

Poolesville Economic Development Project – Request for Expressions of Interest (REOI)
Q&A Questions and Answers – November 9, 2018

REOI QUESTIONS

- Q** What is the timeline for the selection process?
A The REOI is due by the end of November. Final 3 Offerors will be selected in January or February and an RFP will be sent to each of them. Award will be made in late spring or early summer (May/June).
- Q** How many copies of the submittal are required?
A Please submit 10 copies.
- Q** Will there be another meeting?
A We anticipate a pre-bid meeting prior to RFP submittal.
- Q** Where can we find addenda?
A All addenda, questions and meeting notes will be posted
- Q** What is the deadline for questions?
A Questions should be sent no later than 12PM on Friday, November 16, 2018.
- Q** Where should questions be sent?
A Mike Boone, CFO: mboone@mcra-md.com
- Q** Please provide the Past Performance Questionnaire form that needs to be completed by our Owners. Document 1.4 contains a Similar Project Information Form but did not include the questionnaire.
A Document 1.4 to be completed by Offeror and included in submittal.
- Q** Please confirm how the Questionnaires are to be submitted by our Owners to the Montgomery County Revenue Authority. May they be emailed?
A N/A There is no Past Performance Questionnaire.
- Q** On page 17, 1.2 Technical Evaluation Factors, item 1.2. Technical Evaluation Factor #2 lists “Construction Manager” as a key management position. As the Superintendent was not listed, can we assume that the Construction Manager would perform the role of the Superintendent, or is this a separate position?
A Superintendent and Construction Manager positions are interchangeable.
- Q** Page 17 – Technical Evaluation Factor #4 – Past Performance – this article references a Questionnaire Package we are to send to our clients for them to evaluate the design build team’s performance on the projects identified in Tab #1.1. Is there a link or attached exhibit/form for this Questionnaire? We believe we are to utilize Document 1.4 as our “project sheet” to outline our relevant project experience.
A Document 1.4 is the required document, to be completed by Offeror. There is no form for clients to complete.

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- Q** Technical Evaluation Factors #1.1, 1.2 and 1.3 – would the team be willing to expand the years of completion from 5 years to 10 years?
A Yes.
- Q** The sample contract issued with the REOI appears to be a unit price form of contract and does not have any design-build provisions. Will you consider a different kind of contract?
A Yes, the contract included is only intended to be a sample.
- Q** Can REOI responders use Rodgers Consulting?
A Yes

PROJECT QUESTIONS

- Q** In what stage is the project?
A The project has gone through the mandatory referral process and the funding model is in place.
- Q** Will the golf course be open during construction?
A Yes, contractors will have to coordinate activity with golf course operations. The desire is to keep the course open during construction.
- Q** Will the clubhouse include golf operations / golf shop?
A No, golf operations will remain separate.
- Q** Does the Montgomery County wage scale apply to this project?
A No, MCRA is not subject to the same requirements as the County.
- Q** Where is the classroom space?
A Classroom will be open space outdoors. We will also use multi-purpose rooms, banquet room, etc. Regular classes will be held at USG, Montgomery College, UMD, etc.
- Q** What power and other utilities are required and where is closest locations?
A There is a 3 phase coming onto the property from West Willard Road near the existing clubhouse. There is a wastewater treatment facility on property but will need to verify capacity. Depending on final production of wine plus malting will determine water needs and plan on how to address needs.
- Q** Where will farming equipment be stored?
A All tractors and other equipment related to crop maintenance will be stored at the existing golf maintenance facility.

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Q Will there be a commercial kitchen?

A Yes, the kitchen will serve the banquet and restaurant facilities as well as utilize harvest overages to create products that the farmers can sell.

Q Will there be specific LEED requirements?

A No, facility will have to meet County requirements for LEED certification. It is the desire to do as much as possible, but cost will be a focus.