



ADDENDUM NO. 2
REQUEST FOR PROPOSALS
RFP NO. 2025-06
Development Opportunity
29 Bayou Avenue, Capitol Heights, MD 20743

To All Prospective Respondents:

Please note the following changes, additions, and information presented herein in connection with the above referenced project. The Prospective Respondents shall be governed accordingly and acknowledge in writing receipt of this Addendum No. 1. This addendum is hereby made part of the contract documents of which explains and/or corrects the original document.

Pursuant to this Addendum No.2:

1. Please ref. attached snap of the parcel map. Please confirm if the area in “blue” can be developed? Is this area currently under the Town of Capitol Heights or the Redevelopment Authority’s Control or it this owned -separately by the separate owners?



Answer: We cannot confirm or deny if the blue area can be developed. Although the Blue area is partially owned by the Town of Capitol Heights, there are

easements running through this area. Some of the parcels highlighted are also owned by other owners.

2. In reference to the as-in condition, have any environmental or soil studies been performed on this site?

Answer: Yes, existing environmental due diligence materials, including Phase I Environmental Assessments are available for review upon request and, in some cases, execution of a standard NDA; they are provided “as-is,” without warranty, and respondents are encouraged to conduct their own independent due diligence.

3. Page 23 states there is \$25,000 RFP submission deposit. Then additional \$25,000 deposits will be required upon notification of selection and upon execution of the LDDA. How many additional deposits are required after selection? Also, is the \$25,000 submission deposit refundable if the respondent is not awarded. Please advise.

Answer: Please see Addendum No. 1 for clarification.

4. Is the Town of Capitol Heights and the Redevelopment Authority preference to sell the land or would they prefer to stay in the deal as a JV structure? Or is the preference a ground lease. We are trying to understand the priority and preference of the ownership structure.

Answer: The Land is currently owned by the Town of Capitol Heights. It will be up to the Mayor and Council to determine if they prefer to sell the land, stay in the deal as a JV structure or provide a ground lease. Feel free to address all three scenarios in the proposal.

5. Is this solicitation still open and accepting bids? Also, I see that it is due on August 6, what time is it due by?

Answer: The solicitation is still open and will close August 26, 2025, at 5p.m. (See Addendum No. 1)

