

Request for Proposals:

WHARF PHASE 2 – EXISTING CONDITION SURVEY/ VIBRATION AND MOVEMENT MONITORING SERVICES

Proposal Submission Deadline; 4:00 PM on January 21 , 2019

Should you have any questions, please contact Tony Albanese at talbanese@wharfdc.com. Questions must be submitted by January 4, 2019. Responses to all questions will be shared with all interested parties. Please register with Mr. Albanese if you wish to receive the consolidated questions and answers.

For additional information, including design narrative, diagrams, and site construction documents, please contact Mr. Albanese by January 4, 2019.

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PROJECT INTRODUCTION

The Wharf is a Public Private Partnership (PPP) with the District of Columbia. As a PPP, the project will comply with all District requirements including District residents and new hire inclusionary requirements. The full Wharf Development includes 11 parcels to be constructed in two phases. The Wharf Phase I, consisting of Parcels 1 – 5, was completed in 2017 and is a fully operational mixed-use development. Parcel 11 completed in 2016 consists of a Church and 109-unit condominium building. The Wharf Phase 2 Project is located at the east end of The Wharf Development at the Southwest Waterfront. The Phase 2 Master Plan for this mixed-use development includes office, residential apartments and condominiums, hotel, retail, and outdoor public spaces. The work identified in this RFP includes surveying and monitoring of existing adjacent properties located along Maine Avenue spanning from 6th Street to 7th Street, SW.

This Request for Proposal is issued to solicit consultant services for a detailed Precondition Survey of existing, adjacent residences and structures as well as vibration and movement monitoring during Construction. Services would begin March 1, 2019 with survey and installation of monitoring equipment to establish baseline readings prior to construction. Construction duration is anticipated from April 2019 to January 2022, monitoring work will discontinue after new garages reach final grade and dewatering efforts are complete which are anticipated by June 2021.

BASE SCOPE OF WORK

Bidders are to provide Lump Sum proposal for the following Scopes of Services:

PRECONSTRUCTION SURVEY

1. Document existing conditions and structure for the following properties: Wharf Phase 1 Parcel 5 Hotel (Area A) and Garage (Area B) areas below Parcel 5, 7th Street Park (Area C) , Riverside Baptist Church (Area D) and Banks Apartments (Area E) , Arena Stage (Area F) , 525 Water Street (Area G), St. Augustine’s Church (Area H) and Waterfront Park (Area I). Owner will obtain permission from Property Owners for access to these buildings based on notices and schedule developed by this Sub Contractor. All existing conditions will be noted, photographed and documented with report issued clearly identifying any deficient condition. All personnel will be required to obtain a clearance and background check as required by the Owner.
2. Any crack or structural deficiency will require crack monitoring during Phase 2 construction or until Owner requires termination of the monitoring.
3. Include all reporting as necessary including producing documents for each building as required by the Owner.
4. Include a Post Construction Survey for all properties noted to validate final conditions after Construction period.

VIBRATION MONITORING

1. Install and monitor seismographs at each building in secured location arranged by Owner.
2. Monitoring will be performed remotely with a weekly update, but notification will be given based upon a high alarm level with notice to Owner. System will constantly log and collect data with a permanent record. Sub Contractor will provide evaluation of alarms with proper response.
3. Seismograph location will be available with 120-volt outlet.

MONITORING DURING DEWATERING

1. At each building, provide three (3) existing survey marks. During Dewatering Operations, survey each point on a bi-weekly basis or other methodology to verify any building movements noted during this period.
2. Provide monthly report of survey for documentation.

RESPONSE REQUIREMENTS

Responses to this RFP should comply with the following requirements:

1. Include a fee proposal for the core elements required in this proposal and include a fee schedule for key personnel for any work that is to be based on time and material (additional services, additional meeting, etc.).
2. Include a schedule for completion of proposed work.
3. Provide recommendations for any additional relevant monitoring services or survey location that you feel may be missing from the list of scope items or note items or deliverables that are not included in the scope of work above.
4. Include a fully itemized and detailed proposal for your services to include a list of all personnel that will be engaged and associated hourly rates if applicable.
5. Include a statement of availability of principals, commitment of time for key personnel. Include resumes for proposed staff.
6. Include three (3) references and work samples from relevant current or recent projects completed within the last 3 years.
7. Be structured so that the response is no more than ten (10) 8.5x11 pages in length – brevity is requested and appreciated.
8. The scope of this Public Solicitation will be subject to DOES First Source Hiring and CBE Requirements. Please see attached Exhibit for associated requirements.

HMW is committed to 35% of The Wharf project budget, adjusted, to DC Certified Businesses. In this regard, please indicate whether your firm is a CBE and, if so, please provide your certification number. If you are submitting a proposal as part of a joint venture between a CBE and non-CBE firm and/or plan to subcontract a portion of the work to a CBE, please separate the CBE proposal fee from the non-CBE proposal fee and provide the CBE number for the CBE firm. For more information contact the DC Office of Small and Local Business Development at 202-727 3900 or <http://dslbd.dc.gov>.

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The Wharf Homepage

<http://www.thewharfdc.com/>

BID SHEET

Please complete the bid sheet below upon evaluation of the RFP enclosed. Include any tasks HMW has failed to include in this RFP under “other.”

Fee and Hourly Rates for Additional Services

The Testing and Inspection contract is based on the following breakdowns of service:

The total base contract/fee consists of:

Existing Condition Survey	\$
Vibration Monitoring Services	\$
Movement Monitoring Services	\$
	\$
Total Base Fee:	\$

The fee above covers the work required by the scope of services per the RFP. NTE is Not to Exceed. Further Breakdowns of some of these values may be necessary for billing purposes. Agreed to unit rates will be utilized for billing purposes. Rates will be increased by 3% per annum at the end of 2019.

Additional Options to the base scope of work:

	\$
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Additional work beyond the lump sum fee will not be performed without Owner’s prior authorization.

Miscellaneous work and consultations not defined in the scope of services above may be needed during the design/construction process and will be invoiced on the unit rate basis in accordance with the schedule below

UNIT RATES

Field Services

CET – Senior Tech \$/hour

Junior Tech \$/hour

Daily Parking (if not provided) \$/day

Eng/Admin Services for Testing and Inspections

PM \$/hour

PE \$/hour

Chief Engineer \$/hour

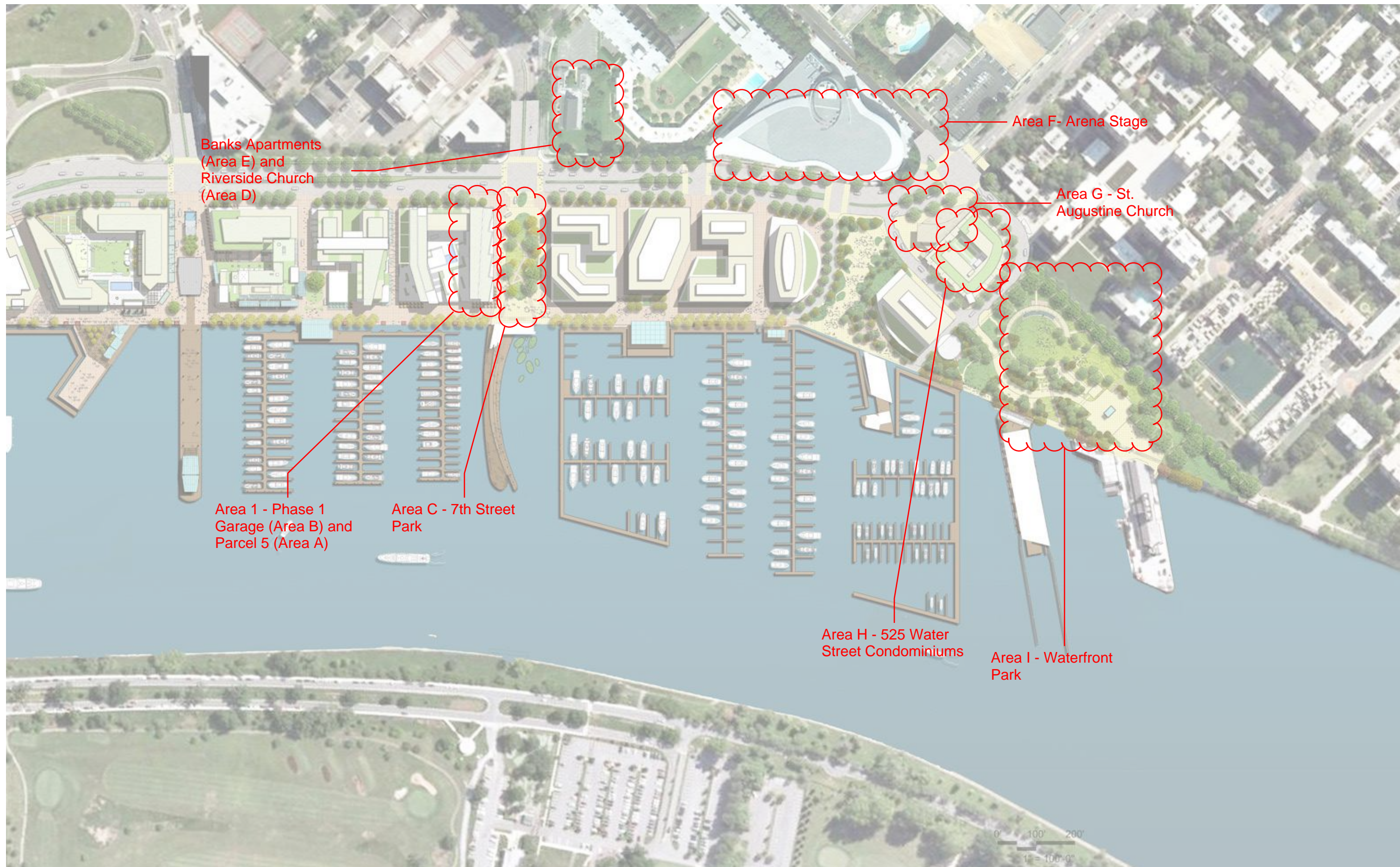
Secretary Incl Above

Notes :

Tickets signed daily for unit rate work.

DOCUMENT LIST

1. Wharf Phase 2 Master Site Plan
2. Wharf Phase 2 Aerial View



Banks Apartments
(Area E) and
Riverside Church
(Area D)

Area F- Arena Stage

Area G - St.
Augustine Church

Area 1 - Phase 1
Garage (Area B) and
Parcel 5 (Area A)

Area C - 7th Street
Park

Area H - 525 Water
Street Condominiums

Area I - Waterfront
Park

0' 100' 200'
1" = 100'-0"

