



**Redevelopment Authority**  
of Prince George's County

**RFP NO. 2017 - 11**

**Finish Grading & Infrastructure Construction – Phase 1A  
for the  
Towne Square at Suitland Federal Center Development**

**ADDENDUM NO. 2**  
**12/01/2017**

To All Prospective Offerors:

Please note the following changes, additions, and information presented herein in connection with the above referenced solicitation. The Prospective Offerors shall be governed accordingly and acknowledge in writing receipt of this Addendum No. 1. This addendum is hereby made part of the contract documents of which explains and/or corrects the original document.

Responses to Questions posted as of November 29, 2017 are as follows:

<b>ITEM NO.</b>	<b>QUESTION and RESPONSE</b>
Question #1	What electrical work PEPCO will be self-performing on this project?
<b>Response #1</b>	<b>Contractor to install conduit per design and details to be provided by PEPCO. Cable will be installed and terminated by PEPCO.</b>
Question #2	Is a sewer bypass required?
<b>Response #2</b>	<b>Sewer bypass is not required. The notes on WSSC drawing 1 of 6 are standard WSSC notes.</b>
Question #3	Are demolition notes A, B, C, D, E and F on Sheet VF-101 included in the scope for this proposal given that there is no demolition item identified on the Bid Form?
<b>Response #3</b>	<b>The demolition work required for Phase 1A utility construction shown on Sheet VF-101 was outside of the rough grading limits of the preceding</b>

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	<b>contract. The demolition notes shown in Sheet VF-101 apply to the demolition work included under Phase 1A construction.</b>
Question #4	Will the existing building on Suitland Road shown within the Right-of-Way of the new Rose Park Drive be removed by others?
<b>Response #4</b>	<b>Yes, that building has been demolished.</b>
Question #5	Is permanent paving restoration required in Homer Ave and Suitland Rd for the services? If required, what is the thickness of asphalt restoration?
<b>Response #5</b>	<b>Pavement restoration in Homer Ave is required for utility services. Homer Ave has a minimum pavement thickness of 4 inches with 2 inch top coat added. Any disturbance along Suitland Rd required under this contract must be restored.</b>
Question #6	What is the required electrical work besides installation of street light poles per drawing C-ST-101?
<b>Response #6</b>	<b>Conduits to street light poles are shown on the electric plan E-101. Light pole foundation details will be added to Sheet C-ST-102.</b>
Question #7	What are the existing grades and what are the proposed finish grades?
<b>Response #7</b>	<b>Sheet VF-101 shows existing grades. Sheet CG-101 shows proposed grades.</b>
Question #8	Is tree planting, landscaping and top soiling per plans C-ST-101 to L-403 included in the scope of work for this proposal?
<b>Response #8</b>	<b>Yes, all landscaping and tree planting work shown on sheets C-ST-101 and L-401 to L-403 are included in the Phase 1A scope of work.</b>
Question #9	Are the site furnishings such as benches, bike racks, etc. shown per drawings L-501 to L-504 included in the work scope?
<b>Response #9</b>	<b>Yes, benches, bike racks and all furnishings per drawings L-501 to L-504 are included in the work scope. The Contractor is responsible for all work shown on the drawings and specifications included in this solicitation.</b>
Question #10	Are the unit pavers, concrete walks, and final paving shown on drawings L-501 to L-504 included in the work scope?
<b>Response #10</b>	<b>Yes, all work including unit pavers, concrete walks, final paving, etc. shown on drawings L-501 to L-504 are included in the work scope. The Contractor is responsible for all work shown on the drawings and specifications included in this solicitation.</b>
Question #11	Does the electrical scope of work include installation of conduits, light poles, pulling the electrical wiring, etc?
<b>Response #11</b>	<b>Electrical work scope includes installation of conduit, light poles and transformer pads. PEPCO will install transformers, pull and terminate cables.</b>
Question #12	Are the 10 ea. WHC/SHC on the East side of Serenity View Lane as shown on WSSC Plan Sheet 2 of 6 included in the work scope for this proposal?

<b>ITEM NO.</b>	<b>QUESTION and RESPONSE</b>
<b>Response #12</b>	<b>The 10 ea. WHC/SHC services to the east of Serenity View Lane are included in the work scope for Phase 1A. However, grading of the Lots east of Serenity View Lane is NOT included in this work scope.</b>
Question #13	Is the contractor required to provide quality controls?
<b>Response #13</b>	<b>Contractor is responsible for QA/QC for its own work. However, all work performed under issued permits will be subject to inspection and approval by the agencies issuing the permits.</b>
Question #14	What material will be required for backfilling utility trenches?
<b>Response #14</b>	<b>Utility trench backfill shall comply with the requirements listed in specification section 31200 – EARTH MOVING. The Contractor is responsible for all work shown on the drawings and specifications included in this solicitation.</b>
Question #15	What is the scheduling relationship between the completion of Phase 1A work scope and completion of the model lots?
<b>Response #15</b>	<b>The work scope includes all requirements set forth in the drawings and specifications included with this solicitation. However, the proposal must identify the earliest realistic completion dates for Lots 1 – 3 as an interim milestone for release to builder for construction of model homes.</b>
Question #16	When is the completion of the bio-retentions, paving, sidewalks, curbs, etc. for Lots 1 – 3?
<b>Response #16</b>	<b>Contractor to address this scheduling issue in its proposal giving due consideration that Lots 1 – 3 will be released to town house builder early for construction of model homes while work continues in the remaining areas for Phase 1A.</b>
Question #17	What Davis Bacon wage rates are required?
<b>Response #17</b>	<b>Davis Bacon wage rates are not applicable to this project.</b>
Question #18	Are bid bonds, performance bonds and payment bonds required for this project?
<b>Response #18</b>	<b>Bid bonds are not required. Performance bonds and payment bonds will be required.</b>
Question #19	Is the unit price schedule on the bid form required to equal the proposed lump sum price?
<b>Response #19</b>	<b>The contract will be awarded based in part on the proposed lump sum price. However, the unit rates provided on the bid form will be made a part of the contract and used to price change orders. Unit rates for any items of work not identified on the bid form may be added to the bid form under the category “other.”</b>
Question #20	Will the RDA be providing all permits?
<b>Response #20</b>	<b>Permits to be provided are: DPIE Fine Grading Permit; SHA Access Permit; WSSC Utility Permit; SCD Approval; and MDE NPDES NOI. Contractor will be responsible for all other permits that may be required.</b>

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	<b>The Contractor will be responsible for the posting of any bonds that may be required for permits it pulls.</b>
Question #21	Have all DNR Sediment Control permit and approvals been obtained by the Owner?
<b>Response #21</b>	<b>The Owner will have Erosion &amp; Sediment approval from Prince George's County Soil Conservation District prior to the start of construction.</b>
Question #22	Where are the paver details for the drive/park isles?
<b>Response #22</b>	<b>Paver details for the drive/park isles are shown on Sheet L-501.</b>
Question #23	What are the heights of the bioretention concrete walls?
<b>Response #23</b>	<b>The heights of the bioretention concrete walls vary and are based on the adjacent sidewalk grade. The Bioretention Cell Typical Section on Sheet CW-501 shows the top of the wall as 4 inches above the adjacent paving and the bottom elevation of the walls is shown under column "C" of the schedule. See Sheet L-403 for additional grading information at the bioretention cells.</b>

**End of Addendum No. 2**