



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
Artis G.
Hampshire-Cowan
John P. Hussman, PhD
Maggie McIntosh
Manervia W. Riddick
Jodi C. Staloni
Justin A. Williams

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. 2

**To Offerors: Request for Proposals
Preliminary Design Services
Ocean City Phase 2 – Indoor Outdoor Sports Complex**

Date Issued: August 9, 2024

This addendum is hereby made part of the Request for Proposals dated July 9, 2024, 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 regarding this RFP, along with their respective answers, is attached hereto.
2. Information regarding the two additional potential sites is listed below:

Site 2 (Taylor):

It is located approximately just off of route 50, about 2.5 miles west of the Decatur site. It consists of 150 acres – 116 acres are currently cleared and being farmed and the remaining is forest. There is water and sewer access approximately 4,000 feet from the site.

Site 3 (Routes 589/113):

It is located just off of route 113, about 3 1/4 miles north of the Decatur site, near the intersection with route 589. It consists of 147 acres – 117 acres are currently being cleared and farmed, and the remaining is a forest area. There is water and sewer access approximately 2,000 feet from the site.

3. An updated Attachment H – PRICING FORM is attached hereto, and can be accessed following the link below:

<https://mdstad.sharefile.com/d-sc27e3862d7414a92997215956d4dc737>.

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


Christian Kramer
Procurement Officer

Attachments

Addendum No. 2 - Line Item 1

Request for Proposals Preliminary Design Services Ocean City Phase 2 – Indoor Outdoor Sports Complex

Questions & Answers No.1

	Question	Answer
1.	Are the other two sites identified and if so, what information is available?	See Addendum #2 for information related to the other two sites.
2.	Can you further define the expectations for the deliverables package?	Refer to Section 3.3.4 of the RFP
3.	Is there a budget for the preliminary design?	No.
4.	Is there a schedule for the deliverables?	No.
5.	The RFP indicates that three sites will be reviewed in the course of the study and brought to the preliminary design level. Without knowing what the three sites are, it is challenging to provide pricing for the wide range of site due diligence required, including traffic, geotechnical, environmental, archeological, etc. For the purposes of the pricing, can it be assumed that all three sites are similar in size, location and physical characteristics such that the costs for each site would be similar to the identified site?	Site #1 was provided in Addendum #1. Information related to the other two sites is provided in Addendum #2.
6.	Section 3.4 Scope of Work – Lists the Scope of Work to include, SD's, DD's, CD's, Bidding & CA, but NOT the Preliminary Design Phase?	Refer to Section 3.3 for the Preliminary Design Phase Scope of Work.

	Question	Answer
7.	Attachment F – Staffing Plan. Please confirm the scope of services indicated on Attachment F is repeated for ALL 3 sites.	Confirmed.
8.	Attachments A, B, C, D – All of these forms indicate “Preliminary Design Phase Services”. Please confirm if each Offeror’s fees should only include the Preliminary Design Phase Services, OR.....Preliminary Design Phase + SD’s,DD’s ,CD’s , Bidding & CA.	Refer to revised Attachment H – Pricing Form provided in Addendum #1.
9.	W/MBE Participation – Does the 25% goal and the sub-goals need to be met in the Preliminary Design Phase or just in the (aggregate) combination of ALL Phases?	The advertised MBE subcontracting goal was established for the preliminary design phase only.
10.	Minority Participation – Can VSBE’s contribute to the total 25% W/MBE partition goals? OCMI participated in the Study Phase and are a VSBE. Can they participate in Phase 2?	For this RFP only an MBE subcontractor participation goal was established. VSBE are encouraged to participate on the project; however, only the participation of MDOT certified MBE firms can count toward the MBE goal(s).
11.	Please clarify on items that should be and should not be covered under the allowance for reimbursable expenses: travel, food, accommodations, permit fees, prints etc.	Refer to Attachment G Sections 3.3 & 3.4 of the RFP.
12.	Please clarify if we are doing Geotech and Survey for all three sites during the 15% SD phase, prior to site selection?	Refer to Section 3.3 of the RFP which is applicable for all (3) sites.
13.	Can you please clarify the LEED/Sustainability scope and rating target (i.e. Certified, Silver, Gold or Platinum)? We see request for key personnel but no related scope.	To be determined during the Preliminary Design effort.

	Question	Answer
14.	For the staffing plan, do you only want hours for our key staff or should we include hours for all classifications even if their resumes are not included for an accurate hour's chart?	Refer to Section 4.3.5 of the RFP.
15.	Is the Architecture team to provide the CPM Schedule? This is typically provided by the GC or CMaR.	Refer to Section 3.3.2 & 4.3.5 of the RFP.
16.	Have you identified either of the other 2 sites and are there any site plans available for the one site that is identified. Did they do a wetlands delineation or a Forest Stand Delineation as part of any of the early due-diligence?	Please refer to Question #1.
17.	How might we price the two sites that have not been identified?	Please refer to Question #1.
18.	Is there a cap on hourly rates or the multiplier for labor rates that MSA prefers?	No.
19.	Will the owner provide the site and utility survey?	No.
20.	Shall we assume that there will be existing utility connections to the site including storm, water, and sanitary sewer, and dry utilities? If not, will design of the utilities outside of the site be included or additional to this project?	This is to be determined during the Preliminary Design effort.
21.	Will there be public roadways connected to the site? If not, will roadways or public improvements be included or additional to this project?	This is to be determined during the Preliminary Design Effort
22.	The site size is assumed to be 45 acres maximum?	Site information is provided in Addendum #1 & #2.

	Question	Answer
23.	Regarding the MBE/WBE goals (overall and sub goals), are those percentages only applied to the preliminary design phase, or are we able to project those for design/CA phases as well?	The advertised MBE subcontracting goal was established for the preliminary design phase only.
24.	Addendum #1 removed the potential identification of sites #2 & #3 while also providing a revised fee sheet that includes sheets for sites #2 & #3; with only 1 known site at this time, is MSA expecting pricing for sites #2 & #3?	Correct.
25.	Section F of the 330 requests (4) projects from both the athletic facility consultant and athletic playing surface consultant. If the same consultant is handling both services, do they need to show a total of (8) projects, or would (4) projects satisfy both needs? Similarly, there is a requirement for the mechanical engineer and electrical engineer to show (1) project each; assuming both the mechanical engineer and electrical engineer worked on the same project, would showing only (1) project suffice?	Refer to Section 4.3.4.d as it relates to Sample Projects.
26.	Is the budgeted design fee by MSA intended to be \$900,000 for this phase as denoted on the MSA website's project page?	No.
27.	Is there an expectation for completion date of Preliminary Design Services in terms of project schedule? i.e. Six Months?	This is to be determined by the Offeror.

	Question	Answer
28.	Are the consultants that were included in the feasibility study precluded from pursuing the preliminary design services?	No.
29.	Town of Ocean City (TOC) identified three potential site, does the preliminary A/E design include for all three sites or are we expecting the TOC to narrow down the site to one location at the time of project award.	The Scope of Work per Section 3.3 of the RFP applies to all (3) sites.
30.	You mentioned that there are three sites to be reviewed and that the design should be completed to 10-15% SD. Do you intend to bring all three sites to this level of completion or select a site during the process?	Please refer to Question #29.
31.	Please confirm that all due diligence: archeology, environmental, geotechnical, etc. are to be completed for all three sites.	Correct.
32.	Section 1.20.8.c indicates the requirement to have executed sub-consultant agreements within 10 days of notice of award, which is typically prior to the execution of the prime agreement. How can we meet this requirement without an executed prime agreement in place?	Please refer to COMAR 21.11.03.10 for details, specifically COMAR 21.11.03. B.(2)(a) and (b). To satisfy the requirement stated in Section 1.20.8.c of the RFP, for each proposed subcontractor, Offerors must submit a statement of intent signed by the Offeror and the proposed subcontractor, and a copy of the final form of the subcontract agreement containing all necessary terms – including pricing; that the Offeror and the proposed subcontractor will execute if and when the Offeror is awarded the prime contract. A blank template of the subcontract agreement will not suffice.

End of Addendum No. 2 - Line Item 1

Attachment A.1

**Request for Financial Proposal
Preliminary Design Services
Ocean City Phase 2 – Indoor Outdoor Sports Complex**

Financial Proposal Form Site #1 - ADJACENT TO STEPHEN DECATUR HIGH SCHOOL

DESCRIPTION OF ITEM & AMOUNT (In Written Words)	AMOUNT
1.0 Preliminary Design (Scope of Work Item 3.3)	\$ -
Phase Specific A/E Reimbursable Allowance	\$ -
Sub-total:	\$ -
Owner Allowance (equal to 15% of sub-total)	\$ -
Total:	\$ -
2.0 Project Design (Scope of Work Item 3.4.1 through 3.4.4)	
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 3.4.5)	
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 will be evaluated based 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
Ocean City Phase 2 – Indoor Outdoor Sports Complex**

Financial Proposal Form Site #2 - Taylor

DESCRIPTION OF ITEM & AMOUNT (In Written Words)	AMOUNT
1.0 Preliminary Design (Scope of Work Item 3.3)	\$ -
Phase Specific A/E Reimbursable Allowance	\$ -
Sub-total:	\$ -
Owner Allowance (equal to 15% of sub-total)	\$ -
Total:	\$ -
2.0 Project Design (Scope of Work Item 3.4.1 through 3.4.4)	
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 3.4.5)	
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 will be evaluated based 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
Ocean City Phase 2 – Indoor Outdoor Sports Complex**

Financial Proposal Form Site #3 - Routes 589/113

DESCRIPTION OF ITEM & AMOUNT (In Written Words)	AMOUNT
1.0 Preliminary Design (Scope of Work Item 3.3)	\$ -
Phase Specific A/E Reimbursable Allowance	\$ -
Sub-total:	\$ -
Owner Allowance (equal to 15% of sub-total)	\$ -
Total:	\$ -
2.0 Project Design (Scope of Work Item 3.4.1 through 3.4.4)	
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 3.4.5)	
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 will be evaluated based 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
Ocean City Phase 2 – Indoor Outdoor Sports Complex**

WORK TASK DURATION

START		COMPLETE	NUMBER OF MONTHS
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%)	