



# County of Fairfax, Virginia

## ADDENDUM

DATE: July 19, 2006

### ADDENDUM NO. 1

TO: ALL PROSPECTIVE OFFERORS  
REFERENCE: RFP07-875424-40  
FOR: Consultant – Planning and Urban Design for Tysons Corner  
CLOSING DATE/TIME: August 22, 2006/ 10:00 AM

The referenced request for proposal is amended as follows:

1. Attached are the questions, answers, and clarifications from the pre-proposal conference held on July 19, 2006 (Ref. Attachment A).

All other terms and conditions remain unchanged.

Kevin C. Sheehan, CPPB  
Purchasing Supervisor, Team 4

THIS ADDENDUM IS ACKNOWLEDGED AND IS CONSIDERED A PART OF THE SUBJECT REQUEST FOR PROPOSAL:

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

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

TWO SIGNED COPIES OF ADDENDUM MAY BE RETURNED PRIOR TO DATE/TIME OF CLOSING OR MAY ACCOMPANY PROPOSAL.

**Department of Purchasing & Supply Management**  
12000 Government Center Parkway, Suite 427  
Fairfax, VA 22035-0013

**Website:** [www.fairfaxcounty.gov/dpsm](http://www.fairfaxcounty.gov/dpsm)

**Phone** 703-324-3201, **TTY:** 1-800-828-1140, **Fax:** 703-324-3228

Attachment A

- Q1. Is the County looking for two separate sections to address section 7.1 and 7.2 or can these sections be addressed together (Refer to pp.5-6, Section 7.1.b.2.)?  
A1. Sections 7.1 and 7.2 can be addressed together in the proposal.
- Q2. Is there an approximate value or maximum amount which the offeror cannot exceed?  
A2. The proposal should be budgeted according to what the firm thinks is appropriate for the work done.
- Q3. If an offeror is currently doing work with Tysons Corner landowners, does that disqualify them from bidding?  
A3. No, they are not disqualified from submitting a proposal.
- Q4. Would members of the Task Force perceive offerors who currently do work with Tysons Corner landowners as having a potential conflict of interest?  
A4. All aspects of each offeror's proposal will be evaluated by the Selection Advisory Committee.
- Q5. Clarify the role of Cambridge Systematics (Refer to p. 4, Section 5.3.).  
A5. Cambridge Systematics will be responsible for running the Tysons transportation model (already developed for the study's transportation analysis), evaluating the performance of the transportation system, and analyzing and optimizing trip reductions achieved through Transportation Demand Management (TDM). However, the selected consultant will work with Cambridge Systematics in a collaborative manner that ensures the benefits of different levels of Transportation Demand Management (TDM) are appropriately accounted for and also to account for how changing the form of development and mix of uses can influence/reduce transportation impacts.
- Q6. Will the firm awarded the contract be expected to have transportation expertise too?  
A6. Firms that specialize in Transit Oriented Design (TOD) and large scale projects should be aware of the benefits of TOD and its impacts on traffic. The County is not looking for another transportation modeling firm. The selected firm will work with the existing transportation and community outreach consultants and will round out the consultant team by providing planning and urban design expertise.
- Q7. How do assumptions about the completion date for Metro rail factor into this project?  
A7. The goal of the study is to amend the Comprehensive Plan with the inclusion of the four Metro rail stops. The timeframe for Metro rail completion is not relevant to amendments made to the Comprehensive Plan, because the Plan provides long-term guidance.

Attachment A

- Q8. Are there any other consultants that should be on the offeror's team (i.e. economic analysis)?
- A8. The Request for Proposal (RFP) stresses the types of services needed. Economic analysis is in the RFP, but the focus is on urban design and visualization. The firm should be able to develop alternative futures and visualize them. The County does not expect that the consultant will have expertise in all areas, and staff and the other consultants will provide support in areas other than urban planning and urban design. The consultant would be expected to provide broad economic analysis as it pertains to the alternative futures of Tysons Corner.
- Q9. What is the status of the schedule for determining the underground or above ground placement of Metro rail (rail)?
- A9. At the end of this month (July), the independent panel will report to the Commonwealth's Secretary of Transportation. County staff hopes to have clarity on this issue by the time the consultant starts.
- Q10. If the decision whether rail will be underground or above ground is delayed, should proposals factor into the cost the design implications of both? In other words, should the design consultant provide two design schemes based on the alternative placement of rail?
- A10. This study does not determine whether rail is above or below ground. The result of the consultant's work should identify appropriate TOD and provide visualizations of the development. Staff believes that the fundamental TOD concepts should be similar regardless of placement of rail, and it should not affect the proposal budget. Whether rail is elevated or underground, there are still four stations and the level of transit service remains the same. The placement may affect a few design schemes, and this can be accounted for in the proposals submitted to the County.
- Q11. Can you explain in Task 5.3 expectations of economic analysis?
- A11. The economic impacts should be evaluated in terms of the economic benefit to the County and how growth would impact public services and infrastructure. This analysis should also consider how growth balances with surrounding neighborhood impacts. Submitting firms should look at the Tysons Corner website to determine what the community considers as impacts and concerns.
- Q12. Does economic analysis exclude fiscal impact analysis?
- A12. The community wants to be assured that Tysons Corner growth will not have a negative fiscal impact and that it will pay for itself. This is not to be a detailed fiscal analysis since the emphasis of the RFP is on planning and urban design.
- Q13. How the future is implemented will likely result in changes to regulations and ordinances. Is the provision of new implementation tools included in the scope of work?
- A13. County staff will need enough guidance to rewrite the Comprehensive Plan. We will need implementation strategies and identification of regulations and ordinances required to implement the new Plan.

Attachment A

- Q14. Will the Virginia Department of Transportation (VDOT) be part of the advisory committee?
- A14. VDOT staff is on the staff coordinating team. This project is a joint effort between the Department of Planning and Zoning and the County's Department of Transportation, and during the process, we will involve the appropriate agencies and public facility providers when needed.
- Q15. Can you clarify 6.2 (c), which indicated the firm "uses time and space intentionally"?
- A15. This phrase focuses on how the consultant works with staff and the Task Force in a timely manner and how well the consultant makes use of space provided for public meetings and outreach events. The community outreach consultant, Perspectives Group, will arrange meetings, but the urban planning and urban design firm will determine how community outreach relates to the proposal and when in the process community outreach should occur and its nature. Perspectives Group will work with the selected firm and will facilitate the outreach. Firms will need to address community outreach in their proposals.
- Q16. The article in the *Washington Post* seemed to give the impression that a local firm could not do the job (Refer to p. 3, Section 5.1, bullet 5).
- A16. The article took the Board of Supervisors' comments out of context. There are coalitions of property owners that are working together and developing design schemes for areas along Route 7. The Board wanted this information provided as input to the selected firm. It represents a tremendous amount of work by these owners. County staff will work to obtain the information or will give the consultant the contact information for the owners, if we are unable to acquire the information.
- Q17. Do any of the Task Force members have interest in redevelopment proposals?
- A17. The Task Force does include property owners within Tysons, which have redevelopment proposals.
- Q18. When evaluating the proposals, is there anything beyond Section 5 that should be included in how tasks are to be addressed that is not addressed in the Business or Technical Proposal?
- A18. Proposal evaluation is defined in the RFP Special Provisions Section 17 entitled Basis for Award.
- Q19. Could there be some general evaluation criteria given to the offerors as a reference?
- A19. The County has given the offerors specific areas to address within the RFP.
- Q20. Is it possible for a firm that specializes in a specific task to submit separately and be considered as part of a separate contract?
- A20. County anticipates a contract award in the aggregate but reserves the right to award in the aggregate, by individual service, or any combination, whichever is in the best interest of the County. For firms interested in subcontracting, please refer to RFP Special Provisions Section 31 entitled Subcontracting.