



ADDENDUM NO. 3
REQUEST FOR PROPOSALS

***RFP NO. 2026-02 Development Project Management Services for
Towne Square at Suitland Federal Center Development***

To All Prospective Respondents:

Please note the following changes, additions, and information presented herein in connection with the above referenced Request for Proposals. The Prospective Respondents shall be governed accordingly and acknowledge in writing receipt of this Addendum No. 3. This addendum is hereby made part of the contract documents of which explains and/or corrects the original document.

Pursuant to this Addendum No. 3:

Questions and Response:

1. Section 4.4 (k) states that a letter authorizing each reference is required. Will an authorizing e-mail from each reference suffice in lieu of a letter?

Response: Yes.

2. On June 1, 2026, Prince George's County Council Bill CB-024-2026, the Service-Disabled Veteran Owned Business Act, became effective. The legislation establishes a 5% bid preference for County-based service-disabled veteran-owned businesses competing for Prince George's County procurement contracts. We also note that CB-024-2026 authorizes the County to apply this preference through evaluation scoring for RFP-based procurements, even though the bill does not specify a particular point structure.

In light of this newly enacted legislation, will RDA issue an addendum to RFP No. 2026-02 that:

Confirms whether CB-024-2026 applies to this solicitation and its evaluation criteria;

and If applicable, incorporates an evaluation preference or additional scoring credit for County-based service-disabled veteran-owned businesses serving as the prime contractor or as part of the proposed project team.

Response: While CB-024-2026 was enacted after this solicitation was released, we are incorporating it into the solicitation. The following revisions/additions are hereby incorporated:

Section 3.8 – Community and Economic Development

The Project Manager shall support the County's supplier diversity and economic inclusion objectives, including compliance with applicable County laws, policies, and programs related to Minority Business Enterprises (MBEs), County-Based Businesses (CBBs), County-Based Small Businesses (CBSBs), and Service-Disabled Veteran-Owned Businesses (SDVOBs). The Project Manager shall develop strategies to identify, engage, and maximize participation opportunities for certified SDVOBs throughout the project lifecycle, including pre-development, design, consulting services, construction, and professional service contracts.

Offerors are encouraged to identify certified Service-Disabled Veteran-Owned Businesses that will participate on their team and describe the scope of work, estimated participation levels, and outreach efforts that will be undertaken to support SDVOB inclusion.

Section 4.5 – Good Faith Efforts Required

4.5.3 DEFINITIONS: Service-Disabled Veteran-Owned Business (SDVOB): A business certified by Prince George's County, the State of Maryland, or another governmental certifying agency as being owned and controlled by one or more service-disabled veterans, as defined by applicable law and County policy.

4.5.5 SERVICE-DISABLED VETERAN-OWNED BUSINESS PARTICIPATION

Pursuant to Prince George's County Council Bill CB-024-2026, the Redevelopment Authority encourages participation by certified Service-Disabled Veteran-Owned Businesses (SDVOBs) in the performance of contracts awarded under this solicitation.

Offerors shall describe any proposed participation by SDVOB firms, including:

- * Firm name and certification status;**
- * Proposed scope of work;**
- * Estimated percentage of contract participation;**

- * Description of outreach efforts conducted to identify SDVOB firms; and
- * Any mentorship, joint venture, subcontracting, or capacity-building opportunities proposed for SDVOB participation.

The Redevelopment Authority reserves the right to request documentation supporting any proposed SDVOB participation commitments.

Section 5.4 – Evaluation Criteria

In evaluating proposals, the Proposal Analysis Group may consider the Offeror's demonstrated commitment to advancing Prince George's County's economic inclusion objectives, including compliance with County supplier diversity initiatives and the participation of certified County-Based Businesses, Minority Business Enterprises, County-Based Small Businesses, and Service-Disabled Veteran-Owned Businesses as contemplated by CB-024-2026.

Offerors that demonstrate meaningful participation by Service-Disabled Veteran-Owned Businesses, including clearly defined scopes of work and measurable participation commitments, may receive additional consideration under the following evaluation categories:

- * Project Approach & Methodology
- * Local Business Involvement
- * Minority Business Involvement
- * Community and Economic Development Objectives

No additional points are being added to the evaluation matrix; however, SDVOB participation may be considered by the Proposal Analysis Group when evaluating the overall strength and responsiveness of a proposal.

3. Please clarify the scope of this solicitation.

Response: To eliminate ambiguity, please see the following revisions to sections 3.2 and 3.3 to clearly define project boundaries and scope:

3.2 SITE DESCRIPTION

The Redevelopment Authority intends to deliver fully finished development-ready sites with all supporting infrastructure in place, including streets, water, sewer, electric, gas, stormwater management, and related public improvements necessary to support future development activities.

For purposes of this solicitation, the Project shall consist solely of the following

components:

- Parcel D
- Parcel E (Central Park)
- Parcel F
- Suitland Road Widening Improvements (MD-218)

The selected Project Manager shall provide services related to all phases of planning, funding, design, permitting, procurement, construction, and closeout associated with these Project components.

The Project includes coordination of infrastructure improvements necessary to support future development within Parcels D, E, and F, as well as the planning, funding, design, permitting, utility coordination, right-of-way coordination, stakeholder engagement, and construction implementation associated with the widening of Suitland Road.

The references within this solicitation to roadway improvements, infrastructure improvements, public amenities, and development-supporting facilities shall be limited to those activities necessary to advance Parcels D, E, F, and the Suitland Road Widening Improvements.

For the avoidance of doubt, this solicitation does not include development project management services for completed portions of Towne Square at Suitland Federal Center or future development phases outside of Parcels D, E, F, and the Suitland Road Widening Improvements unless expressly authorized by written amendment.

3.3 SCOPE OF SERVICES

The RDA seeks the services of a Project Manager to provide centralized leadership, strategic coordination, schedule control, budget management, stakeholder engagement, risk management, procurement support, funding coordination, and reporting necessary to ensure the successful execution of Parcels D, E, F, and the Suitland Road Widening Improvements.

The Project Manager shall serve as the RDA's representative for project delivery activities from project initiation through construction completion and closeout.

The Project Manager's responsibilities shall include, but not be limited to:

Project Planning and Governance

- Establish project governance frameworks and decision-making structures.
- Develop and maintain integrated master schedules for Parcels D, E, F, and the

Suitland Road Widening Improvements.

- **Coordinate critical path analyses and milestone tracking.**
- **Align project implementation with County strategic objectives and redevelopment goals.**

Funding and Financial Coordination

- **Assist the RDA in identifying, evaluating, pursuing, and coordinating public and private funding opportunities.**
- **Support grant applications, funding requests, appropriations, bond discussions, transportation funding opportunities, infrastructure financing opportunities, and other funding initiatives related to the Project.**
- **Coordinate with federal, state, county, and private funding partners.**
- **Monitor project budgets, expenditures, funding commitments, and funding gaps.**
- **Prepare reports required by funding agencies and grant providers.**

Stakeholder and Agency Coordination

- **Coordinate with County, State, and Federal agencies and stakeholders, including:**
 - **Maryland State Highway Administration (SHA)**
 - **Prince George's County Department of Public Works and Transportation**
 - **Prince George's County Department of Permitting, Inspections and Enforcement**
 - **Revenue Authority of Prince George's County**
 - **Washington Metropolitan Area Transit Authority**
 - **U.S. General Services Administration**
 - **Utility providers**
 - **Funding agencies**
 - **Development partners**
- **Facilitate meetings related to project planning, funding, design, permitting, utility relocation, roadway construction, and development implementation.**

Suitland Road Widening Coordination

The Project Manager shall provide comprehensive management services associated with the Suitland Road Widening Improvements, including:

- **Funding strategy development and coordination.**
- **Utility relocation coordination.**
- **Agency coordination with SHA and other governmental entities.**
- **Design and engineering coordination.**
- **Permitting support.**
- **Procurement support.**

- **Construction oversight and monitoring.**
- **Schedule integration with development activities occurring on Parcels D, E, and F.**
- **Risk identification and mitigation associated with roadway implementation.**

Procurement and Contract Administration

- **Assist in the preparation of solicitations for design, engineering, construction, and consulting services.**
- **Assist in proposal evaluations and procurement coordination.**
- **Monitor contractor compliance and performance.**
- **Track project deliverables and contract milestones.**

Construction Oversight and Project Delivery

- **Monitor construction activities and contractor performance.**
- **Review payment applications and provide recommendations.**
- **Coordinate construction sequencing and staging activities.**
- **Manage project communications among contractors and stakeholders.**
- **Implement change management procedures.**
- **Monitor safety, security, and regulatory compliance requirements.**

Reporting and Performance Monitoring

- **Prepare monthly status reports.**
- **Maintain project dashboards and performance metrics.**
- **Track schedule, budget, procurement, compliance, risk management, funding activities, and construction progress.**
- **Provide executive-level reporting and recommendations to the Redevelopment Authority.**

The Project Manager shall be responsible for coordinating activities across all phases of project implementation, including pre-development, funding and financing coordination, design, permitting, procurement, construction, project closeout, and transition to operations where applicable.

4. Is the Cultural Arts Center fully funded?

Response: No.

5. Can the deadline be extended?

Response: The deadline will be extended to Friday, July 17 at 5pm.