



Redevelopment Authority
of Prince George's County

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY

INVITATION FOR BIDS

NO. 2021-1

Apartment Building Demolition

at the

Towne Square at Suitland Federal Center Development

ISSUE DATE: 04/08/2021

PRE-BID CONFERENCE: 04/15/2021, 10:00 am

BID CLOSING: 04/28/2021, 12:00 Noon



This document is available from the Redevelopment Authority Webpage at:
<http://www.princegeorgescountymd.gov/sites/RedevelopmentAuthority/Developers/Opportunities/Pages/default.aspx>

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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 contractors to provide Building Demolition and Finish Grading services for two 3-Story Brick Apartment Buildings at 4775 and 4785 Towne Square Boulevard in Suitland, Maryland. The work will include generally: demolition and removal of environmental building hazards based on an environmental survey to be conducted by the RDA; structure demolition; and removal and proper disposal of building debris. Upon completion of building demolition, the Contractor will be required to grade the site to required contours as set forth in the bid documents.

The RDA has employed the services of Cober Johnson & Romney PLLC as its Owner's Representative and Development Manager to oversee all activities of the prosecution and delivery of the project requirements hereunder.

1.2 SOLICITATION CLOSING 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:

Stephen Paul
Executive Director
Redevelopment Authority
9200 Basil Court, Suite 504
Largo, Maryland 20774

Bids must be received, and time stamped by the Redevelopment Authority no later than April 28, 2021 at 12:00 noon EST. The submittals must be sealed, and the outside envelope must be clearly marked "**RFP No. 2021-1**".

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

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1.3 QUESTIONS, INQUIRIES AND PRE-BID CONFERENCE

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

sjpaul@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 ten business days prior to the IFB closing date. All potential respondents are responsible for checking the RDA website for any addendums. A Pre-Bid Conference will be held at 4775 – 4785 Towne Square Boulevard on April 15, 2021 at 10:00 a.m. EST. Attendance at the pre-bid 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 BID OFFER

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

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1.6 NOTICE TO BIDDERS

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 being understood that the submission of a bid 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

Bids should be prepared simply and economically, providing a straightforward, concise delineation of the Bidders' 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 INVITATION FOR BID

If it becomes necessary to revise any part of this IFB, Addenda will be provided on the RDA website. 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 Bidders may be required to provide oral presentations to discuss their bid, answer questions from the RDA's Bid Analysis Group, and/or clarify their technical submittal.

2.4 CONFIDENTIALITY/PROPRIETARY INFORMATION

Bidders must specifically identify those portions of their bids, 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. Bidders 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 resulting 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 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 Bidder as Contractor and the Redevelopment Authority as Owner and shall contain provisions included in this IFB. By submitting a bid in response to this IFB, the Bidder accepts the terms and conditions set forth herein.

2.7 AFFIDAVITS, CERTIFICATIONS AND AFFIRMATIONS

Bidders are required to submit with their bid 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 29 +/- acres.

Beginning in early 2019, the one-story brick strip mall along East side of Suitland Road, from Towne Square Boulevard to Silver Hill Road and the strip mall along the North side of Silver Hill Road, from Suitland Road east ward toward Chelsea Way, has been demolished to grade. The site has been fine graded to required contours except for the immediate vicinity of the two apartment buildings. Fine grading and construction of the switchyard has commenced.

The objective of this solicitation is to procure a contractor for the: demolition, removal and disposal of hazardous building materials based on an environmental survey to be conducted by RDA; demolition of two 3-Story brick apartment buildings; removal and proper disposal of building debris; and finish grading of the immediate vicinity of the apartment buildings to specified contours.

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3.2 SITE DESCRIPTION



Fig 1. Development Site Plan

The two 3-story brick apartment buildings to be demolished are shown in Fig. 1 as fronting Suitland Town Center Blvd (formerly Huron Ave and officially designated as Town Square Blvd.) and are on either side of the future Chelsea Way.

Currently both apartment buildings are vacant and boarded up. Prior to issuance of this IFB the Prince George’s County Fire Department (PGFD) has been in discussion with RDA about using the vacant buildings to conduct training activities. The nature of these training could affect the physical and structural condition of the buildings. Therefore,

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prior to bid submission, bidders are advised to make inquiry as to whether PGFD did conduct training activities at these buildings and if so, the condition of the buildings as a result thereof.

3.3 SCOPE OF SERVICES

The Contractor procured through this IFB will be required to provide all labor, supervision, materials and equipment required to complete the following in accordance with bid documents:

- 1) Install and maintain erosion and sediment control features as shown on bid drawings and documents required for the demolition of the 3-Story Brick structures at 4775 and 4785 Towne Square Boulevard (TSB);
- 2) Disconnect, demolish and remove all utilities servicing 4775 and 4785 TSB as shown on bid documents;
- 3) Demolish, remove, and properly dispose of hazardous materials from 4775 and 4785 TSB as indicated in the Inspection Reports prepared by One Source Environmental which reports are included with the bid documents for this solicitation;
- 4) Demolish the entire 3-Story brick building known as 4775 TSB including all roofing, concrete footers, basement walls, concrete slab, walls, ceilings, mechanical and HVAC equipment, piping and all interior finishes;
- 5) Demolish the entire 3-story brick building known as 4785 TSB including all roofing, concrete footers, basement walls, concrete slab, walls, ceilings, mechanical and HVAC equipment, piping and all interior finishes;
- 6) Remove from site and properly dispose of all building debris;
- 7) Backfill and compact building basements with structural fill; and
- 8) Rough grade site to match adjacent existing contours and to provide positive drainage.

3.4 REQUIREMENTS

The demolition work scope shall comply with the bid documents and the following:

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- 1) Contractor shall comply with all Federal, State, County and local laws, regulations and ordinances;
- 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 erect and maintain substantial temporary barricades or fences closing off access to the buildings, work site and open cellars. At no time shall there be any opening or 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 all streets and sidewalks 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) Fill and Grading. All imported 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 greatest dimension. Pulverized building materials shall NOT be used as fill material. The ground surface shall be graded if necessary, to avoid water pockets and to contour elevations as specified in the bid documents.
- 7) 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 BID FORMAT

Each Bid shall have the following sections prominently displayed:

1. Title Page
2. Table of Contents
3. Project Approach & Methodology
4. Fee (Not to Exceed), including unit rates.
5. Local & MBE Participation
6. Timeline
7. Exceptions or Restrictions
8. Statement of no Conflict of Interest
9. Statement of no Pending or Threatening Litigation
10. Certificate of Good Standing

4.2 FORMAT DESCRIPTION

Each bid shall conform to the following order and format:

- 4.2.1 **Transmittal Letter:** The bid shall include a transmittal letter prepared on the Bidder's business stationery. The purpose is to identify the bidder and transmit the bid to the RDA and should therefore 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 bid.
- 4.2.2 **Title Page:** Each bid shall begin with a Title page. It should display the words "IFB No. 2019-1." It should also have the name of the company, and name, title, business address, email address and telephone number of the person authorized to obligate the company.
- 4.2.3 **Table of Contents:** The bid shall contain a "TABLE OF CONTENTS" with page numbers indicated.
- 4.2.4 **Bid:** The Offeror shall present their offer on double spaced typed pages. Bid must address each of the areas covered under the evaluation criteria in the order as provided below:

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The Project Approach and Methodology: Offerors must submit a narrative description of the proposed staffing, equipment to be deployed, organizational structure and other resources required to provide the demolition services required by this IFB. The narrative should include a description and explanation of any management, cost control and scheduling software to be utilized.

Experience and Key Personnel: Offerors must provide examples of a minimum of three relevant completed projects where it has provided for the installation of erosion and sediment control features, building demolition services and other activities relevant to this solicitation. Descriptions of successfully completed projects by the team members of similar scope to the one proposed and shall include the timeline for completion, and total cost. Offerors must identify the key members of the proposed Construction Management team. Resumes for each key member of the team should be submitted and shall be limited to three pages each.

Fee (Lump Sum): The Offeror must submit on the Bid Form (Appendix A) the proposed lump sum fee for the total scope of work and services to be provided. The fee shall include the cost for mobilization, operations, demobilization and all miscellaneous expenses and fees such as, but not limited to office administration, telephone, mailings, dump fees, site overheads and other expenses. Offerors must also provide on the Appendix A - Bid Form the Unit Prices to be used for changing quantities of work items. Please do not make any changes to the format of the Bid Form.

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 Construction Management 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 or monthly format as may be convenient identifying the overall duration for the work and major activities.

- 4.2.5 Exceptions or Restrictions: Should the Offeror take exception to any provision or requirement of this RFP, it must be indicated in this section.
- 4.2.6 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.

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- 4.2.7 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.
- 4.2.8 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 provided similar construction activities, including installation of erosion and sediment control features, building demolition and finish grading activities.
- Offeror must provide evidence of organizational and financial capacity to deliver the proposed services.

4.4 DEMONSTRATION OF EXPERIENCE

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

- a. Project name;
- b. Location or address of the project;
- c. Description of the project, including work performed and total acreage;
- d. Period of performance;
- e. Estimated total project costs, if the project is not yet complete or actual total development costs, if project has been completed;
- f. Projected commencement and completion date, if project is not yet complete or actual commencement and completion date, if project is complete;
- g. Name and contact information for Project Owner or representative provided as a reference.

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Offerors must be fully licensed in the State of Maryland for the type of work required by this solicitation no later than the date that proposals are due. Offerors who are not fully licensed and certified shall not be found qualified.

The Project will require the Contractor to provide proof of the following insurance coverages prior to commencement of Work:

- Commercial General Liability insurance having limits of at least 1 million dollars per occurrence, 2 million dollars aggregate;
- Umbrella Liability insurance of at least 2 million dollars;
- Commercial Auto (including owned, leased, non-owned and hired) having limits of at least \$500,000; and
- Workers Compensation Insurance at statutory amounts.

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 solicitation, must include 40% local participation and 20% MBE/WBE participation. These are minimum thresholds and it is expected that successful respondents will exceed these thresholds as described in this Section.

For businesses with a headquarters located outside of Prince George's County, the following will be considered as CLB for the purpose of achieving the 40% local participation requirement:

- the business has an established office within Prince George's County with at least 5 full-time-equivalent (FTE) employees working in the county located office; or
- the business has at least three FTE employees in the county located office, with at least two of those being residents of Prince George's County; or
- the business has an ownership interest in the building housing the county located office.

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SECTION V: EVALUATION AND SELECTION PROCESS

5.1 SELECTION PROCESS

The Bidder that best meets the Redevelopment Authority's requirements in this solicitation in terms of capabilities and price will be selected.

5.2 EVALUATION AND SELECTION COMMITTEE

The Selection Committee (SC) will evaluate all Bids received by the closing deadline. The SC may request additional technical assistance from any resource at its discretion.

5.3 QUALIFYING PROPOSALS

The SC shall first review each Bid for compliance with the requirements of this IFB as set forth in Section IV. Each bid received as a result of this IFB shall be subject to the same review and evaluation process. Failure to comply with any requirements of this procurement may disqualify a Bidder's Proposal. 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. Bids will not be opened publicly. The RDA also reserves the right to request supplemental information from Bidders during the evaluation period. The following criteria will be used in the evaluation of submitted proposals.

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5.4 EVALUATION CRITERIA

After determining compliance with the requirements of this RFP the SC shall conduct its evaluation of the technical and cost merit of the proposals. Each proposal received as a result of this RFP shall be subject to the same review and evaluation process. The following criteria will be used in the evaluation of submitted proposals:

Project Approach & Methodology (narrative demonstrates understanding = higher score)	10
Experience (more experience = higher score)	20
Key Personnel (better appropriate credentials = higher score)	10
Fee (Not to Exceed) (lowest realistic fee = higher score)	30
Local Business Involvement (more LB involvement = higher score)	7
Minority Business Involvement (more MB involvement = higher score)	13
Timeline (more realistic timeline = higher score)	10
Total	100

5.5 FINAL RANKING AND SELECTION

The evaluation criteria contained herein shall be scored by the SC based upon the stated weight factors for each evaluation criteria. The SC will make recommendations to the Executive Director who will make the final selection.

Based on the SC’s initial review of bids, the RDA may invite, without cost to itself, ranking finalists to make a presentation to the SC of their proposal and their capabilities as a further consideration in the selection process. The RDA also reserves the right to request supplemental information including, but not limited to, audited and unaudited financial statements of all equity partners.

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5.6 BIDS PROPERTY OF RDA

All bids submitted in response to this IFB 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 Offeror.

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SECTION VI: APPENDICES

APPENDIX A - BID FORM

I (we) _____ , _____ ,
Company Name Tax ID No.
Propose to furnish all labor, materials, equipment, and services and supervision required by the contract documents for the entire work, in accordance with the contract documents and scope of work for Apartment Building Demolition at the Towne Square at Suitland Federal Center Development, for the lump sum price of _____ (\$ _____).