Redevelopment Authority of Prince George's County

BUILDING COMPLETE COMMUNITIES

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Aisha N. Braveboy
County Executive

REQUEST FOR PROPOSALS

RFP NO. 2026-04

Contractor-Led Building Repair, Structural Stabilization, Code Compliance, and Repair Design Services

Mount Rainier Artist Lofts

3311 Rhode Island Avenue, Mount Rainier, Maryland 20712

Item	Information
Issue Date	Friday, July 10, 2026
Pre-Proposal Site Visit	Wednesday, July 29, 2026, at 10:00 A.M. ET (Mandatory)
Questions Due	Friday, August 7, 2026, at 4:00 P.M. ET
Proposal Due Date	Tuesday, August 18, 2026, at 4:00 P.M. ET
Performance and Payment Bonds	Selected Offeror shall furnish a 100% performance bond and a 100% payment bond prior to contract execution or issuance of a notice to proceed, in a form acceptable to RDA.
Anticipated Award	Summer 2026
Contact for Questions	Patricia Omondi, Manager, Strategic Redevelopment and Special Projects Email: Paomondi@co.pg.md.us

NOTICE TO OFFERORS

This document is available from the Redevelopment Authority of Prince George's County solicitation webpage at: https://www.princegeorgescountymd.gov/departments-offices/redevelopment-authority/solicitations. THIS REQUEST FOR PROPOSALS MAY BE CANCELLED OR TERMINATED AT ANY TIME AT THE SOLE OPTION OF THE RDA WITHOUT RECOURSE TO ANY OFFEROR OR OTHER PERSON. OFFERORS SUBMIT PROPOSALS AT THEIR SOLE COST AND RISK.

TABLE OF CONTENTS

Reference	Title
Section I	Introduction
Section II	General Information
Section III	Property Background, Conditions, and Scope of Work
Section IV	Procurement and Local Participation Preferences
Section V	Proposal Submittals
Section VI	Proposal Evaluation and Award Process
Section VII	Contracting Requirements and Reservation of Rights
Appendix A-1	Vendors Oath and Certification
Appendix A-2	Statement of Ownership and Offeror Qualification Affidavit
Appendix A-3	Local, Minority Business Participation and Equitable Inclusion
Appendix B-1	Capital Needs Assessment / Property Condition Reference Material
Appendix B-2	Structural Assessment Reference Material
Appendix B-3	City of Mount Rainier Code Violation Records Reference Material
Appendix C	Price Proposal Form
Appendix D	Maryland Prevailing Wage Determination and Compliance Requirements

SECTION I: INTRODUCTION

1.1 Summary Statement

The Redevelopment Authority of Prince George's County (the “RDA”), a public body corporate and politic of the State of Maryland, hereby solicits competitive proposals from qualified construction firms, repair contractors, and contractor-led teams (Offerors) to provide contractor-led building repair, structural stabilization, code compliance, field verification, repair design, permitting, construction, inspection, and closeout services for the property commonly known as Mount Rainier Artist Lofts, located at 3311 Rhode Island Avenue, Mount Rainier, Maryland 20712 (the Property).

The purpose of this RFP is to identify and select the Offeror whose proposal is most advantageous to the RDA, considering technical competence, qualifications, approach, schedule, risk management, local participation, price, and overall value. The selected Offeror must be capable of mobilizing an experienced contractor-led team to independently verify existing conditions; prepare field-verified existing-conditions documentation, repair and permit documents, calculations, specifications, and final as-built record drawings; perform authorized repairs; and complete permitting, inspections, documentation, and closeout necessary to stabilize the Property, protect life-safety, support regulatory compliance, and preserve affordable artist live-work housing to the extent feasible.

The Property is an artist live-work affordable housing asset with residential units and ground-floor non-residential/flex space. The RDA's objective is to preserve an important community asset while addressing documented structural, life-safety, code compliance, building envelope, mechanical, electrical, plumbing, and related deficiencies identified in the reference materials made available with this solicitation.

Submission of a proposal under this RFP does not constitute a commitment by the RDA to award a contract or issue a notice to proceed. The RDA reserves the right to evaluate proposals using the criteria stated in this RFP, request written clarifications, conduct interviews, verify Offeror responsibility, negotiate with one or more Offerors, request best and final offers, reject non-responsive or non-responsible proposals, and/or proceed with an award only when doing so is in the best interest of the RDA and consistent with applicable procurement requirements.

This solicitation is for repair and stabilization services and is not a solicitation for acquisition, disposition, or redevelopment of the Property. Nothing in this RFP shall be construed as a representation that the RDA currently owns or controls the Property. Any award, contract execution, site access, and notice to proceed shall be subject to the RDA's legal authority, property access rights, funding approvals, and any required owner, receiver, court, lender, governmental, or third-party approvals.

Available condition summaries, code notices, inspection records, photographs, and other building information made available by the RDA are provided for informational purposes only. The RDA is sharing only the information that it has obtained to date and is not confirming that the information is complete, current, accurate, or sufficient for developing a proposal or construction. Offerors and the selected contractor are responsible for conducting their own due diligence, including, but not limited to, field verification, measurements, quantity takeoffs, code analysis, constructability review, pricing, phasing, safety planning, and/or permitting strategy.

The complete original building plans, specifications, and permit-ready construction drawings are not included with this RFP. Offerors shall include in their proposals the field measurement, existing-conditions documentation, selective investigative openings, repair and permit drawings, calculations, specifications, permitting support, construction work, final as-built record drawings necessary to perform, permit, inspect, and close out the authorized Work, as well as any other information that the Offeror deems necessary for the RDA to evaluate the proposal pursuant to the requirements of this RFP. The RDA may consider proposed assumptions, exclusions, alternates, allowances, and phasing plans as part of its best-value evaluation.

The RDA makes no representation, warranty, or guarantee regarding the condition of the Property, the full extent of required repairs, the availability or completeness of records or building information, the validity of third-party conclusions, the actual quantities of work, or the final scope, cost, means, methods, or schedule required to complete the work.

1.2 Evaluation and Award Process Timeline

The RDA intends to follow the schedule below; however, all dates are subject to modification at the RDA's sole discretion and without prior notice. Offerors are responsible for monitoring the RDA solicitation webpage for addenda, notices, and updates.

No.	Event	Date/Time
1	Issuance of RFP	Friday, July 10, 2026
2	Pre-Proposal Site Visit / Information Session (10:00 A.M. ET prompt) (Mandatory)	Wednesday, July 29, 2026
3	Pre-Proposal Question and Answer Period	Friday, July 10, 2026 - Tuesday, August 11, 2026
4	Deadline for Questions	Friday, August 7, 2026, at 4:00 P.M. ET
5	Proposal Submission Due Date	Tuesday, August 18, 2026, at 4:00 P.M. ET
6	Proposal Clarifications / Responsibility Review, if requested	Summer 2026
7	Anticipated Final Award	Summer 2026

1.3 Pre-Proposal Site Visit and Information Session

A pre-proposal site visit and information session is anticipated for the date listed in Section 1.2. Attendance at the pre-proposal site visit is mandatory for Offerors to be eligible for award. Due to the nature of the Property, access may be limited, phased, restricted to safe areas, or conditioned upon safety requirements, property access approvals, resident privacy requirements, and instructions from the RDA or authorized property representatives. Offerors shall not enter the Property, contact residents or commercial occupants, or conduct independent

inspections except as expressly authorized in writing by the RDA or the authorized property representative. The RDA may issue additional site access instructions by addendum.

1.4 Proposal Submission Deadline

Proposals must be received by the RDA no later than Tuesday, August 18, 2026, at 4:00 P.M. ET. Late proposals may be rejected. Each Offeror shall submit six (6) hard-copy sets consisting of one (1) signed original and five (5) copies, together with one (1) USB thumb drive containing a searchable .pdf of the complete proposal, where applicable, editable Excel files for the Price Proposal Form, and schedule of values. Technical proposals and price proposals shall be separately sealed within the outer package. Email submissions will not be accepted. The sealed outer package shall be clearly marked: “RFP No. 2026-04 - Mount Rainier Artist Lofts Building Repairs - Sealed Proposal” and delivered to:

Redevelopment Authority of Prince George's County

9200 Basil Court, Suite 504

Largo, Maryland 20774

Attention: Patricia Omondi, Manager, Strategic Redevelopment and Special Projects

1.4.1 Performance and Payment Bonds

Prior to contract execution or issuance of a notice to proceed, the selected Offeror shall furnish a performance bond and a payment bond, each in a penal sum equal to one hundred percent (100%) of the Contract Price. Each bond shall be executed by a surety company authorized to do business in the State of Maryland and shall be in a form acceptable to the RDA. Failure to furnish the required bonds may result in withdrawal of the award of the selected Offeror or other action permitted by law.

1.5 Questions and Inquiries

Questions must be submitted in writing by email to Patricia Omondi, Manager, Strategic Redevelopment and Special Projects at: Paomondi@co.pg.md.us with the subject line: Questions - RFP No. 2026-04, Mount Rainier Artist Lofts Building Repairs. Offerors shall not rely on oral statements or informal communications. Responses to questions may be aggregated and posted by addendum on the RDA solicitation webpage.

1.6 Proposal Acceptance

RDA may accept, reject, waive minor informalities, modify the solicitation by addendum, or cancel any proposal or procurement process as permitted by law and as determined to be in the best interest of the RDA. A proposal shall remain open and valid for at least one hundred eighty (180) days following the proposal closing date unless otherwise agreed by the RDA in writing.

1.7 Notice to Offerors

Offerors are responsible for reviewing this RFP, all addenda, and all materials made available by the RDA. Submission of a proposal shall be deemed acknowledgement that the Offeror has reviewed the RFP and understands the risks, constraints, and conditions associated with the Property and the proposed work.

1.8 Proposal Validity Period

All proposals, pricing, staffing commitments, schedules, and participation commitments shall remain valid for one hundred eighty (180) days after the closing date unless extended by the RDA in writing.

SECTION II: GENERAL INFORMATION

2.1 Economy of Preparation / Incurred Expenses

Offerors are encouraged to prepare concise, complete, responsible, and responsive proposals. RDA will not reimburse any Offeror for any cost that they incur in preparing, submitting, presenting, supplementing, revising, or negotiating a proposal, or for costs associated with site visits, due diligence, interviews, or contract negotiations.

2.2 Addenda to the Request for Proposals

The RDA may issue addenda to clarify, modify, amend, or supplement this RFP. Addenda shall be posted to the RDA solicitation webpage or otherwise distributed through the method identified by the RDA’s procurement official(s). Offerors are responsible for monitoring the solicitation webpage and acknowledging receipt of all addenda in their proposals.

2.3 Proposal Clarifications and Responsibility Review

The RDA may request written clarifications, supplemental responsibility information, confirmation of proposal assumptions, schedule verification, license and insurance documentation, bonding evidence, or pre-award meetings as part of its proposal review. Any clarification shall not materially alter the proposal except as permitted by law, this RFP, or a written addendum issued by the RDA.

2.4 Confidentiality / Proprietary Information

Proposals may be subject to the Maryland Public Information Act and other applicable public disclosure laws. Offerors shall clearly identify any information claimed to be confidential or proprietary and provide the legal basis for such claim. The RDA does not guarantee that any information submitted by a Offeror will be exempt from public disclosure. Offerors are advised to

consult an attorney before submitting information to the RDA, which is claimed as proprietary or confidential.

2.5 Allowance of In-House Work

No section or portion of this RFP or any resulting agreement shall be construed to preclude the RDA, the County, the owner, property manager, or another authorized party from accomplishing any task or undertaking any operation using its own workforce, consultants, contractors, emergency response vendors, or other resources, where permitted by applicable law and agreements.

2.6 Formation of Agreement / Contract with Successful Offeror

The agreement to be negotiated as a result of this RFP shall be by and between the selected Offeror and the RDA or another authorized contracting party, as determined by the RDA in consultation with legal counsel. The agreement may include provisions contained in this RFP, the selected proposal, addenda, negotiated terms, and additional legal, insurance, bonding, safety, access, funding, reporting, and compliance requirements.

By submitting a proposal in response to this RFP, the Offeror accepts the terms and conditions set forth herein, except to the extent that exceptions are clearly identified in the proposal and accepted in writing by the RDA.

2.7 Affidavits, Certifications, and Affirmations

Offerors are required to submit all certifications, affirmations, affidavits, and disclosures required by this RFP, applicable County and State law, RDA procurement requirements, and any funding source requirements. Required forms are listed in Appendix A and may be supplemented by addendum.

2.8 Responsibility, Licenses, Insurance, and Bonding

Offerors must demonstrate that they are responsive, responsible and capable of performing the required work pursuant to this RFP. At a minimum, Offerors shall provide evidence of the following, subject to final confirmation by the RDA’s contracting officer, contracting representative, and/or legal counsel:

- Maryland registration and good standing to transact business.
- Appropriate contractor licenses and trade licenses for the proposed scope, including, but not limited to, structural, general contracting, electrical, mechanical, plumbing, elevator, fire/life-safety, and other specialty scopes, as applicable.
- Maryland-licensed professional engineer responsible for structural investigation, analysis, repair design, permit documents, and construction observation or special inspection coordination, as applicable.
- Commercial general liability, workers compensation, automobile liability, professional liability for design professionals, pollution/environmental coverage if applicable, and any other insurance required by RDA.

- Before contract execution or issuance of a notice to proceed, the selected Offeror shall furnish a performance bond and a payment bond, each in an amount equal to one hundred percent (100%) of the Contract Price, in a form acceptable to the RDA.
- Demonstrated safety record and site-specific safety plan for occupied or partially occupied multifamily buildings with potential structural and life-safety deficiencies.

2.9 Due Diligence, Reference Materials, and No Reliance

Appendix B-1, Appendix B-2, and Appendix B-3 are provided as reference materials to assist Offerors in understanding reported property conditions, observed deficiencies, existing construction characteristics, and potential repair categories at the Property. These materials are not construction documents, do not include a complete original plan set, and do not define the final scope of work.

Offerors shall review all appendices, conduct their own due diligence, attend the pre-proposal site visit, verify existing conditions, confirm quantities, evaluate prior repairs and temporary stabilization measures, and determine the labor, materials, equipment, engineering, field-verified existing-conditions documentation, repair and permit drawings, final as-built record drawings, inspections, phasing, safety controls, and closeout requirements necessary to complete the authorized work.

The successful Offeror shall be responsible for verifying the current condition of all affected areas, determining the adequacy of any prior or temporary repair work, identifying remaining corrective work, and coordinating any required engineering, permitting, construction, inspection, and closeout activities necessary to complete the authorized scope of work.

No Offeror may rely solely on the reference materials in preparing its proposal. Any proposal submitted shall be deemed to include the Offeror's independent review, field verification, due diligence, and understanding of the conditions, risks, constraints, requirements associated with the Property, and fulfilling the requirements of this RFP.

2.10 Funding, Access, and Authority Conditions

Any award and notice to proceed shall be conditioned upon the availability of funding, legal authority, required approvals, and access rights. The RDA may structure the work as one contract, phased contract, task order, partial award, emergency repair package, or other procurement structure as determined by the RDA in consultation with procurement department and legal counsel.

2.11 Maryland Prevailing Wage Requirements

This Contract is subject to applicable prevailing wage requirements. To the extent this Project constitutes a public work or public work contract subject to Maryland prevailing wage requirements, the selected Offeror and all subcontractors shall comply with Md. Code, State Finance & Procurement Article, Title 17, Subtitle 2, the applicable wage determination, and all RDA-issued wage addenda. Appendix D contains the Maryland Department of Labor Prevailing Wage Unit building-construction rate schedule for Prince George's County that Offerors shall use in preparing their proposal, together with any written wage addenda issued by the RDA.

Any official project-specific wage determination or supplemental classification issued by the RDA before the proposal deadline shall control over the rate schedule in Appendix D.

Offerors shall include in the Base Price Proposal, alternates, allowances, unit prices, and all other pricing and costs of compliance with applicable prevailing wage requirements, including wage and fringe benefit rates, overtime obligations, labor classifications, certified payroll submissions, apprenticeship requirements, recordkeeping, posting, and lower-tier subcontract compliance. No additional compensation will be allowed for compliance with these requirements.

The selected Offeror shall electronically submit accurate and complete certified payroll statements for its own workforce and for every subcontractor performing work at the site within fourteen (14) calendar days after the end of each payroll period, and shall maintain required payroll, fringe-benefit, apprenticeship, classification, and related records. The selected Offeror shall incorporate the applicable prevailing wage requirements and all the RDA-issued wage addenda into every lower-tier subcontract. Any classification not listed in Appendix D or an applicable addendum shall be addressed with the Maryland Department of Labor Prevailing Wage Unit before that classification is used on the Work.

The selected Offeror shall post the applicable official wage determination in a prominent and easily accessible location at the work site for the duration of covered work, shall use only properly registered apprentices where apprentices are used, and shall comply with all applicable Maryland prevailing-wage enforcement, reporting, and recordkeeping requirements.

2.12 Interviews, Negotiations, and Best and Final Offers

The RDA may conduct interviews, oral presentations, discussions, negotiations, and requests for best and final offers with one or more Offerors. The RDA is not required to conduct discussions or negotiations and may make an award based on initial proposals, if doing so is in the best interest of the RDA. No Offeror shall rely on oral statements or informal communications with anyone unless they are confirmed by written addendum or written communication issued through the RDA procurement process. If the RDA elects to conduct negotiations or request best and final offers, it will do so in accordance with the RDA Procurement Operating Procedures, including applicable competitive-range, fair-treatment, confidentiality, and common-deadline requirements.

SECTION III: PROPERTY BACKGROUND, CONDITIONS & SCOPE OF WORK

3.1 Background

Mount Rainier Artist Lofts is an affordable artist live-work housing property located in the City of Mount Rainier, Maryland and developed to support the broader Arts District. The Property contains residential live-work units and ground-floor non-residential/flex space. The RDA is

providing reference materials as appendices only to provide some information to Offerors of known or reported construction conditions, repair categories, temporary stabilization measures, and code/life-safety issues requiring evaluation and corrective action.

The RDA is issuing this solicitation to identify a contractor-led team capable of verifying existing conditions, preparing existing-conditions documentation and repair/permit drawings, developing an implementable repair plan, coordinating required permits and inspections, performing approved repairs, and documenting completion through final as-built record drawings and closeout materials in a manner that supports the life safety, regulatory compliance, and long-term asset stabilization.

3.2 Property Description

Item	Information
Property Name	Mount Rainier Artist Lofts
Address	3311 Rhode Island Avenue, Mount Rainier, Maryland 20712
Use	Affordable artist live-work housing with residential units and ground-floor non-residential/flex space
Approximate Building Size	Approximately 68,411 square feet, subject to Offeror verification
Approximate Unit Count	Approximately 45 residential live/work units, subject to Offeror verification
Ground-Floor Flex / Non-Residential Space	Approximately 3,000 to 6,000 square feet, subject to Offeror verification
Available Proposal Information	Appendix B-1, Appendix B-2, Appendix B-3, code/permit records, photographs, inspection records, and data room materials provided by RDA or authorized parties, all subject to Offeror verification. Complete original building plans are not included; the selected Offeror shall prepare required existing-conditions documentation, repair/permit drawings, and final as-built record drawings.
General Construction	Mixed-use mid-rise residential live/work building with ground-floor storefront/non-residential/flex space.
Primary Structure	Two-level concrete podium/slab construction at basement and ground level, with two elevated levels of wood-framed construction above; subject to Offeror field verification.
Floor/Roof Framing Information	Known wood-framed floor areas include open-web wood truss-joists with metal plate connectors; roof is low-slope membrane roofing with rooftop mechanical equipment; subject to Offeror field verification.

Site Description and Location Context

Mount Rainier Artist Lofts is located at 3311 Rhode Island Avenue in Mount Rainier, Maryland, within the Gateway Arts District along the historic U.S. Route 1 corridor. The Property is a

mixed-use affordable artist live/work building with residential live/work units and ground-floor non-residential/flex space. The surrounding context includes arts, commercial, civic, and residential uses along an active corridor. Offerors shall independently verify all site access, staging, tenant-protection, code, safety, utility, phasing, and construction constraints before submitting a proposal.

MAP / FIGURE 1. Location and Building Context



Image provided for building and location context only and not as an actual representation

3.3 Existing Building and Construction Type Summary

The following summary is provided to help Offerors understand the general construction characteristics that may affect pricing, means and methods, access, sequencing, scheduling, temporary protection, and repair planning. Offerors shall verify all dimensions, quantities, assemblies, framing conditions, roof conditions, concealed conditions, code requirements, and repair methods before submitting a proposal.

Construction Item	Available Information for Offeror Verification
Building Use and Program	Mixed-use affordable artist live/work building with approximately 45 residential live/work units and approximately 3,000 to 6,000 square feet of ground-floor non-residential/flex space.
Approximate Size and Age	Approximately 68,411 square feet. Building construction is generally identified as mid-2000s construction. Offerors shall field verify all dimensions and quantities.
Primary Structural System	The building includes basement and ground-level

Construction Item	Available Information for Offeror Verification
	concrete podium/slab construction, with two elevated levels of wood-framed construction above.
Wood Floor Framing	Elevated residential floor areas include open-web wood truss-joist framing with 2x4 members and metal plate connector plates. Some observed truss framing spans generally east-west, parallel to Rhode Island Avenue.
Ground Floor / Storefront Areas	Ground level includes storefront fenestration and non-residential/flex areas. Offerors shall coordinate access, tenant protection, storefront protection, and commercial/flex space constraints.
Roof Assembly	The building includes a low-slope membrane roof with tapered insulation, roof drains/scuppers, and rooftop mechanical equipment. Ponding, patching, drainage, and leak-related conditions shall be field verified.
Exterior Envelope	Exterior assemblies include brick, metal panels, storefront/window systems, sealants, exterior doors, and related envelope components. Localized deterioration and caulking/sealant repairs may be required.
Vertical Transportation / Stairs	The building includes elevator service and stairwells. Offerors shall verify elevator, stair, landing, egress, and code-related repair requirements with qualified specialty contractors.

3.4 Construction Repair Categories to Be Priced and Verified

The following repair categories are intended to support an RFP scope and price structure. They are not a complete statement of all work required. Offerors shall include all labor, materials, equipment, supervision, engineering, specialty trades, permits, inspections, temporary protection, testing, documentation, and closeout necessary to deliver the authorized scope.

The final authorized scope of work may include, without limitation, correction of structural truss and floor-framing deficiencies, temporary shoring and stabilization, roof ponding and leak-related repairs, HVAC, electrical, plumbing, fire/life-safety, elevator, egress, stair, unit-level, moisture-affected/mold-related, window, envelope, and code-compliance deficiencies identified in the reference materials, as verified in the field and approved by the RDA.

Offerors shall expressly address the following known or reported issues in their technical approach, pricing assumptions, allowances, alternates, and schedule/phasing plan, as applicable:

- Moisture-affected or mold-impacted areas, water-intrusion related deterioration, interior surface repairs, and related protection or remediation assumptions, to the extent confirmed in the field and included in the authorized scope.

- Stair, egress, and code-compliance deficiencies, including the reported spiral stair condition and stairwell connection/anchorage concerns identified in the reference materials.
- Resident/tenant relocation, access, sequencing, and communication dependencies, including any required coordination for affected second- and third-floor residential units.

- Utility continuity constraints, temporary utility coordination, and potential service-interruption risks; unpaid utility balances and other owner/property-management obligations shall not be treated as contractor costs unless expressly directed in writing by RDA.
- Emergency shoring and structural-stabilization priorities, including the Unit 202 ceiling framing / Level 3 floor-framing conditions and Unit 312 access, protection, and relocation considerations, where applicable and authorized by RDA.

Repair Category	Scope Information to Include in Proposal / Verify in Field
Structural Investigation, Engineering, and Repair Documents	Provide Maryland-licensed structural engineering support to review reference materials and current field conditions, perform structural analysis, identify whether floor framing distress is isolated or systemic, coordinate exploratory openings, prepare repair documents, support permit submissions, and provide construction observation or special inspection coordination as required.
Existing-Conditions Documentation, Repair/Permit Documents, and As-Built Record Drawings	Because complete original plans are not included, field measure and document existing conditions; prepare structural and trade repair details, calculations, specifications, and permit-ready drawings as required; maintain marked-up record drawings during construction; and deliver final as-built record drawings in searchable .pdf and the native editable format used to create the drawings.
Temporary Shoring and Stabilization	Verify existing shoring and temporary stabilization conditions; design, adjust, supplement, or install temporary shoring, bracing, access restrictions, overhead protection, and stabilization measures as needed to maintain safe work areas and protect occupants, workers, and adjacent spaces.
Wood Truss / Floor Framing Repairs	Inspect, expose, repair, reinforce, replace, or otherwise correct affected wood truss-joist framing, metal plate connector failures, chord/splice conditions, floor deflection, floor finish cracking, wall/ceiling distress, and related framing or load-path deficiencies.
Roof and Drainage Repairs	Inspect low-slope roof areas; address ponding, inadequate slope, failed patches, roof leaks, damaged insulation or membrane, drainage to scuppers/drains, flashing, penetrations, and any roof replacement or drainage modifications required by the authorized scope.
HVAC / Rooftop Mechanical Equipment	Inspect, service, repair, label, protect, and replace where needed rooftop HVAC units and related components, including refrigerant line insulation, weather-exposed materials,

Repair Category	Scope Information to Include in Proposal / Verify in Field
	electrical connections, controls, supports, startup, testing, balancing, and commissioning.
Electrical and Low-Voltage / Device Repairs	Inspect and repair electrical deficiencies, including non-operational lighting, defective fixtures, GFCI outlets, exposed wiring or devices, panel review where required, smoke detector installation/operation, labeling, testing, and code-compliant closeout.
Plumbing and Water Heating	Repair leaking toilets, faucets, piping connections, missing plumbing fixtures, and other plumbing deficiencies; inspect affected plumbing and water-heating systems; test and document completed repairs.
Fire Protection, Life Safety, and Egress	Inspect and coordinate fire alarm, sprinkler, emergency lighting, smoke detection, exit access, egress paths, stairwells, corridor conditions, and other life-safety systems; correct damaged, obstructed, painted, leaking, nonfunctional, or improperly installed components.
Elevator / Vertical Transportation	Provide qualified elevator contractor inspection, functional evaluation, servicing, repairs, testing, certification coordination, and closeout where included in the authorized scope.
Building Envelope, Windows, Doors, and Sealants	Repair broken windows, exterior sealants/caulking, localized envelope deterioration, storefront/window issues, exterior doors, moisture-affected surfaces, and related envelope components necessary to protect the building and support code compliance.
Unit-Level and Common-Area Repairs	Repair drywall, wall/ceiling/floor finishes, cracks, moisture-affected or deteriorated surfaces, interior doors/hardware, unit fixtures, common-area finishes, accessibility items, and other architectural/code repair items included in the authorized scope.
Site, Access, and Protection	Coordinate pedestrian access, sidewalks, loading, staging, deliveries, utilities, trash/debris removal, site lighting, stormwater/drainage interfaces, resident protection, noise/dust controls, and restricted areas.
Permits, Inspections, Testing, and Closeout	Prepare and submit permit packages; coordinate inspections; obtain approvals; provide testing reports, warranties, O&M materials, lien releases, training if required, final as-built record drawings, and documentation necessary to support safe occupancy and regulatory closeout.

3.5 Base Price Proposal, Alternates, and Allowances

The Base Price Proposal shall reflect the Offeror's complete price for the required repair and stabilization scope described in this RFP, the Price Proposal Form, issued addenda, Appendix B reference materials, Offeror field verification, and all work required to prepare existing-conditions documentation, repair and permit documents, and final as-built record drawings.

Where final quantities, prior repairs, temporary stabilization conditions, or concealed conditions cannot be verified before submitting its proposal, the Offeror shall clearly identify any proposed allowances, unit prices, alternates, and assumptions on the Price Proposal Form.

- Base Price Proposal items should include mobilization, safety, temporary protection, field verification, engineering support, permitting, structural stabilization, authorized repairs, inspection coordination, documentation, and closeout.
- Alternates may be requested for roof replacement versus targeted roof repairs, expanded structural repairs if systemic conditions are confirmed, expanded MEP/life-safety repairs, elevator repairs, unit/common-area repairs, and other work packages identified by RDA.
- Allowances and unit prices should be used only where quantities cannot reasonably be confirmed before proposal and shall be supported by clear pricing assumptions.

3.6 Project Objectives

The selected Offeror shall support the RDA's objectives to:

- Mobilize a qualified contractor-led team with demonstrated experience in occupied or partially occupied multifamily building repair, structural stabilization, code compliance, and life-safety work.
- Complete structural investigation, analysis, temporary protection, engineered repair documents, and repair implementation sufficient to address affected floor framing, trusses, shoring, stabilization, Unit 202 / Unit 312 conditions where applicable, and related systems.
- Correct building code, maintenance, life-safety, MEP, roof/drainage, envelope, stair/egress, moisture-affected or mold-impacted, unit-level, and architectural deficiencies necessary to support restoration of safe occupancy and regulatory closeout as directed by RDA and applicable authorities.
- Provide a credible, cost-conscious, and accelerated schedule that recognizes the urgent nature of the building deficiencies and the need for practical phasing, temporary protection, and resident/tenant coordination.
- Coordinate work in a manner that limits disruption to residents, commercial/flex space, and the surrounding community, recognizes potential relocation and access requirements, and avoids unauthorized tenant contact.
- Use certified County-based, local, minority, women-owned, and small businesses to the greatest extent practicable and in accordance with RDA requirements.
- Provide transparent reporting, documentation, cost controls, change management, and closeout records suitable for audit, funding compliance, and long-term asset management.

3.7 Anticipated Scope of Services

The RDA anticipates that the selected Offeror will provide a contractor-led or design-build repair team that includes all labor, materials, equipment, management, supervision, licensed trades, engineering support, inspections, permits, documentation, and closeout services necessary to perform the authorized rehabilitation work of the Property. The final scope may be modified by the RDA before award or by addendum

3.7.1 Phase 1 - Mobilization, Safety, Verification, and Repair Planning

- Participate in kickoff meeting with the RDA, authorized property representatives, property management, design/engineering consultants, and applicable code officials.
- Prepare a site-specific safety plan, resident/tenant protection plan, access plan, fire/life-safety continuity plan, temporary protection plan, and emergency response protocol.
- Conduct field verification, measurements, condition confirmation, quantity takeoffs, exploratory openings if authorized, and review of accessible building information.
- Identify immediate hazards, access restrictions, shoring needs, Unit 202 / Unit 312 stabilization or access issues, temporary protections, utility constraints, and critical path repair decisions.

3.7.2 Phase 2 - Engineering, Repair Design, Permitting, and Code Coordination

- Provide or coordinate Maryland-licensed professional engineering services for structural investigation, analysis, field-verified existing-conditions documentation, repair

- recommendations, calculations, repair and permit drawings, and inspection coordination as required.
- Coordinate with applicable building, fire, life-safety, elevator, accessibility, environmental, and municipal code officials.
- Prepare field-verified existing-conditions documentation, repair documents, calculations, permit packages, submittals, schedules of values, alternates, allowances, unit prices, and final as-built record drawings as required by the RDA.
- Identify hazardous material testing, abatement, utility, relocation, or owner-responsibility items that may affect the work.

3.7.3 Phase 3 - Structural Stabilization and Building Repairs

- Provide temporary shoring, shoring adjustments, stabilization, selective demolition, repair, reinforcement, replacement, and reconstruction as required by approved repair documents, including emergency or priority structural stabilization where directed by the RDA.
- Coordinate affected floor framing, truss, wall, ceiling, unit, common-area, envelope, and related work in a safe and code-compliant manner.
- Protect existing building systems, residents, occupants, public areas, adjacent property, sidewalks, streets, and utilities.
- Document concealed conditions, differing site conditions, repair quantities, inspections, test results, and work progress.

3.7.4 Phase 4 - Roof, MEP, Life-Safety, Code Compliance, and Unit/Common-Area Repairs

- Perform roof ponding/drainage and leak-related work, HVAC, electrical, plumbing, fire/life-safety, ventilation, lighting, device, equipment, elevator, stair/egress, and related corrective work within the authorized scope.
- Coordinate inspections, testing, balancing, commissioning, labeling, maintenance documentation, and code closeout where applicable.
- Repair or restore unit-level and common-area surfaces, moisture-affected or mold-impacted areas, fixtures, windows, doors, egress components, finishes, and accessibility items included in the authorized scope.
- Coordinate elevator, site, and exterior safety items through qualified specialty contractors where applicable.

3.7.5 Phase 5 - Closeout, Reporting, and Warranty

- Provide daily/weekly reports, photographs, logs, meeting minutes, schedules, cost reports, local participation reports, risk management reports, and change management documentation.
- Secure required inspections, approvals, permits, certificates, and closeout documentation required by applicable authorities and RDA.
- Provide final as-built record drawings reflecting the completed Work, together with warranties, operations and maintenance documentation, test reports, final lien releases, affidavits, and closeout certifications. As-built record drawings shall be delivered in searchable .pdf and in the native editable format used to create the drawings.
- Participate in punch list, warranty, audit, and funding compliance review as required by the RDA.

3.8 Contractor Due Diligence and Field Verification

Offerors shall conduct sufficient due diligence to prepare a responsive, responsible and complete proposal. Due diligence shall include independent review of available building information, site observations as authorized, field measurements, trade and engineering review, code analysis, constructability analysis, schedule analysis, safety planning, quantity takeoffs, permit strategy, and pricing verification. The RDA-provided information shall not relieve Offerors of responsibility for verifying all conditions and requirements.

3.9 Schedule, Phasing, and Occupant Coordination

Offerors shall submit a schedule and phasing plan showing mobilization, engineering, permit preparation, procurement, temporary protection, structural work, roof work, MEP/life-safety work, inspections, punch list, and closeout. The schedule shall identify critical path activities, long-lead items, resident/tenant access needs, any relocation dependencies for affected second- and third-floor units, code official review periods, utility-continuity assumptions, and any assumptions that could affect delivery.

Offerors shall not communicate directly with residents, tenants, or commercial occupants except as expressly authorized in writing by the RDA or the authorized property representative. All communication protocols shall protect resident privacy, minimize disruption, and maintain clear accountability.

3.10 Alternates, Allowances, and Exclusions

The proposal shall clearly identify base scope, alternates, allowances, unit prices, exclusions, owner-responsibility items, and assumptions. The RDA may request pricing for phased work, priority repairs, interim stabilization, emergency shoring or shoring adjustments, roof replacement or roof repair alternatives, expanded structural repairs, code correction packages, moisture-affected/mold-related repairs, stair/egress corrections, resident protection measures, hazardous materials, utility coordination, or other work categories.

3.11 Safety and Resident / Tenant Protection

Offerors shall include a detailed safety and resident/tenant protection plan appropriate for an occupied or partially occupied multifamily property with reported structural and life-safety conditions. The plan shall address restricted areas, shoring, fall protection, overhead protection, dust/noise controls, fire/life-safety continuity, egress, known or observed safety risks, utility outages, deliveries, staging, security, emergency response, privacy, and coordination with property management and code officials.

SECTION IV: PROCUREMENT AND LOCAL PARTICIPATION PREFERENCES

4.1 Policy Statement

The RDA encourages meaningful participation by County-based, local, minority, women-owned, disadvantaged, and small business enterprises in RDA-supported projects. This solicitation is open to all interested vendors as a prime contractor or contractor-led team and includes an overall thirty percent (30%) supplier utilization requirement, subject to confirmation by RDA Procurement and applicable law/policy, as outlined below:

- A minimum of fifteen percent (15%) County-Based Minority Business Enterprise (CBMBE) supplier utilization.
- A minimum of fifteen percent (15%) County-Based Business (CBB) or County-Based Small Business (CBSB) supplier utilization.

4.2 Applicability to Offerors

All Offerors and any contractors, subcontractors, consultants, engineers, design professionals, suppliers, and specialty trades proposed in connection with a response shall comply with all applicable RDA procurement policies and procedures, including local participation and reporting requirements, as a condition of selection and contract award.

4.3 Good Faith Efforts and County-Based Small Business Participation

Offerors are required to make good faith efforts to utilize CBB, CBSB, CBMBE, and other qualified certified firms in the performance of any agreement resulting from this RFP, where such firms are available and capable of performing commercially useful functions. Good faith efforts may include, but not limited to:

- Identify and solicit qualified County-based, local, minority, women-owned, disadvantaged, and small businesses for subcontracting, consulting, supply, professional service, and specialty trade opportunities.
- Document outreach to certified firms and provide evidence of solicitation, scopes offered, pricing requested, and responses received.
- Utilize the services and assistance of the Supplier Development and Diversity Division of Prince George's County Office of Procurement where applicable.
- Submit a participation plan with proposed firms, certification status, scope of work, anticipated contract dollars, and percentage of total contract value.
- Submit periodic reports during performance identifying participating firms, work performed, amounts paid, and progress toward the participation commitment.

4.4 Local Capacity-Building Plan

As part of its Proposal, each Offeror shall submit a practical and cost-conscious Local Capacity-Building Plan describing how the Offeror will create opportunities for CBB, CBSB, CBMBE, and other certified firms to participate in the work. The plan should be scaled to the repair scope and may include trade-specific proposal packages, mentoring, technical assistance, joint-venture or teaming opportunities, prompt payment practices, workforce development, apprenticeship pathways, and outreach to Prince George's County-based firms. The RDA may review the quality, credibility, and enforceability of the Local Capacity-Building Plan as part of the responsibility and good-faith participation review and may incorporate approved commitments into the final contract.

4.5 Certification and Eligibility

For purposes of this RFP, only firms certified by the appropriate County or State certification authority, as determined by the RDA, shall be recognized for participation credit. Offerors are responsible for verifying certification status and ensuring certifications remain valid throughout the term of any agreement resulting from this RFP.

4.6 Participation Reporting Requirements

Offerors shall submit a Local, Minority, CBB/CBSB Participation Plan with their proposal identifying proposed certified firms, certification type, scope of work, estimated dollar value, percentage of total contract value, and anticipated schedule of participation. The selected Offeror shall provide updated participation reports during contract performance in a format acceptable to RDA, including amounts committed, amounts paid, work performed, changes to participating firms, and explanation of any shortfalls or substitutions.

4.7 Definitions

For purposes of this RFP, CBB means County-Based Business, CBSB means County-Based Small Business, and CBMBE means County-Based Minority Business Enterprise, as certified or recognized by the appropriate County or State certification authority and as confirmed by the RDA Procurement. Offerors are responsible for verifying that proposed firms are eligible for participation credit at the time of proposal submission and throughout contract performance.

4.8 Evaluation and Compliance

The RDA may consider local, minority, CBB, CBSB, and CBMBE participation in determining Offeror responsibility and compliance with this RFP. Failure to submit a required participation plan or document good-faith efforts may result in the proposal being deemed non-responsive. After award, failure to comply with the approved participation commitments may result in the RDA withholding payment or denial of any subcontractor substitutions. The RDA may also take corrective action or apply other remedies permitted by law and the Contract.

4.9 Offeror Qualifications - Prior Disputes and Litigation

Offerors shall disclose whether they, or any proposed subcontractors, have been a party in any administrative dispute resolution process, alternative dispute resolution process, claim, default, termination, debarment, suspension, or litigation involving Prince George's County Government, the RDA, or any other public agency within the three (3) years prior to the issue date of this RFP. The RDA may consider such information in determining responsibility and capacity to perform.

4.10 Veteran-Owned and Service-Disabled Veteran-Owned Business Preference

To the extent required or permitted by applicable Prince George's County law, State law, the RDA’s procurement requirements, and County procurement policy, the RDA will recognize eligible certified veteran-owned and service-disabled veteran-owned businesses in the evaluation of proposals and/or the application of any lawful preference, set-aside, evaluation points, or tie-breaker authorized for this solicitation. Any Offeror seeking such consideration must identify the applicable certification in its proposal and provide documentation sufficient for verification by the RDA and/or County through the Supplier Development and Diversity Division or other applicable certifying authority. No veteran-owned or service-disabled veteran-owned business preference, participation credit, or evaluation adjustment shall be applied unless the Offeror's eligibility is verified and the preference is authorized by applicable law, procurement policy, and the terms of this RFP.

Nothing in this section waives responsibility, responsiveness, licensing, bonding, insurance, technical qualification, price-reasonableness, or best-value requirements, and the RDA reserves all rights to make an award in accordance with applicable law and the best interests of the RDA.

SECTION V: PROPOSAL SUBMITTALS

5.1 Technical Proposal Format Outline

Each Proposal shall include the following items in the order listed below:

1. Transmittal Letter
2. Title Page
3. Table of Contents
4. Executive Summary
5. Offeror Team, Corporate Structure, and Qualifications
6. Key Personnel and Subcontractor Qualifications
7. Relevant Project Experience
8. Understanding of Property Conditions and Risk
9. Technical Approach and Repair Methodology
10. Structural Engineering Approach
11. Permitting, Code Compliance, and Certificate of Occupancy Strategy
12. Safety Plan and Resident / Tenant Protection Plan
13. Schedule, Phasing, and Mobilization Plan
14. Quality Assurance / Quality Control Plan
15. Project Controls, Reporting, and Documentation Plan
16. Local / Minority / CBB / CBSB Participation and Capacity-Building Plan
17. Exceptions or Restrictions
18. Required Certifications, Affidavits, and Disclosures
19. Certificate of Good Standing
20. Separate Sealed Price Proposal

5.2 Format Description

5.2.1 Transmittal Letter

The proposal shall include a transmittal letter prepared on the Offeror's business stationery and signed by an individual authorized to bind the firm to all statements, representations, commitments, services, schedule, and prices contained in the proposal. The letter shall acknowledge receipt of all addenda and identify the primary contact for the proposal.

5.2.2 Title Page and Table of Contents

The Title Page shall display RFP No. 2026-04 - Mount Rainier Artist Lofts Building Repairs, the Offeror's name, address, telephone number, email address, and the name/title of the person authorized to obligate the Offeror. The proposal shall include a Table of Contents with page numbers.

5.2.3 Executive Summary

The Executive Summary shall briefly describe the Offeror's understanding of the Property, proposed repair strategy, team, schedule, local participation approach, and price/value proposition.

5.2.4 Team, Qualifications, and Experience

Offerors shall identify the proposed prime contractor, engineering professionals, key subcontractors, specialty trades, safety lead, project executive, project manager, superintendent, scheduler, cost manager, and other key personnel. The proposal shall describe relevant experience with occupied multifamily rehabilitation, structural repairs, life-safety work, code compliance, permitting, and accelerated repair projects.

5.2.5 Technical Approach and Schedule

The proposal shall describe the proposed methodology for investigation, repair design, permitting, structural stabilization, MEP/life-safety work, resident protection, quality control, reporting, closeout, and warranty. The schedule shall be realistic, logic-based, and supported by assumptions, critical path activities, long-lead items, and phasing constraints.

5.2.6 Price Proposal

The Price Proposal shall be submitted in a separate sealed inner envelope within the outer proposal package and labeled “Price Proposal – RFP No. 2026-04.” The Price Proposal shall include a completed Appendix C, detailed schedule of values, alternates, allowances, unit prices, hourly rates, bond/insurance rates, exclusions, assumptions, and any proposed cost-control measures. All prices shall include compliance with Appendix D and all applicable Maryland Prevailing Wage requirements.

5.2.7 Required Forms and Certifications

Offerors shall submit all required certifications, affidavits, disclosures, tax and good standing information, insurance evidence, bonding evidence, local participation forms, acknowledgment of all addenda including any Appendix D wage-determination addendum, and other documents required by Appendix A or by addendum.

5.3 Proposal Submission Instructions

Proposals shall be delivered in a sealed outer package to the address identified in Section 1.4. The package shall contain six (6) hard-copy sets (one signed original and five copies) and one (1) USB thumb drive. The outer package shall be clearly marked “RFP No. 2026-04 - Mount Rainier Artist Lofts Building Repairs - Sealed Proposal.” The separate Price Proposal shall be enclosed in a sealed inner envelope labeled “Price Proposal – RFP No. 2026-04.” Offerors are responsible for ensuring that proposals are complete and timely received.

SECTION VI: PROPOSAL EVALUATION AND AWARD PROCESS

6.1 Proposal Review and Best-Value Award Process

The RDA intends to award the contract to the responsible Offeror whose proposal is determined to be the best value to the RDA, considering the evaluation criteria in this RFP, price, technical merit, qualifications, schedule, risk, local participation, and overall value. Award will not be based solely on the lowest proposed price. The RDA may reject any proposal that is incomplete, non-responsive, materially conditioned, unreasonably priced, or submitted by an Offeror determined to be non-responsive and/or non-responsible.

6.2 Initial Compliance and Responsiveness Review

Before scoring proposals, the RDA may review each submission to determine whether it is responsive to the mandatory requirements of this RFP. A proposal may be rejected as non-responsive, or deemed not eligible for further consideration, if it fails to comply with material solicitation requirements. This review may include, without limitation, whether the proposal includes:

- Timely receipt by the proposal submission deadline and delivery in the required format.
- A complete technical proposal, separate sealed price proposal, signed forms, required certifications, affidavits, disclosures, and required appendices.
- Acknowledgment of all addenda, including any addendum related to Appendix D or prevailing wage requirements.
- A completed Price Proposal Form, schedule of values, alternates, allowances, unit prices, and other required pricing information without material omission.
- No material exceptions, exclusions, qualifications, or conditions that alter the requirements of this RFP.

6.3 Scored Evaluation Criteria

Responsive proposals may be evaluated by the RDA evaluation committee using the scored criteria below. The scoring criteria are intended to support a best-value award determination and will not limit RDA’s right to conduct clarifications, interviews, negotiations, responsibility review, or other due diligence permitted by this RFP and applicable procurement requirements. Offerors’ proposals will be evaluated only under the criteria stated in the RFP and any properly issued addenda.

6.4 Responsibility Review / Minimum Award Conditions

In addition to the scored evaluation criteria, the RDA may conduct a non-scored responsibility review before award to confirm that the Offeror is responsible, qualified, and capable of performing the Work. Failure to demonstrate responsibility may result in rejection of the proposal or a determination that the Offeror is not eligible for award.

The RDA may consider whether the Offeror and proposed team are properly licensed and in good standing; able to provide required insurance, performance bond, and payment bond; experienced with occupied or partially occupied multifamily repair, structural stabilization, code compliance, and life-safety work; staffed with qualified key personnel and subcontractors; capable of meeting the proposed schedule and mobilizing promptly; able to implement acceptable safety, access, and resident/tenant protection measures; financially and operationally capable of completing the Work; and able to satisfy all the prevailing wage, local/minority participation, reporting, worker classification, apprenticeship, and lower-tier subcontract compliance requirements.

The RDA may also consider references, prior performance, prior disputes, defaults, litigation, suspension, debarment, compliance history, and any other information relevant to the Offeror’s responsibility and ability to perform the contract in the RDA’s best interest.

Evaluation Criteria and Maximum Points

Evaluation Factor	Maximum Points	Evaluation Considerations
Qualifications, Relevant Experience, and Team Capacity	20	Experience with occupied or partially occupied multifamily repair, structural stabilization, code compliance, life-safety work, Maryland-licensed design professionals, key personnel, subcontractor qualifications, and references.
Understanding of Property Conditions and Risk	15	Demonstrated understanding of the structural, envelope, MEP, life-safety, permitting, access, resident/tenant, and due-diligence constraints described in this RFP and its reference materials.
Technical Approach, Engineering, Permitting, and Repair Methodology	25	Quality and completeness of the proposed investigation, repair design, field verification, shoring/stabilization, construction methodology, code compliance strategy, Certificate of Occupancy strategy, quality control, and closeout approach.
Schedule, Phasing, Safety, and Occupant Protection	15	Ability to mobilize, phase work, maintain site safety, protect residents/tenants and adjacent areas, coordinate access, control dust/noise/debris, and achieve timely completion.
Local, Minority, County-Based, and Capacity-Building Participation	10	Strength of the Offeror’s local participation plan, good-faith efforts, certified business participation, workforce/capacity-building approach, and reporting plan.
Price Proposal and Cost Reasonableness	15	Total proposed price, clarity of allowances and alternates, schedule of values, price reasonableness, balance, assumptions, exclusions, and consistency between technical and price proposals.
Total	**100**	

6.5 Price Evaluation and Cost Reasonableness

Price will be evaluated for completeness, reasonableness, balance, clarity of assumptions, allowance structure, alternates, unit prices, and consistency with the technical approach. The RDA may consider the total proposed price, the price of accepted alternates, schedule of values, proposed allowances, and any price clarifications or best and final offers. A lower price will not automatically result in award if another proposal provides greater best value to the RDA.

6.6 Local, Minority, and County-Based Business Participation

Offerors are required to comply with the local, minority, County-Based Business, County-Based Small Business, and County-Based Minority Business Enterprise participation requirements stated in this RFP. The RDA may consider documented compliance or good-faith efforts as part of the responsibility review. Where permitted by applicable law and the RDA's procurement policy, local or minority business participation goals by Offerors may also be used as a tiebreaker or preference factor.

6.7 Evaluation Committee, Interviews, Clarifications, and Negotiations

The RDA may appoint an evaluation committee consisting of the RDA's staff, County representatives, technical advisors, legal/procurement advisors, and other subject matter experts. The committee may review proposals, conduct interviews or oral presentations, request clarifications, verify references, evaluate price reasonableness, and make recommendations to the RDA's leadership or the appropriate approving authority. Clarifications shall not materially alter a proposal unless the RDA requests revised proposals or best and final offers from Offerors in accordance with applicable procurement requirements.

SECTION VII: CONTRACTING REQUIREMENTS AND RESERVATION OF RIGHTS

7.1 Legal Sufficiency and Approvals

Any proposed award or negotiated business terms shall remain subject to legal sufficiency review, approval by the RDA's authorized bodies or persons, satisfaction of applicable policy requirements, funding availability, property access rights, and compliance with federal, state,

and local law. No Offeror shall acquire enforceable rights unless and until a definitive written agreement has been fully executed by the authorized parties and all required approvals have been obtained.

7.2 Reservation of Rights

The RDA reserves the right, in its sole and absolute discretion, to:

- Reject any or all proposals, in whole or in part.
- Cancel, suspend, modify, amend, or reissue this RFP at any time.
- Waive minor informalities or irregularities when doing so is in the RDA's best interest.
- Request clarifications, supplemental information, responsibility documentation, or pre-award meetings.
- Proceed with the apparent responsive and responsible Offeror, or with another Offeror if permitted by applicable procurement requirements and determined by the RDA to be in its best interest.
- Make a whole award, partial award, phased award, multiple awards, or no award.
- Modify scope, alternates, schedule, budget, contract structure, or procurement process as permitted by law.
- Decline to proceed with any contract for any reason.

7.3 Contract Documents

The final contract may include, without limitation, the RDA’s standard agreement, this RFP, addenda, the selected proposal, negotiated scope, price proposal, insurance certificates, bonds, schedule, safety plan, local participation plan, permits, approved repair documents, and any other documents required by the RDA.

7.4 Permits, Codes, and Inspections

The selected Offeror shall comply with all applicable federal, state, County, municipal, building, fire, life-safety, accessibility, environmental, labor, licensing, and permitting requirements. The selected Offeror shall obtain or coordinate all permits and inspections required for its work unless otherwise directed in writing by the RDA.

7.5 Change Management

No change in scope, price, schedule, or contract requirements shall be valid unless authorized in writing by the RDA through the applicable contract process. The selected Offeror shall promptly notify the RDA of concealed conditions, differing site conditions, code official directives, safety concerns, or changes that may affect the cost or schedule of the Project. The RDA reserves the right to require written estimates, time impact analyses, supporting documentation, and independent review before approving any change to this RFP or a subsequent contract.

7.6 Records, Audit, and Public Reporting

The selected Offeror shall maintain complete, accurate, and auditable records of costs, payments, certified payroll statements, subcontractor participation, permits, inspections, safety documentation, photographs, reports, correspondence, and closeout materials. The RDA may require access to records to support legal review, contract administration, compliance, public reporting, or audit.

7.7 Insurance, Bonding, Indemnity, and Risk Allocation

The selected Offeror shall provide insurance, bonds, indemnities, and risk allocation provisions acceptable to RDA and its legal counsel. The selected Offeror shall furnish a performance bond and a payment bond, each in the amount of one hundred percent (100%) of the Contract Price, before contract execution. Final insurance limits, coverages, additional-insured requirements, waiver-of-subrogation requirements, bond forms, and indemnity language shall be confirmed by RDA before contract execution.

7.8 Maryland Prevailing Wage and Labor Compliance

The selected Offeror shall comply with all applicable labor, wage, payroll, apprenticeship, local hiring, reporting, and contract-administration requirements. Without limiting the foregoing, the selected Offeror and all subcontractors shall comply with the Maryland Prevailing Wage Law, Appendix D, the official wage determination, and all applicable certified-payroll, labor-classification, apprenticeship, posting, recordkeeping, and enforcement requirements. The selected Offeror shall be responsible for ensuring compliance by every tier of subcontractor.

7.9 No Unauthorized Work or Tenant Contact

The selected Offeror shall not commence work, enter restricted areas, contact residents or commercial occupants, remove materials, open concealed spaces, shut down utilities, or perform hazardous work unless authorized in writing by RDA or the authorized contracting party and consistent with the approved safety, access, and communication plan.

7.10 Termination, Suspension, and Emergency Actions

RDA reserves the right to suspend or terminate any agreement as permitted by the final contract. RDA also reserves the right to direct emergency measures, interim stabilization, temporary protection, or other urgent actions as necessary to protect life safety, property, public funds, or regulatory compliance.

SECTION VIII: APPENDICES

APPENDIX A-1: VENDORS OATH AND CERTIFICATION

VENDORS OATH AND CERTIFICATION

Pursuant to Subtitle 10, Section 10A-110 of the Prince George's County Code, the Purchasing Agent requests as a matter of law that any contractor receiving a contract or award from Prince George's County, Maryland, shall affirm under oath as below. Receipt of such certification, under oath, shall be a prerequisite to the award of contract and payment thereof.

"I (We) hereby declare and affirm under oath and the penalty of making a false statement that if the contract is awarded to our firm, partnership or corporation that no officer or employee of the County whether elected or appointed, is in any manner whatsoever interested in, or will receive or has been promised any benefit from, the profits or emoluments of this contract, unless such interest, ownership or benefit has been specifically authorized by resolution of the Board of Ethics pursuant to Section 1002 of the Charter of Prince George's County, Maryland; and

I (We) hereby declare and affirm under oath and the penalty of making a false statement that if the contract is awarded to our firm, partnership or corporation that no member of the elected governing body of Prince George's County, Maryland, or members of his or her immediate family, including spouse, parents or children, or any person representing or purporting to represent any member or members of the elected governing body has received or has been promised, directly or indirectly, any financial benefit, by way of fee, commission, finder's fee, political contribution, or any other similar form of remuneration and/or on account of the acts of awarding and/or executing this contract, unless such officer or employee has been exempted by Section 1002 of the Charter of Prince George's County, Maryland.

Handwritten Signature of Authorized Principal(s):

Name: _____

Title: _____

STATEMENT OF OWNERSHIP AND OFFEROR QUALIFICATION AFFIDAVIT

Part A below requires a business entity, when responding to a proposal or proposal solicitation, to provide a statement of ownership as a condition of eligibility to receive a contract from Prince George's County.

Part B is an affidavit of "No Conviction" for bribery, attempted bribery, or conspiracy to bribe, and is required under Section 16-311 of the Maryland State Finance and Procurement Article.

NOTE: Submission of completed document is prerequisite to award.

PART "A" - OWNERSHIP **Date**

- Full name and address of business
  City and State Zip Bus. Phone w/area code

- Is the business incorporated? ___yes ___no

- Other names used by business i.e., T/A

Non-Corporate Business

If response to Item #2 above is No, list the name and business and residence address of each individual having a ten percent (10%) or greater financial interest in the business.

Name Business Address Residence Address

Corporate Business Entities

Is the corporation listed on a National Securities Exchange? __yes __no

- List the names of all officers of the corporation, their business and residence addresses and the date they assumed their respective offices.

Name	Office	Residence Business/Address	Date Office Assumed

- List the names of all members of the current Board of Directors, their business and residence addresses, the date each member assumed office and the date his/her term as a Director shall expire (if any).

Date Date Term of

Name Business/Address Office Assumed Office Expires

- List the names and residence addresses of all individuals owning at least ten percent (10%) of the shares of any class of corporate security, including but not limited to stocks of any type or class
and serial maturity bonds of any type or class.

Name Residence Address

This Financial Disclosure Statement has been prepared by

_____

_____on this _____day of _____, 19_____.

_____
Signed by Preparer

PART "B" - AFFIDAVIT (OFFEROR'S QUALIFICATION STATEMENT)

- I am the _____of _____
a party interested in obtaining a contract with Prince George's County under conditions set forth in documents for Proposal No. .
- Upon examination of relevant records and to the best of my knowledge, no officer, director, partner or employees of the aforementioned business entity has on the basis of acts committed after July 1, 1977, been convicted of, or entered a plea of nolo contendere to, a charge of bribery, attempted bribery or conspiracy to bribe under the laws of the State of Maryland, any other state, or the federal government other than those listed on the attachment to this affidavit (attachment should list name, title, offense, place and date of conviction or plea);
- I have been authorized to make this statement on behalf of the aforementioned party.

_____
(Signature)

ACKNOWLEDGMENT (Corporate) certify that Name (Printed)

I am the _____ of

_____and that Title and Business Entity

_____who signed the above Affidavit/

Name (Printed)

is _____of said entity; that

Title

I know his/her signature, and his/her signature thereto is genuine; and that the above Affidavit/Statement of Ownership was duly signed, sealed, and attested for on behalf of said entity by authority of its governing body.

Further, under penalty of perjury I solemnly affirm that the contents of the foregoing Affidavit and Statement of Ownership are true to the best of my knowledge, information and belief.

(SEAL)

(Name Printed)

(SEAL)

(Signature)

(SEAL)

Corporate Seal (as applicable)

APPENDIX A-3: EQUITABLE INCLUSION PRIORITY FORM

Section 1. General Information	**1. Development Parcel** _____ **2. Offeror** **3. Does Offeror include one or more entities that meet the requirements as indicated in the "Equitable Inclusion Priority" sub-section of the "Equitable Development Focus" section of the RFP?** **☐ YES ☐ NO**
	Complete Section 2 and the table below only if the answer to Section 1, #3 is YES
Section 2. Equitable Inclusion Priority Entity	1. Total Equity Participation Percentage to meet the Equitable Inclusion Priority (the sum of equity participation in the table below): _____ 2. I certify that the entity or entities listed in the table below are certified as Prince George's County-Based Small Business (CBSB); County-Based Business (CBB); County-Located Business (CLB) and/or Minority Business Enterprise (MBE) Certification or led by or majority controlled by individuals designated as socially disadvantaged in accordance with the requirements found under 13 C.F.R. §124.103. ☐ YES ☐ NO
Section 3. Declaration	I declare, certify, verify, attest, and state that this form and any supporting documents are true and correct to the best of my knowledge and belief. Pursuant to Criminal Penalties for False Statements Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any Department of the United States Government.
	Signature: _____Date: _____ Print Name: _____Title: _____

Equity Participation Percentage Table (instructions below

ENTITY NAME	STREET ADDRESS	ZIP CODE	A. (Y OR N?)	B. (Y OR N?)	C. (Y OR N?)	D. (Y OR N?)	EQUITY PERCENTAGE (%)
TOTAL EQUITY PARTICIPATION PERCENTAGE							

Instructions: Complete the table for each qualifying entity and indicate applicable certifications or designations. Equity Percentage means the percentage of equity participation in the proposal for each entity listed.

APPENDIX B-1: CAPITAL NEEDS ASSESSMENT / PROPERTY CONDITION REFERENCE MATERIAL (Attached)

Appendix B-1 consists of a capital needs assessment/property condition reference material provided for informational purposes only. It identifies observed physical conditions and potential repair categories to assist Offerors in understanding available background information. It is not a construction document and does not define the final scope of work. Offerors shall independently verify current conditions, quantities, repair methods, code requirements, and pricing assumptions.

APPENDIX B-2: STRUCTURAL ASSESSMENT REFERENCE MATERIAL(Attached)

Appendix B-2 consists of structural assessment reference material provided for informational purposes only. It identifies observed structural conditions, prior temporary stabilization or shoring conditions, and recommended areas for further investigation or repair planning. It is not a repair design, construction document, or permit-ready scope. Offerors shall independently verify all structural conditions and account for required field verification, engineering analysis, temporary protection, permitting, repair design, construction, inspection, and closeout.

APPENDIX B-3: CITY OF MOUNT RAINIER CODE VIOLATION RECORDS REFERENCE MATERIAL (Attached)

This appendix includes City of Mount Rainier code compliance records, notices of violation, inspection reports, citations, and related documentation for Mount Rainier Artist Lofts located at 3311 Rhode Island Avenue, Mount Rainier, Maryland.

APPENDIX C: PRICE PROPOSAL FORM

Offerors shall complete the Price Proposal Form and provide supporting detail. RDA may revise this form by addendum.

Offeror shall attach a detailed schedule of values, assumptions, exclusions, alternates, allowances, unit prices, and rates. The undersigned certifies that the prices submitted are complete and include all labor, applicable prevailing wages and fringe benefits, materials, equipment, permits, taxes, insurance, bonds, supervision, overhead, profit, and other costs necessary to perform the authorized work.

Field	Response
Company Name	
Authorized Signatory	
Title	
Date	

Price Component	Amount
Base Scope Lump Sum	$
Existing Conditions Documentation / Engineering / Repair and Permit Documents / As-Built Record Drawings	$
Temporary Protection / Shoring / Safety Controls	$
Structural Stabilization and Repairs	$
MEP / Fire-Life Safety / Code Compliance Repairs	$
Architectural / Unit / Common-Area Repairs	$
Permits, Inspections, Testing, and Closeout	$
General Conditions / Supervision / Project Management	$
Allowance 1 - Hazardous Materials Testing / Abatement, if authorized	$
Allowance 2 - Owner-Directed Unforeseen Conditions	$
Alternate 1	$
Alternate 2	$
Total Proposed Price	**$**

APPENDIX D: MARYLAND PREVAILING WAGE RATE SCHEDULE AND COMPLIANCE REQUIREMENTS

Appendix D includes the Maryland Department of Labor Prevailing Wage Unit building-construction prevailing wage rate schedule for Prince George's County, issued March 10, 2026. Offerors shall use the listed rates and all applicable prevailing wage requirements in preparing their proposal. RDA may issue a supplemental classification, official project-specific wage determination, or other wage addendum before the proposal deadline. In the event of a conflict, the applicable law and written RDA addendum shall control.

Contractor and Subcontractor Compliance Requirements

Requirement	Contractor Obligation
Wages and Fringe Benefits	Pay not less than the applicable prevailing wage and fringe benefit rates for each worker classification shown in the official wage determination.
Certified Payroll	Electronically submit accurate certified payroll statements for the Contractor and every subcontractor within fourteen (14) calendar days after each payroll period ends.
Overtime	Pay required prevailing wage overtime for work in excess of ten (10) hours in a calendar day, in excess of forty (40) hours in a workweek, and for work on Sundays and legal holidays.
Worker Classifications	Use the correct classification for work performed. Obtain direction from the Maryland Department of Labor Prevailing Wage Unit before using a classification not included in the official wage determination.
Apprentices and Training	Use apprentices only in accordance with applicable Maryland apprenticeship requirements and include all required training-fund contributions and reporting.
Posting and Records	Post the official wage determination in a prominent and accessible location at the project site and maintain all supporting payroll, fringe-benefit, classification, and apprenticeship records.
Lower-Tier Subcontracts	Incorporate this Appendix and the official wage determination into every subcontract and remain responsible for lower-tier compliance.

The Contractor and all subcontractors shall pay no less than the applicable rates for the classifications of work performed and comply with all applicable payroll, fringe benefit, overtime, apprentice, posting, recordkeeping, and labor-classification requirements. The Contractor shall be responsible for reviewing Appendix D and all written wage addenda before proposal submission and shall ensure compliance by every tier of subcontractor.

APPENDIX D-1: MARYLAND PREVAILING WAGE - PRINCE GEORGE'S COUNTY BUILDING CONSTRUCTION RATE SCHEDULE

Rate Source: Maryland Department of Labor, Prevailing Wage Unit; publicly released building-construction prevailing wage rate data, including supplemental rates, issued March 10, 2026.

Offerors shall price all applicable wage and fringe benefit obligations. RDA may issue required supplemental classifications or a project-specific wage determination by written addendum before the proposal deadline. In the event of a conflict, the applicable law and written RDA wage addendum shall control.

Worker Classification	Basic Hourly Rate	Fringe Benefit Rate	Total Hourly Rate
BALANCING TECHNICIAN	$50.92	$24.61	$75.53
BOILERMAKER	$47.37	$25.94	$73.31
BRICKLAYER	$38.80	$15.57	$54.37
CARPENTER	$35.89	$14.60	$50.49
CARPENTER - SHORING SCAFFOLD BUILDER	$35.89	$14.60	$50.49
CARPET LAYER	$35.10	$15.33	$50.43
CEMENT MASON	$29.65	$11.88	$41.53
COMMUNICATION INSTALLER TECHNICIAN	$34.60	$12.98	$47.58
DRYWALL - SPACKLING, TAPING, & FINISHING	$29.16	$12.01	$41.17
ELECTRICIAN	$57.00	$22.15	$79.15
ELEVATOR MECHANIC	$57.16	$44.61	$101.77
FIREPROOFER - BY HAND	$28.44	$8.11	$36.55
FIREPROOFER - SPRAYER	$27.61	$8.34	$35.95
FIRESTOPPER	$30.21	$10.68	$40.89
GLAZIER	$36.65	$14.61	$51.26
INSULATION WORKER	$40.77	$20.42	$61.19
IRONWORKER - FENCE ERECTOR	$40.77	$20.42	$61.19
IRONWORKER - ORNAMENTAL	$39.30	$27.14	$66.44
IRONWORKER - REINFORCING	$34.84	$24.64	$59.48
IRONWORKER - STRUCTURAL	$39.30	$27.14	$66.44
LABORER - AIR TOOL OPERATOR	$30.47	$9.10	$39.57
LABORER - ASPHALT PAVER	$30.47	$9.10	$39.57
LABORER - ASPHALT RAKER	$30.47	$9.10	$39.57
LABORER - BLASTER - DYNAMITE	$30.47	$9.10	$39.57
LABORER - BURNER	$30.47	$9.10	$39.57
LABORER - COMMON	$30.47	$9.10	$39.57
LABORER - CONCRETE PUDDLER	$30.47	$9.10	$39.57
LABORER - CONCRETE SURFACER	$30.47	$9.10	$39.57
LABORER - CONCRETE TENDER	$30.47	$9.10	$39.57
LABORER - CONCRETE VIBRATOR	$30.47	$9.10	$39.57
LABORER - DENSITY GAUGE	$30.47	$9.10	$39.57
LABORER - FIREPROOFER - MIXER	$30.47	$9.10	$39.57

Worker Classification	Basic Hourly Rate	Fringe Benefit Rate	Total Hourly Rate
LABORER - FLAGGER	$30.47	$9.10	$39.57
LABORER - GRADE CHECKER	$30.47	$9.10	$39.57
LABORER - HAND ROLLER	$30.47	$9.10	$39.57
LABORER - HAZARDOUS MATERIAL HANDLER	$30.47	$9.10	$39.57
LABORER - JACKHAMMER	$30.47	$9.10	$39.57
LABORER - LANDSCAPING	$30.47	$9.10	$39.57
LABORER - LAYOUT	$30.47	$9.10	$39.57
LABORER - LUTEMAN	$30.47	$9.10	$39.57
LABORER - MASON TENDER	$30.47	$9.10	$39.57
LABORER - MORTAR MIXER	$30.47	$9.10	$39.57
LABORER - PIPELAYER	$30.47	$9.10	$39.57
LABORER - PLASTERER - HANDLER	$30.47	$9.10	$39.57
LABORER - SCAFFOLD BUILDER	$30.47	$9.10	$39.57
LABORER - TAMPER	$30.47	$9.10	$39.57
Mechanical Systems Service Tech- HVAC Systems	$55.00	$25.30	$80.30
Mechanical Systems Service Tech- Refrigeration Systems	$55.00	$25.30	$80.30
MILLWRIGHT	$39.50	$17.52	$57.02
PAINTER	$29.16	$12.01	$41.17
PAINTER-INDUSTRIAL	$36.37	$16.21	$52.58
PILEDRIVER	$37.74	$14.73	$52.47
PLASTERER - MIXER	$20.00	$2.24	$22.24
PLUMBER	$51.25	$23.10	$74.35
POWER EQUIPMENT OPERATOR - BACKHOE	$32.13	$3.38	$35.51
POWER EQUIPMENT OPERATOR - BOOM TRUCK	$24.00	$1.34	$25.34
POWER EQUIPMENT OPERATOR - BULLDOZER	$28.00	$0.50	$28.50
POWER EQUIPMENT OPERATOR - CONCRETE PUMP	$35.18	$15.12	$50.30
POWER EQUIPMENT OPERATOR - CRANE	$48.71	$15.10	$63.81
POWER EQUIPMENT OPERATOR - DRILL - RIG	$43.44	$13.27	$56.71
POWER EQUIPMENT OPERATOR - EXCAVATOR	$33.98	$10.82	$44.80
POWER EQUIPMENT OPERATOR - FORKLIFT	$35.18	$15.12	$50.30
POWER EQUIPMENT OPERATOR - GRADER	$35.18	$15.12	$50.30
POWER EQUIPMENT OPERATOR - LOADER	$25.00	$8.29	$33.29
POWER EQUIPMENT OPERATOR - MECHANIC	$37.24	$15.12	$52.36
POWER EQUIPMENT OPERATOR - PAVER	$30.00	$1.68	$31.68
POWER EQUIPMENT OPERATOR - ROLLER - EARTH	$29.60	$15.12	$44.72
POWER EQUIPMENT OPERATOR - SCRAPER	$35.18	$15.12	$50.30

Worker Classification	Basic Hourly Rate	Fringe Benefit Rate	Total Hourly Rate
POWER EQUIPMENT OPERATOR - SCREED	$27.67	$3.27	$30.94
POWER EQUIPMENT OPERATOR - SKID STEER (Bobcat)	$32.14	$0.00	$32.14
POWER EQUIPMENT OPERATOR-VACUUM TRUCK	$38.60	$15.75	$54.35
RESILIENT FLOOR	$35.10	$15.33	$50.43
ROOFER/WATERPROOFER	$42.04	$12.13	$54.17
SHEETMETAL WORKER (including metal roofing)	$50.92	$24.61	$75.53
SPRINKLERFITTER	$45.22	$26.64	$71.86
STEAMFITTER/PIPEFITTER	$55.00	$25.30	$80.30
STONE MASON	$45.65	$21.51	$67.16
TILE & TERRAZZO FINISHER	$28.85	$12.85	$41.70
TILE & TERRAZZO MECHANIC	$34.34	$14.50	$48.84
TRUCK DRIVER - DUMP	$30.00	$0.00	$30.00
TRUCK DRIVER - DUMP - ARTICULATING	$23.00	$4.14	$27.14
TRUCK DRIVER - FLATBED	$19.50	$0.00	$19.50
TRUCK DRIVER - LOWBOY	$30.50	$6.28	$36.78
TRUCK DRIVER - TACK/TAR TRUCK	$28.00	$3.41	$31.41
TRUCK DRIVER - TRACTOR TRAILER	$35.46	$16.23	$51.69
TRUCK DRIVER - WATER	$24.50	$1.75	$26.25