



Redevelopment Authority
of Prince George's County

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RFP 2022-03

Fee Based Real Estate Developer for the Development and Construction of a new full-service hotel and meeting center and free-standing multi-level parking garage facility within the Towne Square at Suitland Federal Center Subdivision

Questions and Answers

ADDENDUM NO. 8

09/27/2022

To All Prospective Respondents:

Please note the following changes, additions, and information presented herein in connection with the above referenced project. The Prospective Respondents shall be governed accordingly. This addendum is hereby made part of the contract documents of which explains and/or corrects the original document. The following are questions received through September 23, 2022-

- *Is the retail space outlined in the RFP expected to be leased up by the development team?*
 - A- The lease-up and programming for the retail space inside the Hotel structure should be addressed within the proposal. Retail space appurtenant to the Parking Structure will be managed and operated by the County, but feel free to include recommendations for its use and programming in your proposals.

- *How was the number of spaces in the parking garage of determined?*
 - A- The RFP includes the maximum allowable parking spaces for a conceptualized 8 floor parking facility, which is the largest allowable at the site. Responses should include recommendations for the parking facility that balance construction cost with projected parking demands and permanent operating / maintenance costs, within the indicated parking space maximum.

- *What is the expected timeframe of the construction of the Performing Arts/Cultural Center?*
 - A- Funding is not in place for this component of the project, so there is no time frame for construction.

- What is the projected number of events per year for the Performing Arts/Cultural Center?

A- This is undetermined.

End of Addendum No. 8

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