

ADDENDUM NO. 2**REQUEST FOR PROPOSAL NO. 19-04****I-95 AREA LAND USE STUDY
CITY OF ABERDEEN, MARYLAND**

To all holders of the specifications, the following additions and corrections are hereby made. All other items shall remain unchanged.

The following are answers to questions posed by bidders:

Q1: What are the geographic limits expected for the traffic analysis – should we be considering traffic generated from beyond the study area boundaries that would enter into the study area?

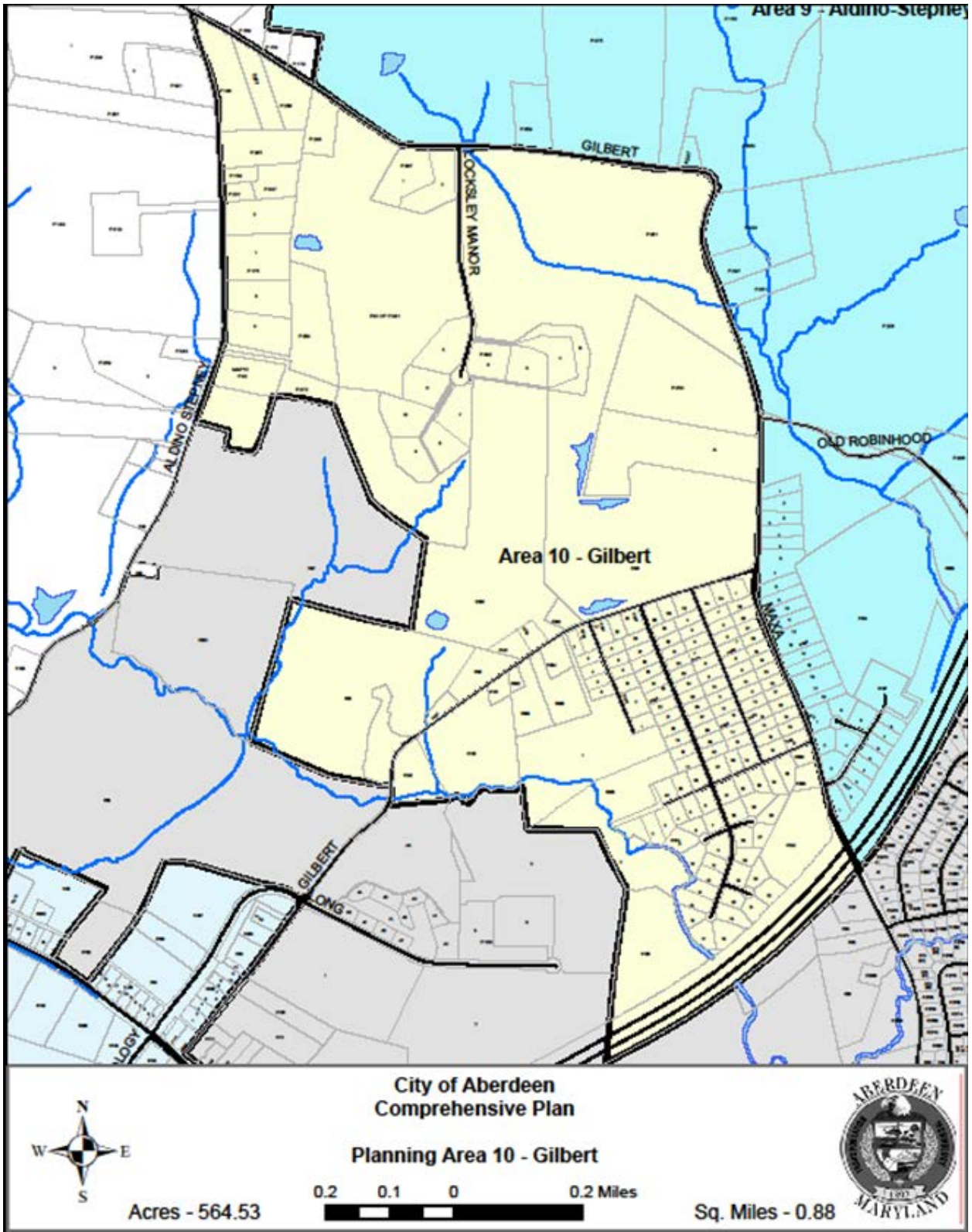
A1: The study area is located north and west of the corporate boundaries and the area zoned Integrated Business District. Specifically, two future growth areas referred to as Planning Area 10 Gilbert and Planning Area 11 Long/HEAT and the area north of I-95 within the corporate limits that is zoned Integrated Business District. (See attached Planning Area maps)

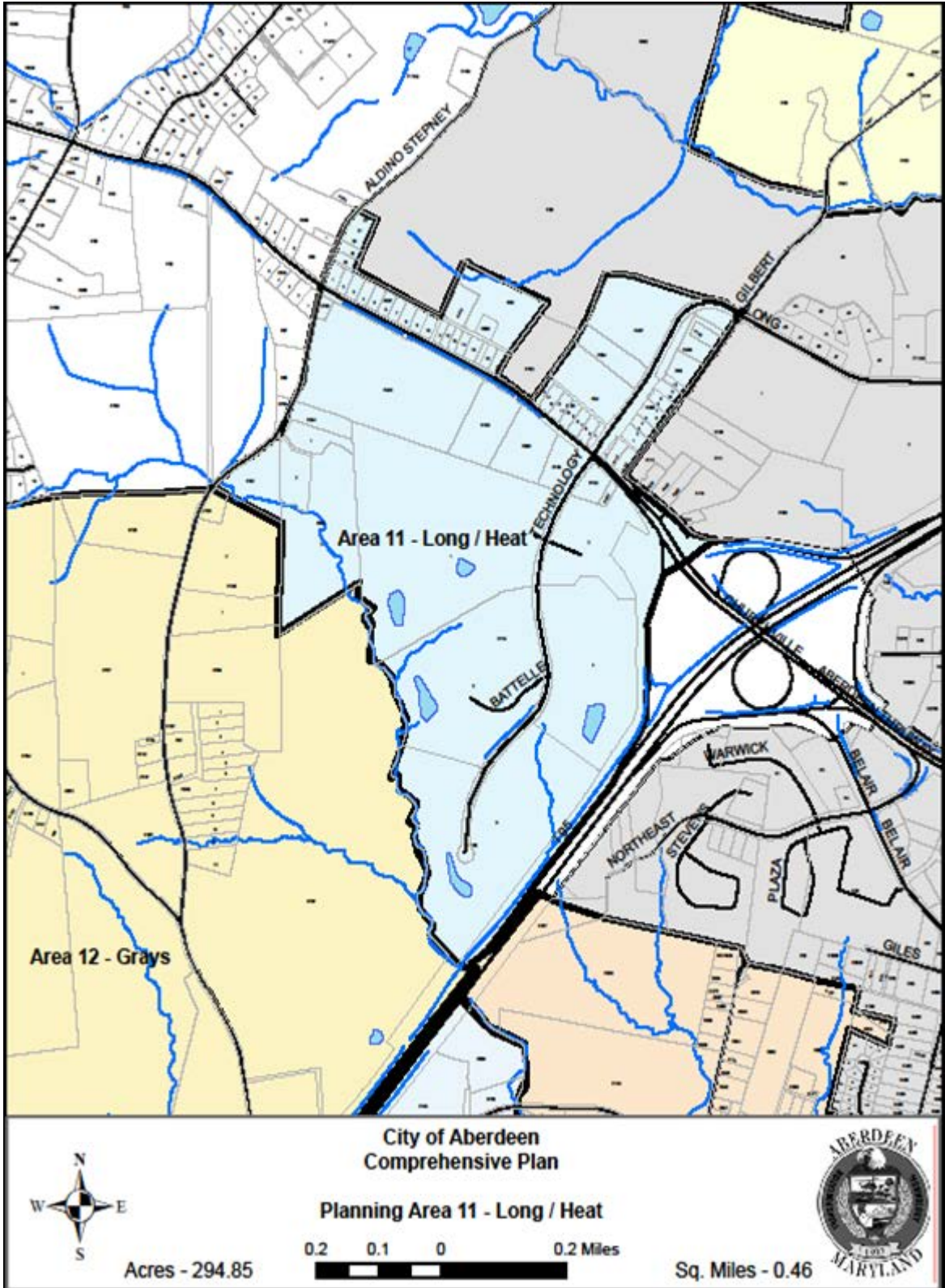
The Scope of Work requires the following:

Traffic analysis and recommendations to improve existing road conditions within the study area.

Bicycle and pedestrian facilities analysis and recommendations within the study area.

It is not necessary to include the traffic generated from beyond the study area boundaries.





Q2: Are there specific major intersections that need to be analyzed?

A2: The major intersections to be studied are MD 22 @ Aldino-Stepney Road and MD 22 @ Long Drive.

Q3: How will the price proposal be evaluated and scored?

A3: The technical proposal is worth 75% and the price proposal is worth 25% of the evaluation criteria. The technical proposal is comprised of four (4) categories to evaluate the overall technical qualifications of the Proposer. The categories and their weight are described below:

- A. Demonstrates practical planning knowledge, skills and expertise along with the ability to provide the City with a viable, implementable product for the future growth areas. This includes but not limited to recognizing the importance of the I-95 corridor, future developmental and employment opportunities, APG, and other economic factors impacting development in the study area. This also includes demonstratable evidence and experience in developing master plans and land use studies for urban communities = 40 points
- B. Demonstrate understanding of key stakeholders through proposed engagement with community, Aberdeen Planning Commission, Economic Development Commission, City Council, and APG and Harford County officials = 20 points
- C. Adheres to RFP submission guidelines = 15 points
- D. The Evaluation Committee will award up to 25 points to the lowest price proposal.

The Evaluation Committee will look at the price established in each proposal submitted and assess a point score based on that price.

Q4: What developments aren't yet under construction but are in process?

A4: The Stadium Towne Centre project recently broke ground on MD 22 and Center Field Drive. The city has no further information on other developments. The consultant will have to contact the Harford County Department of Planning and Zoning to see what developments are in the pipeline.

Q5: What annexations are in process outside the City limits, or have been submitted for application?

A5: The City received a Petition for Annexation of 80 acres (Siebert Farm and Adams Property) located in Planning Area 10 Gilbert on September 24, 2018. The annexation received a favorable recommendation from the Planning Commission. The Annexation Plan is being reviewed at this time for the property proposed for annexation and known as the Siebert Farm and Adams Property containing 80 acres of land, containing Parcel A and Parcel B in its entirety. Parcel A (Siebert Farm) is located on Harford County Tax Map 51 as Parcel 99, 858 Gilbert Road and Parcel B (Adams Property) is located on Harford County Tax Map 51 as Parcel 250, 830 Gilbert Road.

Q6: Scope of Services C.5) Are you looking for a single case study for a key site in the area or a variety of studies for a variety of sites?

A6: We are seeking a development case study that will look at key sites within the study area. For an example: The Presbyterian Homes of Maryland site is undeveloped - how does a conceptual plan for this property enhance the planned and existing uses within the IBD, etc. The 455 homes proposed in the annexation of the Siebert and Adams property – how does that future development enhance the existing uses in Planning Area 10 and the IBD area.

C. Future Land Use

- 1) Develop a master plan for the study area
- 2) Recommended locations for residential, commercial, and mixed-use developments.
- 3) Any recommended modifications to comprehensive plan designations, including defining the boundaries of the study area.
- 4) Future land use map in comprehensive plan compatible format.
- 5) A development case study exploring various concepts for developing yet to be determined key sites within the study area.
- 6) Identification of possible individuals/organizations who would be interested and capable to undertaking the recommendations outlined in the final product.

Q7: Scope of Services D.3) Are you seeking two conceptual designs for different sections of the study area illustrating the desired building characteristics of each sub area?

A7: We are seeking two concept designs for each of the areas indicated above. Note that some of the land in Planning Areas 10 and 11 may be in agricultural preservation easements already and no development will occur. The area within the corporate limits zoned IBD is limited to undeveloped parcels.

D. Character and Design

- 1) Recommended density, massing, and character for residential, commercial, and mixed-use developments.
- 2) Recommended design guidelines for new development including general recommendations for site layout, landscaping, scale, and lighting.
- 3) Two conceptual designs for different sections of the study area illustrating the desired building characteristics of each sub area.
- 4) Opportunities for gateway improvements into the City.

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Q8: Scope of Services F. Transportation – Will it be necessary to conduct traffic counts, or can the City provide available traffic data to analyze.

A8: The City does not have available traffic data for areas outside of the corporate limits. The Scope of Work requires the following:

- Traffic analysis and recommendations to improve existing road conditions within the study area.
 - Bicycle and pedestrian facilities analysis and recommendations within the study area.
- It is not necessary to include the traffic generated from beyond the study area boundaries.

Q9: The Planning Area 10 annexation boundary is existing public roads – who will control and maintain those roads: County or City?

A9: At this time the roads in Planning Areas 10 and 11 are maintained by Harford County. The City does not intend to own or maintain these roads.

Q10: Will the City include State Highway Administration and County representatives in the meetings?

A10: The City will invite a County representative since this is a planning study.

Q11: Do the four (4) public meetings include the meetings with the Planning Commission and City Council, etc., or is it four community engagement meetings in addition to the meetings with the staff and boards?

A11: The City will invite the Planning Commission and Economic Development Commission to participate in the City Council meetings which are open to the public.

Q12: Will the community engagement meetings be moderated by the City?

A12: Typically, the City introduces the consultant and the purpose of the study and the consultant conducts the public meeting.

Q13: Can you confirm the requirement that all work is to be completed within 90 days of award?

A13: The City of Aberdeen intends to combine several of these meetings into one meeting and invite the Planning Commission, Economic Development Commission, and City Council. In addition, all city meetings are open to the public and the final presentation would be at a City Council meeting.

The City of Aberdeen believes that the work can be accomplished in 90 days. If an extension of the contract or agreement is warranted, it may be considered on a case-by-case basis.

Q14: Is it possible to share the range of budget for this project?

A15: The City of Aberdeen will not be providing a budget amount to bidders for RFP 19-04 I-95 Area Land Use Study.