



Department of Public Works

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

ADDENDUM No. 2

June 25, 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.**

PRIOR ADDENDA – ADDENDUM No. 1 WAS ISSUED ON FRIDAY 6/20/2025. COPIES OF ALL ADDENDA WITH SIGNED ACKNOWLEDGEMENT OF RECEIPT (AT THE END OF ADDENDUM DOCUMENT), MUST BE ATTACHED TO SUBMITTED PROPOSALS.

THE FOLLOWING QUESTIONS WERE RECEIVED PRIOR TO THE Q&A DEADLINE OF 6/18/2025:

QUESTION No. 1 **WILL KENT COUNTY WARRANTY THE PRIOR DEVELOPER'S WORK - BY WAY OF EXAMPLE, IF THE EXISTING STORM DRAINS DO NOT HAVE THE APPROPRIATE FALL TO TAKE ON THE RUNOFF FROM THE NEXT PHASE?**

RESPONSE No. 1 *KENT COUNTY DID NOT DESIGN NOR CONSTRUCT THE EXISTING IMPROVEMENTS AND THEREFORE CANNOT OFFER WARRANTY. ALL PROPERTY AND INFRASTRUCTURE IS BEING CONVEYED 'AS-IS'.*

QUESTION No. 2 **HAS THE ELECTRICAL WORK FOR THE STREETLIGHTS BEEN COMPLETED AND ARE ONLY THE INSTALLATION OF THE LIGHT POLES NEEDED OR IS THERE STILL ELECTRICAL WORK NEEDED?**

RESPONSE No. 2 *ELECTRICAL SERVICE FOR STREET LIGHTS IS NOT CURRENTLY IN PLACE. IT IS THE COUNTY'S INTENT FOR DELMARVA POWER TO INSTALL STREET LIGHTS/ELECTRIC HOWEVER COORDINATION WITH DELMARVA POWER SHALL BE THE RESPONSIBILITY OF BIDDERS.*

QUESTIONS No. 3 **IS KENT COUNTY ABLE TO CONFIRM THAT ALL STORM DRAINS ARE CLEAR AND FUNCTIONING PROPERLY?**

RESPONSE No. 3 *THERE ARE NO EXISTING STORM DRAIN / CONVEYANCE ISSUES TO THE BEST OF THE COUNTY'S KNOWLEDGE.*

QUESTION No. 4 **IS THE HOA IN GOOD STANDING, IS FULLY FUNDED AND WILL THE PURCHASER BE THE DECLARANT?**

RESPONSE No. 4 *QUESTIONS REGARDING HOA STATUS CAN BE DIRECTED TO HOA PRESIDENT, KRISTINA HERMAN, AT KRISTINALHERMAN@GMAIL.COM (410-935-6688)*

QUESTION No. 5 **ARE THERE ANY SCHOOL MORATORIUM OR ANY OTHER MORATORIUMS THAT COULD CEASE CONSTRUCTION FROM MOVING FORWARD?**

RESPONSE No. 5 *No.*

QUESTION No. 6 **WOULD A NEW TRAFFIC STUDY BE REQUIRED?**

RESPONSE No. 6 *No.*

QUESTION No. 7 **HAS PUBLIC WATER, PUBLIC SEWER, ELECTRIC, SIDEWALKS, ROADS, SWM, STORM DRAINS, ETC.....BEEN “DEDICATED” TO AND/OR “ACCEPTED” BY KENT COUNTY?**

RESPONSE No. 7 *PHASE I WATER, SEWER AND RIGHT-OF-WAYS (ROADS, SIDEWALKS, STORM CONVEYANCE) HAVE BEEN DEDICATED TO AND ACCEPTED BY THE COUNTY. ELECTRIC IS NOT AND WILL NOT BE DEDICATED.*

QUESTION No. 8 **IS KENT COUNTY ACCEPTABLE TO THE IDEA OF CHANGING THE ARCHITECTURAL REQUIREMENTS TO ALLOW SIDE OR FRONT LOADED GARAGES, THUS ELIMINATING THE NEED FOR THE ALLEYS? THE ALLEYS COULD REMAIN COMMON AREA OR EASEMENTS, SO THAT A NEW SUBDIVISION PLAN WOULD NOT BE REQUIRED.**

RESPONSE No. 8 *KENT COUNTY IS OPEN TO CONSIDERING CHANGES TO THE ARCHITECTURAL REQUIREMENTS. SUCH CHANGES WOULD BE REVIEWED AND APPROVED IN COORDINATION BETWEEN THE COUNTY AND HOA. BIDDERS ARE ENCOURAGED TO PROVIDE ‘CONCEPT PLANS’ OF PROPOSED CHANGES WITHIN SUBMITTED PROPOSAL PACKAGE.*

QUESTION No. 9 **IS KENT COUNTY IN POSSESSION OF ANY SOIL SAMPLES OR TEST BORINGS THAT WERE PERFORMED?**

RESPONSE No. 9 *No.*

QUESTION No. 10 **OTHER THAN THE SWM AND RE-FORESTATION AT THE STATE LEVEL, TO KENT COUNTY’S KNOWLEDGE, ARE THERE ANY ADDITIONAL APPROVALS OR RE-APPROVALS NEEDED FOR THE PROJECT?**

RESPONSE No. 10 *FOREST CONSERVATION FOR THE ENTIRE SUBDIVISION WAS ADDRESSED AS PART OF THE PREVIOUS APPROVAL FOR THE PROJECT; NO ADDITIONAL RE-FORESTATION IS ANTICIPATED TO BE REQUIRED. NO ADDITIONAL APPROVALS OR RE-APPROVALS ARE NEEDED AT THE STATE LEVEL, TO THE COUNTY’S KNOWLEDGE.*

QUESTION No. 11 **ARE THERE ANY ADDITIONAL APPROVALS OR RE-APPROVALS NEEDED FOR THE PROJECT AT THE COUNTY LEVEL?**

RESPONSE No. 11 *STORMWATER MANAGEMENT AND SOIL EROSION DESIGNS WILL NEED TO BE RE-PERMITTED AT THE COUNTY LEVEL. BUILDING PERMITS WILL BE REQUIRED AS APPLICABLE. NO OTHER COUNTY LEVEL APPROVALS ARE ANTICIPATED UNLESS REVISIONS TO APPROVED SUBDIVISION ARE PROPOSED.*

QUESTION No. 12 **WOULD IT BE POSSIBLE TO OBTAIN THE CONTACT INFORMATION FOR THE HOA BOARD IN ORDER TO DISCUSS THEIR EXISTING CONCERNS?**

RESPONSE No. 12 *PLEASE SEE RESPONSE 4 ABOVE.*

QUESTION No. 13 **WOULD IT BE POSSIBLE TO RECEIVE A COPY OF THE RESPONSE PORTION OF THE RFP IN EITHER A WORD DOCUMENT OR A FILLABLE PDF IN ORDER TO BE ABLE TO PROVIDE CLEAR, PROFESSIONAL FORMATTING TO THE RFP?**

RESPONSE No. 13 *YES. FILLABLE PDF FORMAT IS ATTACHED TO THIS ADDENDUM. THERE IS NO CHANGE TO THE CONTENT OF THESE FORMS FROM THE ORIGINAL RFP. EITHER FORMAT (ORIGINAL OR FILLABLE PDF) SHALL BE ACCEPTABLE FOR SUBMISSION.*

QUESTION No. 14 **I HAVE BEEN LOOKING OVER THE PLANS FOR THIS JOB AND THERE IS NOTHING ON THE WATER. THE PLANS DON'T SHOW WHAT SIZE, TYPE OF PIPE OR WHAT SIZE TAPPING SLEEVE W/ VALVE AT TIE-IN. WHAT TYPE OF PIPE ARE THEY USING FOR WATER LINE AND SERVICES? IF YOU HAVE ANY INFORMATION ON THESE THINGS PLEASE SEND THEM TO ME.**

RESPONSE No. 14 *ALL PROPOSED WATER MAINS WITHIN PHASE II SHALL BE SIX INCH (6") HDPE. EXISTING WATER MAINS ARE HDPE. SPECIFIC AS-BUILT / RECORD DRAWINGS ARE NOT AVAILABLE HOWEVER EXISTING WATER MAINS ARE BELIEVED TO BE SIX INCH (6") DIAMETER THROUGHOUT PHASE I. SELECTED BIDDER SHALL BE RESPONSIBLE FOR CONFIRMING SIZE OF WATER MAINS AT TIE-IN AND TO CONFIRM PROPOSED SERVICE SIZE, WHICH MAY BE IMPACTED BY CURRENT FIRE SUPPRESSION BUILDING CODES.*

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

STANDARD SEALED BID PRICE SHEET - BID NUMBER PW 25-08

County Commissioners of Kent County, Maryland:

We hereby submit, for your review, our proposal requested by the RFP. This proposal includes and incorporates all information and specifications, which are contained in the Contract Documents, as described in the RFP, the same as if specifically written herein. A completed, signed, and accepted copy of this Standard Sealed Bid Form shall serve as a valid and binding contract.

The Bidder will complete the Work under Section C in accordance with the Contract Documents for the following price(s).

Proposal Submission Checklist

The undersigned hereby submits the following required information in response to the RFP:

1. **Statement of Qualifications and Relevant Experience**
 - A summary of the developer's qualifications and relevant experience in residential land development.
2. **Financial Standing**
 - Documentation of the developer's current financial capacity, including proof of business registration and applicable licenses.
3. **References**
 - A minimum of three (3) professional references, preferably from previous or ongoing development projects.
4. **Project Timeline**
 - A proposed schedule for property acquisition, commencement of development, and expected completion.
5. **Development Approach**
 - An outline of the developer's approach to completing the infrastructure, construction, and dedication of improvements.
6. **Purchase Offer**
 - I hereby agree to all terms and conditions within this RFP to purchase the Village at Kennedyville property described in this solicitation and offer the TOTAL AMOUNT of:

\$ _____

_____ Dollars and _____ Cents
Written Bid Price

Acknowledgement of Addendum Receipt (PLEASE SIGN) _____

Addendum No.(s) _____

PLEASE CIRCLE ONE FOR EACH STATEMENT:

Drug Abuse Policy in Effect	YES	NO
Insurance Certificate Attached	YES	NO
Bid Surety Attached	YES	NO
Signature Form Executed	YES	NO
Affidavit of Qualification to Bid Executed	YES	NO
Non-Collusion Certificate Executed	YES	NO

PLEASE PROCEED TO NEXT PAGE >>>

STANDARD SEALED BID FORM

BID NUMBER PW 25-08

BIDDER: _____

AGENT (TYPED): _____

FIRM Name: _____

ADDRESS: _____

TELEPHONE: _____

EMAIL: _____

Submitted by: _____

(Signature of authorized agent above)

_____, this _____ day of _____ 2025.

Accepted by:

Daniel F. Mattson, P.E., C.F.M., C.M.E., by
Authority of the County Commissioners

ATTEST:

_____ **DATE** _____

BID SURETY

KNOWN ALL MEN BY THESE PRESENTS, that we the undersigned,

_____, as

principal, and _____,
as surety, are hereby held and firmly bound unto the County Commissioners of Kent County

AS OWNER in the penal sum of _____
for the payment of which, well and truly to be made, we hereby jointly and severally bind
ourselves, successors and assigns.

The condition of the above obligation is such that whereas the Principal has
submitted to the County Commissioners of Kent County a certain BID, attached hereto
and hereby made a part of hereof to enter into a contract in writing, for the

NOW, THEREFORE,

a) If said BID shall be rejected, or

b) If said BID shall be accepted and the principal shall execute and deliver a
contract in the form of Contract attachment hereto (properly completed in accordance
with said BID) and shall furnish a BOND for his faithful performance of said contract,
and for the payment of all persons performing labor, furnishings, materials, in connection
therewith, and shall in all other respects perform the agreement created by the acceptance
of said BID, this obligation shall be void, otherwise the same shall remain in force and
effect; it being expressly understood and agreed that the liability of the Surety for any
and all claims hereunder shall, in no event, exceed the penal amount of the obligation as
herein stated.

The Surety, for value received, hereby stipulated and agrees that the obligations
of said Surety and its BOND shall be in no way impaired or affected by any extension of
the time within which the OWNER may accept such BID and said Surety does hereby
waive notice of any such extension. IN WITNESS WHEREOF, the Principal and Surety
have hereunto set their hands and seals, and such of them as are corporations have caused
their corporate seals to be hereto affixed and these presents to be signed by their proper
officers, the day and year first set forth above.

Principal

By: _____

Surety

By: _____

IMPORTANT: Surety companies executing BONDS must authorized to transact
business in the State of Maryland.

SIGNATURE FORM

NAME OF BIDDER: _____

SIGNATURE OF AUTHORIZED PERSON: _____

PRINT AUTHORIZED PERSON: _____

TITLE OF AUTHORIZED PERSON: _____

STREET NAME AND NUMBER: _____

CITY, STATE, ZIP CODE: _____

TELEPHONE NUMBER: _____

E-MAIL _____

DATE: _____

BIDDERS FEDERAL EMPLOYERS' IDENTIFICATION NO. _____

BIDDERS CONTRACTORS LICENSE AND PERMIT NUMBERS:

AFFIDAVIT OF QUALIFICATION TO BID

I HEREBY AFFIRM THAT

1. I am the (Title) _____ and the duly authorized representative of the firm of (Name of Corporation) _____

_____ whose address is

_____ and that I possess the legal authority to make this affidavit on behalf of myself and the firm for which I am acting.

Except as described in paragraph 3 below, neither I nor the above firm, nor to the best of my knowledge, any of its officers, directors, or partners, or any of its employees directly involved in obtaining contracts with the State of any county, bi-county, or multi-county agency, or subdivision of the State, have been convicted of, or have pleaded no contender to a charge of, or having during the course of an official investigation or other proceeding, admitted in writing or under oath, acts or omissions which constitute bribery, attempted bribery, or conspiracy to bribe under the provisions of Criminal Law Article of the Annotated Code of Maryland, or under the laws of any state or the Federal government.

2. (State "none", or as appropriate, list any conviction, plea, or admission described in paragraph 2 above, with the data: court, position with the firm, and the sentence or disposition, if any)

I acknowledge that this affidavit is to be furnished to the County Attorney for the County Commissioners of Kent County, and where appropriate, to others. I acknowledge that, if the representations set forth in this affidavit are not true and correct, the County Commissioners of Kent County may terminate any contract awarded and take any other appropriate action. I further acknowledge that I am executing this affidavit in compliance with Section 16D of Article 78A of the Annotated Code of Maryland, which provides that certain person(s) who have been convicted of, or have admitted to bribery, attempted bribery, or conspiracy to bribe may be disqualified, either by operation of law or after hearing, from entering into contracts with the State or any of its agencies or subdivisions.

I do solemnly declare and affirm under the penalties of perjury that the contents of this affidavit are true and correct.

Signature _____ Date _____

NON-COLLUSION CERTIFICATE

I HEREBY CERTIFY I am the _____
(Title)

and the duly authorized representative of the firm of _____

whose address is _____

AND THAT NEITHER I, nor to the best of my knowledge, information, and belief, the above firm, nor any of its other representatives I here represent, have:

- a. Agreed, conspired, connived, or colluded to produce a deceptive show of competition in the compilation of the bid, or offer being submitted herewith.
- b. Not in any manner, directly or indirectly, entered into any agreement, participated in any collusion to fix the bid price or price proposal of the bidder, or offer of herein or any competitor, or otherwise taken into action in restraint of free competition bidding in connection with the Contract for which the within bid or offer is submitted.

In making this affidavit, I represent that I have personal knowledge of the matters and facts herein stated.

Date

Signature

Date

Print Name or Type