



UNIVERSITY OF BALTIMORE

Office of Procurement

DATE: August 18, 2022

TO: All Prospective Proposers

FROM: Beth Kirk
Director of Procurement
410-837-5714

RE: **ADDENDUM 1 to RFP UB-23-BK-03, Ground Lease of University Property**

The following amends the above referenced Solicitation documents. Receipt of this addendum is to be acknowledged by completing the enclosed "Acknowledgement of Receipt of Addenda Form" and including it in the Proposal.

1. **Section I. Paragraph 1.11 Procurement Method.** Delete this paragraph and replace with:

1.11 PROCUREMENT METHOD.

This solicitation shall be conducted in accordance with the provisions of the University System of Maryland's (USM) Competitive Sealed Proposals Procurement Policies and Procedures, only as adopted and written into this Solicitation.

2. **Pre-Proposal Meeting.** The Pre-Proposal Meeting was held on August 12, 2022 at 10:00 AM EDT. The Procurement Officer, Beth Kirk summarized the Solicitation documents and the procurement process. Other individuals representing the University summarized the Scope of Work. A tour of the site took place after the solicitation documents were reviewed.

Companies in attendance were as follows;

1. Kimley-Horn
2. Floura Teeter Landscape Architects
3. Ziger Snead Architects
4. Design Collective, Inc.
5. Harkins

6. Jabber Five Real Estate Group
7. Pennrose
8. Turner Construction
9. Notable Capital Group
10. MCB Real Estate
11. Zahlco
12. Moseley Architects
13. Southway Builders, Inc.

3. **Questions Log.** Attached to this Addendum 1 are questions received during the Pre-Proposal Meeting and since the issuance of this RFP. All questions received shall be responded to using the Questions Log format.

END OF ADDENDUM 1

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA FORM

FOR: ADDENDUM 1 to RFP UB-23-BK-03, Ground Lease of University Property

PROPOSAL DUE DATE:

September 16, 2022 at 12:00 PM EDT

NAME OF PROPOSER: _____

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA

The undersigned, hereby acknowledges the receipt of the following addenda:

Addendum No. <u> 1 </u>	dated <u>8-18-2022</u>
Addendum No. <u> </u>	dated <u> </u>
Addendum No. <u> </u>	dated <u> </u>
Addendum No. <u> </u>	dated <u> </u>
Addendum No. <u> </u>	dated <u> </u>

As stated in the Solicitation/RFP documents, this form is included in our Proposal.


Signature

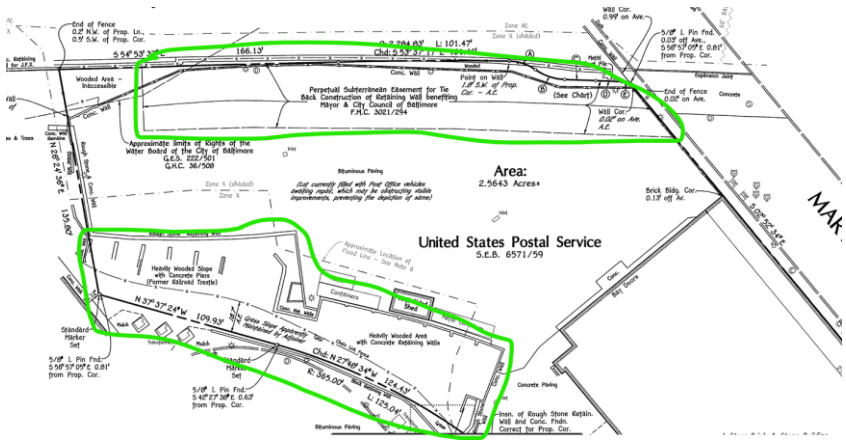
Name Printed

Title

Date

Questions Log

Q No.	Adden. No.	Question	UBALT Response
1	1	Who will be on the evaluation committee?	The committee will comprise of UBalt representatives and representatives from other agencies.
2	1	Is the wall outside by the parking lot a retaining wall?	The 2014 Alta survey indicates that a “retaining wall” or “retaining walls” exist on the left side of the site is labeled “rough stone retaining wall.” However; UBalt makes no representation or warranty as to the accuracy, completeness or sufficiency of any plans or survey. Each Proposer is responsible for its own due diligence.
3	1	Can you provide structural and or existing-conditions plans and drawings?	UBalt has provided all available plans and drawings for the site. UBalt makes no representation or warranty as to the accuracy, completeness or sufficiency of any plans. Each Proposer is responsible for its own due diligence.
4	1	<p>What are the plans for the property across the street?</p> 	UBalt has no current development plans for these spaces, i.e., surface lot and triangle green space.
5	1	Are there any height restrictions?	No height restrictions imposed by UBalt. However, as provided in the RFP, the Developer is subject to, and is to

			comply with, all applicable local, state, and federal law, codes, rules, and regulations.
6	1	Can you provide some information about the structural capacity and design of the existing post office structure? Can you provide load capacity of the structure and slab for the potential of an addition while retaining the existing structure?	UBalt has provided all available plans and drawings for the site. UBalt makes no representation or warranty as to the accuracy, completeness or sufficiency of any plans. Each Proposer is responsible for its own due diligence.
7	1	<p>Are the areas marked below “non-buildable”? Does the easement to the north imply no work or construction can happen above or would this entail navigating the details of the existing easement with Baltimore City? If yes, could we get access to the easement agreement to understand what our limitations are?</p> <p>Similarly, is the area marked to the south have the ability to build on it by relocation the retaining wall? Or is this area protected and can’t be touched.</p>	<p>As provided in the RFP, the selected Developer must obtain, pay for, and be solely responsible for all required permits, licenses, consents, and regulatory approvals, and must negotiate and execute all required agreements needed to design, finance, obtain grants, obtain historic tax credits, demolish, remove hazardous materials, environmental/ soil tests, renovate, lease, manage, operate, and maintain the properties including payment of real estate taxes, special district assessments and utility bills. The survey provides title references for Proposers for themselves to obtain and review all related documents. UBalt makes no representation or warranty as to the accuracy, completeness or sufficiency of any plans or survey.</p>
			
8	1	Oral Presentations are scheduled for September 26th and 27th which are observed holidays for Rosh Hashanah. Will the University consider anytime on the 28 th for firms that observe Rosh Hashanah?	Due to Rosh Hashanah the University projected Oral Presentations will be held on two days, September 26, 2022 and Sept. 28, 2022 . Firms that observe Rosh Hashanah and have been invited to Oral Presentations may present on Sept. 28, 2022.
End of Addendum 1			