



Redevelopment Authority
of Prince George's County



REQUEST FOR PROPOSALS NO. 2026-04
BUILDING REPAIRS - MOUNT RAINIER ARTIST LOFTS
ADDENDUM NO. 2 - INTERIOR SITE VISIT

Issue Date	August 6, 2026
Site Visit	Tuesday, August 11, 2026, at 10:30 a.m.
Location	3311 Rhode Island Avenue, Mount Rainier, Maryland
Purpose	Interior unit and building/common-area inspection

Addendum

This Addendum is hereby made part of the Solicitation Documents and supplements RFP No. 2026-04. The interior site visit will allow eligible respondents to observe conditions reported by the City of Mount Rainier Code Compliance Office in occupied and vacant units and in common or building areas. RDA has not independently verified these reported conditions. The list is provided solely to identify inspection priorities; it is not exhaustive and does not establish or limit the complete scope of work.

Pursuant to this Addendum No. 2:

Participation: The interior site visit is limited to respondents represented at the mandatory site visit held on July 30, 2026. Respondents shall comply with property-management access instructions, protect resident privacy, avoid disturbing personal property, and refrain from photographing residents or personal identifying information.

Code Compliance participation: Representatives of the City of Mount Rainier Code Compliance Office will accompany RDA during the interior site visit. Their participation does not constitute verification by RDA, relieve bidders of their independent due-diligence obligations, or limit the bidder's responsibility to evaluate and price the complete work required by solicitation.

Reported Code Compliance Conditions

Source and verification status: All conditions listed in this addendum are derived from information reported by the City of Mount Rainier Code Compliance Office, including prior inspection reports, resident complaints reported to that Office, and observations reported by City inspectors. RDA has not independently inspected, confirmed, or verified the existence, extent, cause, quantity, or current status of any listed condition. The City further reported that the property has not been reinspected in connection with the most recent inspection report and that it has not received documentation confirming completion of the corrective orders. Accordingly, bidders shall treat the listed matters as reported conditions requiring observation and independent evaluation during proposal preparation.

Additional conditions reported by Code Compliance are incorporated into Units 104, 303, 305, and 311 and into the building/common-area list below. None of the listed conditions has been independently verified by RDA.

BIDDER DUE DILIGENCE AND SCOPE OF WORK: The reported conditions listed in this addendum are supplemental to, and do not replace, narrow, or limit, any requirement of the solicitation. Each bidder must perform its own due diligence during both site visits and include in its proposal: (1) all work required by the RFP; (2) all work required by every appendix, exhibit, and addendum; (3) all requirements contained in officially issued responses to questions, clarifications, notices, and correspondence made available through the RFP process; and (4) all applicable visible or reasonably observable deficiencies, repairs, and related work identified during either site visit, including work in occupied units, vacant units and spaces, commercial and utility areas, the roof, and all building/common areas, that is necessary to complete the work required by the solicitation. Bidders shall reconcile and account for all such requirements and conditions in their proposals.

Basement Units

Unit	Reported Conditions for Observation
B01	Pest activity, wall cracks, holes behind baseboards, flaking paint, damaged screens, bathtub glazing, and HVAC-clearance issues.
B02	Bathtub glazing.
B03	Structural floor damage, ceiling crack, wall damage, broken electrical faceplate, HVAC deposits, and combustible materials around HVAC.

First Floor

Unit	Reported Conditions for Observation
102	Inoperable bathroom exhaust fan and wall discoloration.
103	Ceiling cracks, insufficient HVAC clearance, and unfinished floors.
104	Reported bedroom water leak and faulty plumbing; wall oxidation, ceiling cracks, and HVAC-clearance issue.
105	Ceiling cracks, missing window screen, and damaged window frame.
106	Chipped paint and wall discoloration.
107	Wall oxidation, evidence of a ceiling leak and mice, broken cabinet door, chipped paint, and HVAC-clearance issue.
108	Possible excessive structural loading from shelving, flaking paint, wall oxidation, obstructed passageway, missing light domes, and HVAC-clearance issue.

SECOND FLOOR

Unit	Reported Conditions for Observation
201	Broken window glass, leaking bathtub faucet, ceiling cracks, and wall damage.
202	Failed truss connections, temporary structural shoring, and incomplete inspection because of renovations.
203	Insufficient lighting, missing screen, ceiling cracks, and HVAC debris.
204	Flickering bathroom light, poor air circulation, discolored vents, trip hazard, defective stove element, and missing blinds.
205	HVAC debris, wall hole, bathtub glazing, and flaking paint.
206	Ceiling water damage, flaking paint, obstructed exit passageway, insufficient HVAC clearance, and unsanitary conditions.
207	Evidence of mice.
209	Low water pressure, damaged walls, missing screens, unfinished painting, and housekeeping concern.
210	No access during prior inspections; a complete inspection is required.
211	Electrical faceplate deficiencies, flaking paint, and window-screen deficiencies.
212	Trip hazard, ceiling damage, unfinished ceiling patch, unfinished painting, and missing screens.
213	Wall crack and bathroom wall oxidation.
214	Previous floor-truss repairs; apartment was undergoing renovation and requires verification.
215	Low water pressure, bathtub glazing, and missing bedroom receptacle cover.
216	Previous truss repairs, damaged floor near HVAC, ceiling and wall cracks, trip hazard, leaking HVAC ducts, and inadequate caulking.
217	Living-room wall oxidation.
218	Vacant - unpermitted construction, previous floor-truss concerns, and incomplete inspection because of renovations.
219	Bathroom wall oxidation, low water pressure, wall crack, and missing window screen.

THIRD FLOOR

Unit	Reported Conditions for Observation
301	Buckling kitchen floor, ceiling cracks, wall cracks, and HVAC deposits.
302	Altered or outdated smoke detector, wall cracks, bathtub glazing, HVAC-area issue, and unsanitary conditions.
303	Reported HVAC failure; kitchen-floor cracks and missing or defective insect screen.
304	Loose baseboard and closet-door lock issue.
305	Reported HVAC failure and major kitchen water leak; water damage, structural cracking, previous roof-leak damage, missing screens, broken bedroom doorknob, electrical deficiencies, and unsanitary vents.
307	No access during prior inspections; a complete inspection is required.
308	Loose electrical wiring and flaking paint.
309	Wall damage, flaking paint, and missing stove drip plate.
310	No access and no documented 2026 reinspection; a complete inspection is required.
311	Reported HVAC failure; buckling floor, ceiling damage, and bedroom and living-room wall damage.
312	Defective flooring, cracked or loose plaster, wall oxidation, leaking shower faucet, deteriorated caulking, and structural concerns associated with the failed trusses below.

Building and Common-Area Inspection Priorities

Area/Item	Reported Conditions for Observation
Third-floor hallway	Reported HVAC failure.
Basement egress	Reported air draft; inspect the egress opening, seals, and surrounding conditions.
Waste management	Reported absence of a waste-management contract; verify service arrangements and related property conditions.
Elevator	Reported intermittent elevator failure; review operational and maintenance conditions and available service documentation.
Roof	Roof maintenance concerns; inspect visible roof conditions, drainage, penetrations, and evidence of leakage or deferred maintenance.

VACANT/UNOCCUPIED UNITS AND AREAS VISITED ON JULY 30, 2026

During the mandatory first site visit held on July 30, 2026, bidders were provided access to the following vacant or unoccupied units and other building areas: **Store C; Units B04, 202, 205, 215, 216, 218, and 310; building common areas; utility areas; commercial space; and the roof.** These previously visited vacant or unoccupied units and building areas remain within the cumulative scope of bidders' due diligence and proposal preparation and are not excluded by the occupied-unit focus of the second site visit. The proposal shall include all applicable work required by the Solicitation Documents and all applicable visible or reasonably observable deficiencies, repairs, and related work identified during either site visit, including conditions in vacant or unoccupied units and spaces and in all building/common areas.

General Requirements

- This Addendum forms part of RFP No. 2026-04 and shall be read together with the RFP, all appendices and exhibits, all other addenda, and all officially issued responses to questions, clarifications, notices, and correspondence made available through the RFP process (collectively, the "Solicitation Documents").
- The conditions listed in this Addendum are reported, unverified, and non-exhaustive inspection priorities. They supplement and do not replace, modify, narrow, or limit the work required by the Solicitation Documents.
- Each bidder shall perform its own due diligence, reconcile the Solicitation Documents with conditions observed during both site visits, and include in its proposal all labor, materials, equipment, services, coordination, and incidental work necessary to provide the complete and code-compliant work required by the Solicitation Documents.
- Questions concerning conflicts, ambiguities, discrepancies, or omissions shall be submitted in writing **pursuant to the RFP question process** before Proposal submission.
- No destructive testing is permitted during the site visit unless separately authorized in writing.
- **Except as expressly supplemented herein, all terms and conditions of RFP No. 2026-04 remain unchanged and in full force and effect.**

RDA Disclaimer and Bidder Responsibility

The inspection reports, complaints, observations, unit lists, and related information reproduced or summarized in this Addendum are provided for bidders' convenience and have not been independently verified by RDA. The information may not identify every condition affecting the Work. RDA makes no representation or warranty regarding its accuracy, completeness, current status, or sufficiency. Each bidder is solely responsible for examining the Property, performing its own due diligence, reviewing and reconciling all Solicitation Documents, and including in its Proposal all Work necessary to provide the complete and code-compliant result required by the Solicitation Documents. Any conflict, ambiguity, discrepancy, or omission shall be submitted to RDA in writing before Proposal submission **pursuant to the RFP question process**. Failure to observe, investigate, clarify, or price an applicable condition that was visible, reasonably observable, or reasonably inferable from the Solicitation Documents or either site visit shall not relieve the successful contractor of its contractual obligations or entitle it to additional compensation, except as expressly provided in the final Contract or required by applicable law.

END OF ADDENDUM NO. 2