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RFP NO. 2021 – 04

Forestville Road Townhome Smart Community
Development of a 32 Acre Site located at Forestville Road and Suitland Parkway

ADDENDUM NO. 04

9/16/2021

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 the final list of questions and answers that will be posted for this RFP.

1. Q – Please confirm that the site is currently accessible from Suit Rd. Some documents in the RFP indicate site access, while the site survey in Exhibit B-3 (Soltesz LLC, May 2021) appears to indicate that an extension of Suit Rd. across adjacent private property maybe required to access the developable southern portion of the site.

A - The site is not accessible directly from the Suit Road Public Right-of-Way which ends before the property. It is accessible via a Use in Common for Ingress/Egress as shown on the mentioned exhibit (the Liber/Folio for the legal documents are listed). The access path appears to have been a concrete “road” at one time but the “road” seems to have been removed.

2. Q – The RFP notes a misalignment of Penn Belt Dr. and the primary eastern access of the site. Given the proposed volume of development on the subject property, alignment and even signaling may be required. Would that be the responsibility of the team that wins the award, or would Prince George’s County provide the required interchange? Note that some right-of-way or other taking of adjacent property may be required to achieve alignment.

A – The respondent should place a plan into the submission in their opinion that will best address any misalignment issue.





Redevelopment Authority of Prince George's County

Stephen J. Paul
Executive Director



Angela D. Alsobrooks
County Executive

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3. Q – Does the farmhouse noted as “historic” have official historic designation? If so, will modifications to the site trigger historic review of the development plan?

A – There is no official designation of significance. It is a reference to the location of the original farmstead.

4. Q – Does the County have any first-time homebuyer programs that alleviate or eliminate the need for PMI?

A – The County does have programs to assist first-time homebuyers in various ways including down payment assistance and counseling.

5. Q – Has the County identified design- and construction-related workforce development programs that align with the aspirations of this project and that might be considered for proposals?

A – The RFP outlines points that will be awarded to proposals that include the use local and minority firms within the respondent’s development framework.

6. Q - Can you provide some examples of issues that have come up with regard to utility coordination with the private developer’s construction that you would like to avoid in future collaborative projects?

A - It is important to have a clear project plan and timeline in place so Pepco’s standard utility service design schedule and the microgrid developer’s schedule can be layered into the community developer’s schedule. This allows activities to occur simultaneously, when possible, and can be scheduled separately when more space is needed or when activities need to occur in a linear manner. Also, it is important to finalize the site design in coordination with Pepco and the microgrid developer, so any energy assets are appropriately located and the easements to those assets are identified.

7. Q - What on-going access will Pepco require after completion?

A - Pepco will require standard utility easements to the electricity distribution system, i.e., underground cabling, and any other energy storage systems, like batteries. The microgrid developer or other entity responsible for managing any electricity generation assets will also require access to those systems. Unique easements for each type of energy system will be necessary.





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8. Q - Will back-up batteries need to be accessible, and if so, can they be mounted outside the volume of the home? Could they be roof-mounted or are they required to be at or near grade? How much space will be required per battery, including clearance?

A - Back-up batteries will need to be accessible, and it is best practice to be outside the home at grade. Batteries range in size, but for this application for a townhouse cluster it is fair to estimate a concrete pad 3 feet square.

9. Q - What clearances are required around electrical meters?

A - Electrical meters that measure energy use require a minimum clearance of 2 feet in all directions. Electrical transformers require a 10-foot clearance in all directions.

10. Q - Will special access be required to the home's electrical panels?

A - Access to the home's electrical panels will be necessary if solar photovoltaics are tied in to that premise. This is necessary for initial installation and for any necessary maintenance.

11. Q - Are there other house-mounted shared utility elements that need to be planned for and accommodated?

A - The final design for the community has yet to be determined. However, at this time, it should be assumed solar photovoltaics will be installed on some townhome rooftops and electric vehicle chargers will be installed at all homes.

12. Q – During the pre-proposal workshop, reference was made to the potential to aggregate adjacent sites as part of this project. Has the county explored options to gain control of any adjacent properties?

A – The RDA is still in process of exploring the potential aggregation of adjacent properties.

13. Q – Would special exceptions be required to build some of the units in narrower/ smaller configurations? If so, would the County provide support in-terms of facilitating / expediting the zoning exception process?

A – The proposed zoning for that site is RSF-A. However, if the respondent submits a proposal with different unit specifications, then a zoning variance case and protocol should be entered as part of the plan.

End of Addendum No. 4

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