

**RFQ# 004-25 – The Banks Urban Planning and Design Services
Addendum #1**

December 23, 2025

To All Registered Vendors:

#1 Question What is the anticipated fee for the project? **TBD, based on consultant rates & deliverable schedule.**

#2 Question: What is the anticipated start date for the project? **Early February 2025 (initial deliverable for Lot 24 will be due by March 31, 2025).**

#3 Question: Please clarify how you would like the table of contents to be organized for the submission. Should the Community Engagement and Economic Inclusion Implementation Plan/Responsible Bidder Requirements be in a separate category? **Yes, please submit these two categories separately.**

#4 Question: Can the MBE and WBE % be combined within one firm? **Yes.**

#5 Question: Is the 11% MBE (Minority Business Enterprise) percentage and the 6.9% WBE (Women Business Enterprise) percentage a goal or a requirement? **Goal.**

#6 Question: What level of landscape architecture is required for “ideas and options for the decks over Fort Washington Way”? **Conceptual schematic design.**

#7 Question: Are there more specifics associated with the level of expectation for community engagement, such as how many charrettes? **No specifics but would be interested in recommendations on appropriate community engagement (given the amount of community engagement to date, and the percent of remaining construction).**

#8 Question: Will the community engagement process run throughout the project timeline? **TBD, based on consultant recommendations (likely varies on a parcel-by-parcel basis).**

#9 Question: Is the deliverable going to be an amendment to the adopted plans or simply recommendations? **Recommendations as a starting point.**

#10 Question: What level of market study is needed? Should it include potential sources of subsidy? **The market study will assist the consultant with private development uses and square footage recommendations on a parcel-by-parcel basis. Would be helpful to understand the results based on no subsidies, but also what could be practical with subsidies.**

#11 Question: Based on the tentative Schedule in the RFQ, it lists that Prequalified Respondents will be announced February 12, 2025, and that the urban design review of Lot 24 should take precedence to permit review of potential proposals from developers in first quarter of 2025. Are you able to share a more detailed timeline as it relates to the other Lots involved in the focus of this RFQ project? **Lots 1, 13 & 25 Urban Design Review input is anticipated for 2nd & 3rd quarter 2025.**

#12 Question: Are you willing to share at the appropriate time the list of firms responding to this RFP? Will the consolidated list of Q&A be distributed to all firms and if so, how will that be shared? Responding firms can be shared after the due date. **Yes, Responses to all questions will be shared with all participants of this RFQ as an Addendum via email and posted online.**

Sincerely,

Jill Williams

Jill Williams
Purchasing Director