



**THE REDEVELOPMENT OF PRINCE GEORGE'S COUNTY
REQUEST FOR QUALIFICATIONS
NO. 2024-1
Construction Management Services for
*Various Projects at the Redevelopment Authority
Of Prince George's County, MD***

***ADDENDUM NO. 3
05/23/2024***

To All Prospective Offerors:

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

Responses to questions received by 05/22/2024.

Question #1: Cost Proposal – Please clarify how RDA would like the cost proposal to be presented since there are no specific projects listed in the RFQ and no details were given for the projects presented at the pre-bid conference. Should we submit a rate schedule for all the personnel we consider needed for the projects? If so, how many years should be included in the rate schedule, 1 – 5?

Answer. Submit a rate schedule for all the personnel you consider needed for the projects based on the construction management scope you intend to partner with the RDA on. Provide a rate schedule from year one to two. (1-2).

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Question 2: Site offices – Will RDA provide site offices, such as a trailer and equipment, for the construction manager? If so, how will this be handled, as a reimbursable expense or will RDA manage the rental?

Answer: When trailer services are needed for construction management service, the RDA prefers to handle these services as reimbursable expenses. Please provide prior experience, if any, of managing trailer and equipment for reimbursement.

Question #3: On p. 2, item 1.2, it states that “Emailed submissions will not be accepted.” Please confirm that e-mailed submissions will be accepted as stated at the pre-bid conference.

Answer: Based on the Prebid conference all solicitations will be submitted via email to: Paomondi@co.pg.md.us and hard copy by 5:00pm on the RFQ due date. The hard copy must be post marked by 5:00pm on the due date if mailed or can also be dropped at the RDA offices (9200 Basil Court , Suite 504, Largo MD 20774)by 5:00 pm on the due date.

Question #4: If one of the contracts is awarded to your company, does this preclude your company to be the general contractor to bid and do work on some of these projects?

Answer: Working on a project as both the General Contractor and Construction manager would present a conflict of interest. The option to work as a Construction Manager in one project and General Contractor in a separate project would be at the RDAs' discretion.

Question #5: Can you team with another CM company to pursue an award on this contract?

Answer: The RDA encourages teaming of consultants with diverse backgrounds if needed to fulfill the project scope, especially licensed Architects/Engineers needed to certify contractor pay applications and partnerships that encourage local and minority participation.

Questions # 6: Are there any minimum insurance requirements?

Answer: There are no insurance requirements on the RFQ. The RDA reserves the right to demand insurance as necessary on any project.

Question #7: Do we get 20 pts additional for being Local, Small and Minority Business Participation?

Answer: Based on the RFQ 5.4 Section c, 10 points are awarded for being an MBE and 10 points as Small or County Based Business. A firm that is eligible in both categories would receive 20 points.

Question #8. In Section 2.9 County-Based Business And County-Based Small Business Preference- What are the proposal Preference? And do we get points?

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Answer: See answers to the above question #7

Question #9. It would greatly assist me in preparing for future proceedings if I could receive a copy of the information discussed and the attendee list.

Answer: The presentation from the pre-qualification conference has been loaded that on the website.

Question: #10. Based on the evaluation criteria listed in 5.4 (d), a candidate must acquire 80 minimum points to possibly receive an additional 10 points based on references. In sections 5.4 a-c there is a possibility of a total of 90 points of which 20 are for being an "MBE" or a "Small or County Based Business". Therefore, if a company is not an MBE or a Small or County Based Business, it is not possible for them to qualify, even if they received a perfect score on both 5.4 (a) and (b). Is this correct?

Answer: 5.4 (d), has been amended to state that a candidate must acquire at least 75 minimum points.

*Question: #11. Page 2 of the RFQ states that we are to submit both "Technical" and a "Cost" Proposals. The RFQ does not give any information or guidelines on what the "Cost Proposal" is to include. How do you want the "Cost Proposal" presented? Do you want us to provide an hourly rate or weekly rate by each respective service? **Yes**, Do you want us to assume a pre-determined # of hours, so we are bidding on a leveled playing field amongst our peers? **Yes**, Does the RDA have a tentative contract performance period? **Varied** Is the intent to award for a 2-year duration with an option to extend? **Two plus years***

Answer: Also, see answers to the above question #1

Question: #12 What type of contracting vehicle does the RDA anticipate entering into for the Construction Management Services? Is this going to be an IDIQ, or will differ depending on the respective projects?

Answer: The contract type and length will be determined by project type and requirements.

Question: #13. During the pre-bid conference it was mentioned that the RDA intends to award to multiple CM firms. How many firms does the RDA intend to award the Construction Management Services solicitation to?

Answer: Based on the RFQ the RDA intends award at least five (5) respondents with Construction Management Services contracts.

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Question #14. In the Addendum 2 questions and answers there was a question proposed about forgoing the hard copy and digital response. To clarify, we are still to submit (4) hard copies and (1) digital file via email and the flash drive can be omitted? Please advise

Answer: Yes, flash drive can be omitted, also see answer to question #3.

Question #15. Does the RDA have a timeline to make an award or awards based on this RFQ solicitation? Also, is there anticipated start for this solicitation?

Answer: The RDA has a timeline of issuing awards based on this RFQ by August of 2024 with an immediate start on some projects.

Question #16. During the pre-bid meeting it was discussed that we are to provide a detailed list and description of services that we are interested in providing to the RDA, Will it be acceptable to provide this information in the "Technical Proposal" under the "Qualifications and Experience" section of the proposal?

Answer: Since this is an RFQ respondents bear the responsibility of which information they want to provide and how they organize the information competitively.

Question #17. We would like to request your consideration to extend the submission date of the RFQ Proposal Respond due to the Election and Holiday because majority of our firm and other firms' staff that we collaborate with have scheduled time-off and vacation.

Answer: The bid due date has been changed to June 5th, 2024

Question #18. Due to the upcoming holiday weekend, we request that the proposal closing date be changed from May 31 to June 7, 2024.

Answer: Please see answer to question # 17 above.

Question #19. In Section 5.4 Evaluation Criteria of the RFQ, on page 16 states in part, "...the PAG shall conduct its evaluation of the technical and cost merit of the proposals." Since the RFQ does not specify how or what "costs" for services are to be provided, and the Evaluation Criteria does not indicate what weight will be applied to "costs" how will the "cost merit" of the proposals be evaluated?

Answer: Please look at response to question #1

Question #20. Question 15 of Addendum 2 requests the Cost Proposal Template mentioned on page 2 of the RFQ. On page 2 of the RFQ, under Section 1.2 Proposal Closing Date, the RFQ states that the proposer must submit 4 copies of the "Cost Proposals." While the proposal sets out the requirements and format for the technical proposal, there is no information as to how

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the "Cost Proposal" is to be presented. What is the required format for presenting the "cost proposals?" **Answer: Please look at response to question #1.**

Question #21. What weight will be given to the cost proposal in the evaluation criteria?
Answer: After the evaluation criteria is rated, the cost from the proposals will be ranked from highest to lowest with a score. These scores will be used in conjunction to the evaluation criteria to determine the finalists.

Question #22. Due to the upcoming Memorial Day holiday and election activities, our team anticipates potential delays in finalizing our submission. These events have impacted our ability to gather all necessary documentation and coordinate with our partners to meet the original deadline of May 31, 2024. We respectfully request an extension of seven (7) days beyond the current deadline to ensure that we can provide a comprehensive and well-prepared proposal that meets the high standards expected by the Redevelopment Authority of Prince George's County.

Answer: The bid due date has been changed to June 5th, 2024

Question #23. We would like to request your consideration to extend the submission date of the RFQ Proposal Respond due to the Election and Holiday because majority of our firm and other firms' staff that we collaborate with have scheduled time-off and vacations.

Answer: The bid due date has been changed to June 5th, 2024

Question # 24. Discussion during the Pre-Bid there seem to be discussion about the "Cost Proposal" and its formatting or a template. I find no requirement, discussion, or references about submitting or completing and submitted a Cost proposal for this RFQ. Can you please clarify if a "Cost Proposal" is expected with the Response to this submission?

Answer: See answers to the above question #1

Questions # 25. Appendix A-2 items 6 references a "The Financial Disclosure Statement" but the document doesn't appear to call for any financial information to be disclosed. Please clarify.

Answer: It is not necessary with proposal submission, but the RDA reserves the right to require one based on the nature of the project awarded.

Questions #26. Are any items in the submission required to be Notarized?

Answer: The appendices need to be notarized.

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Questions #27. Projects – Is there currently a list of contemplated projects by the RDA? Or is there an annual volume of work that the RDA anticipates will be part of the work executed under this engagement?

Answer: See answers to the above question #1

Question # 28. Capital Planning – Is the planning process for new initiatives and projects part of what will be or could be contemplated under this engagement with one of the successful bidders?

Answer: The RDA has partnered in the past on such engagements, this type of agreement will be determined by RDA needs.

Questions #29 Project Risks / Concerns – Can you share what the historic concerns, issues, hurdles, or risks have been in the past when the County has delivered projects? What are the top priorities that the County is looking to address with these selected bidders?

Answers: The RDA seeks qualified, experienced, and preferably licensed construction managers to partner with.

*Question # 30 Project Funding – can you share or advise on the following? How are projects funded? **The RDA has various sources of funding.** Is the entire funding approved at one time or are projects funded in stages? **Varies** If in stages, can you clarify how that works? **Varies** What is the timeline for the funding of projects? **Varies** What is the process for additional funding for projects (if required)? **Varies***

Question #31 Does a sample of the weekly and monthly project reporting exist that we could review, or will this be developed in the future?

Answer: Weekly and monthly project reporting that adhere to industry standards will be used.

Question #32 Will all bidders be using their own formats for these reports, or will a standard for the County be used by the bidders?

Answer: Reporting and construction documents that adhere to industry standards will be utilized.

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Question #33: Could you confirm if digital submissions of the proposals are acceptable, or do we need to submit them in hard copy as well?

Answer: Answer: See answers to the above question #3

Question #34: Is there a page limit for the proposal submissions?

Answer: No

Question/Inquiry #35: Is there a preferred format for the cost proposal?

Answer: See answers to the above question #1

End of Addendum



Angela D. Alsobrooks
County Executive

ISSUE DATE: MAY 1, 2024

PREBID CONFERENCE: MAY 15, 2024

PROPOSAL CLOSING: JUNE 5TH, 2024

This document is available from the Redevelopment Authority website at
<http://www.princegeorgescountymd.gov/Government/AgencyIndex/Redevelopment/index.asp>.

