

Addendum I | May.07.2025 | Edgewater RFP Question and Answers

Submitted Questions	Answer
Please advise if the design team members who completed the schematic design provided in the RFP documents are precluded from participating in this solicitation.	The teams who participated in the design are welcome to respond to this solicitation directly or as part of a partnering firm.
Is there a sample contract available? Please provide a copy of the sample contract that will be utilized for this project.	We do not have a sample contract to provide at this time. Suggest viewing Attachment C as a precedent example of a scope of work.
With new tariffs regularly going into effect, we are already seeing price increases and subcontractors holding their pricing only through the day of the bid. As these are unforeseen at the time of the bid, is the Owner instituting language into the contract to provide provisions for cost and/or time increases?	A GMP for the entire project is not required at this stage. Offerors should provide an initial budget breakdown based on the current schematic design and their proposed approach. A phased GMP approach is encouraged, with an initial GMP for pre-construction/design services and a final GMP established after design refinement and pricing stabilization. The Resilience Authority will provide a bid sheet template to guide submissions. The cost breakdown should include design fees, contractor fees, general conditions, contingencies, and allowances tied to verifiable market indices or specific risk categories.
Since cost breakdown pricing is due with this submission, please advise if the proposal due date can be extended an additional 2 weeks to allow enough time for trade subcontractors to provide pricing on current design document plus any proposed design enhancements/modifications.	We are not considering an extension at this time.
Please confirm if the five design firms that helped prepare the schematic design documents can be part of a design/build team that competes for award.	The teams who participated in the design are welcome to respond to this solicitation directly or as part of a partnering firm.

Addendum I | May.07.2025 | Edgewater RFP Question and Answers

Submitted Questions	Answer
Please provide copies of all schematic design CAD and/or REVIT files for use by all firms during proposal development.	This will be provided. Please note that the design included with the RFP is intended to serve as a framework and point of reference—not a prescriptive or final solution. Through this RFP, the Resilience Authority is seeking a comprehensive design-build approach. Offerors are encouraged to evaluate the existing design and propose thoughtful enhancements that align with the project's goals and better serve the evolving needs of the Edgewater community. This may include the building's layout, systems, site integration, or programmatic elements, as long as such proposals maintain feasibility and are well-justified within the overall project scope and budget.
Please provide all available as-built drawings of the existing facility. Include the drawings of a similar building with the same owner as described in the structural narrative.	There are no existing as built drawings to the building. A building scan was completed to start the schematic design of the building and is the best data DPW has.
We would like to visit and walk the site. Please advise when a site visit is available. Please provide a copy of the presentation from the pre-submission conference.	Tuesday May 6th from 2 to 4 pm.
Are there any Minority Business Enterprise (MBE) subcontracting requirements?	The Resilience Authority will follow its approved procurement policy, which can be found here . While MBE participation and prevailing wage commitments are not mandatory, we strongly encourage Offerors to consider including them as part of their proposals. These factors will be evaluated as part of the overall review process, and thoughtful inclusion of such commitments may strengthen the competitiveness of a submission. Please refer to the full procurement policy for additional guidance. If further clarification is needed, feel free to contact us directly.

Addendum I | May.07.2025 | Edgewater RFP Question and Answers

Submitted Questions	Answer
Will the project be subject to a prevailing wage? If yes, please provide the applicable wage determination.	The Resilience Authority will follow its approved procurement policy, which can be found here . While MBE participation and prevailing wage commitments are not mandatory, we strongly encourage Offerors to consider including them as part of their proposals. These factors will be evaluated as part of the overall review process, and thoughtful inclusion of such commitments may strengthen the competitiveness of a submission. Please refer to the full procurement policy for additional guidance. If further clarification is needed, feel free to contact us directly.
Is a bid bond required?	No.
Do any liquidated damages apply to the project?	Liquidated damages are not defined at this stage of the procurement process. However, as the project advances into final contract negotiations, provisions related to project schedule, performance expectations, and potential damages for delay may be considered and incorporated as appropriate. The Resilience Authority's goal is to partner with a team that demonstrates proactive communication, sound project management, and a commitment to staying on schedule and within budget. We are open to proposals that address schedule assurance measures and risk management strategies, and we encourage Offerors to clearly identify any contingencies or assumptions related to project timelines in their submissions.
Please provide the insurance requirements that apply to the contractor.	The selected Contractor will be required to purchase and maintain, for the duration of the contract, the appropriate insurance coverages as specified by the Resilience Authority. This includes, but is not limited to: Comprehensive General Liability Insurance and comprehensive automobile liability insurance. The Contractor must provide the Resilience Authority with certificates of insurance evidencing the required coverages prior to the start of any work. Additionally, the Contractor shall notify the Authority in writing at least 30 days in advance of any cancellation, material change, or intent not to renew any of the required insurance policies. These requirements are intended to ensure adequate protection for all parties involved and may be further defined during contract negotiations.

Addendum I | May.07.2025 | Edgewater RFP Question and Answers

Submitted Questions	Answer
RFP response is limited to 10 pages. Please specify the minimum font size and type.	Time New Roman. No less than 11 point.
Please clarify the intent of the cost breakdown/GMP. Will a firm-fixed price contract for all design, permitting, construction, and FF&E be awarded for this amount? Or will the GMP be finalized at the end of the design phase?	A GMP for the entire project is not required at this stage. Offerors should provide an initial budget breakdown based on the current schematic design and their proposed approach. A phased GMP approach is encouraged, with an initial GMP for pre-construction/design services and a final GMP established after design refinement and pricing stabilization. The Resilience Authority will provide a bid sheet template to guide submissions. The cost breakdown should include design fees, contractor fees, general conditions, contingencies, and allowances tied to verifiable market indices or specific risk categories.
Please provide the preliminary LEED scorecard discussed under the sustainability section of the Schematic Design Narrative.	LEED certification is encouraged but not mandatory. Offerors may propose strategies to achieve LEED Silver certification using v4.1 or other sustainability enhancements, including net-zero energy strategies. Costs associated with LEED certification, if pursued, should be included in the proposal as a value-added enhancement. The Resilience Authority is particularly interested in incorporating sustainability principles, such as improved site accessibility, stormwater management, landscaping, and environmental features, as well as 'make ready' strategies for ground-mounted solar and EV charging infrastructure.
Is any hazardous material abatement anticipated? Will a hazardous material survey need to be performed?	Demolition documents, including MEP systems, are expected to be included by the design team. Offerors should assume full roof deck replacement in their GMP proposals, including unit costs for adjustments based on actual conditions during demolition. A hazardous material survey may be required during the preconstruction phase, and Offerors should include assumptions and recommendations for conducting this survey. If hazardous materials or well abandonment are identified, they may be considered changes in scope, and Offerors should include contingencies for these potential tasks in their proposals

Addendum I | May.07.2025 | Edgewater RFP Question and Answers

Submitted Questions	Answer
Who will provide and install the FF&E? Should these costs be included in the price proposal? Please provide a list of required interior and exterior equipment and furnishings that are not already provided in the architectural narrative.	Under this RFP, the Project Team will engage an Offeror to deliver a comprehensive, turn-key solution that encompasses all aspects of design, permitting, and construction. The Offeror will be responsible for providing, but not limited to, the following: Site design, that will address all local, county, and state regulations, and obtain all required permits; Construction management and execution, including all on-site work, temporary utilities during construction and furniture, fixtures and equipment (FF&E) including procurement, installation, and coordination; Move-in logistics and support to ensure smooth transition and operational readiness working in close coordination with County staff.
The existing metal roof decking may need to be replaced per the architectural and structural narratives. Please confirm this will be considered a change condition if required.	We expect that a significant portion of the existing roof deck is corroded and will likely require full replacement. We recommend that Offerors structure their GMP proposals to assume full roof deck replacement, while also including clearly defined unit costs to allow for adjustment should portions of the deck be found suitable for reuse. This approach supports transparent and flexible negotiations, enabling the project team to capture potential savings if actual conditions during demolition differ from expectations.
Who is responsible for paying the LEED certification fees?	LEED certification is encouraged but not mandatory. Offerors may propose strategies to achieve LEED Silver certification using v4.1 or other sustainability enhancements, including net-zero energy strategies. Costs associated with LEED certification, if pursued, should be included in the proposal as a value-added enhancement. The Resilience Authority is particularly interested in incorporating sustainability principles, such as improved site accessibility, stormwater management, landscaping, and environmental features, as well as 'make ready' strategies for ground-mounted solar and EV charging infrastructure.
The existing well may need to be grouted/abandoned per AAC standards as stated in the civil narrative. Please confirm this will be considered a change condition if required.	At this time, the specific requirements related to the existing well—including whether it must be grouted or abandoned per Anne Arundel County standards—remain to be confirmed and may be further defined through coordination with the County during the design process. Offerors are encouraged to include reasonable assumptions in their proposals and may propose contingencies or allowances to address such potential scope items. The Resilience Authority does not intend to penalize Offerors for conditions beyond their control and welcomes proposals that demonstrate proactive risk management, transparency, and flexibility. If the abandonment of the well is ultimately required, it may be considered a change in scope depending on final project requirements and regulatory direction.

Addendum I | May.07.2025 | Edgewater RFP Question and Answers

Submitted Questions	Answer
<p>Significant structural upgrades and reinforcing may be required to meet current building codes but is unknown until the existing structure can be fully investigated and tested. How should this work be priced?</p>	<p>We are open to thoughtful proposals that outline reasonable contingencies, escalation clauses, or allowances that are clearly defined, justified, and tied to verifiable market indices or specific risk categories. Our intent is not to penalize firms for conditions beyond their control but to maintain fiscal transparency and accountability—particularly in a publicly funded project. If needed, we encourage Offerors to propose a phased GMP approach—where an initial GMP is set for pre construction/design services with a final GMP established later in the process once pricing is more stable and scope more clearly defined. In addition the Resilience Authority will develop a bid sheet and will post to the website to help applicants with their response.</p>
<p>Will any building commissioning be required? If yes, who will pay for the commissioning agent?</p>	<p>Yes. A third party agent will be identified and hired by the Resilience Authority/County to ensure that a building's systems are designed, installed, tested, and maintained to meet the owner's project requirements and operational needs.</p>
<p>The mechanical narrative states to provide a BAS system that is integrated to the county system. Please clarify what type of BAS system is required, any county specific requirements, details on the county system, and if it is to be local or remotely controlled.</p>	<p>See Addendum II provided by Anne Arundel County Facilities Maintenance</p>
<p>The existing transformer and associated duct bank may need to be relocated to meet current code. Please confirm this will be considered a change condition if required.</p>	<p>At this time, it is not yet known whether the relocation of the existing transformer and associated duct bank will be required to meet current code. This determination will be further evaluated and refined as the design progresses. Should such work become necessary, it may be considered a change condition.</p>

Addendum I | May.07.2025 | Edgewater RFP Question and Answers

Submitted Questions	Answer
<p>Will the contractor be required to design and install all telecommunications wiring and devices or just rough-in and ring/string?</p>	<p>Under this RFP, the Project Team will engage an Offeror to deliver a comprehensive, turn-key solution that encompasses all aspects of design, permitting, and construction. The Offeror will be responsible for providing, but not limited to, the following: Site design, that will address all local, county, and state regulations, and obtain all required permits; Construction management and execution, including all on-site work, temporary utilities during construction and furniture, fixtures and equipment (FF&E) including procurement, installation, and coordination; Move-in logistics and support to ensure smooth transition and operational readiness working in close coordination with County staff.</p>
<p>Will the contractor be required to design and install the In-building Emergency Responder Radio Signal Booster System or just rough-in and ring/string?</p>	<p>This can be finalized during the design process with the Project Team. Through this RFP, the Resilience Authority is seeking a comprehensive design-build approach. Offerors are encouraged to evaluate the existing design and propose thoughtful enhancements that align with the project's goals and better serve the evolving needs of the Edgewater community. This may include the building's layout, systems, site integration, or programmatic elements, as long as such proposals maintain feasibility and are well-justified within the overall project scope and budget.</p>
<p>Please confirm that for bidding purposes, the existing transformer is sufficient to power the new building, including the required Electric Vehicle Charging Stations.</p>	<p>Electric Vehicle (EV) charging stations are not a required element of the current design scope but may be recommended as the Project Team is particularly interested in exploring net zero energy strategies in both the building's design and construction. As such, opportunities to incorporate "make ready" infrastructure for ground-mounted solar and EV charging stations as part of broader site enhancements will be considered. For the purposes of responding to this RFP, Offerors may assume that the existing transformers are adequate. However, this assumption is subject to further evaluation and refinement as the design process progresses. The design included with the RFP is intended to serve as a framework and point of reference—not a prescriptive or final solution. Through this RFP, the Resilience Authority is seeking a comprehensive design-build approach. Offerors are encouraged to evaluate the existing design and propose thoughtful enhancements that align with the project's goals and better serve the evolving needs of the Edgewater community. This may include the building's layout, systems, site integration, or programmatic elements, as long as such proposals maintain feasibility and are well-justified within the overall project scope and budget.</p>
<p>Please confirm that during the 1-Year Performance Period, the contractor will only be responsible for warranty related items and not repairs due to normal wear and use.</p>	<p>Confirmed.</p>

Addendum I | May.07.2025 | Edgewater RFP Question and Answers

Submitted Questions	Answer
What pricing is due on 5/25? Is it precon and design fees?	<p>A GMP for the entire project is not required at this stage. Offerors should provide an initial budget breakdown based on the current schematic design and their proposed approach. A phased GMP approach is encouraged, with an initial GMP for pre-construction/design services and a final GMP established after design refinement and pricing stabilization. The Resilience Authority will provide a bid sheet template to guide submissions. The cost breakdown should include design fees, contractor fees, general conditions, contingencies, and allowances tied to verifiable market indices or specific risk categories.</p>
Regarding the 10 Page Limit, do you want the 10 Pages in one PDF and then rest of the the information broken out into Attachment PDFs or do you want 1 complete PDF of all the information?	<p>The main body of the RFP response is limited to a maximum of 10 pages, including the executive summary. Attachments such as resumes, references, sample work products, and concept designs do not count toward this limit. Proposals may include a cover sheet, table of contents, and tabbed divider sheets, which will not count against the page limit. Offerors should submit one complete PDF, but if file size becomes an issue, separate files may be submitted.</p>
Who is financing the project and is any funding secured?, All 15 million secured and allocated to the project?	<p>The Resilience Authority has secured and allocated \$15 million for this project, which includes all aspects of design, permitting, construction, and FF&E. While additional funding is not guaranteed at this time, the Resilience Authority and Anne Arundel County remain committed to exploring opportunities for supplemental funding as they arise. Offerors are encouraged to identify and propose additional funding sources or revenue-generating strategies to enhance project development and implementation. These may include state and federal grants, public-private partnerships, and operational revenue streams tied to the Recreation and Community Center.</p>
are there existing drawings? structural or architectural?	<p>Please see Attachment A.</p>

Addendum I | May.07.2025 | Edgewater RFP Question and Answers

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if we have more questions should we just schedule time on the side?	To ensure a fair and transparent procurement process, all Offerors were required to submit questions by the established deadline outlined in the RFP. Responses to these questions will be compiled and shared with all prospective Offerors to maintain equal access to information. This approach aligns with best practices in public procurement, promoting fairness and transparency. Individual meetings or side discussions outside of this process are not permitted. However, if the Project Team determines that further clarification is necessary after reviewing submitted questions, an additional Q&A addendum may be issued. Should any significant updates or clarifications arise, they will be communicated promptly to all Offerors.
why did you decide to go design build?	We believe that the Design-Build model will be the most effective and efficient approach for this specific project. We also believe it will provide a highly cooperative, communicative, and transparent process between the Offeror(s), the Project Team, and the Owner.
Please advise what specific breakdown costs are due with the proposal (i.e. design fee, contractor fee, general conditions, etc.). Please provide a bid form to be completed and submitted with the proposal.	A GMP for the entire project is not required at this stage. Offerors should provide an initial budget breakdown based on the current schematic design and their proposed approach. A phased GMP approach is encouraged, with an initial GMP for pre-construction/design services and a final GMP established after design refinement and pricing stabilization. The Resilience Authority will provide a bid sheet template to guide submissions. The cost breakdown should include design fees, contractor fees, general conditions, contingencies, and allowances tied to verifiable market indices or specific risk categories.
At this stage of the project, a GMP cannot be provided (particularly if the design will be enhanced). Please confirm that a GMP will be due at a later date by the awarded contractor.	A GMP for the entire project is not required at this stage. Offerors should provide an initial budget breakdown based on the current schematic design and their proposed approach. A phased GMP approach is encouraged, with an initial GMP for pre-construction/design services and a final GMP established after design refinement and pricing stabilization. The Resilience Authority will provide a bid sheet template to guide submissions. The cost breakdown should include design fees, contractor fees, general conditions, contingencies, and allowances tied to verifiable market indices or specific risk categories.

Addendum I | May.07.2025 | Edgewater RFP Question and Answers

Submitted Questions	Answer
<p>RFP Content Sections 2.4.1, 2.4.2, 2.4.3, and 2.4.4 under Relevant Project Experience seem to consist of questions regarding approach and overlap in requested information to sections 2.6.1, 2.6.2, and 2.6.3 under Technical Approach. These questions do not seem to apply to Relevant Project Experience. Given the 10 page limit and to avoid repetitive answers to these questions, please advise if this content can be addressed in the technical approach (section 2.6).</p>	<p>In the section on Relevant Project Experience, the review team is looking for information about how the project team will work together, work with the Partners, resolve disputes, etc - Opportunity to highlight a project team or firm working on a similar project. If you would prefer to address that in your explanation of Technical Approach - we want to make sure that information is in your response. Especially for partnered teams.</p>
<p>Under section 260501 - Power Distribution it is noted that the building would be served by a 3000A switchboard at 208/120V. Considering the amount of mechanical equipment that is being proposed, would a 277/480V system be able to be considered instead?</p>	<p>At this time, it is not yet known. This determination will be further evaluated and refined as part of the ongoing design process.</p>
<p>Under section 263213 - Emergency Power Distribution it is noted that the emergency lighting shall be served by a central inverter. In lieu of the inverter, can egress and emergency lighting be provided with internal 90-minute batteries instead?</p>	<p>At this time, it is not yet known. This determination will be further evaluated and refined as part of the ongoing design process.</p>
<p>Regarding Section 7.2 of the RFP, is there a business plan that defines the long-term operation of the newly completed facility? If so, is it available for distribution?</p>	<p>A business plan is not available at this time. Under this RFP, the Project Team seeks to engage an Offeror capable of delivering a comprehensive, turn-key solution that includes all facets of design, permitting, and construction of the Edgewater Recreation Center. Upon completion of the facility, the Anne Arundel County Department of Recreation and Parks will assume full responsibility for its long-term operations and maintenance, ensuring the center remains a vibrant and well-managed community asset.</p>

Addendum I | May.07.2025 | Edgewater RFP Question and Answers

Submitted Questions	Answer
<p>In section 2.6.3, it states we are to include a guaranteed maximum price. Please confirm this is not required at this stage. Also please confirm if there is a bid form that should be utilized.</p>	<p>A GMP for the entire project is not required at this stage. Offerors should provide an initial budget breakdown based on the current schematic design and their proposed approach. A phased GMP approach is encouraged, with an initial GMP for pre-construction/design services and a final GMP established after design refinement and pricing stabilization. The Resilience Authority will provide a bid sheet template to guide submissions. The cost breakdown should include design fees, contractor fees, general conditions, contingencies, and allowances tied to verifiable market indices or specific risk categories.</p>
<p>In section 2.6.1 there is a reference to include sketches. please confirm if these sketches are intended to be for new design ideas given that schematic design drawings are already completed.</p>	<p>The Offeror may use the provided conceptual sketches and documents as-is or treat them as a foundational framework. While adherence to the ingoing preferences of the County's Department of Recreation and Parks is expected, Offerors are encouraged to thoughtfully explore opportunities for improvement that align with the project goals and enhance the facility's ability to serve the evolving needs of the community. The design included with the RFP is intended to serve as a framework and point of reference—not a prescriptive or final solution. Through this RFP, the Resilience Authority is seeking a comprehensive design-build approach. Offerors are encouraged to evaluate the existing design and propose thoughtful enhancements that align with the project's goals and better serve the evolving needs of the Edgewater community. This may include the building's layout, systems, site integration, or programmatic elements, as long as such proposals maintain feasibility and are well-justified within the overall project scope and budget.</p>
<p>In section 2.7 please confirm if financial statements should be provided for both the AE and CM if we are utilizing a partnered team approach.</p>	<p>While it is strongly encouraged that financial statements be submitted for both the Architecture/Engineering (AE) and Construction Management (CM) firms, they are only required for the entity that will hold the single Design-Build contract with the Resilience Authority.</p>
<p>Do the fire protection (alarm and sprinkler) systems need to be designed by a licensed Fire Protection Engineer, or can we use a delegated design approach and have the installing contractors finalize the design?</p>	<p>The Offereror encourages a collaborative approach to fire protection system design. While a delegated design approach—where the installing contractor finalizes the design—is permissible, it is essential that all designs adhere to applicable codes and standards. Final designs must be reviewed and approved by the County's permitting authorities to ensure compliance with the Anne Arundel County Fire Prevention Code and the National Fire Protection Association (NFPA) standards.</p>

Addendum I | May.07.2025 | Edgewater RFP Question and Answers

Submitted Questions	Answer
<p>Can proposals include a cover sheet, table of contents, and tabbed divider sheets that follow the format outlined in the instructions? If so, would these pages count towards the 10-page limit?</p>	<p>The main body of the RFP response is limited to a maximum of 10 pages, including the executive summary. Attachments such as resumes, references, sample work products, and concept designs do not count toward this limit. Proposals may include a cover sheet, table of contents, and tabbed divider sheets, which will not count against the page limit. Offerors should submit one complete PDF, but if file size becomes an issue, separate files may be submitted</p>
<p>Does the 2-page executive summary count towards the 10-page limit?</p>	<p>The main body of the RFP response is limited to a maximum of 10 pages, including the executive summary. Attachments such as resumes, references, sample work products, and concept designs do not count toward this limit. Proposals may include a cover sheet, table of contents, and tabbed divider sheets, which will not count against the page limit. Offerors should submit one complete PDF, but if file size becomes an issue, separate files may be submitted.</p>
<p>The main body of the RFP response is limited to a maximum of 10 pages, including the executive summary. Attachments such as resumes, references, sample work products, and concept designs do not count toward this limit. Proposals may include a cover sheet, table of contents, and tabbed divider sheets, which will not count against the page limit. Offerors should submit one complete PDF, but if file size becomes an issue, separate files may be submitted.</p>	<p>In the section on Relevant Project Experience, the review team is looking for information about how the project team will work together, work with the Partners, resolve disputes, etc - Opportunity to highlight a project team or firm working on a similar project. Past project examples can be provided as attachments and do not count against the 10 page limit.</p>
<p>Please consider a 1-2 week extension to the proposal deadline to allow teams to fully incorporate RFI responses into their proposals.</p>	<p>We are not considering an extension at this time.</p>

Addendum I | May.07.2025 | Edgewater RFP Question and Answers

Submitted Questions	Answer
<p>The RFP notes "the project team is particularly interested in net zero energy strategies in the building's design and construction." Please confirm if the building design shall be net-zero and will require certification. If so, please confirm the certification authority for this certification (Page 7). Page 3, however indicates LEED Silver using v4.1.</p>	<p>LEED certification is encouraged but not mandatory. Offerors may propose strategies to achieve LEED Silver certification using v4.1 or other sustainability enhancements, including net-zero energy strategies. Costs associated with LEED certification, if pursued, should be included in the proposal as a value-added enhancement. The Resilience Authority is particularly interested in incorporating sustainability principles, such as improved site accessibility, stormwater management, landscaping, and environmental features, as well as 'make ready' strategies for ground-mounted solar and EV charging infrastructure.</p>
<p>Have the mechanical and plumbing systems shown in the schematic design dated 9/16/24 been approved by the Anne Arundel County permit office?</p>	<p>The mechanical and plumbing systems shown in the schematic design dated 9/16/24 represent conceptual recommendations only and have not been submitted to or approved by the Anne Arundel County permit office. These elements were developed to inform the project's preliminary scope and are subject to further refinement. As is typical in design-build delivery, a Basis of Design may be used to guide system selections; however, the final design and all system options will require formal review and approval during the design development and construction documentation phases. Permit submissions to the County typically occur following the Design Development (DD) phase and prior to final Construction Documents (CD), incorporating County comments as part of the final design package. With regard to life cycle cost analysis, while not expressly required at this time, the County and the Resilience Authority place a strong emphasis on long-term operational efficiency and sustainability. Proposals that incorporate life cycle cost considerations—particularly as they relate to energy performance, maintenance, and durability—are encouraged and may be evaluated favorably during the review process.</p>
<p>The schematic design dated 9/16/24 notes that a fire hydrant flow test was performed and determined a fire pump is not required. Can the fire flow test be provided? (Page 50)</p>	<p>Not needed for proposal. Proposer should state specific exclusion if their proposal includes no fire pump.</p>
<p>Attachment B of the RFP notes that Daikin mechanical equipment is preferred because staff is trained on the brand and has maintenance contracts in place. Please confirm the intent is to have Daikin provided as the basis of design (BOD) with approved equals and that sole source equipment is not acceptable. (Page 147)</p>	<p>Confirmed.</p>

Addendum I | May.07.2025 | Edgewater RFP Question and Answers

Submitted Questions	Answer
<p>Attachment C of the RFP indicates the Schematic Design Phase will have a review meeting with the County and resubmission to address comments. Additionally, there is a public meeting with a comment period. Please confirm how many review meetings, review periods, and resubmissions should be accounted for in the Schematic Design Phase. (Page 151)</p>	<p>At the schematic design phase, one review meeting with Anne Arundel County and one public meeting are currently anticipated. However, Offerors are welcome and encouraged to propose additional stakeholder or community engagement sessions if they believe such meetings will strengthen their approach, enhance project outcomes, or better align with community needs. There is an additional required public meeting prior to the beginning of construction; this meeting focuses on what the community should expect during construction such as truck traffic, working hours, length of construction, etc.</p>
<p>Will MEP demolition documents need to be included by the design team, or will the building's MEP systems be removed prior to the start of the design?</p>	<p>The mechanical and plumbing systems shown in the schematic design dated 9/16/24 represent conceptual recommendations only and have not been submitted to or approved by the Anne Arundel County permit office. These elements were developed to inform the project's preliminary scope and are subject to further refinement. As is typical in design-build delivery, a Basis of Design may be used to guide system selections; however, the final design and all system options will require formal review and approval during the design development and construction documentation phases. Permit submissions to the County typically occur following the Design Development (DD) phase and prior to final Construction Documents (CD), incorporating County comments as part of the final design package. With regard to life cycle cost analysis, while not expressly required at this time, the County and the Resilience Authority place a strong emphasis on long-term operational efficiency and sustainability. Proposals that incorporate life cycle cost considerations—particularly as they relate to energy performance, maintenance, and durability—are encouraged and may be evaluated favorably during the review process.</p>
<p>Is there an approximate construction budget?</p>	<p>The Resilience Authority has secured and allocated \$15 million for this project, which includes all aspects of design, permitting, construction, and FF&E. While additional funding is not guaranteed at this time, the Resilience Authority and Anne Arundel County remain committed to exploring opportunities for supplemental funding as they arise. Offerors are encouraged to identify and propose additional funding sources or revenue-generating strategies to enhance project development and implementation. These may include state and federal grants, public-private partnerships, and operational revenue streams tied to the Recreation and Community Center.</p>
<p>We assume that new electrical service gear and all new electrical branch panels will be required. Please confirm.</p>	<p>At this time, it is not yet known. This determination will be further evaluated and refined as part of the ongoing design process. The design included with the RFP is intended to serve as a framework and point of reference—not a prescriptive or final solution. Through this RFP, the Resilience Authority is seeking a comprehensive design-build approach. Offerors are encouraged to evaluate the existing design and propose thoughtful enhancements that align with the project's goals and better serve the evolving needs of the Edgewater community. This may include the building's layout, systems, site integration, or programmatic elements, as long as such proposals maintain feasibility and are well-justified within the overall project scope and budget.</p>

Addendum I | May.07.2025 | Edgewater RFP Question and Answers

Submitted Questions	Answer
Can we assume that no generator will be required? Only a lighting inverter is mentioned for emergency lighting.	Though Anne Arundel County has started the process of determining the design of the new recreation center, we are looking for the selected Design/builders Team to make recommendations on what is or is not required through future discussions with our team.
Please define exterior lighting scope. What areas are required to have lighting?	The scope of exterior lighting has not been fully defined at this stage. We are seeking thoughtful proposals and recommendations from Offerors as part of their submissions. These recommendations may include considerations for safety, energy efficiency, aesthetic integration with the site, and long-term maintenance. The final determination of the exterior lighting scope will be made during the design process, in collaboration with Anne Arundel County and the Resilience Authority. We encourage Offerors to incorporate flexible and innovative solutions that align with the project's goals for sustainability, community benefit, and overall resilience.
In the pre-proposal meeting it was stated that the "all in" project budget (construction, design fees, FF&E, etc.) was \$15M. We have done some preliminary estimating and the bridging document schematic design shown in the RFP is significantly higher than the stated budget. Does Anne Arundel County foresee any additional funding becoming available for this project?	The Resilience Authority has secured and allocated \$15 million for this project, which includes all aspects of design, permitting, construction, and FF&E. While additional funding is not guaranteed at this time, the Resilience Authority and Anne Arundel County remain committed to exploring opportunities for supplemental funding as they arise. Offerors are encouraged to identify and propose additional funding sources or revenue-generating strategies to enhance project development and implementation. These may include state and federal grants, public-private partnerships, and operational revenue streams tied to the Recreation and Community Center.
Section 7.1 of the RFP requires the submitting party to provide a "comprehensive cost breakdown detailing expenses for design, materials, labor, contingencies, and any other associated costs". In 2.6.3 of the Proposal Requirements and Format section this cost breakdown is also communicated, including "detailing expenses for design, materials, labor, contingencies, and any other associated costs including a Guaranteed Maximum Price". The addition of the Guaranteed Maximum Price statement within 2.6.3 is significant additional language; what is the intent for the cost proposal that the Design/Build team submits at this time? Are we providing an initial budget breakdown we are not bound to, in consideration of the current documents, requirements, and our specific design/build approach, for assessment from the owner and to track with some type of "open book" setup as design develops? Are we "hard bidding" the project and providing a cost breakdown for a GMP price at this time, where the top-end limit is guaranteed (GMP) but the actual cost of the work is still to be determined as the design develops? Will the GMP price we submit be what we are contracted to right from the onset, without any further modification unless the owner adds additional scope that deviates from the RFP?	A GMP for the entire project is not required at this stage. Offerors should provide an initial budget breakdown based on the current schematic design and their proposed approach. A phased GMP approach is encouraged, with an initial GMP for pre-construction/design services and a final GMP established after design refinement and pricing stabilization. The Resilience Authority will provide a bid sheet template to guide submissions. The cost breakdown should include design fees, contractor fees, general conditions, contingencies, and allowances tied to verifiable market indices or specific risk categories.

Addendum I | May.07.2025 | Edgewater RFP Question and Answers

Submitted Questions	Answer
<p>Please reference Section 7.1 of the RFP and 2.6.3 of the Proposal Requirements and Format Section regarding submission of a cost breakdown; is there a preferred breakdown format or form you would like us to fill out, or expectations for what the owner would like to see itemized within this cost breakdown beyond what is communicated here?</p>	<p>A GMP for the entire project is not required at this stage. Offerors should provide an initial budget breakdown based on the current schematic design and their proposed approach. A phased GMP approach is encouraged, with an initial GMP for pre-construction/design services and a final GMP established after design refinement and pricing stabilization. The Resilience Authority will provide a bid sheet template to guide submissions. The cost breakdown should include design fees, contractor fees, general conditions, contingencies, and allowances tied to verifiable market indices or specific risk categories.</p>
<p>Per the instruction for submitting the proposal, RFP Content, 2., Items are listed out for the submission. Evaluation Criteria 8.1 items are similar but stated differently. Are there any additional deliverables needed to cover these criteria? If so, should these be included as separate sections, and would they count towards the page limit? If they should not be included as separate sections, please note each section they should be listed under.</p>	<p>Offerors should organize their proposals using the RFP Content sections as the primary framework. These sections are intended to guide the structure and ensure consistency across submissions. The evaluation criteria are provided as a supplemental tool to help Offerors understand the specific factors that will be used to assess both the written proposal and supporting attachments. While the format and criteria may differ slightly in structure, both are aligned in intent and should be used together to inform a thorough, responsive, and well-supported submission that clearly demonstrates the Offeror's ability, experience, and qualifications to plan, design, and construct the Project.</p>
<p>The RFP indicates that the proposal be limited to 10 pages. This seems limiting for all of the information that the RFP is requesting. Can this limitation be increased? We understand that some content, as outlined in the RFP, does not count toward the 10 page limit.</p>	<p>The main body of the RFP response is limited to a maximum of 10 pages, including the executive summary. Attachments such as resumes, references, sample work products, and concept designs do not count toward this limit. Proposals may include a cover sheet, table of contents, and tabbed divider sheets, which will not count against the page limit. Offerors should submit one complete PDF, but if file size becomes an issue, separate files may be submitted.</p>
<p>Are there any parameters guiding the start and end dates of the design and construction phases, respectively?</p>	<p>While there are no specific parameters driving the project start date, the Resilience Authority seeks to complete the contracting process in time for the selected firm or team to begin work on or around July 1, 2025. Within approximately 30 days of the official project start date, the selected Offeror will be required to submit a detailed project schedule outlining key milestones, including design development, construction documentation, construction start, and projected completion. It is important to note that timelines may be subject to change based on factors such as permitting and coordination with County and stakeholder processes. Flexibility and responsiveness to such contingencies will be considered an asset in project planning and execution.</p>

Addendum I | May.07.2025 | Edgewater RFP Question and Answers

Submitted Questions	Answer
Please confirm that RFI responses will be logged and issued via addendum to all prospective bidders.	Yes
Do we need to complete a formal registration to be included as a Project Team (Offeror)?	No formal registration is required to submit a response to this RFP. However, all Offerors must include, as part of their Project Team, a registered architect and a professional engineer who are both licensed to practice in the State of Maryland. Licensure status can be verified through the Maryland Department of Labor's licensing portal at https://lookup.dllr.state.md.us .
The RFP requests the inclusion of the Offeror's most recent audited financial statements (Section 2.7). Would the Owner accept reviewed financial statements in lieu of audited statements?	Yes.
Does the proposed project schedule (Section 2.6.2) count toward the 10-page limit or is it any supplementary schedule narrative that would count towards the 10-page limit?	Project schedule can be provided as an attachment.

Addendum I | May.07.2025 | Edgewater RFP Question and Answers

Submitted Questions	Answer
<p>Sections 2.4 and 2.5 both request information on relevant past projects in the past 10 years. Please clarify whether these are separate requests requiring different content.</p>	<p>In Section 2.4 – Relevant Project Experience, the evaluation team is looking for a narrative description of how the proposed project team will operate. This includes how the team members will collaborate internally, engage with the project Partners (such as the Resilience Authority and Anne Arundel County), resolve conflicts, manage workflows, and ensure accountability. This is your opportunity to highlight your team's structure, approach, and ability to successfully deliver a project of this nature—potentially referencing a similar past project to illustrate your team dynamics. Please note that this narrative is included within the 10-page proposal limit.</p> <p>In Section 2.5 – Project Examples, the Project Team is requesting three (3) specific project examples from the Offeror team that demonstrate relevant experience with projects of similar size, scope, and complexity. For each project, please provide supporting details such as project fact sheets, design images, and references. This section is intended to provide the review team with concrete evidence of past performance. Each project submission should be no more than four (4) pages (excluding visuals), and these pages do not count toward the 10-page proposal limit.</p> <p>Together, these sections help us evaluate both your team's working approach (Section 2.4) and your track record of delivering similar projects (Section 2.5).</p>
<p>Could you please clarify what pricing is expected to be submitted with the RFP? The current language suggests that only pricing for design and preconstruction services is required. At this stage, it would not be feasible to provide a full GMP with trade costs. To avoid confusion, would the Owner be able to provide a bid form outlining the specific costs the Design-Builder should include?</p>	<p>A GMP for the entire project is not required at this stage. Offerors should provide an initial budget breakdown based on the current schematic design and their proposed approach. A phased GMP approach is encouraged, with an initial GMP for pre-construction/design services and a final GMP established after design refinement and pricing stabilization. The Resilience Authority will provide a bid sheet template to guide submissions. The cost breakdown should include design fees, contractor fees, general conditions, contingencies, and allowances tied to verifiable market indices or specific risk categories.</p>