



**RFP NO. 2020 - 1**

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

**ADDENDUM NO. 3**

**08/7/2020**

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. 3. This addendum is hereby made part of the contract documents of which explains and/or corrects the original document.

Pursuant to this Addendum No.3 there are two sections attached:

1. Two general statements and
2. A list of respondent questions and answers

**SECTION 1**

**General Statement 1** – The concept plans are intended for internal RDA use to determine potential development scenarios. They will also be presented in public forums to receive community feedback on the potential development. These will not be formal plans for submission to the M-NCPPC.

**General Statement 2** – On page 16 of this RFP, in the fee section, there is mention of an Exhibit B which contains a fee template for the offerors fee proposal. There is no Exhibit B or fee template, please submit the fee proposal in the format deemed most appropriate.

## **SECTION 2**

Q - What are the expected deliverables for the Cheverly Redevelopment project?

A – A concept plan including site details and cost estimate for demolition of the existing buildings. Please see section 3.1.2 for additional details.

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Q - Do you want a Site Development Concept Plan prepared for the Cheverly Redevelopment project?

A – Yes, please see section 3.1.2 for details.

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Q - Do you want a Preliminary Plan of Subdivision prepared for the Cheverly Redevelopment project?

A – No, we are not requiring a Preliminary Plan of Subdivision.

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Q - Do you want a Site Utility Plan prepared for the Cheverly Redevelopment project?

A – The requested details are listed in section 3.1.2 of the RFP. A site utility plan can be included if deemed appropriate by the offeror.

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Q - What are the expected deliverables for the Forestville Development project?

A – A concept plan including site details. Please see section 3.2.2 for additional details.

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Q - Do you want a Site Development Concept Plan prepared for the Forestville Development project?

A – Yes, please see section 3.2.2 for details.

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Q - Do you want a Preliminary Plan of Subdivision prepared for the Forestville Development project?

A – No, we are not requiring a Preliminary Plan of Subdivision.

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Q - Do you want a Hydraulic Plan Analysis prepared for the Forestville Development project?

A - The requested details are listed in section 3.2.2 of the RFP. A hydraulic plan analysis can be included if deemed appropriate by the offeror.

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Q - Do you want a Site Utility Plan prepared for the Forestville Development project?

A - The requested details are listed in section 3.2.2 of the RFP. A site utility plan can be included if deemed appropriate by the offeror.

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Q - What is the expected level of design completion for the Cheverly Redevelopment project?

The RFP is requesting 3D and flat renderings to include the detail listed in section 3.1.2.

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Q - What is the expected level of design completion for the Forestville Development project?

A - The RFP is requesting 3D and flat renderings to include the detail listed in section 3.2.2.

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Q - What is the intended use of the deliverables? Will developers be solicited, or will the County self-develop?

A – The deliverables will be used in a development proposal. A determination has not yet been made as to who will be the master developer.

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Q - What is the anticipated timeline for awarding the contract?

A – We anticipate awarding the contract in Fall 2020.

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Q - Should community input and/or community engagement meeting(s) be included as part of the design processes?

A – Yes, there will be community meetings, most likely virtual, as part of the design process.

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Q - Should Traffic Impact analysis include a comprehensive Traffic Impact Study with traffic counts and a Bicycle and Pedestrian Impact Statement?

A – The offeror should include all analysis deemed appropriate to fulfill the RFP requirements listed in sections 3.1.2 and 3.2.2 of this RFP.

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Q - Please provide Exhibit B, the Fee Template.

A – Please see General Statement #2 in Section 1 of this addendum.

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Q - Should proposals include land surveying? Should proposals include an ALTA, boundary, and topographic survey?

A - The offeror should include all analysis deemed appropriate to fulfill the RFP requirements listed in sections 3.1.2 and 3.2.2 of this RFP.

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Q - Should a forest stand delineation and Natural Resources Inventory be included in the projects?

A - The offeror should include all analysis deemed appropriate to fulfill the RFP requirements listed in sections 3.1.2 and 3.2.2 of this RFP.

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Q - Should calculations and reports be provided for preliminary stormwater management design?

A - The offeror should include all analysis deemed appropriate to fulfill the RFP requirements listed in sections 3.1.2 and 3.2.2 of this RFP.

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Q - Are any submittals to WSSC, M-NCPPC, DPIE, or PGSCD expected as part of this project?

A – No. The final deliverable shall only be submitted to the Redevelopment Authority.

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Q - Should proposals include economic analysis and demand forecasting?

A – This RFP does not explicitly request economic analysis and demand forecast.

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Q - Should concepts include conceptual water and sewer design?

A – The offeror should include all analysis deemed appropriate to fulfill the RFP requirements listed in sections 3.1.2 and 3.2.2 of this RFP.

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Q - Should concepts include offsite improvements?

A – This RFP does not explicitly request offsite improvement data.

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Q - Should proposals include noise analysis and noise abatement?

A - The offeror should include all analysis deemed appropriate to fulfill the RFP requirements listed in sections 3.1.2 and 3.2.2 of this RFP.

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Q - In the RFP document it is stated "Bidders shall identify three (3) similar consulting projects, completed or in process of completion, comparable to Bidder's proposed services and which Bidder or their key personnel have had primary involvement." Can you please clarify for our team whether three (3) is the total maximum allowed number of projects per Submission of Qualifications (SoQ)? Are we allowed to submit more than three (3) projects per SoQ?

A – Please submit three similar projects.

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Q - In the RFP document it is stated "The bidder must submit original and 4 copies of the proposal along with an electronic version on a compact disk (CD)." Can you please clarify whether it is satisfactory to send the electronic version on a USB Flash Drive instead of a compact disk (CD)?

A – USB Flash Drives are acceptable.

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Q - In the RFP document it is stated "Offerors must submit the fee proposal using the fee template (Exhibit B)." We are unable to locate Exhibit B. Can you please confirm the need to utilize Exhibit B, and if so, provide the Exhibit B document?

A – Please see General Statement #2 in Section 1 of this addendum.

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Q - Do we need to register our company as Vendors/ supplier (MBE) to participate? If we need to, which one is the link for that?

A – You will need to register on the county financial system as a vendor and as an MBE, if applicable, with the Office of Central Services if you are selected. You do not need to register in order to respond to this RFP.

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Q - Where can I find the fee proposal template Exhibit B (page 16)?

A – Please see General Statement #2 in Section 1 of this addendum.

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Q - Do you have the Grading information?

A – The Redevelopment Authority does not have the Grading information specifications.

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Q - Is it possible that you can share the following Metrics with us? Metrics: GSF, stories, building type, age, foundation type, sub grade floors, lot area.

A – The Redevelopment Authority is not able to provide the requested metrics.

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Q - What types of certifications are necessary to validate MWBE status?

A – The certification should be from Prince Georges County. However, the county also has reciprocal import and captures MBE certifications from the State (MD), MDOT, Baltimore City and Howard County so these certifications are also acceptable.

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Q - Are affidavits and certifications required of subconsultants or only prime submitters?

A – The Prime needs to provide the certifications. However, if the prime is using the subcontractors to meet the required MBE goals then the latter must also provide documentation required.

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Q - Are site surveys available, or is a site survey a part of this scope? If so, what level of detail is required?

A – Site surveys are not available. A site concept plan is requested. A site survey can be included if deemed appropriate by the offeror. Please see sections 3.1.2 and 3.2.2 for requirements.

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