



Department of Public Works

709 Morgnec Road
Chestertown, MD 21620
(410) 778-2600

Daniel F. Mattson, P.E., C.F.M., C.M.E., Director
DMattson@kentgov.org

RFP # PW 25-08: ACQUISITION AND DEVELOPMENT OF PROPERTY IN VILLAGE OF KENNEDYVILLE IN KENT COUNTY, MARYLAND

ADDENDUM No. 1

June 20, 2025

THE INFORMATION CONTAINED HEREIN SHALL BE HEREBY MADE A PART OF THE SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THE ABOVE REFERENCED REQUEST FOR PROPOSALS. IN THE EVENT OF ANY CONFLICT OR DISCREPANCY BETWEEN ORIGINAL BID DOCUMENTS AND/OR PREVIOUS ADDENDA AND THIS ADDENDUM, INFORMATION CONTAINED IN THIS ADDENDUM SHALL OVERRIDE PREVIOUSLY ISSUED DOCUMENTS.

BIDDERS MUST ACKNOWLEDGE RECEIPT OF THIS ADDENDUM BY SIGNING THE BOTTOM OF THIS FORM AND INCLUDING THIS ENTIRE DOCUMENT IN THEIR BID FORMS.

BID DUE DATE – THERE IS NO CHANGE TO THE BID DUE DATE PER THE ORIGINAL RFP, WHICH REMAINS **JULY 9TH, 2025 AT 10:00 AM.**

PRE-BID MEETING – A PRE-BID MEETING WAS HELD AT 11:00 A.M. ON JUNE 6TH, 2025 AT THE PUBLIC WORKS DEPARTMENT, CONSISTENT WITH THE RFP PACKAGE. A SIGN-IN SHEET FROM THIS MEETING IS ATTACHED HEREIN.

COUNTY REPRESENTATIVES PROVIDED AN INTRODUCTION TO THE PROJECT AND OVERVIEW OF VARIOUS ELEMENTS OF THE CONTRACT REQUIREMENTS, AS STATED IN THE RFP PACKAGE, INCLUDING: BID DUE DATE, DEADLINE FOR QUESTION SUBMISSION, BONDING AND INSURANCE REQUIREMENTS, PROJECT SCOPE, AND SELECTION CRITERIA. ALL INFORMATION PROVIDED WAS CONSISTENT WITH THE INFORMATION CONTAINED IN THE RFP PACKAGE. THE FOLLOWING QUESTIONS WERE RECEIVED AND ANSWERED DURING OR PRIOR TO THE PRE-BID MEETING:

QUESTION No. 1 **WILL THE SELECTED BIDDER BE REQUIRED TO WARRANTY ALL PREVIOUSLY CONSTRUCTED IMPROVEMENTS? (E.G. STORMWATER, UTILITIES, ETC.)**

RESPONSE No. 1 *ALL PREVIOUS IMPROVEMENTS THAT HAVE ALREADY BEEN CONSTRUCTED ARE ASSUMED TO BE OUT OF ANY WARRANTY PERIOD. ANY IMPROVEMENTS NEEDED TO EXISTING FACILITIES WOULD NEED TO BE WARRANTED. FOR INSTANCE, IF YOU DAMAGE ROADWAY SURFACE DURING CONSTRUCTION, WHICH MAY LIKELY HAPPEN, THE REPAVED SECTION WOULD BE SUBJECT TO WARRANTY. BIDDERS ARE DIRECTED TO THE DRAFT PWA LANGUAGE FOR FURTHER INFORMATION.*

QUESTION No. 2 **WHAT KIND OF FEEDBACK HAVE YOU RECEIVED FROM THE STATE REGARDING THE CURRENT STORMWATER MANAGEMENT REGULATIONS, AND WHAT IMPROVEMENTS ARE REQUIRED TO BE MADE?**

RESPONSE No. 2 *ALL EXISTING / COMPLETED IMPROVEMENTS WERE DESIGNED TO APPLICABLE STANDARDS AT THAT TIME AND WILL NOT BE REQUIRED TO BE BROUGHT TO CURRENT STORMWATER MANAGEMENT STANDARDS. IT WILL BE THE RESPONSIBILITY OF THE SELECTED BIDDER TO OBTAIN ALL RELEVANT PERMITS AND APPROVALS FOR PROPOSED CONSTRUCTION PER CURRENT STANDARDS AND REQUIREMENTS. THE COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR*

ANY DEFICIENCIES OF THE PREVIOUS STORMWATER DESIGN OR CONSTRUCTION THAT MAY EXIST.

QUESTIONS NO. 3 THE POND WILL NEED TO BE CONVERTED, BUT DOES IT NEED TO BE EXPANDED AS WELL?

RESPONSE NO. 3 STORMWATER MANAGEMENT DESIGN AND PERMITTING SHALL BE THE RESPONSIBILITY OF THE SELECTED BIDDER. IT IS UNKNOWN AT THIS TIME IF MODIFICATIONS TO THE EXISTING POND, BEYOND CONVERSION FROM CURRENT (SEDIMENT BASIN) CONDITION TO FINAL (STORMWATER MANAGEMENT) CONDITION WILL BE REQUIRED. ANY AND ALL MODIFICATIONS OR EXPANSIONS WILL NEED REGULATORY APPROVAL AND SHALL ADHERE TO APPLICABLE CODES.

THERE IS A SECOND OPEN SPACE AREA IN THE CENTER OF PHASE II, WHICH MAY ALSO BE UTILIZED FOR STORMWATER MANAGEMENT INFRASTRUCTURE, PROVIDED THAT THE PROPOSED POCKET PARK IS NOT AFFECTED.

QUESTION NO. 4 HAS THE MAJORITY OF THE DEVELOPMENT WORK BEEN DONE AND IS CLOSE TO BEING SOLD IMMEDIATELY? SEEMED LIKE 14-15 LOTS HAD ROADS THAT WERE COMPLETED IN FRONT OF THEM AND ALL THE STUBS WERE HOOKED UP.

RESPONSE NO. 4 IT SHALL BE THE RESPONSIBILITY OF BIDDERS TO VERIFY THE EXTENT OF EXISTING INFRASTRUCTURE. SEVERAL LOTS DO EXIST WITH ROADWAYS AND WATER & SEWER MAINS/SERVICE LINES IN PLACE, TERMINATING AT CLEANOUTS. THESE LOTS HAVE A ¾" WATER METER WATER PIT INSTALLED AND 6" SCH. 35 PVC CLEANOUTS. WATER METER PITS DO NOT CURRENTLY HAVE METERS, WHICH SHALL BE PURCHASED FROM KENT COUNTY WATER AND WASTEWATER SERVICES. EXISTING SCH. 35 PVC CLEANOUTS SHALL BE REQUIRED TO BE REPLACED WITH SCH. 40 CLEANOUTS AT THE TIME OF UTILITY CONNECTION.

QUESTION NO. 5 HAVE THE ALLOCATIONS ALREADY BEEN PAID FOR THOSE EXISTING LOTS?

RESPONSE NO. 5 NO. ALLOCATION FEES HAVE ONLY BEEN PAID FOR LOTS THAT ARE ACTIVELY BEING SERVED WATER AND SEWERAGE. ALL OTHER LOTS SHALL BE SUBJECT TO STANDARD COUNTY ALLOCATION FEES, TO BE PAID BY SELECTED BIDDER.

QUESTION NO. 6 THERE IS GENERIC RFP LANGUAGE IN THIS REGARDING THAT THE COUNTY HAS THE ABILITY TO TERMINATE THIS CONTRACT AT ANY TIME, WHICH IS CONCERNING. PLEASE CONFIRM THE INTENT OF THIS LANGUAGE.

RESPONSE NO. 6 THE COUNTY MAY CONSIDER REVISING / ELIMINATING STANDARD LANGUAGE WITHIN THE RFP - PLEASE SUBMIT ANY QUESTIONS SPECIFIC TO RFP LANGUAGE BY EMAIL. THE COUNTY WILL ACT IN GOOD FAITH REGARDING ALL RFP CLAUSES.

QUESTION NO. 7 DOES THE COUNTY HAVE ANY AS-BUILTS IN PLACE?

RESPONSE NO. 7 ALL AVAILABLE AS-BUILTS WERE INCLUDED IN THE ORIGINAL RFP.

QUESTION NO. 8 IS THERE STILL THE ANTICIPATION BY THE COUNTY AND THE COMMUNITY THAT THERE WILL BE ALLEYS IN PLACE AT THE REAR OF THE PROPERTIES?

RESPONSE NO. 8 IT IS STILL ANTICIPATED, HOWEVER THE SELECTED BIDDER MAY CHANGE THE PLAN, AS PROPOSED, VIA STANDARD LAND DEVELOPMENT PROCESS. ALL PROPOSED DESIGN REVISIONS WOULD BE SUBJECT TO APPLICABLE APPROVALS. IT IS RECOMMENDED THAT SIGNIFICANT REVISIONS TO CURRENT LAYOUT BE PROVIDED ON A CONCEPT PLAN AND INCLUDED IN PROPOSAL SUBMISSION.

QUESTION NO. 9 PLEASE VERIFY IF A PLAT WAS RECORDED TO ELIMINATE THE ALLEYWAYS IN PHASE II.

RESPONSE NO. 9 ALL KNOWN CURRENT / RECORDED PLATS HAVE BEEN INCLUDED IN THE ORIGINAL RFP PACKAGE.

QUESTION NO. 10 HAS LOT 21 BEEN SUBDIVIDED?

RESPONSE NO. 10 LOT 21, WHICH WILL CONTAIN THE COUNTY-FUNDED NEW PUMP STATION, HAS NOT YET BEEN SUBDIVIDED.

QUESTION NO. 11 WITH RESPECT TO THE HOA, THE COUNTY RIGHT NOW IS THE MAJORITY HOLDER OF THAT, BUT IS IT BEING MANAGED BY AN INDIVIDUAL OR A COUPLE OF HOMEOWNERS AT THE MOMENT?

RESPONSE NO. 11 CURRENTLY, THERE IS A PRESIDENT AND AN ACTIVE BOARD OF MEMBERS OF THE HOA. THE COUNTY IS CURRENTLY A STEWARD FOR THIS VILLAGE AND DOES NOT ACTIVELY EXERCISE THE PRIVILEGES AND RESPONSIBILITIES OF THE HOA.

QUESTION NO. 12 PLEASE CONFIRM THAT THERE IS SUFFICIENT WATER & SEWER CAPACITY TO BUILD OUT THE PROPOSED 43 HOMES.

RESPONSE NO. 12 CONFIRMED.

QUESTION NO. 13 ARE THERE ADDITIONAL ARCHITECTURAL REQUIREMENTS RELATED TO THE KENNEDYVILLE MANUAL, AS MENTIONED IN THE RFP?

RESPONSE NO. 13 ALL APPLICABLE ARCHITECTURAL REQUIREMENTS HAVE BEEN PROVIDED IN ATTACHMENTS TO THE RFP.

END OF ADDENDUM

I ACKNOWLEDGE RECEIPT OF THIS ADDENDUM AND AGREE TO CONSIDER THE INFORMATION STATED WHEN SUBMITTING MY SEALED BID TO THIS REQUEST FOR PROPOSAL.

PRINT NAME (CLEARLY)

SIGNATURE

COMPANY/CONTRACTOR NAME

DATE

PLEASE SIGN-IN

PRE-BID MEETING for REQUEST FOR PROPOSALS # PW 25-08

PROPERTY FOR SALE (TO DEVELOPER) IN VILLAGE AT KENNEDYVILLE IN KENT COUNTY, MD

Friday, June 6th, 2025 @ 11:00 a.m.

Name	Company & Address	Email	Phone
Lindsay Dixon	Lacrosse Homes	ldixon@laxhomes.com	410-604-3701
Bruce Orr	Lacrosse Homes	BOOR@LAXHOMES.COM	302-299-7506
Kelby Brice	Kmb Land Management	KmbCompanyLLC@gmail.com	410-708-8187
Alden Yehman	Chesterton Builders	alden@chestertonbuilders.com	410-708-3973
Anthony Yoder	Yoder's Excavation	tonyyoder@yoders-excavation.com	443-262-6570
Duan Rhine	Richmond American	drhine@shineproperties.net	410-322-3400

PLEASE PRINT CLEARLY