



## **Request for Proposal**

### **Parking Structure**

#### **Revenue Authority of Prince George's County**

#### **Project No. 17-10695**

#### **Regional Medical Center**

#### **Largo, Maryland**

#### **Addendum No. 04**

**April 20, 2018**

**ALL OFFERORS:** This Addendum No. 04 contains information pertinent to the referenced project. This Addendum No. 04 shall supplement, amend and become part of the Request for Proposal Document for the title project and contract. All Proposals shall be based on this Addendum No. 4 in accordance with the Bid Documents

#### **This Addendum No. 04 contains the following:**

- **The Sealed Proposal due date is being extended until April 30, 2018 at 3:00 p.m.**
- **Delete: Section I. SUMMARY OF SERVICES**
- **Replace with: Section I. SUMMERY OF SERVICES**

#### **A. Project Background and Summary of Services:**

The Client is seeking Proposals from Proposers to provide design, public bidding, contract administration and other architectural services for the construction of a new parking structure consisting of a multi-story parking structure which will provide parking for the Regional Medical Center of Prince George's County.

The proposed new parking structure will provide 1100 parking space with proposed future expansion for an additional 700 parking spaces. The top floor, along with the structure elements of the new parking structure, shall be designed to support the installation of a Pepco owned and operated Microgrid system built for providing Generation Hosting Options to the general Largo business area.

All suggested building criteria (i.e. building size, square footage, etc.) are preliminary expectations envisioned by the Client at this time. All criteria must be evaluated and confirmed by the Proposer along with all project stakeholders during the very early stages of project research, programming, and design development.

As a result of this solicitation, the Client may request a combination of architectural services related to early contractor involvement with Construction Manager with a Guaranteed Maximum Price or Control Estimate (CMr), pre-construction, construction, and closeout phases of the project. Proposals provided in response to this request shall address the respondent's ability to provide the various services required for each project phase which would include, but not be limited to, the following:

1. Programing Phase

- a. Create a Program of Spaces for the parking structure, including: basic information such as sizes, space requirements, workflows, activities and special uses.
- b. Facilitate meetings with the Client staff and Client Agency Representative as needed to develop basic components and traffic planning of building program, including standard building systems, equipment and materials and code compliance.
- c. Provide schematic site plan sketches, schematic cost estimates and conceptual project schedule.
- d. Prepare and submit program plan of spaces and adjacencies layout for the Client's review and approval.
- e. Facilitate meetings with the Client staff, Client Agency Representative and local Utility (Pepco) as needed to obtain the information required to develop the basic structure systems and traffic planning necessary to accommodate the installation of a Microgrid system by Pepco on the top floor of the garage.

2. Design Development Phase
  - a. Work with the Client on space planning and design options and recommendations.
  - b. Estimate construction costs. The Design Development Phase shall include all subconsultants' fees, including, but not limited to, Coordination with DPIE and Pepco for space and structure design for Microgrid installation by Pepco.
  - c. Facilitate meetings with the Client's staff to review space square footage and space utilization needs to develop Preliminary Design Documents.
  - d. Conduct Design-Development meetings with the Client's staff and address points of clarification regarding the project.
  - e. Prepare and submit Preliminary Project Design Documents, Preliminary Specifications, Preliminary Cost Estimate and Schedule to the Client for review and approval.
3. Construction Document Phase
  - a. Participate with CMr to develop a Guaranteed Maximum Price (GMP) for the Work.
  - b. Prepare complete Construction Documents and Specifications.
  - c. Submit Construction Documents for review.
  - d. Correct plans to reflect issues noted by review.
4. Bid Phase
  - a. Preparation of bid documents and specifications suitable for public bidding and conduct a pre-bid conference.
  - b. Respond in writing to questions from bidders and prepare addenda as necessary.
  - c. Distribute plans and bid documents to interested bidders and keep record of plan holder's list.
  - d. Evaluation of bids based upon bidders' qualifications, compliance with bid requirements and price and make a recommendation of award.
5. Construction Administration Phase
  - a. Conduct a Pre-Construction meeting and conduct regular construction progress meetings.
  - b. Coordinate, review and process all Requests for Payment, Change Orders, etc. including maintaining a log of all such documents.
  - c. Provide direction for questions and concerns from the contractor in resolution of problems.
  - d. Monitor construction progress, cost, and general conformance with the contract documents throughout the construction process.



- e. Conduct Substantial Completion Inspection, coordinate and prepare punch list, substantiate that items noted are completed, and issue Substantial Completion Certificate.

- **Delete: Section II. B FUNCTIONAL DESCRIPTION OF THE PARKING STRUCTURE**
- **Replace with: Section II. B FUNCTIONAL DESCRIPTION OF THE PARKING STRUCTURE**

## **B. FUNCTIONAL DESCRIPTION OF THE PARKING STRUCTURE**

The most desired location for parking lot is in the northeast corner of the site as shown in **Exhibit 'C'**. The Client desires to develop a seven-story parking structure which will house 1100 parking spaces and shall be designed to reflect the design of the Regional Medical Center development. The parking structure shall provide connection to the medical center via a connection to a subsurface walkway which will be provided by the medical center.

In addition to providing parking for the medical center, the top floor of the parking structure will provide space for the installation of a Pepco owned and operated Microgrid system built to provide Generation Hosting Options to the general Largo business area.

THIS RFP ACKNOWLEDGEMENT CONTAINS MATERIAL CHANGES AND MUST BE ACKNOWLEDGED AND SIGNED AND RETURNED WITH RESPONSE. FAILURE TO ACKNOWLEDGE IN THIS MANNER MAY RENDER THE OFFEROR NON-RESPONSIVE.

RFP SUBMITTED BY: \_\_\_\_\_  
SIGNATURE COMPANY DATE