

Discussion Item

Storm Water Management & Erosion Control RFP

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Parkfairfax Unit Owners Association

REQUEST FOR PROPOSALS

CONSULTANT AND DESIGN SERVICES

Support for Innovative Approaches for Storm Water Management and Erosion Control

SECTION I - INTRODUCTION

1.1 Purpose: The purpose of this Request for Proposals ("RFP") is to support initiatives to explore innovative approaches to provide the Association with a long-term plan and designs to capture storm water runoff using the latest bioretention systems to help in alleviating both flooding and erosion issues throughout Parkfairfax' s 129 acres. This will help to lessen the discharge into the City of Alexandria's storm water system which drains into 4 Mile Run to the Potomac and eventually directly into Chesapeake Bay Watershed. The work to be supported will advance outcomes from the Chesapeake Bay Agreement of 2014 and the City of Alexandria's Eco-City Clean Waterways Initiative, Green Infrastructure (GI) programs.

SECTION II – SERVICES/SCOPES OF WORK and OFFEROR'S MINIMUM QUALIFICATIONS

2.1 Scope

a. Scope of Work – Introduction

Parkfairfax was constructed from 1941-43 at the bequest of the Federal government during WWII, to address the need for wartime housing. Although a full storm water system was installed it did not address major run off from slopes and open areas. The topography ranges from 30/40 feet to 200/210 feet above sea level. There are 285 buildings spread over the 129-acre site with several "natural wooded" areas untouched by any development. This was the original vision of the design architect, to maintain a park-like community. Many buildings are 3 levels with the lowest level below grade or half below grade. Now with more frequent and intense storms occurring, stormwater runoff is now causing ever-increasing pressure on our stormwater systems. To address this, the Association's Board of Directors is seeking input from leading engineering firms and stormwater professionals to provide direction and planning using the latest in design and remediation techniques to help the Association develop and implement a plan to support sustainable stormwater management and reduce the amount of stormwater discharged from the property. Techniques to be considered (but are not limited to):

- Slopes/hillsides: contain and redirect flow (terracing, cribbing, structural retaining walls)
- Creation of rain gardens or retention areas
- Underground cisterns and other storm capture methods
- Bioswales
- Permeable surfaces, pavers
- Use of Geosystems

This project is intended to begin the work of meeting those objectives by engaging and encouraging innovation in the management of runoff while still ensuring that innovative practices function as intended.

b. Scope of Work – Deliverables

Offerors must outline in detail their ability to perform in timely fashion the following services:

Deliverable – Green Infrastructure (GI) Design Charrettes and Pilot Projects

Although Parkfairfax has begun to move towards GI and several smaller projects have been undertaken and completed, at present a long-term, thought out and institutionalized GI initiative for the Association does not exist. The Association Board, management and the community are all in agreement that a comprehensive long-term would benefit the property greatly and reduce future issues.

The specific tasks of this new project are:

- Provide a comprehensive site plan listing area by severity and need for both storm water management and erosion issues, including, water retention, as well as slumping and creep of sloped area abatement.
- Develop Best Practices: Highlighting innovative design and construction techniques that can continue to be carried out into the future.
- Use design charrettes to show how design elements can be combined to achieve Parkfairfax' s specific goals.
- Select two pilot sites which can be used as showcase sites for the community. Develop plans/techniques which can then be implemented throughout the property.
- Design, bid and provide construction management for the 2 site pilot projects.

c. Qualifications and Expertise

Offeror's personnel assigned to perform under the Contract should have the following experience:

- Expertise and experience in engaging stakeholders
- Expertise and experience in engaging regulatory community to both assist in site prioritization and to ensure pilot projects are not in conflict with existing regulations.

Expertise and experience in the design and construction of stormwater infrastructure