



RFP NO. 2020 - 1

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

ADDENDUM NO. 4 (FINAL)

08/13/2020

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

Pursuant to this Addendum No.4: The following is the final list of respondent questions and answers.

Q - Is this a temporary or permanent move?

A - The Hospital is permanently moving.

Q - Is the concept plan for a new hospital on the site, or is it for a redevelopment of the site with the existing R-55 zoning or the proposed CGO zoning?

A - The concept plan is for the redevelopment of the site. Please reference the Cheverly Sector Plan located on the website for the Maryland National Capital Park and Planning Commission, which contains specific references to the Cheverly Hospital Site.

Q - Has there been an environmental assessment of the buildings, is there any asbestos on the site that would have to be considered during demolition?

A - The Redevelopment Authority does not know if there is any asbestos.

Q - Can two or more design companies, overlapping in scope but each with an expertise in a different area, propose to work together on these projects as one responding team? If so, can we submit a proposal with one combined fee proposal for both projects—not each project separately?

A - Yes, teams that specialize on different disciplines can join together and submit one response. The offeror can submit one fee proposal for both projects if the proposal contains a discount. Please see section 1.1 subsection 2.

Q - There is a requirement in the RFP for the respondents be comprised of 40% local participation and 20% MBE/WBE. Does this mean that 60% of the team must hold these qualifications, or can the local participation and MBE run concurrently so that 60% of the team does not hold these qualifications?

A - The qualifications can run concurrently.

Q - Is there anticipated timeline for the project, or other external factors that may influence the schedule of either project (i.e. overlapping county projects or milestones)?

A - There are no external factors known at this time that would adversely impact the timeline for either project.

Q - Is the Redevelopment Authority the primary/sole stakeholder, or is coordination with other groups/agencies is anticipated?

A - The Redevelopment Authority is the primary stakeholder for the Cheverly Hospital project. The Redevelopment Authority and PEPCO are the primary stakeholders for the Forestville project.

Q - On page 16 of the RFP, it is mentioned that we must submit our proposal using the fee template in Exhibit B. However, we did not notice an Exhibit B attached to the RFP. Could you please provide this?

A - Please see General Statement 2 on Addendum 3 for RFP 2020-01.

Q - Will as-built drawings of the hospital facilities be made available?

A - Drawings will not be made available.

Q - Are there any hazmat/environmental assessment reports, or asbestos reports available?

A - There are no environmental or asbestos reports available.

Q - What is the status of the hospital decommissioning?

- a. Is there a list of current equipment?
- b. What equipment will be removed by the hospital prior to demolition?
- c. What equipment will remain in the building to be removed by the demolition contractor?

A - The Cheverly Hospital Center will be closing next spring. There is no current list of equipment and we are uncertain as to which equipment will remain or get removed.

Q - Will the county permit onsite crushing and stockpiling concrete for re-use?

A - The Redevelopment Authority is not certain at this time if onsite crushing and stockpiling will be permitted.

Q - Would a site visit be permitted before the due date?

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