



Redevelopment Authority
of Prince George's County

Stephen J. Paul
Executive Director



Angela D. Alsobrooks
County Executive

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RFP NO. 2021 - 03

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

ADDENDUM NO. 03

8/27/21

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 Aug 27th.

1. Q - Please post the floor plans of the Hospital Building to your website.
A – Yes, the floor plan will be posted.
2. Q - Can the RDA arrange another tour of the property?
A – A second tour of the property is not being considered at this time.
3. Q - How is the RDA calculating the 40% equity participation? Is the RDA calculating the potential fee of local and MBE firms who are members of the development team toward the 40% equity participation? In other words, if 40% of the total development cost is awarded to a local or MBE business, have we reach the RDA's goal?
A – The equity participation goal is calculated by adding up the percentage ownership of the project by firms that are local and/or MBE's. Ownership in later phases of the project will count towards the 40% equity participation goal. Firms working for the development team on a consulting basis do not count towards the equity participation goal, but they do count towards the Development Team MBE/Local Participation in the Evaluation Criteria.
4. Q - Is there a boundary survey for the entire site that can be shared?
A – The deed plot has been posted to the site which shows the site boundary,





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5. Q - The Deed Plot published shows the Mosaic Printing property as being included in the RFP. Please confirm whether the Mosaic Printing property has been added to the scope of the RFP.
A – An updated deed plot (filename: RFP No. 2021-03 Deed Plot (8.27.21).pdf) has been posted to the site. The Mosaic printing property is not part of the scope of the RFP.

6. Q - Please detail the lease expiration dates and any applicable renewal clauses for the two cell towers and the WSSC water tank on the hospital property.
A –The RDA will have the option to terminate the water tank cell tower lease and one of the ground level cell tower leases within two years. The 2nd ground level tower is a county owned public safety tower and we are looking into options. However, our goal is to make that entire parcel available for development.

End of Addendum No. 3

