



Demolition of the Creative Suitland Redevelopment Site

REQUEST FOR PROPOSALS NO. RVAPGC- CSA-Demo- 5-2026 Solicitation Questions and Responses

Quick Facts

Revenue Authority of Prince George's County (RVAPGC)

Solicitation Webpage: <https://www.princegeorgescountymd.gov/departments-offices/revenue-authority/solicitations>

- 1. Would the agency be willing to consider lowering the minimum required years of experience from 10 years to 7 years or below?**
 - **Answer:** Companies with less than 10 years of contracting experience are encouraged to subcontract with another contractor who meets the years of experience threshold. This will allow the smaller company to gain additional trade experience while still participating in the project.

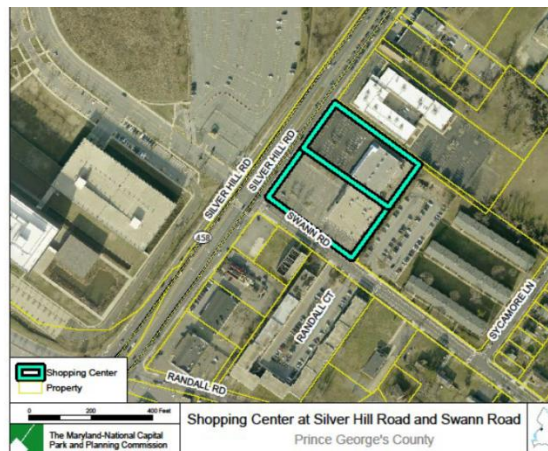
- 2. Based on the Scope of Services outlined in the solicitation, can the Owner clarify whether the intended role is that of a Development Consultant providing comprehensive redevelopment, planning, feasibility, stakeholder engagement, implementation, and project delivery advisory services, or a more limited Demolition Consultant role focused primarily on demolition planning, environmental remediation, permitting, and site-clearing activities? If both are contemplated, please clarify the relative expectations, responsibilities, and evaluation criteria associated with each function.**
 - **Answer:** The solicitation is seeking a general contractor to complete the scope of work outlined in the RFP. This includes full construction project management of the demolition to a shovel ready site (should include permitting, utility disconnect certifications and all other regulatory requirements).

3. **So are there any specific SDDD % requirements that are needed to hit? MBE % or CBSB %? CB-101 requirements?** What are the specific goals for CBB/CBSB/MBE participations?

- **Answer:** The RVAPGC has a 40% CBSB requirement.

4. **There are other buildings shown on the demolition plan associated with this building such as the chiller, and ancillary other buildings — Are these to be demolished as well?**

- **Answer:** The only buildings included in the demolition are those on the project site outlined in the RFP and were included in the site tour and highlighted in the image below.



5. **Is the site designated as historic or subject to any historic preservation requirements?**

- **Answer:** No, the building is not a designated historic site nor is subject to any historic preservation requirements.

6. **Additionally, please identify the required community engagement activities and provide the relevant community and agency points of contact (POCs).**

- **Answer:** Community engagement requirements will be to ensure proper signage is placed at the project site to inform the public of the active construction site and include the provided contact information for inquiries. The Revenue Authority will conduct all community outreach however, we do expect the awarded contractor to be respectful and mindful of the adjacent properties, businesses and residents during the project and where required, be available for any Q&A sessions during community engagement meetings. Any community concerns received by the respondent should be presented to the RVAPGC project lead.

7. Is there a rough finish grade that will be expected? Or a "blue top" finish grade after the area has been backfilled? If so, will you provide drawings?

- **Answer:** A rough finish grade is expected at the completion of the project.

8. Will the question cutoff date be extended? Can the RFI deadline be extended until after the site visit?

- **Answer:** The solicitation timeline was updated with extended dates. Please see below.

Solicitation Milestone	Date
Release Solicitation	Tuesday, May 19, 2026
Virtual Information Session	Friday, June 5, 2026 @ 10am
Site Tour - Rescheduled	Thursday, June 11 at 10am - 1pm
Q&A Deadline - Extended	Friday, June 26, 2026
Q&A Responses Posted - Extended	Friday, July 3, 2026
Responses Due by 5pm (EST) - Extended	Friday, July 31, 2026
Virtual Respondent Oral Presentations	Tuesday, August 11, 2026, 1pm - 4pm (EST)
Selection and Award	September 2026

9. Can we receive a copy of this presentation?

- **Answer:** Yes, a copy of the presentation is posted on the RVAPGC solicitation page.

10. Will there be a PLA associated with this project or just prevailing wage scale requirements? Section X.vi. Of the RFP states that Davis Bacon requirements must be adhered to. However, there is no Davis Bacon determination included. Please confirm if the project will have Davis Bacon wages. If not Davis Bacon or PLA wages, will there be Prevailing Wages associated with this project? Will the project have a wage rate monitor?

- **Answer:** Demolition work is subject to the County's [Prevailing Building Construction Wage Rates](#). For this phase of the redevelopment project, there are no federal funds so the Davis Bacon requirements will not apply. The prevailing building construction wage rates would apply.

11. Are there any developers already engaged for the vertical construction? What is the timing for release of the solicitations for the vertical construction?

- **Answer:** Yes, the vertical construction was awarded to Urban Atlantic in November 2024. This solicitation is limited to the scope of the demolition.

12. Have the buildings been surveyed for asbestos and lead contamination?

- **Answer:** The buildings were surveyed for asbestos and mold in 2018. The survey results are posted on the solicitation page as addendums.

13. Are Geotech reports available?

- **Answer:** All available reports are posted on the solicitation page as addendums.

14. Is contaminated soil remediation reimbursable?

- **Answer:** If soil contamination is discovered during demolition, it is not a standard reimbursable expense. Please include a Hazardous Materials Allowance in the quote or a formal Change Order must be negotiated during the demolition.

15. Please confirm whether controlled blasting will be permitted as part of the building demolition scope. If permitted, please identify any applicable restrictions, permitting requirements, monitoring requirements, and coordination?

- **Answer:** Respondents will need to complete their own due diligence with applicable demolition methods, permitting requirements and monitoring.

16. Are environmental and Phase 1 reports available?

- **Answer:** All available reports are posted on the solicitation page as addendums.

17. Are utility as-built drawing available?

- **Answer:** All available reports and drawings are posted on the solicitation page as addendums.

18. Can we have the name and contact details of all registered attendees?

- **Answer:** Names and contacts of all registered information session and site tour attendees are posted on the solicitation page.

19. Including environmental study with our cost proposal is understandable. It will be challenging to provide a proposal for environmental remediation without environmental assessment.

- **Answer:** All available reports are posted on the solicitation page as addendums.

20. Can an allowance be provided for environmental remediation so there are apples to apples pricing?

- **Answer:** An allowance can be provided for environmental remediation. All available reports are posted on the solicitation page as addendums. Respondents should utilize those reports for pricing.

21. Please confirm that the Respondent will need to include costs to produce Phase 01, Phase 02, hazardous materials and geotechnical reports.

- **Answer:** Respondents should include cost estimates to provide all required environmental reports based on applicable permits.

22. Per Section X.ii., can the bid life be decreased from 240 calendar days to 60 days given the volatility in the market?

- **Answer:** The bid life includes the duration of the post solicitation PAG review. Respondents should include at least a 10% contingency budget to address initial market volatility.

23. Is there a proposed start time for construction activities? Please confirm when the new property owner would like to start new construction activities on site.

- **Answer:** The demolition is targeted to start in February 2027 with concluding to site delivery no later than the end of Summer 2027.

24. What is the (approximate) estimated value of the project?

- **Answer:** There is not an estimated value for the demolition project. Respondents should provide a budget based on the solicitation scope of work.

25. Could you please provide any available drawings, specifications, or additional details beyond the project pictures? Please provide any existing documentation for this property to include surveys, as-builts, environmental reports, etc. Please provide any base building & civil drawings for the project location you have for review.

- **Answer:** All available reports are posted on the solicitation page as addendums. Respondents should utilize those reports for pricing.

26. Please provide a bid form or required bid breakdown required.

- **Answer:** There is not a standard bid form for this solicitation. Submission requirements are outlined in section VII in the solicitation.

27. During the pre-bid call on June 5th, it was discussed that the hazardous materials costs might be provided as an allowance to all respondents. Will this be the case? If so, what allowance cost should be included in our proposal for this scope of work?

- **Answer:** Asbestos and mold environmental reports are attached as addendums to the solicitation. Please review and include remediation estimates/allowance in your proposed project budget.

28. Are there any known hazardous or toxic materials in the building? Is there a HazMat Report for this project? If so, please provide.

- **Answer:** All available reports are posted on the solicitation page as addendums. Respondents should utilize those reports for all estimates.

29. Can you provide any additional information on the septic system on site?

- **Answer:** The project site is connected to the city sewage system, not a septic system. The site is connected to the WSSC public community wastewater network, which serves this urbanized corridor along Silver Hill Road in Prince George's County.

30. Would the county or the Revenue authority be paying for the TPIP inspection program for this project? Typically, the property owner will be paying for in the inspections on the project. Please confirm.

- **Answer:** The TPIP and other inspections should be included within the project budget of the respondents' proposal.

31. Please confirm if the Revenue Authority will be paying for the Geotech testing and inspection for subgrade / backfill for site activities.

- **Answer:** All required and/ or suggested testing should be included within the project budget of the respondents' proposal.

32. Please provide the required SDDD mandatory MBE % subcontractor requirement for this solicitation.

- **Answer:** The RVAPGC requires at least thirty percent (30%) of the total dollar value of all RAPGC contracts awarded, directly or indirectly to MBE's.

33. Is this solicitation subjected to CB101 requirements for subcontractor participation?

- **Answer:** The RVAPGC requires 40% CBSB and 30% MBE participation for all procurement contracts.

34. Is there a sample owner contract and general conditions that can be provided for review for this solicitation?

- **Answer:** Not at this time.

35. Are we the contractor required to provide builders risk insurance as part of our RFP cost on the project or is the owner going to provide builders risk insurance for the project?

- **Answer:** The owner will provide builders risk insurance for the project.

36. Are we the contractor required to provide a payment and performance bond for the project?

- **Answer:** Yes, the awarded contractor is required to provide payment and performance bonds for the project.

37. Could you please provide a breakdown of the submission due date, anticipated award date, and the list of attendees for this project?

- **Answer:** This information can be found on the solicitation webpage.