



**RFP No. 0501-18-GMHS-WFC  
WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT**

**April 16, 2018**

**ADDENDUM No. 3**

To: **ALL PROSPECTIVE OFFERORS**

**THIS ADDENDUM MUST BE SIGNED AND RETURNED WITH YOUR PROPOSAL PACKAGE.**

**ATTACHMENTS:**

Attachment A3a - Environmental FirstSearch Report

Attachment A3b – Phase I Environmental Site Assessment

**QUESTIONS & ANSWERS:**

1. How will financials in the final round be kept confidential? Will they be FOIAble?  
A1: Financial reports are not FOIAble. The City will not publicly disclose any proprietary, trade secret or financial information.
2. When will the initial proposals be made public? Specifically the Conceptual Project Approach (4.6)? Will they be released prior to the submission of the final round of proposals?  
A2: The PPEA requires that Conceptual Proposals be published for public inspection within ten days of submission.
3. Is the City building a road between the field and the Developer's 10 Acres?  
A3: The location of roads on the site is subject to the design concepts submitted by the Proposers. It is expected that the private development teams will be responsible for infrastructure on the site, including interior roads.
4. Where does the City plan to park buses upon completion of the school redevelopment?  
A4: Buses are expected to remain in the back of the school site near the current location however this is dependent of the proposed school design solutions submitted. The City is exploring alternate, off site locations for bus parking as well.
5. Please provide a bus circulation diagram.  
A5: Bus circulation will be dependent on the proposed design solutions from the schools developer. It is expected that buses will enter the site from Haycock along the existing access drive and exit the site on Leesburg Pike.
6. Where does the City plan on placing school employee parking?  
A6: The school will maintain 300 parking spaces on the school site for employee/student parking. The location of the parking is dependent on the proposed design solutions submitted under the School design and construction process. However, if there are opportunities for shared parking with the private development, the City would be interested in exploring such opportunities.
7. Are there any proffers that will be placed on the development during the zoning process? Will all proffers be finalized prior to the selection of the developer?

A7: The City has outlined requirements in the RFP, including affordable housing set asides and a desire for civic space. In an effort to reduce uncertainty, the City will provide further requirements in the RFDP. Offerors are encouraged to recommend potential site enhancements, financial or in lieu of contributions in their RFP responses for the City to consider.

8. Will the City provide any geotechnical surveys prior to the Second Round Submission?

A8: Any geotechnical surveys conducted as part of the School design process will be shared with the private development proposers in the RFDP stage.

9. Does the City have an environmental assessment of the high school and site?

A9: The City will share any predevelopment documents available.

10. Do the middle and high schools have an open campus policy? i.e. are students allowed to leave campus for lunch?

A10: Some students (seniors only) can leave campus for lunch the second semester.

11. Please confirm that the proposal organization should follow the layout in the table on page 12.

A11: Offerors should adhere to the tab numbering described on page 12 of the RFP.

12. Please confirm that a current value and financial phasing are not a requirement of this submission.

A12: A land value and detailed financials will not be a part of the Conceptual submission. This will be required in the Request for Detailed Proposal stage.

13. What sanitary and storm sewer improvements will the City make as part of the construction of the High School?

A13: The Schools will be responsible for their own sanitary sewer improvements, including a new pump station.

14. Can the City provide any easements from outside parties that are on or will be placed on the developable tract?

A14: The ALTA Survey for the site was posted on April 10, 2018. This survey shows utility and VDOT easements on the site.

15. Will the City publish a list of RFP respondents and, if so, at what point will such a list be made public?"

A15: The PPEA requires that Conceptual Proposals be published for public inspection within ten days of submission.

16. What portions, if any, of the Conceptual Proposal will qualify for an exemption from public disclosure under Virginia's Freedom of Information Act ("FOIA")? Will RFP respondents need to indicate in the RFP which provision(s) of their respective proposals are to remain confidential? At what point will such confidential information be made available for public inspection?

A16: No proprietary, trade secret or financial information will be publicly disclosed. Such information must be clearly marked by Offerors, and an electronic version of the proposal with such information redacted must be submitted. Any proposal marked proprietary in its entirety will be rejected as non-responsive.

17. Is there existing environmental and geotech for the school site that can be shared?

A17: The City will share any predevelopment documents available.

18. When will the survey be available?

A18: The survey was posted on April 10, 2018.

19. Can you provide guidance as to the number of parking spaces needed for the field use?

A19: The schools will maintain approximately 300 parking spaces on the site, and the City would be interested in shared parking with the athletic fields.

20. Will there be time limitations for use of the shared parking and/or field?

A20: This will be coordinated at a later time in collaboration with the schools and community input.

21. Can the new Route 7 traffic light be located generally anywhere between Haycock and the middle school site or does it have to align with Chestnut St?

A21: The signal should not align with Chestnut Street. The Fairfax County Board Supporting Resolution includes the restriction that the project must create a median on Leesburg Pike to restrict access to and from Chestnut Street to "right in - right out" only.

22. Can the 10.38 acre portion of the site shift at all instead of being a perfect rectangle?

A22: Yes this is possible. It is expected that there will be coordination with the School design team to optimize both the school and the commercial development design requirements.

23. Since the County [sic] requires that only 10.38 acres can be used for non -school related uses, are we allowed to share parking that is on the high school parcel, i.e. below the field? In addition, can there be retail and civic amenity uses on that portion of the site?

A23: The use calculations will be evaluated during the design process for compliance with the 2013 Boundary Adjustment Agreement. That Agreement can be found at: <https://www.fallschurchva.gov/DocumentCenter/View/8977>.

24. SF of the existing high school building in order to estimate demo costs?

A24: The existing High School building is approximately 192,000 square feet.

**ALL OTHER TERMS AND CONDITIONS  
REMAIN UNCHANGED AND IN FULL FORCE & EFFECT.**

Contractor must take due notice and be governed accordingly. This Addendum is considered a part of the above referenced solicitation and must be submitted with the Proposal Package.

**Acknowledged by:**

\_\_\_\_\_  
Name of Firm

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date