



Redevelopment Authority
of Prince George's County



RFP NO. 2020 - 1

Land Planning and Civil Engineering for Hospital Redevelopment in Cheverly and Townhome Community in Forestville

ADDENDUM NO. 2

07/24/2020

To All Prospective Offerors:

Please note the following changes, additions, and information presented herein in connection with the above referenced project. The Prospective Offerors shall be governed accordingly and acknowledge in writing receipt of this Addendum No. 2. This addendum is hereby made part of the contract documents of which explains and/or corrects the original document.

Pursuant to this Addendum No.2: The following is a list of respondent questions and answers.

Q - This says the proposals must be time stamped no later than August 27, at noon. Are you expecting a hand delivery and if so, will the government offices be open to receive these offerings?

A – The Redevelopment Authority is accepting bids via mail and electronically. Our office will not be open for hand deliveries.

Q - I am unable to locate Appendix A which is supposed to include all forms required.

A – Per Addendum 01 – The RFP has been updated to include Appendix A.

Q - If a design firm is selected for this RFP, will that same design firm also be eligible for any future RFPs that might be issued on the site(s) for full design and permitting or would the design firm be ineligible to respond because of their association with RFP 2020-1?

A - Response to RFP 2020 -1 does not render an entity ineligible for future related RFP's.

Q - The Forestville site is listed as 32 acres however the area outlined in red and labeled as Figure 2 Development Boundary – Forestville site appears to be less than 32 acres. Are additional properties included in the Forestville offer outside of the red boundary on Figure 2 and if so can you please list the parcel/lot numbers?

A - The area outlined in Figure 2 makes up the entire site which is approximately 32 acres.

Q - Is it permissible to visit the site and if so are there any protocol/permissions necessary with local land holders? Is it permissible to contact the local land holders?

A - Visitation to the site is permissible at your own risk.

Q - What does “distributed energy source” entail?

A - The project will include a micro-grid which will enable the community to produce and support its own power usage.

Q - Just for clarification should we send mail AND electronic?

A – The response should be submitted via mail and electronically. If either is received by the deadline the submission will be considered timely.

Q - What is the end goal for the RFP scope? Will the sites be offered up as part of a developer RFP? If offered up as a developer RFP, will the developer be required to build per the concept plans? Will the Redevelopment Authority fund and build the infrastructure?

A – The end goal is to use the concept plans for each site as part of the development RFP for both. The developers will submit proposals with the intention of delivering a product based on the concept plans. The Redevelopment Authority will work with the developers to determine the best funding process.

Q - Has a development program been established for the hospital site? Are you looking to have the team include an economic development consultant to help establish the development program?

A – A specific development plan has not yet been established. However, the Maryland National Capital Park and Planning Commission has The Approved Greater Cheverly Sector Plan published on its site. The Sector plan charts the direction for planning policy in that area and has specific references to the Cheverly Hospital site.

Q - A cost estimate for the demolition of buildings is requested. Are you requesting a high level order of magnitude cost or a more detailed estimate of cost?

A – The more detail offered in the cost estimate the better.

Q – Should the concept design of the hospital site assume that all buildings and garage are demolished?

A – Yes. The Redevelopment Authority would like to see concept plans for a new mixed-use community.

Q - Do you know if the existing garage is structurally sound and could be kept? Is this something you would like to consider?

A – The Redevelopment Authority does not know if the existing garage structure is sound. We would consider concept plans that integrate the existing garage if it is feasible.

Q - What is the budget for these two RFPs?

A – There is no definitive budget for either project. The proposed cost for the requested services/deliverables is one of the criteria that will be examined when making a selection.

Q - Is an assessment of existing infrastructure to support future development required (stormwater, sanitary sewer, gas, etc.) or is this effort more conceptual in nature?

A – An assessment of existing infrastructure to support future development is required. would consider concept plans that integrate the existing garage if it is feasible.

Q - We have a question for the Cheverly site. Is this site going to be re-developed to a different use or as a hospital?

A – The Cheverly site is going to be redeveloped into a mixed-use community.

End of Addendum No. 2