



Wes Moore  
*Governor*

Michael J. Frenz  
*Executive Director*

Members

.....  
Craig A. Thompson  
*Chairman*

Leonard J. Attman  
Joseph C. Bryce  
William H. Cole, IV  
Lee Coplan  
Maggie McIntosh  
Manervia W. Riddick  
Jodi C. Staloni  
Justin A. Williams

### Addendum No. 3

**To Offerors:**

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

**Date Issued:**

**September 8, 2023**

---

This addendum is hereby made part of the Request for Proposals dated August 4, 2023, as amended, 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. A copy of the questions submitted along with their respective answers, is attached hereto.
2. A copy of the revised Pricing Form (Attachment I), can be accessed via the Share File link below and is attached hereto.

<https://mdstad.sharefile.com/d-s4eddfodf20ee491ab5cf873411ed38a1>

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

---

Yamillette Waite  
Procurement Officer

**End of Addendum 3**

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

**Request for Proposals  
Preliminary Design Services  
Prince George’s County Blue Line Corridor- Fieldhouse  
Questions & Answers**

**Addendum No. 3**

**Action Item**

	<b>Question</b>	<b>Answer</b>
1.	What is the timing for finalizing the market study?	The study is anticipated to be completed in December 2023.
2.	Is the successful Offeror for this phase intended to continue to the Design Phase?	That is the intent, but not a requirement. See Section 1.1 of the RFP, third paragraph.
3.	When will the final construction and project budget be established?	This will be established during preliminary design services phase of the project.
4.	What is the preliminary construction budget?	See Question #3.
5.	Please confirm if storm water management will follow Prince George’s County or MDE requirements.	MDE, however coordination with the county will be required. Procedures will be discussed with the successful Offeror.
6.	Please clarify if Right of Way (ROW) dedication is needed for this project. Based on the picture attached, it seems there is roadway planned to cross the site.	Any future ROW work will be coordinated with Prince George’s County during the preliminary design phase.
7.	When is the scope of the current ongoing feasibility study, and when is that study expected to be completed?	See Question #1.

8.	Will the ongoing feasibility study be shared with the public?	See question #1. The Study will be a public document and will be shared with the successful Offeror.
9.	The virtual pre-proposal conference indicated that a project budget would be finalized after the feasibility study was completed, but that a preliminary budget would be released as an addendum. What is the expected preliminary budget?	See Question #3.
10.	Is net-zero (or any corresponding sustainability goals) anticipated in the project, beyond LEED Silver?	No.
11.	Who will be the building's operator, assuming it is owned by MSA?	The building will be owned by Prince George's County. The operator has not been determined at this time.
12.	What community or public engagement is expected?	It is anticipated that a robust plan to engage the community will be needed. This should be included in the Offeror's proposal.
13.	Please clarify and delineate all the insurance requirements for the Offeror/Prime, any individual consultants, and the Project Team as a collective?	Offeror must meet all insurance requirements set forth in the RFP. Subconsultant's must meet the same requirements. See sample contract included in RFP for additional information.
14.	Do all subs need to meet the same insurance requirements as the prime?	See Question 13.
15.	Are the MBE goals anticipated for the study phase or for the full project scope? The 40% MBE requirement, and the associated sub-goals, are more challenging during the study phase when many of the engineering disciplines have a limited scope of work.	The MBE goals have been established for this RFP, which is strictly for preliminary design services.

16.	As this procurement is for a study, do all projects need to be completed or are studies and projects in design acceptable?	Projects currently in design are acceptable, provided that the Offeror demonstrates that it is qualified to complete the scope of work presented in this RFP by presenting mostly projects that have been completed.
17.	What stakeholders will be involved in the design process?	Prince George's County representatives, local community members and the Maryland Stadium Authority.
18.	Is a site survey and utility designation required during the study period?	Yes.
19.	If the submission includes an associate or design architect, would the associate or design architect need to submit any projects?	Yes.
20.	Per d. Experience and Qualifications (Tab 1), offerors are asked to use SF330 format for resumes and projects. Does the Maryland Stadium Authority want offerors to use the full SF330 (sections A through H/I) to present qualifications or just the sections mentioned	The Offeror must use the sections mentioned in Section 4.3.d of the RFP.
21.	Scope of Work sections 3.3, 3.4, and 3.5 are referenced throughout the RFP and attachments. Will these sections be released by addendum?	Reference to 3.3 on page 26 of the RFP should read 3.1.  Please see revised Attachment I - Financial Proposal Form. See included sample contracts to the RFP (Attachments G and H) for more information.

22.	For this RFP should we only provide the fee proposal for the preliminary design services? If so, what is the budget for the preliminary design services?	Yes. MSA is not releasing the preliminary design budget at this time.
23.	What is the total construction budget for the project?	See Question #3.
24.	Do the MBE percentage goals have to be met for both the preliminary design services and the design and construction services?	Yes.
25.	How will fees be negotiated for the design and construction services?	Please see revised Financial Proposal Form included in this RFP.
26.	The RFP calls for an “Archaeological Impact Analysis”. Does that mean they want a Phase IA which is background research to assess the archaeological potential of the property, i.e. high, moderate, or low potential for archaeological resources? Or do they also want, at this stage, a full Phase I survey which would involve subsurface testing which would provide definitive information about archaeological resources presence or absence?”	Impact analysis only. Phase I may be required based on the findings of the initial analysis.

27.	It was noted during the pre-proposal conference that permitting activities (except storm water) will go through the State. As such, can MSA confirm that Prince George's County Fire Protection Engineering Design Evaluation (FPEDE) requirements do not apply to the project?	Permitting and inspections will be handled by MSA's third party consultant however we will use the local requirements to determine the codes applicable to the project.
28.	Is the intent for parking to be structured or surface?	Options to be investigated in the preliminary design phase, procured by this RFP.
29.	Is the expectation to evaluate the parking two design options during this phase of work?	Yes.

**REQUEST FOR FINANCIAL PROPOSAL  
PRELIMINARY DESIGN SERVICES**

**FINANCIAL PROPOSAL FORM  
Preliminary Design Services- Prince George's County Blue Line Corridor -  
Fieldhouse**

<b>DESCRIPTION OF ITEM &amp; AMOUNT (In Written Words)</b>	<b>AMOUNT</b>
1.0 Preliminary Design (Scope of Work Item 3.1) at:	\$ -
Phase Specific A/E Reimbursable Allowance	\$ -
<b>Sub-total:</b>	\$ -
Owner Allowance (equal to 15% of sub-total)	\$ -
<b>Total:</b>	\$ -
2.0 Project Design (Scope of Work Item 3.2a through 3.2e)	
PERCENTAGE RANGE IF COST OF WORK IS:	
Up to \$100 million	%
\$100 million to \$125 million	%
\$125 million to \$150 million	%
\$150 million to \$175 million	%
\$175 million and above	%
3.0 Construction Administration (Scope of Work Item 3.2e)	
PERCENTAGE RANGE IF COST OF WORK IS:	
Up to \$100 million	%
\$100 million to \$125 million	%
\$125 million to \$150 million	%
\$150 million to \$175 million	%
\$175 million and above	%

*Financial proposals evaluated on the amount included in Item #1 (Preliminary Design) and an analysis of the percentages included in Item #2 (Project Design) and Item #3 (Construction Administration)*

**Submitted By:**

\_\_\_\_\_  
(Company)

\_\_\_\_\_  
(Typed Name & Title)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)





**REQUEST FOR FINANCIAL PROPOSAL  
PRELIMINARY DESIGN SERVICES**

**WORK TASK DURATION**

**Prince George's County Blue Line Corridor - Fieldhouse**

<b>START</b>		<b>COMPLETE</b>	<b>NUMBER OF MONTHS</b>
Notice To Proceed	to	Preliminary Design	
Preliminary Design	to	Schematic Design	
Schematic Design	to	Design Development	
Design Development	to	Construction Documents (50%)	
Construction Documents (50%)	to	Construction Documents (70%)	
Construction Documents (70%)	to	Construction Documents (95%)	
Construction Documents (95%)	to	Construction Documents (100%)	