



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 2022-03

Fee Based Real Estate Developer for the Development and Construction of a new full-service hotel and meeting center and free-standing multi-level parking garage facility within the Towne Square at Suitland Federal Center Subdivision

Questions and Answers

ADDENDUM NO.6 **08/19/2022**

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 16, 2022,

1. *Q-Could the two parcels be located in a larger site plan so that the exact location could be identified? Could you share any CAD files of the site?*

A: Please see the file labeled " Block J Plans" uploaded to this portal.

2. *Q-What plans were submitted for the Preliminary Plan of Subdivision and Special Permit that will be approved by M-NCPPC on 9/30? Could we get access to these drawings?*

A: Please see the Preliminary Plan of Subdivision files labeled with the prefix " Phase 4" and uploaded to this portal. The Special Permit and Plans have not been accepted by MNCPPC, are currently being revised, and will be uploaded pursuant to a subsequent Addendum.

3. *Q-Please confirm that the intent of a "Fee-Based Developer" means that RDA will be responsible for the capitalization of the entire project at the direction of the developer and its business plan while the developer manages and operates the hotel and garage.*

A: The capitalization plan has not been finalized. The final capitalization and financing plan will be determined after selection and discussion and consultation with the selected developer. The developer will manage and operate the hotel, but the garage will be publicly managed and operated.

4. *Q-If Item #3 is incorrect, then does RDA expect to find its own operator for the publicly owned garage?*

A: The garage will be publicly owned and operated.

5. *Q-We understand that as the developer, we will be helping to secure financing for a fee, but please confirm that RDA will be the borrower for any financing.*

A: The RDA or a related entity would be the borrower.

6. *Q-Who will pay for the development team (e.g., Architect, Sustainable Design Consultant, GC, etc.)?*

A: This will be negotiated with the selected developer.

7. *Q-Is there an ability to obtain a construction loan with the existing encumbered bond? Could you share the bond documents that provide information about the encumbrances and covenants? What is the bond balance today?*

A: The Bond Documents will be provided and uploaded under a separate addendum. The current outstanding balance is – \$43,813,857 (P/I -\$27,500,000/\$13,313.857).

8. *Q-LEED Gold is difficult to achieve for hotels (there are only about 5 LEED Gold hotels in DC) – what happens if the hotel only achieves LEED Silver?*

A: LEED Gold is the goal, and we will work together with the selected developer to achieve that goal. If the goal is not achieved, there will not be a penalty on the developer.

End of Addendum No. 6

www.princegeorgescountymd.gov/RDA/

