Submittal Meeting and Tour	June 14 th , 2016
Deadline to Submit Written Questions to RDA	June 28 th , 2016
Responses to Written Questions Posted	July 8 th , 2016
Responses to RFP Due	August 5 th , 2016
Selection of Development Team	October 2016

¹ See “Zero Energy Buildings: A Critical Look at the Definition,” Torcellini, et al., June 2006, reprinted at <http://www.nrel.gov/docs/fy06osti/39833.pdf>

II. PROPERTY DESCRIPTION

A. 2204 Shadyside Avenue, Suitland 20746

The legal description of this lot is provided in Exhibit B. This lot is zoned R-55 and consists of approximately 6,500 square feet or about 0.15 acres. It previously contained a 1 ½ story dwelling with a basement that has been razed by the Redevelopment Authority. The utilities were capped for demolition and will have to be restored to the property by the selected developer. The U. S. Department of Housing and Urban Development (HUD) Environmental Review Record (Exhibit K), required for this property, as a federal Neighborhood Stabilization Program funded acquisition, contains a noise attenuation requirement that the house be set back at least 70 feet from the center line of Shadyside Avenue.

Figure 1: 2204 Shadyside Avenue



The following items required to secure a building permit for 2204 Shadyside Avenue have been completed:

i. Grading Plan and Sediment Control Plan

The grading plan and sediment control plan (Exhibit D) were completed by the engineering firm of W. L Meekins on January 8th 2016 and approved for the demolition process, by Prince Georges County Permitting (DPIE). The fees for the final sediment control plan have been paid for in full by the RDA. It will be the responsibility of the selected developer to pursue issuance of the final sediment control permit. The engineer can be contacted for a full set of the site plans or any questions at: info@meekins.net or (301)736-7115.

ii. **Storm Water Management Concept Plan**

The Storm Water Management Concept plan was approved by the Prince George's Department of Permits Inspection and Enforcement (DPIE) Site and Road Division on July 16th 2015 and expires on July 16th 2018 (Exhibit E).

iii. **M-NCPPC Woodland Conservation Exemption Letter**

The property is exempt from the Prince Georges County Woodland and Wildlife Habitat Conservation Ordinance (WCO), this exemption was issued on July 14th 2015 and expires on July 14th 2017 (Exhibit F).

Exhibit C.

iv. **Site Plan**

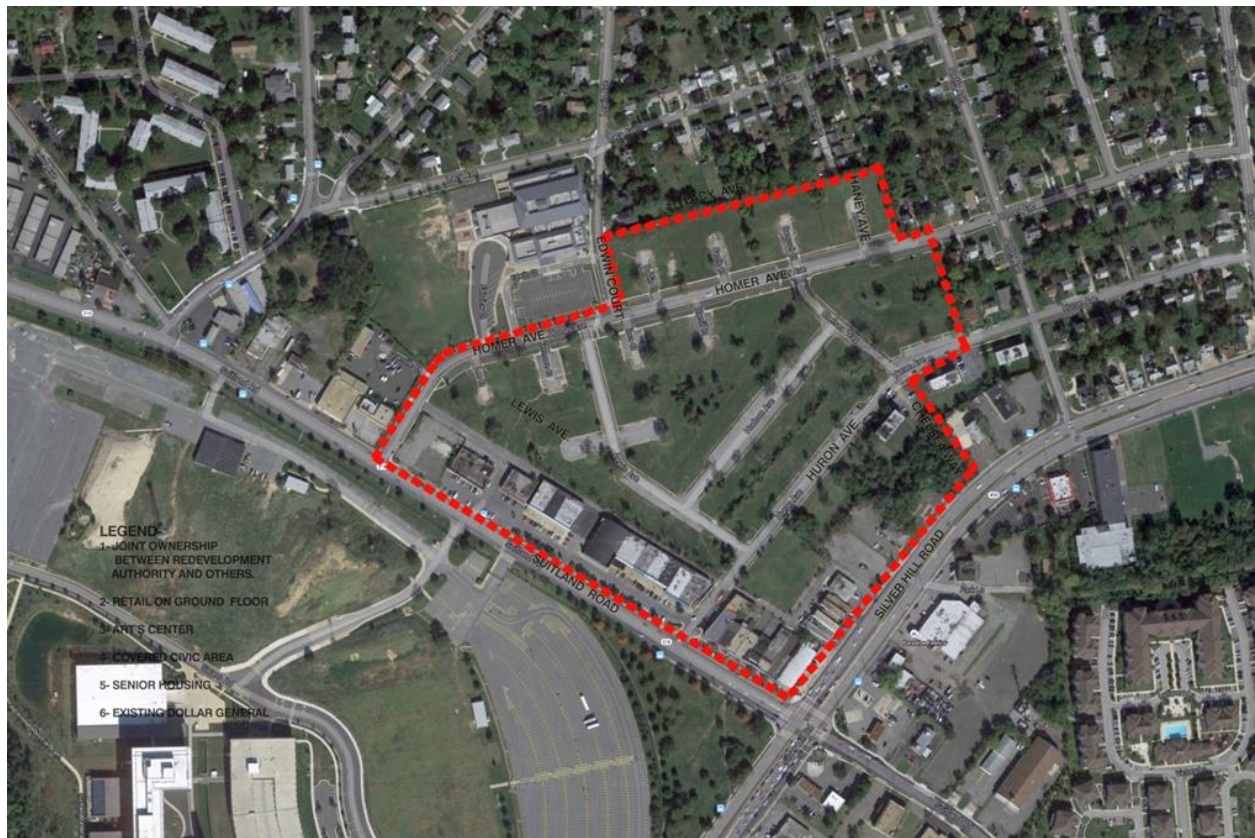
A Site Plan/Survey of the site prior to demolition of the existing structure is provided as Exhibit C.

B. Homer Avenue Lots 1 and 2

Homer Avenue Lots 1 and 2 are the only single family residential lots in the future Town Square at Suitland Federal Center, an approved mixed use subdivision consisting of 2 single family dwellings, 219 town houses, 538 market rate multi-family units, 137 senior multi-family units, 80,000 square feet of retail and up to 50,000 square feet performing arts and technology center. The combined site is approximately 25 acres and is located a half mile from the Suitland Metro Station and across the street from the Suitland Federal Center. The zoning is MUTC.

The Town Square at Suitland Federal Center will be a sustainable Eco District project that transforms the current site by adding inviting green spaces, entertainment and amenities. Eco District communities focus on sustainability and strive to excel in a number of areas, including: equitable development, health and well-being, community identity, access and mobility, energy efficiency, habitat and ecosystem protection, water conservation, and smart materials management. To meet these standards, the Town Square and Suitland Federal Center includes eco-friendly features such as bio-retention planters and net-zero multi-family and single family homes. The Redevelopment Authority plans to bring new life to the area by adding a walkable promenade, public art displays and a community performing arts facility for events. When complete, the pedestrian-friendly community will reflect the energetic and active lifestyles of future residents. Construction on the Town Square at Suitland Federal Center is scheduled to begin by the end of 2017.

Figure 2: Aerial of Town Square at Suitland Federal Center Development Boundary



Homer Avenue Lots 1 and 2 are highlighted in yellow on the Town Square at Suitland Federal Center Concept Plan below in Figure 3. Homer Avenue Lots 1 and 2 are zoned MUTC and each are approximately 8500 square feet in size. The legal description, addresses and plats are still pending. The plats should be approved within the next 12 months. MUTC zoning requirements including setbacks and design standards can be found in the Approved Suitland Mixed-Use Town Center Development Plan at <http://www.pgplanning.org/Projects/Completed Projects/Suitland.htm>.

Figure 3: Town Square at Suitland Federal Center Concept Plan



Figure 4: Rendering of Town Square at Suitland Federal Center



III. RDA OBJECTIVES FOR NZE HOUSE DESIGN

A. Replicability.

The NZEH should be a prototype for future houses that are widely available and affordable to local populations, with a particular focus on middle-income and “workforce” buyers. Ideally, the demonstration NZEH will be capable of replication, user-friendly for the broad population, and affordable to large numbers of Prince George’s County residents.

B. Promoting Innovation.

Offerors should propose innovative approaches to the design and operation of the NZEH. Design features should contemplate ways in which shapes, spatial location, and material choices not only promote energy efficiency and other environmental objectives, but also teach and inform occupants and promote sustainable occupant behaviors within and outside of the home. Offerors are encouraged to consider smart or sustainable technologies, green roofing systems, renewable energy storage, and building elements or finishes that will maximize building longevity, occupant health, and energy efficiency.

C. Reducing Building Emissions.

The NZEH should provide examples of how home-builders can reduce carbon dioxide (and CO₂ equivalent) emissions caused by residential buildings in the County.

D. Increasing Green Building Capacity and Entrepreneurship

The development of the NZEH should involve and support local businesses, particularly in the local green construction industry, and develop and enrich green building expertise within the local nonprofit sector. Linkages to local green manufacturing supply chains, green job training and development, and general public education about the benefits of green building in the County are all highly desirable.

E. Responsible Water Usage.

i. Storm water Management.

Designs should incorporate vegetative storm water management (using best management practices), maximizing the use of native plants to the local region and climate in landscaping and storm water retention;

ii. Potable Water Reduction and Water-Reuse.

Designs should maximize water efficiency measures and reduce potable water consumption. The NZEH should include water saving features and devices to lower the average daily household water consumption and

minimize the use of potable water within and outside of the house. Designs should seek to incorporate responsible water management, water harvesting, and xeriscaping.

F. Reuse and Recycling of Materials.

i. Construction Waste.

Construction plans should minimize waste created through the construction process (with a minimum 75% diversion rate from landfill), and, where waste is created, promote recycling or reuse of waste materials.

ii. Post-Occupancy Waste.

Designs should incorporate features that facilitate and promote occupants' recycling and composting, maximizing diversion of occupant waste streams from landfills.

G. Promoting Healthy Homes.

i. Health and Wellness

The NZEH should improve occupant health and wellness through the use of natural light and improved indoor air quality. Offerors should demonstrate the use of nontoxic materials that emit minimum VOCs, while seeking to incorporate mold-resistant products or designs intended to minimize mold-growth within the NZEH.

ii. Moisture

The NZEH design must account for avoidance of unwanted vapor and water intrusion, demonstrating air-tight designs with efficient and balanced ventilation systems. Designs and finishes should contemplate using long-lifespan materials that require little maintenance and/or re-finishing

IV. PROPOSAL PREREQUISITES

To be considered for scoring, submissions must satisfy the following:

A. Technical Completion

Offerors submission must contain all required responses and forms, be complete and presented in the format required by this RFP, and be tabulated with Table of Contents and presented by the Submission date.

B. Matter of Right Design

The NZEH must be built as “matter of right” under applicable zoning regulations and must meet all Prince George’s County building code requirements in effect at the time of permitting. For any features that could be construed as requiring a variance or other special exception, the submitted proposal must include explanation of how the building satisfies applicable legal requirements.

V. SUBMISSION REQUIREMENTS

A. Transmittal Letter

Please complete and execute transmittal letter (Form 1).

B. Project Description

Offerors must submit a narrative description of the proposed 3 homes (**Homer Avenue Lots 1 and 2 as NZE**) including proposed sale price, square footage, number of stories, number of parking spaces, number of bedrooms and baths. The narrative should also include a description of how the project blends architecturally and aesthetically with the neighborhood.

Specifically provide/discuss the following:

- Architectural renderings (including square footage for each building)
- Conceptual site plan
- Minimum energy efficiency targets **and** strategies to achieve
- Renewable energy source (s)
- Proposed Green Certifications
- Storm water management strategy and proposed level of runoff
- Conceptual landscape plan including hardscape and planting plan
- Potable Water Reduction and Water-reuse strategy
- Reuse and Recycling of Materials strategy
- Promotion of health homes strategy

- Project innovation

C. Development Team

Identify all parties that will participate in the project including lead development entity architect, engineers, general contractor, legal team, financial institutions and advisors, consultants. *Team must include an energy modeling consultant.* At least one member of the team shall have a license from the State of Maryland to build homes and a license from Prince George’s County to build newly-constructed homes. If using modular homes, Offeror must demonstrate that at least one of its members is an approved modular dealer. Include resumes of all principals, Certificates of Good Standing from Maryland or state of formation, and evidence of Prince George’s County certified Minority Business Enterprise (MBE) status if applicable. Identify proposed subcontractor team and trades for project. Provide narrative of green building experience for each proposed subcontractor and trade as well as any green building training and certification.

D. Green Building Experience and Representative Projects

Provide a detail description of at least three relevant green building projects underway or completed in the past 5 years by lead developer **and** general contractor.

For each relevant green building project provided, specifically discuss the project’s performance as it relates to the following RDA RFP objectives:

- Affordability
- Replicability
- Innovation
- Responsible water usage including storm water management strategy and level of storm water runoff achieved
- Reuse and Recycling of Materials and Landfill Diversion
- Promoting Healthy Homes
- Provide documentation of Energy Efficiency standard achieved, i.e. RESNET HERS Score (as determined prior to the incorporation of any renewable energy or off-grid energy production sources) and ACH target.
- Provide evidence of green certification achieved ((i) LEED v4 Gold or Platinum status, (ii) Passive House certification from Passive House Institute US or Passive House Alliance-US, (iii) NAHB (ICC 700) Emerald certification, or (iv) Enterprise Green Communities certification).

Complete and submit the following forms:

- Form 1: Proposals Statement Transmittal Letter
- Form 2: Proposer’s Organization and Business Structure
- Form 3: Relevant Project Experience
- Form 5: Development Team and General Contractor Reference Summary
- Form 6: Certifications

D. Development Budget

- I. Complete without modifying, Development Budget Template provided as (Form 4). Any modification to the Development Budget Template will result in the disqualification of the submission.
- II. Additionally, for Offerors proposing to do modular construction, provide a schedule including: modular package cost, transportation, foundation, site work, and costs to finish modular.
- III. Complete Certifications Form 6.

F. Financial Capability of Team

The Offeror must present evidence of funding commitments for all sources outlined in Funding Sources Template (Form 7). Such evidence should include available lines of credit, available cash, and or commitment letters from financial intuitions. Additionally please provide the following:

- Lead developer’s banking and credit references, and most recent audited financial statement.
- If new entity, banking, credit references and most recent audited financial statement of entity principals.
- If guarantors are proposed, provide most recent audited financial statement, balance sheet or other financial information to demonstrate financial ability to perform in the event of default.
- Bonding capacity of proposed General Contractor and Subcontractors.
- Evidence of funding for all predevelopment costs.

G. Project Timeline and Critical Milestones

Provide a project timeline with critical milestones for completion of the 3 homes. Schedules must include milestones for the design, plan approval and permitting processes, factory production time for modular (if applicable), site preparation, transportation (if applicable), onsite construction, final inspections, marketing and sales. Milestones should be clearly identified, including when County inspections/ approvals are required. Projects proposing shorter but realistic timelines will be ranked higher.

H. Buyer Education Plan and Commissioning

The Offeror should submit a detailed description of the post-award approach and strategies to working with the resident of the NZH to ensure that technological and other efficiency features are adequately understood, used appropriately, and maintained properly.

I. Performance Monitoring and 2-Year Data Collection Reporting Plan

The Offeror must submit a plan for monitoring, collecting, and reporting post-occupancy (i) energy performance data and (ii) municipal utility usage for a minimum of two years after date of sale to NZH homeowner. The plan should describe the proposed metrics for the monthly data collection. The Offeror will be required to provide an annual performance report to RDA during the data collection period.

J. Local and Minority Business Participation

Offerors should identify all team members and equity partners that are certified Minority Business Enterprises or local businesses and submit plans for local and minority contracting and First Source/Local Hiring plan for County residents. Proposals must comply with the County's Jobs First Act.

K. Additional Required Statements

- Exceptions or Restrictions to any provision or requirement of RFP
- No conflict of Interest

VI. PROPOSAL BONUS POINTS (25 Total)

A. Prince George's County Non-Profit organization (5 Points)

The RDA seeks to build local non-profit green building capacity. Therefore teams with lead developer or major development partner as a Prince George's County based non-profit are encouraged and will receive bonus points.

B. All three houses built as Net Zero Energy Homes (5 Points)

The Homer Avenue Lots 1 and 2 must be NZE houses. Five (5) bonus points will be awarded if 2204 Shadyside Avenue is constructed as a NZE as well.

C. All three houses to meet a Net Zero Storm Water Run-off Standard (10 Points)

An additional **(10)** bonus points will be awarded if all three homes will be designed to achieve Net Zero storm water run-off.

VII. EVALUATION PROCESS

A. Public Presentation

Finalists will be required to provide a public presentation of the Proposals to community stakeholders prior to the selection.

B. Evaluation Committee

Submittals will not be opened publically. A Proposal Analysis Group (PAG) will evaluate all submittals received within 30 days. The PAG may request additional technical assistance and may require an interview of the development team, and the submission of additional information.

C. Selection

All submissions will be ranked in accordance with the Request for Proposals Scoring below. The submission that best meets the requirements of the RFP will be selected to execute a letter of intent and proceed to the feasibility period. The RDA reserves the right to waive a requirement and/or minor irregularities when it is in the RDA's best interest to do so. The RDA reserves the right to cancel or withdraw this RFP at any time.

All materials submitted in response to this RFP become the property of the RDA and may be appended to any formal documentation which would further define or expand the contractual relationship between the RDA and the successful Responder.

Table 2: REQUEST FOR PROPOSAL SCORING

Scored Item	Maximum Point Totals
<p>Project Description</p> <p>1. Satisfaction of all stated requirements in a manner reflecting innovation, efficient use of resources, and of high quality materials that will last at least as long as the average single-family home built today. Achievement of Net-Zero Energy Home definition using high quality but low-cost materials.</p> <p>2. Use of innovative architectural design that remains consistent with neighborhood planning efforts and zoning requirements and recognizes the architectural history and identity of the surrounding neighborhood.</p> <p>3. RDA will consider how well the building design reflects the following priorities:</p> <p>(i) Creation of extremely efficient buildings</p> <p>(ii) Maximization of the use of passive solar designs</p> <p>(iii) Use of renewable energy from low cost, locally available and non-polluting sources.</p> <p>2. Holistic designs that integrate efficiencies across the site (i.e. through vegetative storm water management, appropriate shading devices, efficient and renewable energy systems, etc.) will be ranked higher.</p> <p>5. Although mass-producible or replicable design may not be achievable given other RFP requirements, designs that are more likely to function as models for future development within the County will be ranked higher.</p> <p>6. Proposals of greater clarity ease of understanding, and explanatory materials addressing the stated design objectives of the RFP will be ranked higher.</p>	<p>15 points</p>
<p>Project Timeline and Critical Milestones</p> <p>1. Projects that can reach final completion in shorter amounts of time will be ranked higher.</p> <p>2. Provide specific time line for Shadyside avenue and projected timeline for the Homer lots.</p>	<p>7 points</p>
<p>Development Budget</p> <p>1. Lower construction costs that maintain high quality systems will be ranked higher. Available incentives, subsidies, and abatements will also be factored in the ranking.</p> <p>2. Budgets and sales price projections affordable to workforce or low-income populations will be ranked higher, particularly development programs and budgets that create a NZEH affordable to Prince George’s County residents between 60-120% AMI.</p> <p>3. Proposals with higher returns to the RDA for the lot purchases will be ranked higher.</p>	<p>15 points</p>

<p>Development Team Development team consists of members with experience necessary to complete project. At least one member of team has a Maryland Builder’s license; team includes energy modeling consultant; and, if modular construction is proposed, at least one member of team is an approved modular dealer. Proposed subcontractors demonstrate green building experience and training necessary to complete the project.</p>	
<p>Development Team Development team consists of members with experience necessary to complete project. At least one member of team has a Maryland Builder’s license; team includes energy modeling consultant; and, if modular construction is proposed, at least one member of team is an approved modular dealer. Proposed subcontractors demonstrate green building experience and training necessary to complete the project.</p>	<p>15 points</p>

<p>Green Building Experience 1. Relevant projects are successful and demonstrate consistency with RDA RFP goals and objectives of: community revitalization impact; replicability; affordability; innovation; reducing building emissions; storm water management , potable water reduction and water reuse; reuse and recycling of materials; and promotion of health homes . Energy efficiency levels and certifications achieved are documented. Teams with projects achieving RESNET HERS score below 20 (as determined prior to the incorporation of any renewable energy or off-grid energy production sources); ACH below 50 Pascal’s; and achieving one or more green certifications</p>	<p>20 points</p>
<p>Financial Capability of Team Committed sources for proposed project budget. Offerors with approved lines of credit and available cash will score higher. Offerors with only letters of interest and pre-approval letters will score lower.</p>	<p>20 points</p>
<p>Resident Education Plan and Commissioning Points will be awarded based upon the level of clarity, creativity and thoroughness of the plan to engage and educate residents (with additional points for the use of the NZEH as a teaching tool), and the plan’s projected likelihood of ensuring long-term efficiency and effectiveness of the designs and technologies put in place to achieve net-zero status.</p>	<p>8 Points</p>
<p>Performance Monitoring and Data Collection Reporting Plan Points will be awarded based upon the thoroughness of the metrics selected and the clarity of the reporting plan.</p>	<p>5 Points</p>
<p>Community Outreach and Engagement Strategy Points will be awarded based upon the level of clarity, creativity, and thoroughness of the strategy.</p>	<p>5 Points</p>
<p>Bonus Points All three houses built as Net Zero Houses</p>	<p>5 points</p>
<p>All three houses built with a Prince Georges County Non Profit</p>	<p>10 points</p>
<p>All three properties designed to achieve Net Zero Storm water run</p>	<p>10 points</p>
<p>Maximum Total Points</p>	<p>125 points</p>

VIII. PROPOSAL CLOSING DATE

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

Patricia Omondi
Senior Construction Adviser
Redevelopment Authority
9200 Basil Court, Suite 504
Largo, Maryland 20774
(301) 883-5304
Paomondi@co.pg.md.us

Proposals must be received and time-stamped by the Redevelopment Authority no later than August 5th, 2016 at 12:00 noon (Eastern Time). The submittals must be sealed, and the outside envelope must be clearly marked "RFP No. 2016-8 NZE Suitland."

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

IX. QUESTIONS AND INQUIRIES AND PRE-PROPOSAL CONFERENCE

Questions and inquiries must be submitted via email no later than June 28th, 2016 to **Paomondi@co.pg.md.us**

Phone calls or faxed questions will not be accepted. All questions and answers will be emailed to respondents and posted to the RDA website no later than ten (10) business days prior to the closing date. All potential respondents are responsible for checking the RDA website for any addenda or other changes to this RFP, the selection process, and key dates and deadlines. A

Pre-Proposal Conference will be held at 2204 Shadyside Avenue, Suitland 20746 on June 14th, 2016. The Pre-Proposal Conference will be from 10:00 a.m. to 11:00 a.m. and will include a site tour of each property. All times provided in this RFP are on Eastern Standard Time. Attendance is not mandatory but is recommended.

X. ADDITIONAL RESOURCES

For more information about Net-Zero Buildings and Energy Efficiency see:

- www.nrel.gov and www.nrel.gov/docs/fy06osti/39833.pdf
- www.buildings.energy.gov/zero_energy_commercial
- <http://www.passivehouse.us>

Solar Decathlon Competition (U.S. Department of Energy), www.solardecathlon.gov