

RFP-2016-07: Suitland Town House Lots
Pre-proposal Conference
June 23, 2016

Response to Questions from Pre-Proposal Conference and emailed questions.

1. Does the RDA Plan to phase the infrastructure work?

Yes.

2. Will there be an opportunity for community input in the future?

Yes.

3. What is the overall project schedule or timeline contemplated by the RDA?

Infrastructure design is starting now and we expect buildings to be coming out of the ground as soon as the infrastructure construction schedule will allow.

4. Will the County politics with the change of the County Executive have an effect on completing the infrastructure work and development of the overall project?

No.

5. Is there a particular format that you want respondents to use for the Statement of No Conflict of Interest and the Statement of No Pending or Threatening Litigation?

We have No Particular format.

6. Also which parties sign the Vendors Oath and Certification? Just Owner/Bidders or do all development team members (architect, contractor, consultants, etc.) need to sign?

Owners/Bidders need to sign. Other team members do not need to sign.

7. Why is the selected builder or builders required to build the private alleys?

This seemed like a logical way to break up the work to facilitate the quickest construction.

8. Can respondents propose doing more of the infrastructure work than outlined in the RFP document?

Yes, but be sure to submit pricing that contemplates doing the work as outlined in the RFP document so that the price offered can be fairly compared to the other offers.

9. What is the preferred take down schedule?

Respondents are responsible for proposing the take down schedule.

10. Do businesses need to be certified as MBE or locally based at the time of submission?

Yes.

11. Will the power lines be underground?

This has not yet been decided.

12. Does MDOT certification count towards getting the points outlined in the evaluation criteria for local and MBE businesses?

No. You must be certified by the County's Supplier Development and Diversity Division.

13. Please confirm if RDA work on alleys will include rough grading, sub-grade preparation and installation of compacted, aggregate base (in other words, the builder will install alley asphalt paving only).

Original plans call for lots to be released at finish condition which would include rough grading of the alleys. This is an integrated project delivery and Builder should respond to RFP with whatever conditions to their purchase offer or proposal they recommend.

14. Please confirm if RDA will satisfy typical sediment control requirements by temporarily stabilizing the development disturbance area following completion of development work, including dry utility installation.

No. We will work with the chosen builder to determine the extent of sediment control requirements to be performed beyond what's required to perform all infrastructure and road work.

15. Please confirm if RDA will levy front foot benefit charges on the lots and, if so, please confirm the amount and term of the charges.

Yes. Amount has not been determined. RDA's ultimate goal is to insure project success.

16. It is our experience with arms-length, finished lot purchase contracts that all subdivision bonds are posted by the permittee performing the lot development work, in this case the RDA. The only bonds that builders normally post in connection with finished lot purchase contracts are lot restoration bonds and driveway bonds for driveways that load onto public streets. Please clarify what is meant in the last paragraph of page 12 which states, in part: "Subdivision bonds and fees to be provided by Seller and reimbursed by selected builder pro-rata."

Initial bonds required to be posted will be acquired by RDA to prosecute the work required for the infrastructure and to obtain finish-lots. Ultimately, Bonds for the final grading and lot completion would be the responsibility of the builder. Builder should respond to RFP with whatever conditions to their purchase offer or proposal they recommend.

17. LEED Silver performance designations are typically utilized for mid/high-rise multi-family construction. Is there an alternative environmental performance standard that is more commonly utilized for residential townhome construction that the RDA will consider using? For example, many residential townhome builders commonly build to the Energy Star standard as government by the U.S. Department of energy – would RDA accept an Energy Star certification on the townhome units in lieu of the LEED Silver designation?

Yes. The overall development plan will be designed to meet LEED ND v4. Builder designs that meet Energy Star Certification will be acceptable as will other certifications that are the equivalent to LEED Silver. RDA will make the final determination as to design and compliance with efforts to meet LEED ND v4 and LEED Homes multiple buildings.

18. Will the RDA establish the homeowner's association and, if so, to what extent will the builder have input?

Yes. RDA will seek comment and recommendations from Builder.

19. Will the townhomes be platted on individual ownership lots, or will the townhomes be platted on condominium parcels?

They will be platted on individual lots to support Fee Simple Sale.

20. Is there a requirement to provide all three units types for the entire site and can we propose using the 16' and 20' wide units for all 219 lots?

No. The final plan which was submitted and approved under the MUTC Special Permit and Preliminary Plan of Subdivision, has the requirement for all three unit types and a

maximum total number of approved lots/units which must be maintained. Any changes can only be done with an amendment to the Special Permit.

21. Is there a maximum square footage allowed per unit type?

No.

22. Will the RDA provide wet and dry utilities for the finished lots?

Yes.

23. How far will the RDA bring the utilities to the finished lots?

To be determined in conjunction with selected Builder, but at a minimum to property lot line (rear or front).

24. The public green perspective that is included in the MUTC Special Permit folder shows townhomes that have a height of 4 stories. Are three story townhouse buildings allowed? **Yes.**

The maximum height is 4 stories. The fourth story is shown as a purchaser option as a finished level.

25. Will the existing overhead utility line near the Bradbury Park Community be removed?

This is to be determined.

26. Are there any opportunities to revise a portion of the site plan or is the plan fixed at this point?

No. The site plan is fixed as approved. However, very minor changes can be made.

27. Are 219 units the maximum number of units allowed?

Yes.

28. Are the 24' wide units solely for the use of accommodating front loaded townhomes or are there other reasons for the 24' wide townhomes?

The RDA wants a product variety that is responsive to market demands.

29. Is there any documentation on the design process with the adjacent property owners and community stakeholders?

There is no documentation, but the RDA has given multiple public presentations to a variety of local civic groups during the plan approval process.