



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.12 10/26/2022

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 responses to Questions and Inquiries submitted pursuant to Addendum No.10 (9/29/2022).

1. On the labeled page 16 (actual page 19 of 31) of the attached RFP, Section 4.2.4 Proposal requests that the offer be on double spaced typed pages – is it the expectation that the entire document be double spaced? Is there a way we could submit our proposal in single spaced?

Answer: With the primary objective of an optimized proposal and presentation clarity, reasonable and necessary deviations from the proscribed formatting are allowed and will not result in disqualification of the proposals.

2. On the labeled page 16 (actual page 19 of 31) of the attached RFP, it states that we should include the words, “RFP No. 20022- _” in Section 4.2.2 Title Page – should it be RFP No. 2022-03 instead of RFP No. 20022- _?

Answer: Yes, the title page for all proposals should include “ RFP No. 2022-03” instead of the “RFP 20222- _”.

3. Do you have additional information about the adjacent office? Is there any information regarding the timing for office development, height for the office building, any setbacks from the hotel lot, etc.?

Answer: At the present time there's no additional information available regarding the office building.

4. Has the Special Permit been approved? If so, then would you please send us the information about the Special Permit? How are we supposed to conform with the Special Permit if we have not obtained any information about it?

Answer: The special permit is not approved so they do not have to conform to non-approved plans. The responses should conform to the plans provided in Addendum 6.

5. What are the Block J Plans that were included in Addendum 6? What do these plans represent?

Answer: The schematics and diagrams for Bock J plans included with Addendum 6 include

- 1. The Preliminary Plan of Subdivision***
- 2. Proposed parcel diagram***
- 3. Conceptual site plan***

6. Since the garage is delivered before the future development, please provide all the uses that plan to use the garage at full term? Please provide the uses and the size of each use (retail SF, # of multifamily units, performance arts center SF, office SF, etc.).

Answer: The garage will provide dedicated parking for the Hotel spaces for the residents of Towne Square Housing units, in addition to first come first serve spaces for retail patrons, special events and visitors to residents of Town Square . The complete details of the garage usage at full build out are not known at time.

7. Does the Certificate of Good Standing need to be from the State of Maryland? Or could we provide a Certificate of Good Standing from Delaware (our state of formation)?

Answer: For the Proposal, please include a certificate of good standing from the state of formation of your business entity. The awardee will be required to secure all licenses and registrations required to operate in the state of Maryland and Prince George’s County.

8. What does Appendix B-1 Towne Square Master Plan represent? What are we supposed to complete with this Appendix? Please provide additional clarification.

Answer: Appendix B as noted, was intentionally left blank. There is no requirement to complete or provide content with respect to Appendix B at this time.

9. “Question – The evaluation criteria for RFP 2022-3 requires Respondents to submit a Project Narrative that includes, “a commitment to achieve a minimum Gold LEED (Leadership in Energy and Environmental Design) Certification or equivalent.” The Evaluation Criteria allocates up to 35 Points for the Project Narrative, and further indicates that proposals committing to LEED Gold or higher such as LEED Platinum would be scored higher. However, the answer to Question 8 in Addendum 6 indicates that a developer who does not achieve LEED Gold would not be penalized. This response creates an ambiguity as to whether a commitment to LEED Gold as a minimum remains a requirement of the evaluation criteria. Please clarify, as to whether Respondents are required to include in their Project Narrative a commitment to achieve a minimum LEED Gold or higher to achieve the higher score for this criteria.”

Answer: LEED Gold or higher remains the goal and proposals will be evaluated as indicated by the RFP. As referenced in Addendum No. 6 @ Q8, “developer” refers to an awardee pursuant to RFP 2022-03 after entering into a Development Agreement with the RDA.

10. Per the response to Question 7 under Addendum no. 6, Please provide the bond documents under a separate addendum.

Answer: The bond documents were rendered immaterial to this RFP pursuant to Addendum No. 3 published on 8/4/2022 and will not be published at this time.

End of Addendum No. 12

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