



Redevelopment Authority
of Prince George's County

Stephen J. Paul
Executive Director



Angela D. Alsobrooks
County Executive

9200 Basil Court, Suite 504 | Largo, Maryland 20774 | Office: 301.883.5300 | Fax: 301.883.5291

RFP NO. 2021 - 03

Redevelopment of the Former Hospital Site located at 3001 and 3005 Hospital Drive Hyattsville, MD 20785

ADDENDUM NO. 2
08/16/2021

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. This addendum is hereby made part of the contract documents of which explains and/or corrects the original document. The following are questions received through August 16th, 2021.

1. Q – Can you identify what local entity means, Is it PG County or state?
A – Local is Prince George's County.
2. Q – Are there any surveys, property condition surveys, or environmental assessments for the property?
A – All of the environmental studies will be posted to the website.
3. Q – Please define minority Business? Are women owned businesses included?
A – Woman owned businesses are included. The Minority Business Enterprise definition will be posted to the site.
4. Q – Are there any traffic or transportation studies?
A – Yes, there was a preliminary statement of traffic impact that was completed and will be posted to the site.
5. Q – Has a condition/structural analysis of the garage been done?
A – No, there has not been any condition analysis performed on the garage structure.





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6. Q – Do women and minority owned business have to be Prince George's County based?
A – No, they will count as MBE's even if they not located in Prince George's County.
7. Q – Do all team members have to complete the certifications and affirmations or just the developer?
A – Only the lead developer must complete the certifications and affirmations.
8. Q – Has there been meetings with the community organizations on the concept plan?
A – Yes, there has been a series of four community meetings where the concept plan was presented and discussed. We included formal comments from the Town of Cheverly as an attachment in the RFP.
9. Q – If you are a minority-based business based in DC does that count?
A - Yes, the local/minority participation requirement is either/or. Credit will be given if the entity is either a local entity or minority entity.
10. Q – Are there any as-built records of the existing site infrastructure in the buildings?
A – There are no current existing site infrastructure records.
11. Q – Are the good standing certificates required for all team members or just the lead developer?
A – Just the lead developer.
12. Q – Are there geo-technical reports, soil borings, underground utility maps?
A – All of the current environmental reports will be posted to the site.
13. Q – What is meant of re-use of existing on-site materials
A – Demolition and grading materials.
14. Q – Can you provide a list of community contact group information.
A – The major community group is the Town of Cheverly. Any questions regarding community groups can be addressed to Councilmember Jolene Ivey. Her email is: jivey@co.pg.md.us.
15. Q – Is there a boundary survey?
A – We have posted the deed plot which provides the parcel outline based on land records.





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16. Q – Has there been any contact with the Board of Education regarding school capacity?
A – No, that will be part of the entitlement process.
17. Q – Can you clarify the resume requirements of the development team?
A – Key staff is limited to two pages. Firms can provide more pages as necessary.
18. Q – How will the public road and infrastructure/utilities, etc. be handled? Will there be county assistance?
A – The build out of the public infrastructure should be part of the proposal. Any request for county assistance should also be placed in the proposal.
19. Q – Does the plan shown indicate below grade parking?
A – No, the concept plan only identifies above grade parking.
20. Q – Does the RDA have a preference for residential product type?
A – We would like to see a mix of homeownership and rental. There could be a senior component. There is no preference for a particular type, but we would like to see a variety residential types.
21. Q – Have we spoken with WSSC regarding the long-term use of the water tower?
A – We are in the process of gaining clarification from WSSC and will post the determination once we receive it.
22. Q – MBE Participation – Is it the RDA goal for 40% equity participation related solely at the ownership/development participation or the entire team?
A – It is for ownership of the entire project, including future phases. The 40% is a goal and not a minimum standard.
23. Q – Do we expect the cell towers to stay?
A – No, the current cell tower leases are not long-term.
24. Q – Has there been any discussion with State Highway Administration regarding Route 201 or 202/BW Parkway intersections?
A – There have been no specific discussions to date.





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25. Q – Can you elaborate on expectations for Metro connection?
A – Please provide all ideas regarding connectivity into your responses.
26. Q – Are there any buffers that need to be maintained?
A – Yes, there are currently buffers in place that need to be maintained.
27. Q – Is there an update on the potential move of the County health department and the inclusion of that acreage?
A – There is no update. Proposals should plan for the health department building and garage to stay. But proposals can include development of the health department parcel in future phases.
28. Q – Can you explain the discrepancy between the area cross-hatched in RFP as the focus of the solicitation, versus the area where the consultant had included in its work?
A – The Deed Plot will be posted to the site which shows a more accurate project outline. The Deed Plot will replace the site figure posted in the RFP.
29. Q – Are SDC fixture counts available?
A – No. Fixture counts will need to be done prior to demolition.

End of Addendum No. 1

