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Capital Projects Development  
The Warehouse at Camden Yards  
351 W. Camden Street, Suite 300  
Baltimore, MD 21201  
410-223-4150  
1-877-MDSTADIUM  
Fax: 410-333-1888

cpdginfo@mdstad.com  
www.mdstad.com

Voice: 800-201-7165  
TTY: 800-735-2258

## **Addendum No. 1**

### **To Offerors:**

### **Request for Proposals Preliminary Design Services Prince George's County Blue Line Corridor- Fieldhouse**

### **Date Issued:**

**August 16, 2023**

This addendum is hereby made part of the Request for Proposals dated August 4, 2023, on the subject work as though originally included therein. The following amendments, additions, and/or corrections shall govern this solicitation.

This addendum incorporates the following items:

1. The pre-proposal conference registration and attendance list is attached hereto.
2. A copy of the pre-proposal conference power point is attached hereto.
3. A revised Attachment C (Project Information) is attached hereto.
4. A map of the parking facilities within the site vicinity, is attached hereto.

**Note: All addenda must be acknowledged by the Offeror in the Technical Proposal.**

Yamillette Waite  
Procurement Officer

**End of Addendum 1**

**Request for Proposals  
Virtual Pre-Proposal Conference Registration  
Preliminary Design Services Prince George's County Blue Line Corridor In-Door Field House**

**August 14, 2023 12:00 p.m.**

| <b>Company</b>                           | <b>Name</b>        | <b>Prime/Subcontractor</b> | <b>MDOT MBE Certified</b> | <b>SBR Certified</b> | <b>Email</b>                             | <b>Attended</b> |
|--|--------------------|----------------------------|---------------------------|----------------------|--|-----------------|
| A. Morton Thomas and Associates, Inc.    | Philip Rhodes      | Subcontractor              | No                        | No                   | prhodes@amtengineering.com               | Yes             |
| Acoustical Design Collaborative          | Andrew Hathaway    | Subcontractor              | No                        | No                   | ahh@akusxt.com                           | Yes             |
| Aggtrans                                 | Lynn Imbrogulio    | Subcontractor              | No                        | No                   | limbrogulio@Aggtrans.com                 | Yes             |
| Arup                                     | Sara Garber        | Subcontractor              | No                        | No                   | sara.garber@arup.com                     | Yes             |
| As-Sabur Engineering                     | Ahmed Mohamed      | Subcontractor              | Yes                       | Yes                  | as.sabur.eng@comcast.net                 | No              |
| Axias, Inc                               | Laura Okell        | Subcontractor              | Yes                       | Yes                  | lokell@axiasinc.com                      | Yes             |
| Axias, Inc                               | Edwin Brundage     | Subcontractor              | Yes                       | Yes                  | ebrundage@axiasinc.com                   | Yes             |
| BallParchitecture                        | Eric Einhorn       | Subcontractor              | No                        | No                   | eeinhorn@ballparchitecture.com           | Yes             |
| Barton Malow Builders                    | David Coleman      | Prime                      | No                        | No                   | david.coleman@bartonmalow.com            | Yes             |
| Bignell Watkins Hasser Architects, PC    | Gregory Gilbert    | Subcontractor              | No                        | No                   | ggilbert@bigwaha.com                     | No              |
| Bignell Watkins Hasser Architects, PC    | Julia Chappell     | Subcontractor              | No                        | No                   | jchappell@bigwaha.com                    | Yes             |
| Bignell Watkins Hasser Architects, PC    | Emily Lunger       | Subcontractor              | No                        | No                   | elunger@bigwaha.com                      | Yes             |
| BKM Associates, Inc.                     | Sam Facius         | Subcontractor              | No                        | Yes                  | marketing@bkma.com                       | No              |
| BKM Associates, Inc.                     | Mark Flickinger    | Subcontractor              | No                        | Yes                  | mflickinger@bkma.com; marketing@bkma.com | Yes             |
| CannonDesign                             | Colleen McKenna    | Prime                      | No                        | No                   | cmckenna@cannondesign.com                | Yes             |
| CannonDesign                             | Michael Glaors     | Prime                      | No                        | No                   | mglaros@cannondesign.com                 | Yes             |
| CannonDesign                             | Roland Lemke       | Prime                      | No                        | No                   | rlemke@cannondesign.com                  | Yes             |
| Carroll Engineering                      | Rachel Barry       | Subcontractor              | Yes                       | Yes                  | rbarry@ceiengineering.com                | Yes             |
| Civitas                                  | Carmen Perkins     | Prime                      | No                        | Yes                  | cperkins@civitasre.com                   | Yes             |
| Colimore Architects                      | Sari Diller        | Prime                      | Yes                       | Yes                  | sdiller@colimore.com                     | Yes             |
| Colimore Architects                      | Kate Bradley       | Subcontractor              | Yes                       | Yes                  | kbradley@colimore.com                    | Yes             |
| Columbia Engineering, Inc.               | Christian Chacon   | Subcontractor              | Yes                       | Yes                  | cchacon@columbiaengineering.com          | Yes             |
| CSI Engineering                          | Bernie Leipold     | Subcontractor              | Yes                       | Yes                  | bernie@csie.com                          | No              |
| Curry Architects                         | Vickie Lester      | Subcontractor              | No                        | No                   | Vickie@curryarchitects.com               | No              |
| Delon Hampton & Associates               | Linda Nunnelly     | Subcontractor              | Yes                       | Yes                  | LNunnelly@delonhampton.com               | No              |
| Delon Hampton and Associates             | Desiree Thomas     | Subcontractor              | Yes                       | Yes                  | dthomas@delonhampton.com                 | No              |
| Delon Hampton and Associates             | Colisa Harris      | Subcontractor              | Yes                       | Yes                  | charris@delonhampton.com                 | Yes             |
| Design Depictions Structural Engineering | Michael A. Ajomale | Subcontractor              | Yes                       | Yes                  | majomale@ddsengr.com                     | No              |
| DM Enterprises, LLC                      | Musab Altamimi     | Subcontractor              | No                        | Yes                  | maltamimi@dmeconsulting-us.com           | No              |
| DM Enterprises, LLC                      | Gjayde Bissessar   | Subcontractor              | No                        | Yes                  | gbissessar@dmeconsulting-us.com          | Yes             |
| EBA Engineering, Inc.                    | Jason Kolenda      | Subcontractor              | Yes                       | No                   | jason.kolenda@ebaengineering.com         | Yes             |
| ECS Mid-Atlantic, LLC                    | Nichole McGuire    | Subcontractor              | No                        | No                   | nmcguire@ecslimited.com                  | Yes             |
| EnviroCollab                             | Amy Sametshaw      | Subcontractor              | No                        | Yes                  | asametshaw@envirocollab.com              | Yes             |
| EnviroCollab                             | Heidi Thomas       | Subcontractor              | No                        | Yes                  | hthomas@envirocollab.com                 | Yes             |
| EwingCole                                | David Gaudreau     | Prime                      | No                        | No                   | dgaudreau@ewingcole.com                  | Yes             |
| EwingCole                                | Janet Patterson    | Prime                      | No                        | No                   | jpatterson@ewingcole.com                 | No              |
| Floura Teeter Landscape Architects       | Jonathan Gemmell   | Subcontractor              | Yes                       | Yes                  | jgemmell@flourateeter.com                | No              |
| Floura Teeter Landscape Architects       | Alice Storm Jones  | Subcontractor              | Yes                       | Yes                  | astormjones@flourateeter.com             | Yes             |
| Froehling & Robertson                    | Terra Barnes       | Subcontractor              | No                        | No                   | tbarnes@fandr.com                        | No              |
| FSi Engineers                            | Chloe Willeford    | Subcontractor              | No                        | Yes                  | chloew@fsi-engineers.com                 | Yes             |

|   |                      |               |     |     |                                   |     |
|---|----------------------|---------------|-----|-----|-----------------------------------|-----|
| Harlo Wholesale Lighting Inc              | Jeffrey Harty        | Prime         | No  | No  | jeffreyharty02@yahoo.com          | No  |
| Hughes Group Architects at Little         | Jessica Gody         | Prime         | No  | No  | jessica.gody@littleonline.com     | Yes |
| IMEG                                      | Melissa McGarry      | Subcontractor | No  | No  | melissa.d.mcgarry@imegcorp.com    | Yes |
| KCI Technologies                          | Gary Thurman         | Subcontractor | No  | No  | gary.thurman@kci.com              | Yes |
| KPN Architects, LLC                       | Charles Hovancik     | Subcontractor | Yes | Yes | chovancik@kpnarch.com             | No  |
| Kumi Construction Management Corporation  | Kiana Smith          | Subcontractor | Yes | Yes | ksmith@kumicm.com                 | Yes |
| Leuterio Thomas, LLC                      | Rhea Dones           | Subcontractor | Yes | Yes | rhea.dones@leuteriothomas.com     | Yes |
| McKissack & McKissack of Washington, Inc. | Charles Yetter       | Subcontractor | Yes | Yes | charles.yetter@mckinc.com         | Yes |
| Michael Graves Architecture               | Linda Deanto         | Prime         | No  | No  | ldeanto@michaelgraves.com         | Yes |
| Michael Graves Architecture               | Christa Kerrigan     | Prime         | No  | No  | ckerrigan@michaelgraves.com       | No  |
| Michael Marshall Design                   | Chrys Sbily          | Subcontractor | No  | No  | chrys@mmarshalldesign.com         | Yes |
| Mimar Architects & Engineers, Inc.        | Kal Bhatti           | Prime         | Yes | Yes | kbhatti@mimarch.net               | No  |
| Mimar Architects & Engineers, Inc.        | Jim Blake            | Prime         | Yes | Yes | jblake@mimarch.net                | No  |
| Mimar Architects & Engineers, Inc.        | Tony Tso             | Subcontractor | Yes | Yes | Ttso@mimarch.net                  | No  |
| Mimar Architects & Engineers, Inc.        | Lynn Knight          | Prime         | Yes | Yes | Lknight@mimarch.net               | No  |
| Mimar Architects & Engineers, Inc.        | Lexi McClure         | Prime         | Yes | Yes | amcclure@mimarch.net              | Yes |
| Min Engineering, Inc.                     | Sun Ahn              | Subcontractor | Yes | No  | sahn@minengineering.com           | Yes |
| MJMA Architecture & Design                | Robert Allen         | Subcontractor | No  | No  | rallen@mjma.ca                    | Yes |
| MJMA Architecture & Design                | Evelyn Chin          | Subcontractor | No  | No  | echin@mjma.ca                     | Yes |
| Moody Nolan                               | Joseph Taylor        | Prime         | No  | No  | joseph.taylor@moodynolan.com      | Yes |
| Moody Nolan                               | Prudence Bonds       | Prime         | No  | No  | pbonds@moodynolan.com             | No  |
| MW Studios                                | Chris Peacher        | Prime         | No  | Yes | cpeacher@mwsarch.com              | No  |
| Northeast Collaborative Architects        | Synfoni Bailey-Green | Prime         | No  | Yes | sgreen@ncarchitects.com           | Yes |
| OSPORTS dba Osborn Engineering            | Thom Chuparkoff      | Prime         | No  | No  | thom.chuparkoff@osports.com       | Yes |
| P.E.L.A. Design, Inc.                     | Liling Tien          | Subcontractor | Yes | Yes | liling@peladesign.net             | Yes |
| Pendulum                                  | Michaela Simpson     | Prime         | Yes | No  | michaela.simpson@pendulumkc.com   | Yes |
| Perkins Eastman                           | Carolina Cid         | Prime         | No  | No  | c.cid@perkinseastman.com          | Yes |
| PRIME AE Group                            | Daniel Bailey        | Prime         | No  | No  | dan.bailey@primeeng.com           | Yes |
| ReStl Designers, Inc                      | Al Jaber             | Subcontractor | No  | Yes | ajaber@restl.com                  | No  |
| ReStl Designers, Inc                      | Cherlyn Warren-Cary  | Subcontractor | No  | Yes | cmohr@restl.com                   | Yes |
| Rider Levett Bucknall Ltd.                | Leika Wirt           | Subcontractor | No  | No  | leika.wirt@us.rlb.com             | Yes |
| Salas O'Brien                             | Phil Jones           | Subcontractor | No  | No  | phil.jones@salasobrien.com        | Yes |
| Setty & Associates                        | Anthony DiCola       | Subcontractor | Yes | No  | Tonyd@setty.com                   | No  |
| Setty & Associates                        | Michael Lentz        | Subcontractor | Yes | No  | michael.lentz@setty.com           | No  |
| Sheladia                                  | Charles Bergen       | Subcontractor | Yes | No  | cbergen@sheladia.com              | No  |
| Site Resources, Inc.                      | Brian Shadrick       | Subcontractor | Yes | No  | bshadrick@siteresourcesinc.com    | Yes |
| Site Resources, Inc.                      | Sharon Elliott       | Subcontractor | Yes | Yes | sellott@siteresourcesinc.cm       | Yes |
| Sorg and Associates, P.C.                 | Brandon Peters       | Prime         | No  | No  | brandon@sorg.design               | Yes |
| Tejy Inc                                  | Jason Kolenda        | Subcontractor | No  | Yes | sales@tejy.com                    | Yes |
| Tejy Inc                                  | Samad Khan           | Subcontractor | No  | Yes | skhan@tejy.com                    | Yes |
| Thornton Tomasetti                        | Jennifer Greenawalt  | Subcontractor | No  | No  | jgreenawalt@thorntontomasetti.com | Yes |
| VMDO Architects                           | Maggie Thacker       | Subcontractor | No  | No  | mthacker@vmdo.com                 | No  |
| VMDO Architects                           | Michael Spory        | Prime         | No  | No  | spory@vmdo-dc.com                 | Yes |
| Weigand Associates, Inc.                  | Michael Weigand      | Subcontractor | Yes | Yes | mweigand@wainet.net               | Yes |
| Weigand Associates, Inc.                  | Kanika Puri          | Subcontractor | Yes | Yes | kpuri@wainet.net                  | Yes |
| Zest LLC                                  | Xiaodong Zhang       | Subcontractor | Yes | Yes | xzhang@zestllc.com                | Yes |

# **WELCOME**

## **PRELIMINARY DESIGN SERVICES FOR PRINCE GEORGE'S COUNTY BLUE LINE CORRIDOR - FIELDHOUSE**

### **Web Pre-Proposal Conference**

**THANK YOU FOR YOUR INTEREST IN DOING BUSINESS WITH THE  
MARYLAND STADIUM AUTHORITY.**

**THE PRE-PROPOSAL CONFERENCE WILL BEGIN AT 12:00 PM**

- PLEASE PROVIDE YOUR NAME, COMPANY NAME AND EMAIL ADDRESS IN THE CHAT ROOM UPON JOINING THIS CONFERENCE. ALSO, PLEASE INDICATE IF YOU ARE MBE OR SBR CERTIFIED.
- DURING THE PRESENTATION, THE LINES WILL BE MUTED AND QUESTIONS MAY BE SUBMITTED VIA THE CHAT ROOM. THE PHONE LINES WILL BE OPENED FOR ADDITIONAL QUESTIONS AT THE END OF THE PRESENTATION.



## **MARYLAND STADIUM AUTHORITY**

# **Request for Proposals for Preliminary Design Services Prince George's County Blue Line Corridor - Fieldhouse**

## **Pre-Proposal Conference**

*August 14, 2023*

# POINT OF CONTACT

**Yamillette “Yai” Waite**

Maryland Stadium Authority

351 West Camden Street, Suite 300

Baltimore, Maryland 21201

Telephone: 443-602-0681

Email: [ywaite@mdstad.com](mailto:ywaite@mdstad.com)

Ms. Paige Stinnett, Procurement Specialist, will assist with this  
procurement

# INTRODUCTION OF THE PROCUREMENT & PROJECT TEAM



**BRENT MILLER**  
PROJECT MANAGER



**YAMILLETTE "YAI" WAITE**  
ASSOCIATE VICE  
PRESIDENT,  
PROCUREMENT



**NATASHA SPEAKS**  
PROCUREMENT OFFICER



**PAIGE STINNETT**  
PROCUREMENT SPECIALIST



**JENNIFER GIBBS-KEITH**  
EXECUTIVE ASSISTANT II  
PROCUREMENT



**ALTHA WEAVER**  
MBE LIASION











# MARYLAND STADIUM AUTHORITY

- ❖ Established by the Maryland General Assembly in 1986.
- ❖ Original mission was to build, manage, and maintain quality facilities to retain major league baseball, and return NFL to Maryland.
- ❖ Legislation enacted in 1987 approved Camden Yards as the site for the new stadium complex and granted MSA administrative and operational powers.
- ❖ Pursuant to MD Code Ann., Econ. Dev. §10-622, the Authority is authorized, among other things, to prepare studies and design projects for political subdivisions of the State.



# KEY DATES

|    | <u>ACTIVITY</u>                   | <u>DATE (Local Time)</u>                                   |
|---|-----------------------------------|--|
|    | Request for Proposals Issued      | August 4, 2023   |
|    | Pre-Proposal Web Conference       | August 14, 2023 at 12:00 p.m.                              |
|    | Site Visit                        | August 15, 2023 at 10:00 a.m.                              |
|   | Offeror Questions Due             | September 6, 2023 at 1 p.m.                                |
|  | Technical/Financial Proposals Due | October 4, 2023 at 1 p.m.                                  |
|  | Oral Presentations                | October 23 <sup>rd</sup> – October 25 <sup>th</sup> , 2023 |
|  | Anticipated NTP                   | December 2023  |

# SCOPE OF SERVICES

MSA is seeking a highly qualified Architect/Engineer (“A/E”) firm to provide the Preliminary Design Services outlined in Section 3.1 of this Request for Proposal (the “RFP”) for a proposed fieldhouse.

The Field House project is envisioned as a facility that will provide economic benefit to the Client. This is envisioned to include multipurpose courts with ancillary amenities to act as a major tournament destination and youth sports capital of the nation. MSA is currently conducting a market and economic impact study which will establish and refine final programming and scope.

Please refer to **Section 3** of the RFP for the full scope of work.

# MINIMUM QUALIFICATIONS

Please refer to section 2 of the RFP and respond to each criterion.

## **2.1 Offeror Qualifications**

- Been in business for at least five (5) years;
- Is an architectural/engineering firm that has members registered to practice in the State of Maryland;
- Has a minimum of five (5) years of experience in providing design services for government and/or commercial clients;
- Has substantial experience with community involvement during the planning and design phases of a project;
- Has substantial design experience related to the complex construction and renovation of structures located in an urban environment;

# MINIMUM QUALIFICATIONS CON'T.

- Has experience in innovative design methods to meet programmatic goals of building efficiencies, on-time delivery, cost containment, and value engineering strategies;
- Has a minimum of five (5) years of design experience related to the construction of athletic facilities at the collegiate level or above; and
- Has the ability to meet the insurance coverage requirements outlined in the RFP.

**NOTE:** An Offeror meeting these requirements does not guarantee that the Offeror will be deemed responsible or have its Technical Proposal deemed acceptable.

# MINORITY BUSINESS ENTERPRISES

**Minimum overall MBE subcontract participation goal is 40% with the following sub-goals: 7% African-American, 10% Women-Owned. See Key Information Summary Sheet and Section 1.19 of the RFP.**

- ❖ All subconsultants named by the Offeror as part of their MBE Schedule must be certified with the Maryland Department of Transportation (“MDOT”).
- ❖ Offerors’ submissions must also include the MBE subcontractor’s MDOT certification number & NAICS product and service description of work to be performed. MBE form D-1A must be submitted with the Technical Proposal.
- ❖ For information on certified MBE firms, the directory is available at <https://marylandmdbe.mdbecert.com/?TN=marylandmdbe>. Select the MBE Program label at the left side of the website.
- ❖ The Governor’s Office of Small, Minority & Women Business Affairs has issued a Q&A document regarding how to count participation by MBE primes. Information is available on GOSBA’s website (<http://goma.Maryland.gov/Pages/Reporting-Tool-MBE.aspx>).

# PROPOSAL SUBMISSIONS

- ❖ All submissions must be sent electronically. DO NOT send them via email. Use the links provided in Section 1.10 of the RFP.
- ❖ See Section 4 of the RFP for all proposal and submission requirements, including format requirements.
- ❖ Technical Volume:
  - Transmittal letter
  - Title and Table of Contents
  - Executive Summary
  - Offeror Experience and Qualifications
  - Work Plan
  - Bid/Proposal Affidavit (**Attachment A**)
  - Conflict of Interest Disclosure (**Attachment B**)
  - Corporate Profile (**Attachment K**)
  - Corporate Diversity Affidavit and Addendum (**Attachment M**)
  - Capacity Summary Worksheet for Key Personnel (**Attachment L**)
  - Proof of Insurance/ability to meet insurance requirements (**per Attachment G**)
  - MBE Form D1-A “MBE Utilization and Fair Solicitation Affidavit and MBE Participation Schedule” (**Attachment D**)

# PROPOSAL SUBMISSIONS CONT.

## ❖ Financial Volume:

- Pricing Form (**Attachment I**)
- Current Dun and Bradstreet Comprehensive Report
- **Financial Proposal form must be password protected**
- Do NOT include price/financial information in your technical proposal.

# EVALUATION CRITERIA

- ❖ Technical criteria has more weight than Financial criteria. Proposals will be evaluated based on the adequacy of their proposed work plan, Offeror's experience and qualifications, and past performance, among other criteria listed in Section 5.2 of the RFP.
- ❖ The Selection Committee will review the Offerors' Technical Proposals. Firms deemed as meeting all requirements will be ranked and, based on the achieved rankings, selected firms will then be "short-listed" to participate in oral presentations.
- ❖ After oral presentations, firms will be short-listed again. Those firms will be invited to provide a password to their Financial Proposals.
- ❖ Password to the Financial Proposal shall be submitted upon request by the Procurement Officer.
- ❖ Award will be made to the Offeror whose proposal is determined to be the most advantageous, considering technical and financial evaluation factors.



# GENERAL SUBMISSION ISSUES

- Make sure to indicate your availability for oral presentations in your proposal.
- Make sure to use the forms issued with the RFP or its addenda. Outdated forms will be returned for Offeror's correction and could impact overall quality of submission. DO NOT ALTER State issued forms.
- MBE forms need to include both the NAICS code and a description of the work to be performed by the MBE on the project.
- SDAT Compliance – Make sure that your firm is in good standing with the Maryland Department of Assessments and Taxation.

# QUESTIONS

- ❖ **All questions regarding the RFP must be submitted to the Procurement Officer in writing via the link included in Section 1.9 prior to the deadline given for questions in order to receive an official response from the Maryland Stadium Authority.**
- ❖ Only responses provided in writing by the Maryland Stadium Authority will be considered official answers to questions regarding this RFP.
- ❖ Addenda will be posted on eMMA, MSA's website, and will be sent via GovDelivery to everyone who participated in this pre-proposal. Please check your junk/spam folders and update your e-mail settings to ensure that you receive MSA Contracting GovDelivery e-mails.

## Project Location

- Project Address: 9441 Peppercorn Pl, Largo, Maryland 20774



## Potential Programming and Design Details

The Field House project is envisioned as a facility that will provide economic impact to the Client. This is envisioned to include multipurpose courts with ancillary amenities to act as a major tournament destination and youth sports capital of the nation. MSA is currently conducting a market and economic impact study which will establish and refine final programming and scope. The facility is currently anticipated to be 180,000 SF with potential program as outlined below.

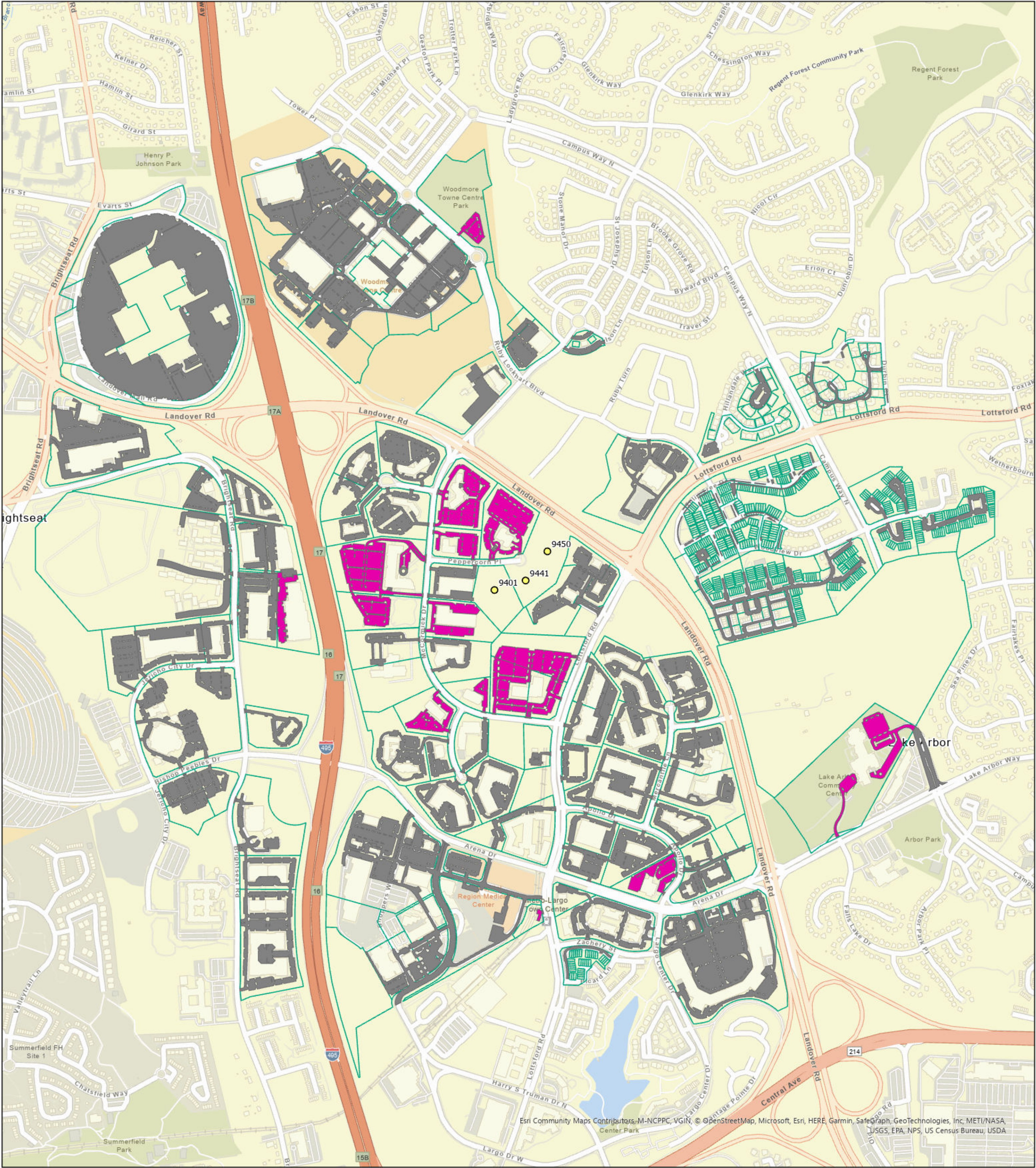
### Potential Programing May Include but not limited to:

- Large entranceway and lobby to accommodate tournament traffic and spectator security screening.
- Ticketing office

- Focus on basketball and volleyball. It is anticipated that approximately 10-12 basketball courts can be accommodated. Basketball Courts will be sized and spaced such that two volleyball courts can be overlaid perpendicular to each basketball court. There should be a championship court with seating.
- The basketball/volleyball space should be laid out so that additional sports can be accommodated including but not limited to:
  - Futsal
  - MMA
  - Gymnastics
  - Pickleball
  - Field Hockey
  - Wrestling
- Associated short- and long-term storage spaces
- Viewing gallery for patrons with the ability to be split into several different viewing areas as required.
- Lockers rooms for Fitness Area.
- Certified Athletic Trainer (ATC) rooms
- Concession area with kitchen, storage, and seating of sufficient size and scope to handle building traffic.
- Meeting rooms
- Administrative spaces for the facility and separate space for tournament offices
- Merchandising space
- Loading dock.
- Facility parking, including code-required handicap spaces.



# Selected Parking Lots



Map No. 20230025  
August 2023

- ReferenceAddresses
- Private or Undetermined Parking Lot
- Public Parking Lot
- Parcels