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Joint Development Study RFP Question Responses

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The Washington Suburban Transit Commission (WSTC) received questions from prospective respondents to the Joint Development Study RFP (WSTC-2026-001). Responses to those questions are below. Some repetitive questions have been combined and addressed with a single response. Some questions have been edited slightly for clarity.

Question 1 – Will pursuing and working on this study preclude our firm from working on future design work at either of the locations that are the focus of this study?

Response: No, as this is a planning study that will not propose specific designs or development programs, firms would not be precluded from working on future work at these stations.

Question 2 – Is there flexibility to divide the overall project budget across the two tasks as the consultant deems necessary or are the two major tasks evenly split?

Response: Yes, there is flexibility. Please see “Proposal Contents and Submittal Requirements” in the RFP for more details.

Question 3 – Does the multimodal demand analysis in Task 1a (*Project Requirements*) also require assessment of demand of the future TOD build scenario?

Response: No.

Question 4 – Is the focus of the Brunswick Line task only on State-owned land, all publicly owned land, or all soft sites, including privately owned land?

Response: The primary focus is state owned land. Should the local or county identify public land to be included with the state parcel, the cost and acquisition process will need to be included in the final report.

Question 5 – For Task 2a (*Initial Screening and TOD Readiness Assessment*), what data does WSTC/ORED expect to provide the consultant?

Response: Please see the “Data” section of the RFP.

Question 6 – For Task 2, does the requested analysis anticipate a detailed financial analysis?

Response: No, this is meant to be a high-level scan.

Question 7 – For Task 2d (*Costing*), are estimates only for public infrastructure?

Response: Yes.

Question 8 – For Task 2e (*Economic Impacts Analysis*), what constraints is WSTC/ORED considering for stations not selected through the initial screening? Site and required infrastructure, financial, ownership/assemblage, and/or market conditions?

Response: Constraints limiting TOD opportunities at the stations unlikely to be advanced through the initial screening include policy, infrastructure, and land use.

Question 9 – What does WSTC/ORED expect for stakeholder coordination, such as interviews, feedback, or presentations?

Response: The Coordination and Meetings section of the RFP outlines expectations of engagement with relevant parties. Further stakeholder coordination beyond the study will be handled by WSTC and ORED.

Question 10 – What format within the proposal should contract exceptions be included?

Response: WSTC desires to minimize contract exceptions, but any desired exceptions should be redlined and provided with the proposal.

Question 11 – Does the RFP call for a composite cost for additional stations for Tasks 2b – 2e?

Response: Yes, please see the Task 2 section of the RFP.

Question 12 – Does WSTC have a defined budget for this project?

Response: The WSTC Commissioners approved the FY26 WSTC Study Fund to focus on TOD at its March 18, 2025 meeting. Relevant information regarding scope and budget parameters can be found on the [WSTC website](#).