

**REQUEST FOR PROPOSALS**  
**FOR**  
**CONSTRUCTION SERVICES**

**Related to**

***BANNEKER PARK PEDESTRIAN CONNECTIVITY IMPROVEMENTS***  
***Washington, DC***

## **PART I: INTRODUCTION**

### **A. INVITATION**

Hoffman Madison Waterfront, L.L.C. (the "Owner") invites submission of a proposal ("Proposal") to provide the construction services required for the construction of the **Banneker Park Pedestrian Connectivity Improvements ("Project")**. The Project is an 8-acre site located in the heart of the Southwest Waterfront of DC.

The RFP process will be completed in two steps. The first step will be to qualify bidders. HMW will determine a short list of best qualified candidates that will submit GMP bids for final selection.

Proposers are hereby asked to submit the following for Step 1 by May 1, 2017:

Step 1: A package of qualifications materials that includes the information requested in Parts A, B, C, and D of the Section IV below. This includes an executive summary, team members and organizational structure, relevant experience and qualifications, and Certified Business Enterprises participation and First Source requirements.

Candidates will be shortlisted based on their submission in Step 1. Shortlisted candidates will be asked to submit an itemized guaranteed maximum price proposal, per the format in Exhibit II, and as further outlined in Part E of Section IV below. These proposals will be based on 90% construction set of documents, dated April 10, 2017. Further instruction will be provided to shortlisted candidates for the final proposal submission. GMP proposals will be due by May 24<sup>th</sup>.

Any bidders who wish to view a copy of the 90% CD's should email David Roberts at [droberts@pnhoffman.com](mailto:droberts@pnhoffman.com) along with a signed Confidentiality Agreement.

Submittal requirements, evaluation criteria, selection process, and selection schedule are further detailed in this RFP.

### **B. SUBMISSION OF BIDS; INSTRUCTIONS**

Two (2) bound copies and one (1) electronic copy of the submitted Qualifications Proposals are due on or before 5:00 PM, Eastern Standard Time on May 1, 2017 to the attention of David Roberts at the following address:

Hoffman Madison Waterfront LLC  
c/o PN Hoffman & Associates, Managing Member  
680 Water Street, SW  
Washington, DC 20024  
[droberts@pnhoffman.com](mailto:droberts@pnhoffman.com)

All written copies of the Proposal and any other documents required to be submitted with the Proposal shall be enclosed in a sealed envelope. The envelope shall be identified with the Project's name and the Proposer's name and address. If the Proposal is sent by mail, the sealed envelope shall be enclosed in a separate mailing envelope with the notation "SEALED BID ENCLOSED" on the face thereof.

Proposals received after the date and time set forth above may, at the Owner's discretion, be returned unopened. The Proposer shall assume full responsibility for timely delivery at the location designated for receipt of Proposals.

Any questions by Proposers concerning this RFP or any aspects of the Project are to be directed to David Roberts at PN Hoffman by electronic mail ([droberts@pnhoffman.com](mailto:droberts@pnhoffman.com)). The subject line of the email should be Question(s) for Banneker Park RFP. Answers to bidders questions will be published for all bidders on April 26.

**See Exhibit I – Bid Form for further clarification.**

After Step 1, the shortlisted candidates will be provided with 90% construction documents to base their GMP bids. A confidentiality agreement will need to be executed prior to issuance of the drawings.

## **PART II: THE PROJECT**

### **A. PROJECT SITE**

Banneker Park is an eight-acre site overseen by the National Mall and Memorial Parks, an administrative unit of the National Park Service (NPS), located in Southwest Washington, DC. The park is bound by Maine Avenue, SW, to the south, the Southwest Freeway (I-395) to the north and west, and Ninth Street, SW, to the east. Banneker Park comprises the southern terminus of Tenth Street, SW, approximately one-half mile south of the National Mall. The overlook at Banneker Park includes an approximately 200-foot wide elliptical plaza. The rest of Banneker Park is comprised of vehicle and pedestrian circulation features, and grass fields that slope steeply down to Maine Avenue, SW (See Photos 1-6). Roadways and adjacent sidewalks within the limits of the park are owned by the District and maintained by DDOT. All remaining facilities including the overlook and lawn are property of NPS (Figure 1 Property Ownership Diagram).



**Photo 1: View of Banneker Park from the L'Enfant Promenade**



**Photo 2: View of the central plaza and associated features at Banneker Park**



**Photo 3: View toward the southwest from the overlook at Banneker Park**



**Photo 4: View of the western slope of Banneker Park from the I-395 pedestrian bridge**

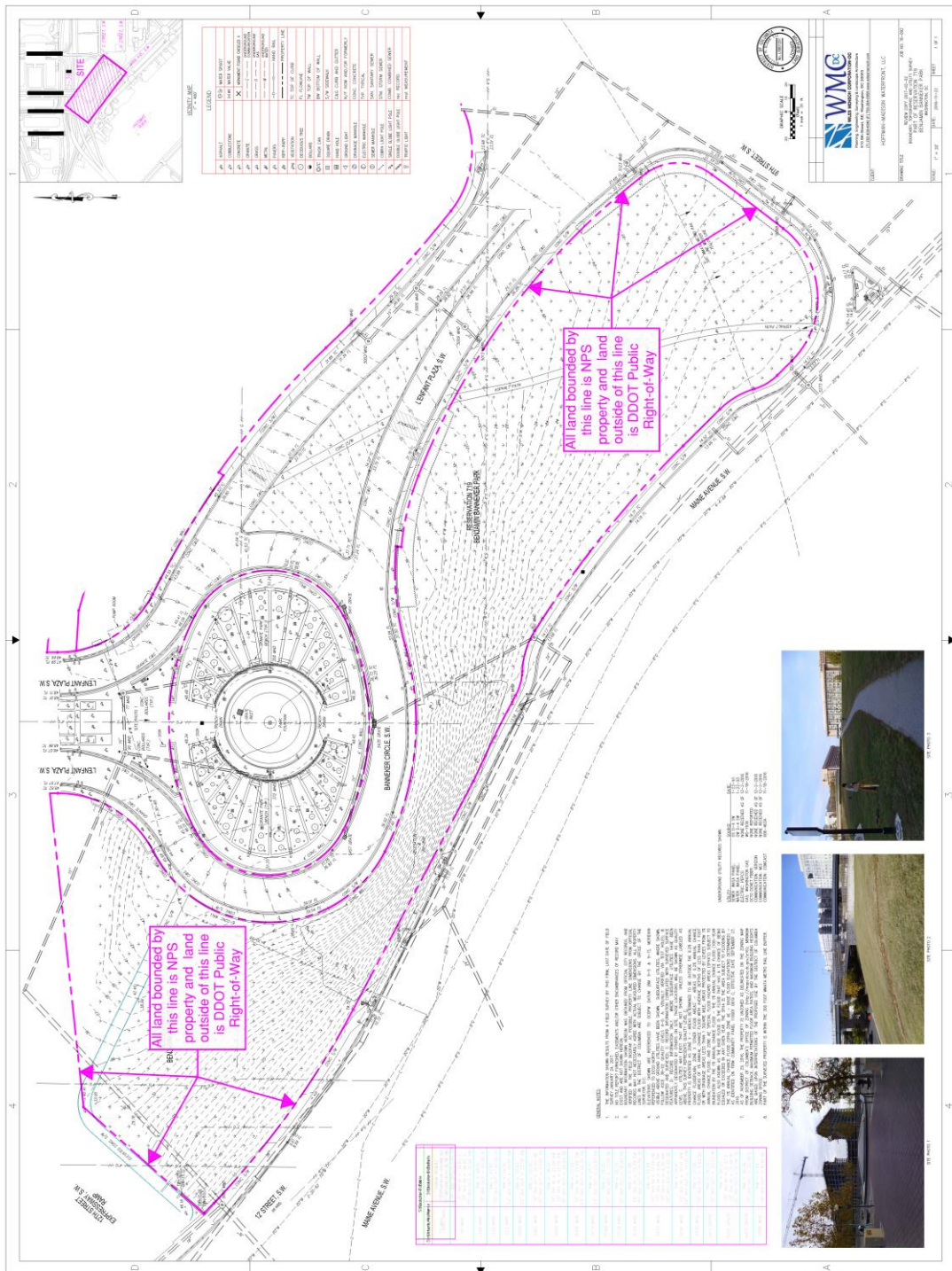


**Photo 5: View of the I-395 pedestrian bridge that connects to Banneker Park on the west side of the overlook**



**Photo 6: View of the existing signaled intersection installed on Maine Avenue, SW, as part of the Wharf development**

**Figure 1. Property Ownership**



**Diagram**

## **B. PROJECT DEFINITION, OBJECTIVES, AND PURPOSE**

Improved pedestrian and bicycle access between the National Mall and the waterfront were envisioned in the National Mall Plan in 2010. This plan, prepared by NPS, recognized that improved connections are needed for pedestrian and bicyclists between the National Mall, surrounding city and transportation networks, and the waterfront. More recently, in 2013, NCPC accepted the SW Ecodistrict Plan in an effort to create a more sustainable and livable urban environment within Southwest DC. The SW Ecodistrict Plan includes improvements to Tenth Street, SW, and a temporary connection at Banneker Park (NCPC 2013). Such inclusion in the SW Ecodistrict Plan, affirmed the need for a connection between the waterfront, the L'Enfant Promenade, and the National Mall at this location.

HMW will construct a connection at Banneker Park that includes a stairway and Americans with Disabilities Act (ADA)-compliant path to provide universal accessibility between Tenth Street, SW, and Maine Avenue, SW, along the Southwest Waterfront. This project is considered temporary because anticipated redevelopment along Tenth Street, SW, as envisioned in the SW Ecodistrict Plan, may necessitate a permanent connection at this location in the future. Also, Banneker Park is listed as a “prime” site in NCPC’s 2011 Memorials and Museums Master Plan and could therefore be the site for a future museum or commemorative work.

The purpose of the project is to provide a safe, functional, and aesthetically pleasing connection to improve connectivity and access between Tenth Street, SW, and the Southwest Waterfront. This project is needed because currently there is limited pedestrian and bicycle access between the waterfront, the Tenth Street SW, the National Mall, and surrounding areas.

### **PART III: ANTICIPATED SCHEDULE FOR BANNEKER PARK**

Issuance of RFP/Drawings:	April 21, 2017
Published Answers to Bidders Questions:	April 26, 2017
Qualification Bids Due:	May 1, 2017
Notice of Short List:	May 4, 2017
Final Bids Due:	May 24, 2017
Interviews for Short Listed Bidders:	May 25 – June 1
Award Date:	June 2, 2017
Finalize GMP:	June 7, 2017
Anticipated Construction Start:	June 15, 2017
Anticipated Construction Completion:	October 1, 2017

### **PART IV: FORM AND SUBMISSION OF PROPOSALS**

#### **Step 1 of RFP process includes:**

- A. Executive Summary
- B. Team Members and Organizational Structure
- C. Relevant Experience and Qualifications
- D. Certified Business Enterprise Participation and First Source

## **A. EXECUTIVE SUMMARY**

Proposals must include an executive summary and introductory statement summarizing the principal elements of the response to this RFP. The statement should evidence an overall understanding of the services to be performed, and should be supported by a brief discussion of the ability of the Proposer's team to manage the construction of a project of this size, type, complexity, quality and schedule.

## **B. TEAM MEMBERS AND ORGANIZATIONAL STRUCTURE**

1. Each Proposer must identify all participants on Proposer's team, and indicate the form of the organization of the proposed entity that would enter into the construction contract (the "Contract"). If any such participant is a subsidiary of, or otherwise affiliated with, another organization, the Proposer shall indicate such relationships.
2. Each Proposer must provide a project organization and management chart identifying team members and key individuals.
3. Each Proposer must provide a detailed project management structure, including internal staff structure and proposed method of coordinating multi-task projects.
4. The team members listed in the proposal are fully intended to be those who will participate on the project should proposer be selected. No substitutions will be allowed, however, if a substitution is necessary, Owner reserves the right to approve any changes to staffing as approved during the proposal process.

## **C. RELEVANT EXPERIENCE AND QUALIFICATIONS**

1. Each Proposer must provide a company profile, individual resumes of key personnel to be assigned to the Project, a detailed description of the role each is expected to perform and descriptions of relevant experience.
2. Each Proposer must include information that would exhibit the experience and successful track record of the Proposer's team in the last five (5) years on comparable projects, specifically those projects in the Washington D.C. metropolitan area.
3. Each Proposer must provide three (3) references on similar type projects and include scope of work, name, and telephone number of the client representative in charge of the project. Each Proposer must provide similar project references for key Proposer personnel.
4. Proposer must identify any future commitments and the status of similar projects and its impact on key staff's availability for the Project.

## **D. CERTIFIED BUSINESS ENTERPRISE PARTICIPATION AND FIRST SOURCE**

It is the policy of the Owner that small, local, and disadvantaged business enterprises shall have the maximum practicable opportunity to participate in this Project. Additionally, per the Owner's agreement with the District of Columbia Department of Small and Local Business Development (DSLBD), the selected Contractor must comply with the Project's Certified Business Enterprise ("CBE") agreement, and agrees that it shall use good faith efforts to provide at least thirty-five percent (35%) CBE participation in the Project. Please include a short narrative on how Proposer plans to achieve this participation goal, and its experience in the past with this requirement.

The Project will also have a "First Source" requirement which will require that subcontracts over \$250,000 shall ensure that 51% of all new hires for the Project be residents of the District of Columbia, and that subcontracts over \$500,000 comply with the Apprenticeship Program requirements. The selected contractor will enter into a separate agreement with DC DOES to memorialize this commitment.

For the specific requirements of both Agreements, please see the attached form agreements enclosed as Exhibit VI.

### **Step 2 of the RFP process (for those shortlisted) includes:**

- E. Guaranteed Maximum Price Proposal
- F. Construction Schedule
- G. Form of Contract
- H. Insurance and Bonds
- I. Non-Collusion Affidavit

## **E. GUARANTEED MAXIMUM PRICE COST PROPOSAL**

Step 2 of this RFP process will require proposers to provide a guaranteed maximum price proposal for the construction of the Project. Proposers should provide this pricing on the form attached as Exhibit II to this RFP.

Proposers shall include hourly rates for all personnel who will be involved in the Project (including burden).

## **F. CONSTRUCTION SCHEDULE**

Contractors shall indicate the required calendar days to obtain Substantial Completion, Final Completion, and interim milestones. See Exhibit II for more specific instruction.

## **G. FORM OF CONTRACT**

The form of Contract shall be as set forth in Exhibit III to this RFP, namely AIA A102-2007, modified and AIA A201 General Conditions (2007 ed.) modified. The Owner will consider suggested changes to the form of Contract as part of its evaluation criteria. If Proposers elect to



take exceptions to the form of Contract, such exceptions must be indicated by specific written additions and deletions, as opposed to conceptual comments, and must be included in the response to the RFP.

#### **H. INSURANCE AND BONDS**

Proposer shall confirm in writing that it can meet the insurance and bonding requirements set forth in Exhibit D of the Contract.

## **I. NON-COLLUSION AFFIDAVIT**

Proposers will include the Non-Collusion Affidavit attached as Exhibit IV to this RFP as part of their Proposal.

## **J. SUBMISSION CRITERIA**

Proposals will not be publicly opened or publicly read. Submissions containing loose items will not be accepted. The Proposal must be responsive to the RFP in all respects. All Proposals must be sufficiently detailed to enable the Owner to evaluate and assess it in relation to other Proposals. The Owner is not obligated to evaluate submissions that are incomplete or to accept additional and supplemental materials, though it may choose to do so.

## **PART V: SELECTION**

### **A. PROCEDURES FOR SELECTION**

Once all Proposals are received, the Owner shall evaluate the Proposals. The Owner will notify all bidders via email if they have been chosen as a shortlisted candidate.

Any information given to the Owner in the Proposals, revised Proposals, and any correspondence, discussion, meeting, or other communication at any time between the Owner and the Proposers, whether orally or in writing, may be used by the Owner in making its selection and for any other purpose.

### **B. EVALUATION CRITERIA**

It is the Owner's intent to award the Contract for this work based on this Proposal. Generally, Proposals will be evaluated first on qualifications and experience for the shortlist and ultimately an award will be based on both technical expertise and cost considerations as well as qualifications and experience. The following criteria, which are not all-inclusive and not intended to imply any order of priority or relative weight, will be used as guidelines for selecting a Contractor:

1. Total Subcontractor Costs
2. Contractor's Fee
3. General Conditions Costs
4. Schedule
5. Management Team and Technical Approach / References
  - Evidence that the Proposer has the skills, experience, and approach to assure successful management of the construction of the Project, including relevant past experience.
  - Experience of key members of the Proposer in all required duties.
6. Legal - Adherence to the terms and conditions of the proposed form of Contract.

## **PART VI: TERMS AND CONDITIONS**

In addition to any other terms and conditions established in this RFP, the following terms and conditions apply with respect to this RFP process, and application or response made by the selected candidates.

1. Proposers should base Proposals solely on this RFP together with all exhibits to this RFP.
2. The Owner reserves the unqualified right, in its sole discretion, to accept any Proposal, reject any and all Proposals for any reason, to waive defects in Proposals, undertake discussions and modifications of Proposals with one or more Proposers, to request additional information or additional Proposals, all of which, in the Owner's sole judgment will, under all the circumstances, best serve the Project. This RFP shall not be construed as an offer to enter into an agreement for the services described, nor will the Owner or any of its affiliates be liable for any costs associated with preparation of Proposals.
3. The Owner will review all Proposals for completeness and compliance with the terms and conditions of this RFP and may request from any of the Proposers, at any time during the selection process, additional information, material, clarification, confirmation, or modification of any submitted Proposals. The Owner also may, but is not obligated to, make requests for additional material or for clarification or modification of any submitted Proposals which are incomplete or non-conforming as submitted. Submission of Proposals shall constitute the Proposers' permission to the Owner to make such inquiries concerning the Proposers as the Owner, in its sole discretion, deems useful or appropriate including, without clarification, authorization to contact the respondent Proposers' references, and any other persons identified in the Proposal and to obtain release of pertinent information. Except at the request or by the consent of the Owner, in its sole discretion, none of the Proposers will be entitled to change their submissions once submitted.
4. The Owner may exclude submissions at any time during the evaluation process which, in the sole discretion of the Owner, fail to demonstrate the necessary qualifications for the Project or which fail to comply with the terms and conditions of this RFP.
5. The Owner shall be the sole judge of whether Proposals comply with the requirements of this RFP and the merits of such Proposals. Notwithstanding anything to the contrary, the Owner reserves the right to reject at any time any or all Proposals, to withdraw this RFP without notice, to change any of the dates for activities as set forth in this RFP, negotiate with one or more Proposers, to establish additional terms and conditions, to waive any conditions or modify any provisions of this RFP with respect to one or more Proposers, or to reject any or all responses, if in its sole judgement it is in the best interest of the Project to do so.
6. The Owner makes no representations or warranties, including without limitation representations or warranties as to (a) the accuracy of any information or assumptions

contained in this RFP or otherwise furnished to Proposers by the Owner or (b) the use or progress of development of any portion of the Project.

7. If the Owner becomes aware of any material misrepresentation in the information supplied by a Proposer, the Owner shall have the right to reject at any time the submission of such Proposer, to refuse to negotiate or continue negotiations with such Proposer, and to take any other action.
8. The selection of a Proposer will create no legal or equitable rights in favor of the Proposer, including rights of enforcement or reimbursement; a contractual relationship between a Proposer and the Owner shall only arise upon execution of the Contract.
9. By submitting Proposals, Proposers agrees that the Owner shall have the right to duplicate, use, or disclose any information contained therein without restriction as required for financing. All data delivered in response to this RFP will become the property of the Owner and will not be returned.

**PART VII: EXHIBITS FOR STEP 1**

Exhibit I: Design Images (based on 95% drawings)

**PART VIII: EXHIBITS (mainly relevant to shortlisted bidders)**

Exhibit II: Instructions to Bidders  
Exhibit III: Bid Form  
Exhibit IV: Confidentiality Agreement  
Exhibit V: 90% Construction Documents  
Exhibit VI: Standard Form of Agreement between Owner and Contractor (including Exhibits)  
Exhibit VII: Non-Collusion Affidavit  
Exhibit VIII: Environmental and Geotechnical Reports  
Exhibit IX: First Source Agreement and Plan  
Exhibit X: SBE Subcontracting Plan

# Final Design - Illustrative Plan

Exhibit I: Design Images (based on 95% drawings)



## BENJAMIN BANNEKER PARK CONNECTION PEDESTRIAN ACCESS IMPROVEMENTS

Final Design  
April 6, 2017  
PAGE 7



# Stormwater and Landscape Design



## BENJAMIN BANNEKER PARK CONNECTION

### PEDESTRIAN ACCESS IMPROVEMENTS

Final Design  
 April 6, 2017  
 PAGE 8



THE WHARF

# Final Design - Site Section



Existing (FG = Finish Grade)



Proposed (FG = Finish Grade)

## BENJAMIN BANNEKER PARK CONNECTION PEDESTRIAN ACCESS IMPROVEMENTS

Final Design  
April 6, 2017  
PAGE 9



THE WHARF

# Final Design - Perspective - View from Maine Ave SW and Market Pier



Existing



Proposed

## BENJAMIN BANNEKER PARK CONNECTION PEDESTRIAN ACCESS IMPROVEMENTS

Final Design  
April 6, 2017  
PAGE 10





# Final Design - Perspective - Evening View from Maine Ave SW and Market Pier



Existing



Proposed

## BENJAMIN BANNEKER PARK CONNECTION PEDESTRIAN ACCESS IMPROVEMENTS

Final Design  
April 6, 2017  
PAGE 11



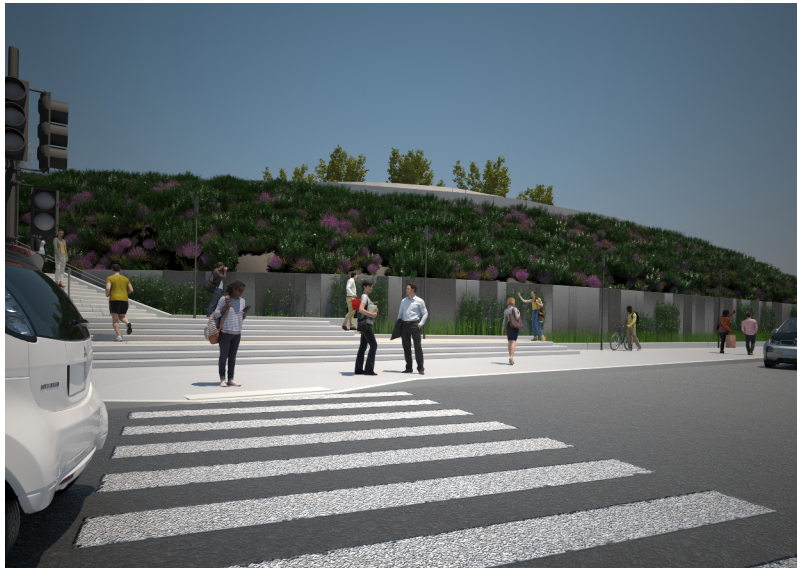
# Final Design - Perspectives



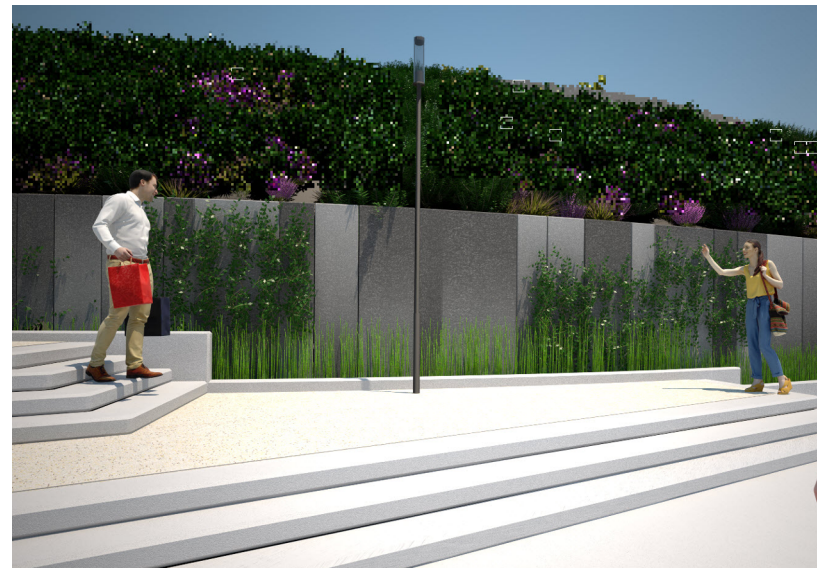
Proposed - View From the South - Intersection with Wharf development



Proposed - View From the West - Maine Ave. / Sidewalk



Proposed - Wider Angle View From the South - Intersection

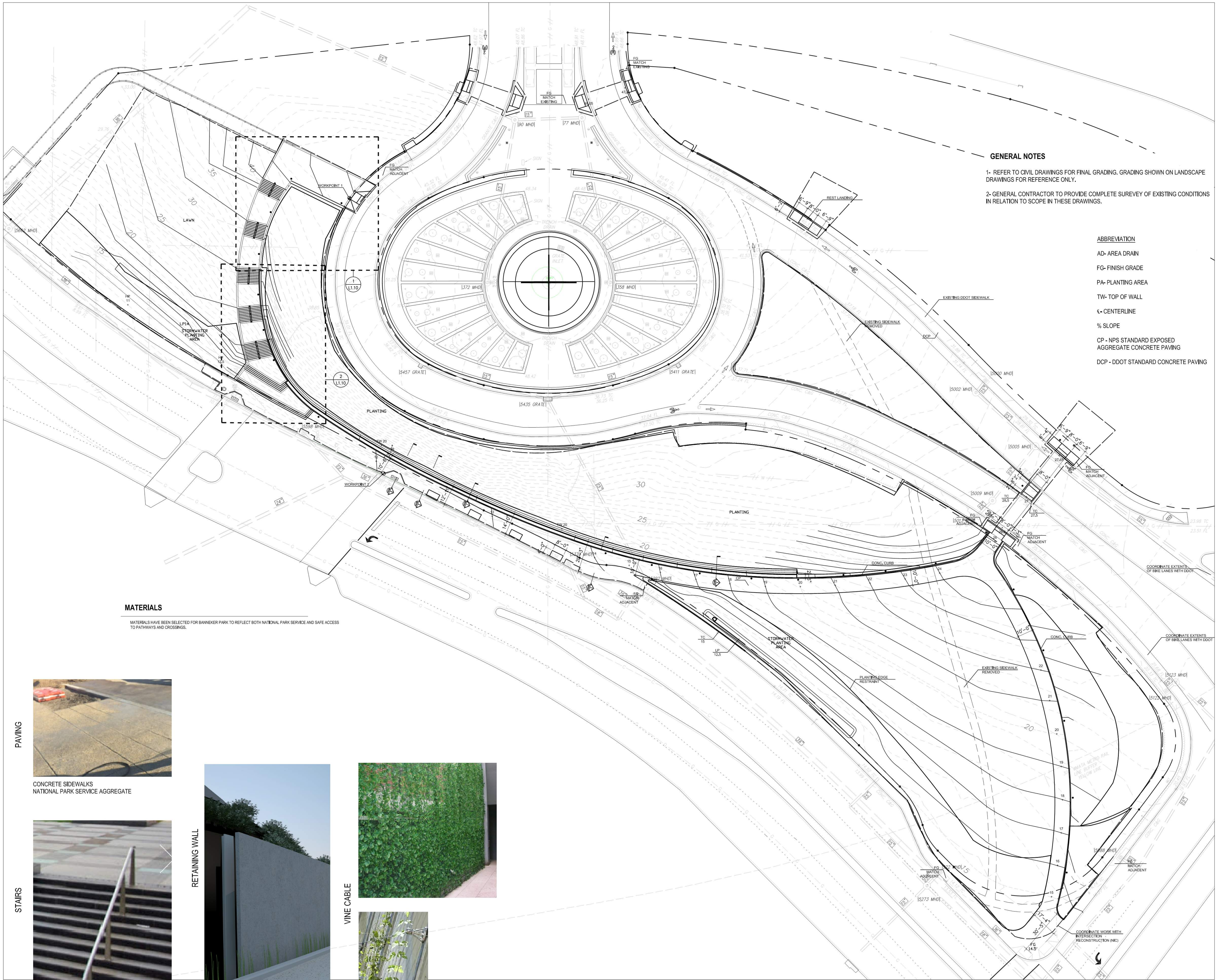


Proposed - Closer View of Wall



Proposed - View of Wall Along Maine Avenue

# Final Design - Detail Overview



**GENERAL NOTES**

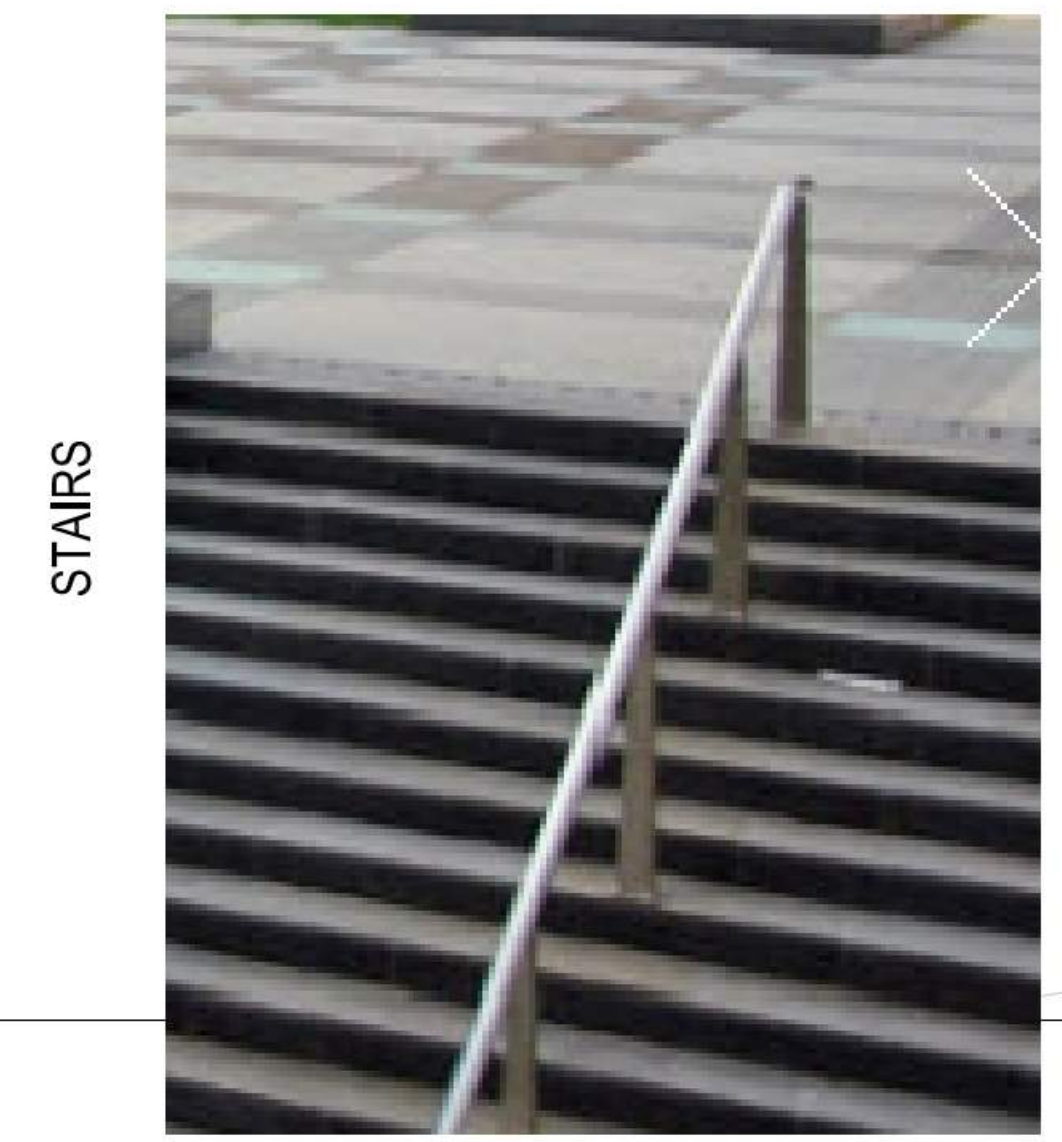
- 1- REFER TO CIVIL DRAWINGS FOR FINAL GRADING. GRADING SHOWN ON LANDSCAPE DRAWINGS FOR REFERENCE ONLY.
- 2- GENERAL CONTRACTOR TO PROVIDE COMPLETE SUREVEY OF EXISTING CONDITIONS IN RELATION TO SCOPE IN THESE DRAWINGS.

**ABBREVIATION**

AD-	AREA DRAIN
FG-	FINISH GRADE
PA-	PLANTING AREA
TW-	TOP OF WALL
CL-	CENTERLINE
%	SLOPE
CP-	NPS STANDARD EXPOSED AGGREGATE CONCRETE PAVING
DCP-	DDOT STANDARD CONCRETE PAVING

**MATERIALS**

MATERIALS HAVE BEEN SELECTED FOR BANNEKER PARK TO REFLECT BOTH NATIONAL PARK SERVICE AND SAFE ACCESS TO PATHWAYS AND CROSSINGS.



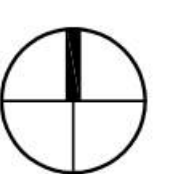
HOFFMAN MADISON DEVELOPMENT  
 BANNEKER OVERLOOK INTERIM IMPROVEMENTS  
 WASHINGTON DC

Drawing Title  
**LAYOUT PLAN**

Date: APRIL 06, 2017  
 Job No: 022018  
 Drawn By: GMALE  
 Checked By: OC

**L1.00**  
 95% DOCUMENTS  
 CFA SUBMISSION

1 PLAN: SITE  
 L1.00 1:20



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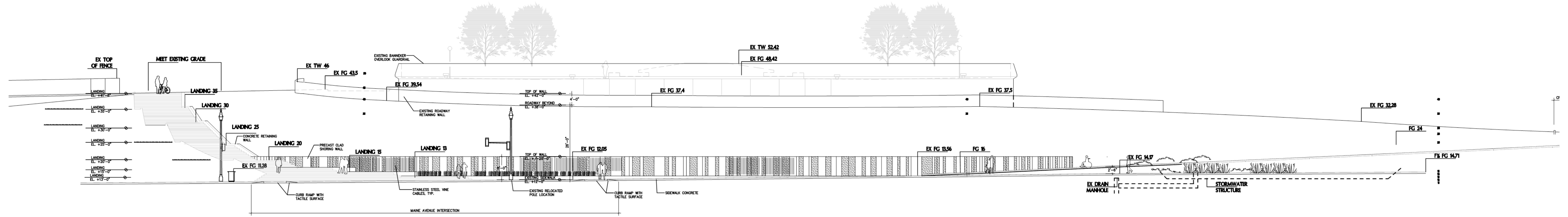
# Retaining Wall



PORTLAND  
SEATTLE  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128

Consultants  
STRUCTURAL ENGINEER  
A+F ENGINEERS  
1112 16TH STREET NW, SUITE 920  
WASHINGTON, DC 20036



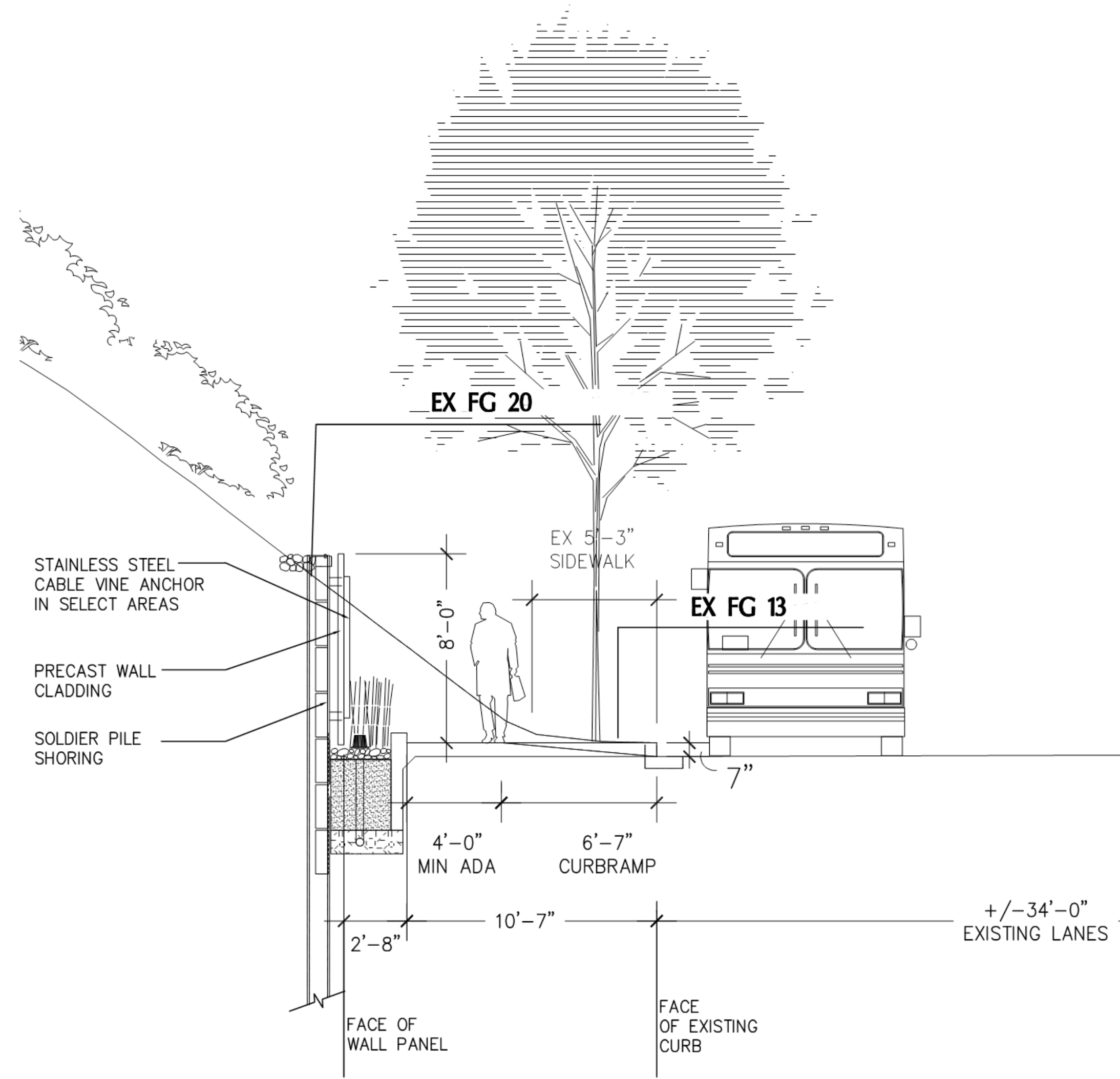
1 ELEVATION: SOUTH- 8'  
L2.00 1:170

### GENERAL NOTES

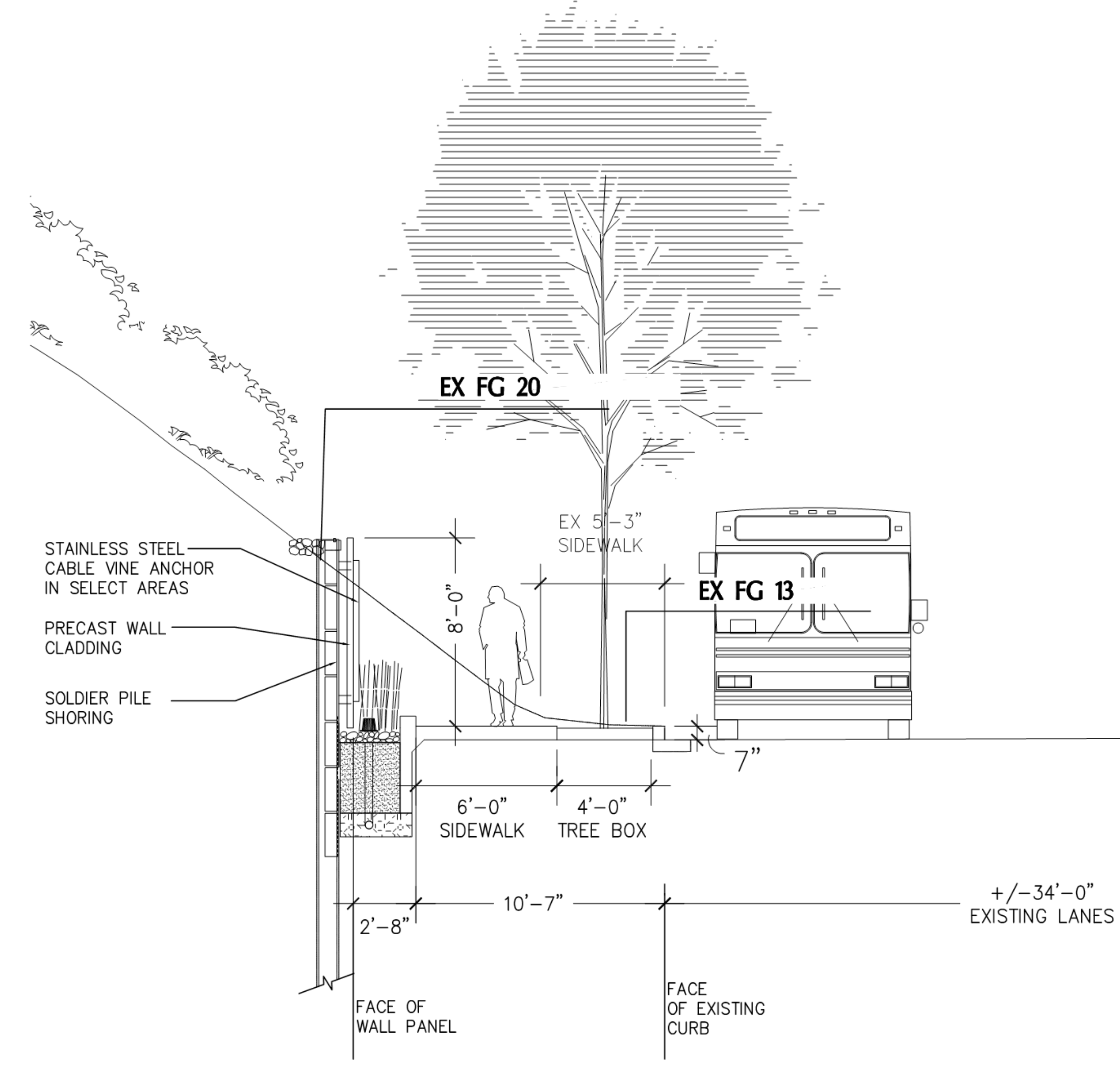
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### ABBREVIATION

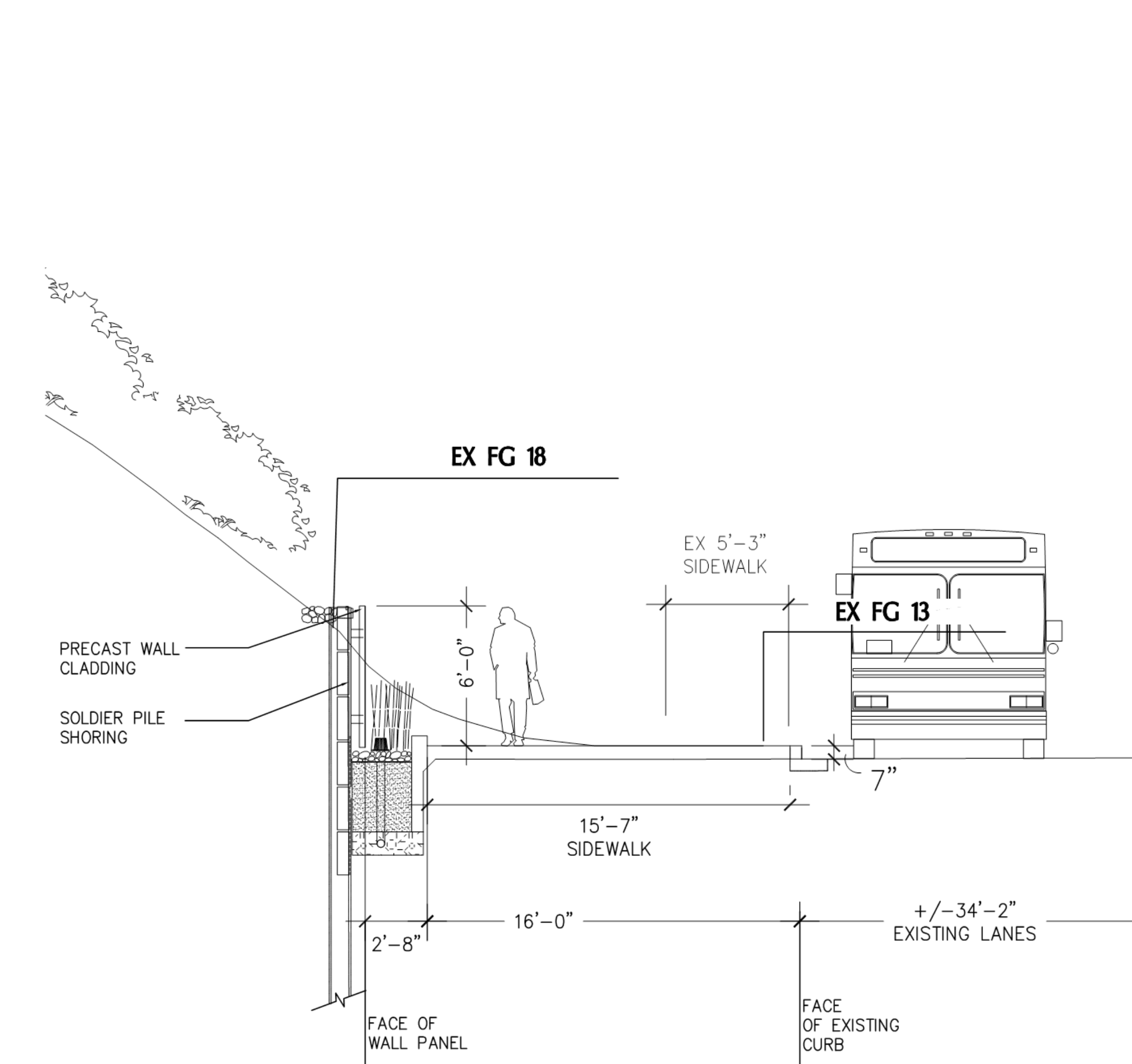
- AD- AREA DRAIN
- FG- FINISH GRADE
- PA- PLANTING AREA
- TW- TOP OF WALL
- C- CENTERLINE
- % SLOPE



2 SECTION: WALL AT CURB RAMP  
L2.00 1:50



3 SECTION: WALL AT TREE BOX  
L2.00 1:50



4 SECTION: WALL AT SIDEWALK/PATH  
L2.00 1:50

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Date: 04/08/2015 10:28:18 AM

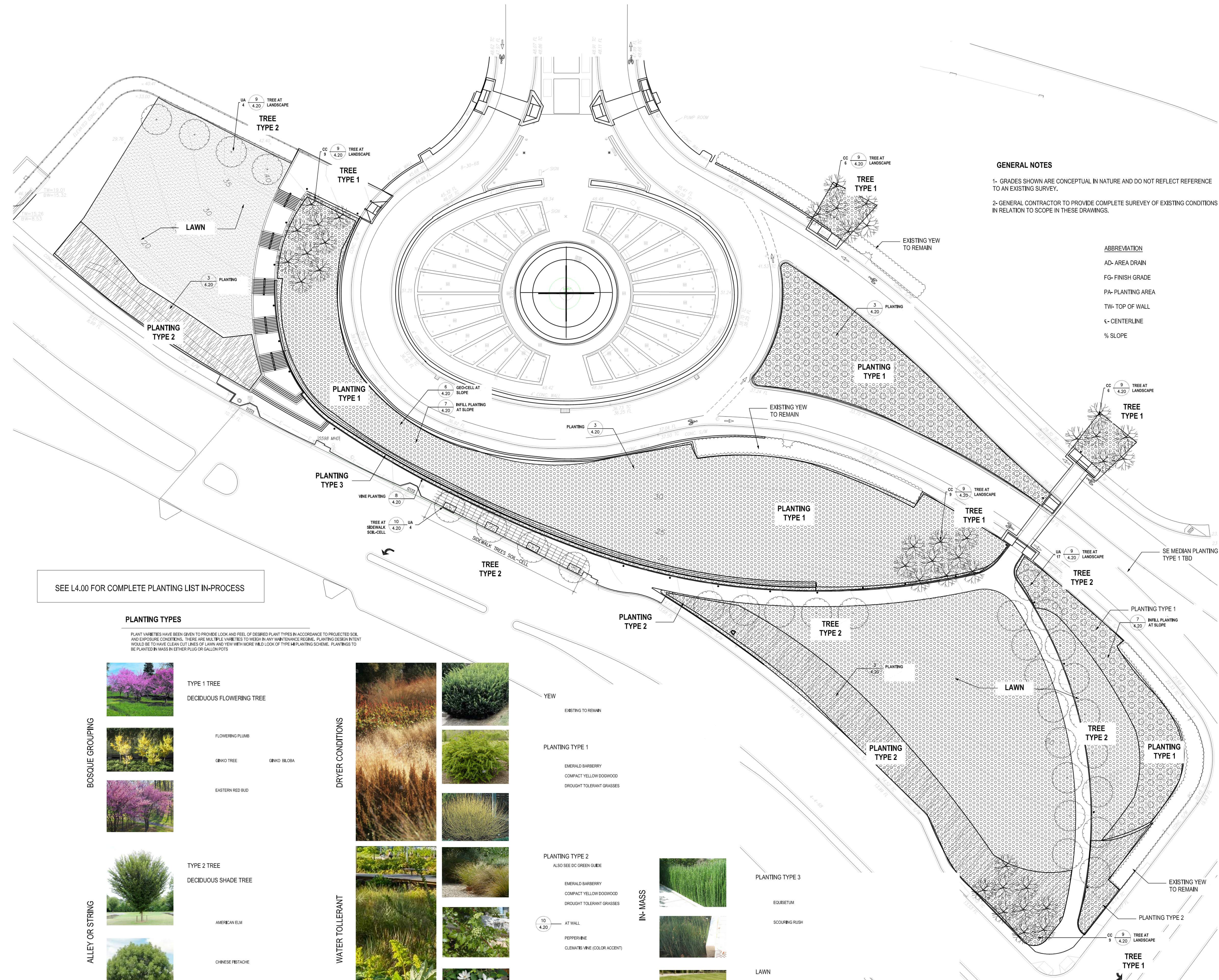
HOFFMAN MADISON  
DEVELOPMENT  
BANNEKER  
OVERLOOK INTERIM  
IMPROVEMENTS  
WASHINGTON DC

Drawing Title  
ELEVATION /SECTIONS

Date: APRIL 06, 2017  
Job No: 023018  
Drawn By: GABLE  
Checked By: OC

Drawing No.  
**L2.00**  
95% DOCUMENTS  
CFA SUBMISSION

# Landscape



**GENERAL NOTES**

- GRADES SHOWN ARE CONCEPTUAL IN NATURE AND DO NOT REFLECT REFERENCE TO AN EXISTING SURVEY.
- GENERAL CONTRACTOR TO PROVIDE COMPLETE SURVEY OF EXISTING CONDITIONS IN RELATION TO SCOPE IN THESE DRAWINGS.

**ABBREVIATION**

- AD- AREA DRAIN
- FG- FINISH GRADE
- PA- PLANTING AREA
- TW- TOP OF WALL
- CL- CENTERLINE
- % SLOPE

SEE L4.00 FOR COMPLETE PLANTING LIST IN-PROCESS

**PLANTING TYPES**

PLANT VARIETIES HAVE BEEN GIVEN TO PROVIDE LOOK AND FEEL OF DESIRED PLANT TYPES IN ACCORDANCE TO PROJECTED SOIL AND EXPOSURE CONDITIONS. THERE ARE MANY TREE VARIETIES TO CHOOSE FROM IN ANY MAINTENANCE REGIME. PLANTING DESIGN INTENT WOULD BE TO HAVE CLEAN CUT LINES OF LAWN AND YEWS WITH MORE WILD LOOK OF TYPE 1 PLANTING SCHEME. PLANTINGS TO BE PLANTED IN MASS IN EITHER PLUG OR GALLON POTS

BOSQUE GROUPING		<b>TYPE 1 TREE</b> DECIDUOUS FLOWERING TREE	DRYER CONDITIONS		FLOWERING PLUM		GINKGO TREE		GINKGO BILOBA
		EASTERN RED BUD			DRY DROUGHT TOLERANT GRASSES		EMERALD BARBERRY		COMPACT YELLOW DOGWOOD
		YEW			IN-MASS		SOD LAWN PLANTING		LAWN
ALLEY OR STRING		<b>TYPE 2 TREE</b> DECIDUOUS SHADE TREE	WATER TOLLERANT		AMERICAN ELM		PEPPERVINE		CLEMATIS VINE (COLOR ACCENT)
		CHINESE PISTACHE			EMERALD BARBERRY		COMPACT YELLOW DOGWOOD		DRY DROUGHT TOLERANT GRASSES
		YEW			EMERALD BARBERRY		COMPACT YELLOW DOGWOOD		DRY DROUGHT TOLERANT GRASSES

**YEW**  
EXISTING TO REMAIN

**PLANTING TYPE 1**  
EMERALD BARBERRY  
COMPACT YELLOW DOGWOOD  
DRY DROUGHT TOLERANT GRASSES

**PLANTING TYPE 2**  
ALSO SEE DC GREEN GUIDE

EMERALD BARBERRY  
COMPACT YELLOW DOGWOOD  
DRY DROUGHT TOLERANT GRASSES

AT WALL  
PEPPERVINE  
CLEMATIS VINE (COLOR ACCENT)

IN-MASS

**PLANTING TYPE 3**  
EQUISETUM  
SCOURING RUSH

**LAWN**  
SOD LAWN PLANTING

HOFFMAN MADISON DEVELOPMENT  
 BANNEKER OVERLOOK INTERIM IMPROVEMENTS  
 WASHINGTON DC

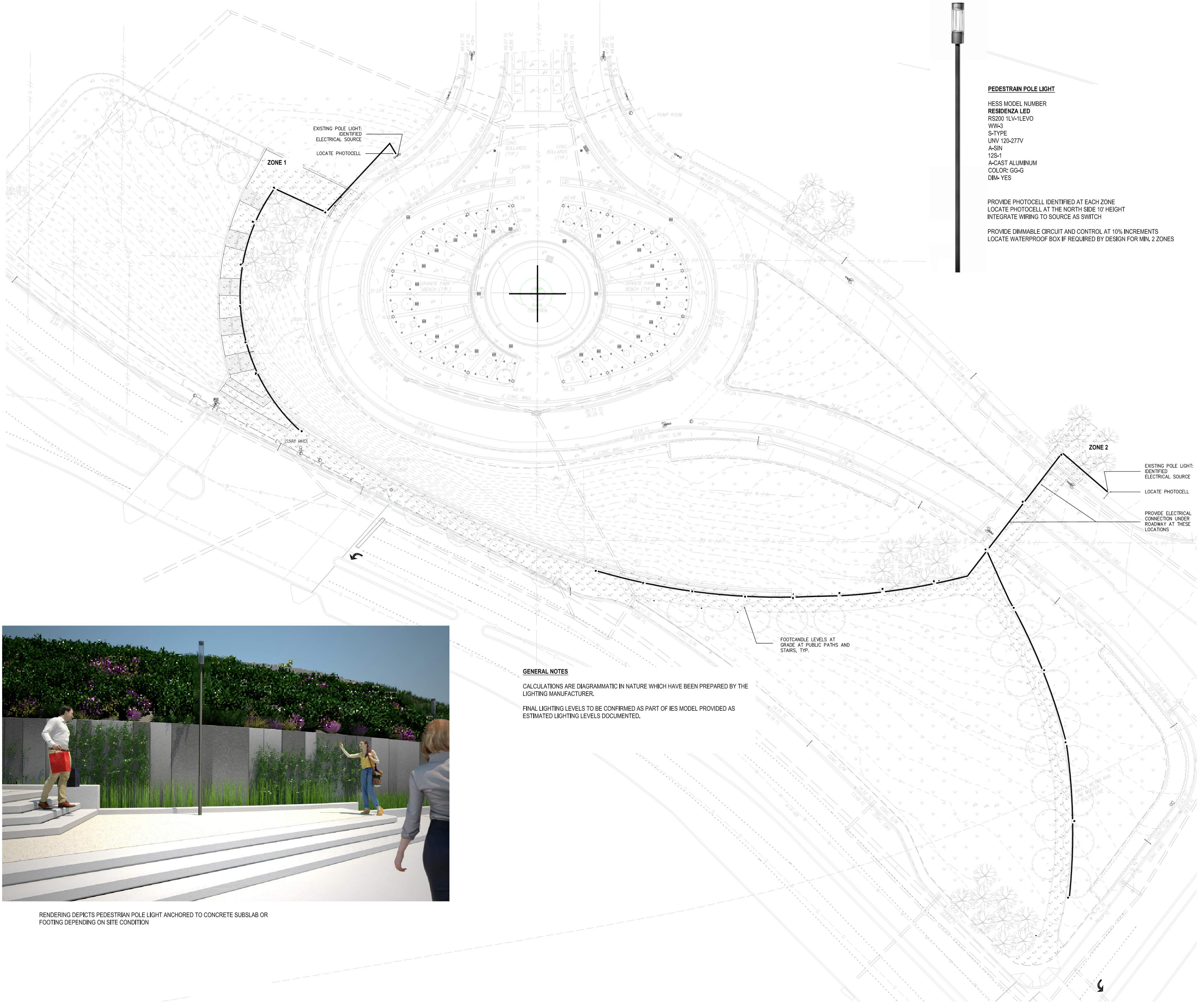
**PLANTING PLAN**

Date: APRIL 06, 2017  
 Job No: 023018  
 Drawn By: GALE  
 Checked By: CC

**L4.10**  
 95% DOCUMENTS  
 CFA SUBMISSION

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 User: jay@zgf.com

# Lighting



**PEDESTRAIN POLE LIGHT**

HESS MODEL NUMBER  
**RESIDENZA LED**  
RS200 1LV-1LEVO  
WW-3  
S-TYPE  
UNV 120-277V  
A-SIN  
12S-1  
A-CAST ALUMINUM  
COLOR: GG-G  
DIM- YES

PROVIDE PHOTOCELL IDENTIFIED AT EACH ZONE  
LOCATE PHOTOCELL AT THE NORTH SIDE 10' HEIGHT  
INTEGRATE WIRING TO SOURCE AS SWITCH

PROVIDE DIMMABLE CIRCUIT AND CONTROL AT 10% INCREMENTS  
LOCATE WATERPROOF BOX IF REQUIRED BY DESIGN FOR MIN. 2 ZONES

EXISTING POLE LIGHT IDENTIFIED ELECTRICAL SOURCE  
LOCATE PHOTOCELL  
PROVIDE ELECTRICAL CONNECTION UNDER ROADWAY AT THESE LOCATIONS

FOOTCANDLE LEVELS AT GRADE AT PUBLIC PATHS AND STAIRS, TYP.

**GENERAL NOTES**

CALCULATIONS ARE DIAGRAMMATIC IN NATURE WHICH HAVE BEEN PREPARED BY THE LIGHTING MANUFACTURER.

FINAL LIGHTING LEVELS TO BE CONFIRMED AS PART OF IES MODEL PROVIDED AS ESTIMATED LIGHTING LEVELS DOCUMENTED.



RENDERING DEPICTS PEDESTRIAN POLE LIGHT ANCHORED TO CONCRETE SUBSLAB OR FOOTING DEPENDING ON SITE CONDITION

Revisions

HOFFMAN MADISON DEVELOPMENT

BANNEKER OVERLOOK INTERIM IMPROVEMENTS  
WASHINGTON DC

Drawing Title  
**LIGHTING LEVELS**

Date: APRIL 06, 2017  
Job No: 022018  
Drawn By: GABLE  
Checked By: DC

Drawing No.

**L5.00**

95% DOCUMENTS  
CFA SUBMISSION

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