



LEGAL NOTICE

CITY OF NEW CARROLLTON

RFEI 2021-01

Request for Expressions of Interest and Qualifications for Development (“RFEI”)

The City of New Carrollton (the "City") is seeking proposals from qualified, experienced firms or individuals to develop property that it owns known as 6000 Harland Street, New Carrollton, Maryland (the former Suburban Aquatic Club). The Request for Expressions of Interest and Qualifications for Development may be obtained from the City’s website (<http://www.newcarrolltonmd.gov>), on eMaryland Marketplace (<https://emaryland.buyspeed.com>), or upon request from the City Clerk at the City Municipal Center (address noted below) after 10:00 a.m. on December 8, 2020. Vendors are responsible for checking the City’s website through the closing date of the RFEI for possible addenda, and then reviewing, signing and including any and all addenda in their proposal.

There will be a pre-proposal meeting on site on December 18, 2020 at 11:30 a.m.

Proposals will be received in the office of the City Administrative Officer at the City Municipal Center, 6016 Princess Garden Parkway, New Carrollton, MD 20784, in a sealed envelope marked: “Harland Street Property” until 2:00 p.m. on January 22, 2021. Proposals shall be consistent with the scope of services outlined in the RFEI and incorporate any addenda issued. The City reserves the right to reject any and all proposals and to reduce or modify the scope of services.

All questions or requests for clarification regarding this RFEI must be received, in writing, via e-mail at dbarber@newcarrolltonmd.gov on or before 9:00 a.m. on December 31, 2020. Answers to all questions will be posted to the City’s website no later than 11:00 a.m. on January 6, 2021.

The City encourages all minority, women, and disadvantaged business owners to submit proposals.



CITY OF NEW CARROLLTON

6016 PRINCESS GARDEN PARKWAY
NEW CARROLLTON, MARYLAND 20784-2898
Phone: (301) 459-6100

REQUEST FOR EXPRESSIONS OF INTEREST AND QUALIFICATIONS FOR THE DEVELOPMENT OF:

**6000 Harland Street, New Carrollton, Maryland
(Former Suburban Aquatic Club)**

RFEI #2021-01

ISSUE DATE: DECEMBER 8, 2020

PROPOSAL CLOSING: JANUARY 22, 2020

REQUEST FOR EXPRESSIONS OF INTEREST AND QUALIFICATIONS FOR DEVELOPMENT

A. Introduction

The City of New Carrollton (the “City”) is soliciting proposals from qualified firms and individuals to develop an approximately 2.87 acre property known as **6000 Harland Street**, New Carrollton, Maryland 20784. The property is developed with a gate house, pool and pump house. It is the former property of the Suburban Aquatic Club. The property is zoned R-55. The current Maryland State Department of Assessments and Taxation information regarding the Property is attached hereto as Exhibit 1.

The City envisions a two-step solicitation process, as follows:

- 1) issuance of this RFEI to prequalify development teams that are interested in redeveloping the property (this document), and
- 2) an RFP to select a developer from a short list of prequalified teams that are invited to submit a complete redevelopment proposal.

However, the City reserves the right to make an award solely on the basis of the responses to this RFEI if it determines that it is in the best interest of the City to do so. The City further reserves the right to conduct individual interviews with finalists and to request best and final offers from any or all finalists.

B. Background

The City of New Carrollton is a diverse suburban residential community with approximately 12,928 residents located in central Prince George’s County Maryland. It enjoys an ideal location approximately eight miles northeast of Washington, D.C., and is proximate to the City of Baltimore and the City of Annapolis as well. The City has easy access to public transportation, namely the New Carrollton Metro, MARC and Amtrak stations. New Carrollton will also be the eastern terminus for the planned Purple Line Light Rail that is currently under construction. The City is bisected by I-495 (the Capital Beltway) and is close to the Baltimore-Washington Parkway and U.S. Route 50 (John Hanson Highway). In fact, the Capital Beltway intersects with US Route 50 less than a mile southeast of the City. The City of New Carrollton is an excellent place for tourists and business visitors to the Washington, D.C. metropolitan area to stay.

Beautiful tree-lined streets, decorative flowers, parks, single family and multi-family dwellings and a low crime rate are characteristics of the City. The City of New Carrollton has won the Prince George's County Beautification Award five times! Residents find that the charm of and the services provided by the City of New Carrollton make for a great quality of life. With its own Department of Public Works, Police Department and Code Enforcement Office, the City ensures the safety and order of the city.

The Federal Internal Revenue Service and the Maryland Department of Housing and Community Development serve as major employers in the area.

C. Development Offering Overview

This offering is intended to be flexible and afford respondents creativity in their proposed reuse/redevelopment of the Property. The City is not seeking detailed proposals or architectural plans for the property, although they will not reject any specific proposals that respondents may submit. Rather, the City seeks expressions of interest from developers or development teams who have a compelling vision for the site (including preliminary thoughts about programming and deal structure) who can demonstrate the capacity and experience to deliver on that vision.

Given the zoning and adjacent residential uses, the City is seeking a proposed use of the Property that would respect surrounding uses. Consideration has been given to uses such as – single-family or multifamily residential, senior housing, a senior center, and/or recreational uses. There is a broad range of possible deal structures that the City will consider – outright purchase, land sale contract, ground lease, lease with an option to purchase, or some form of joint venture.

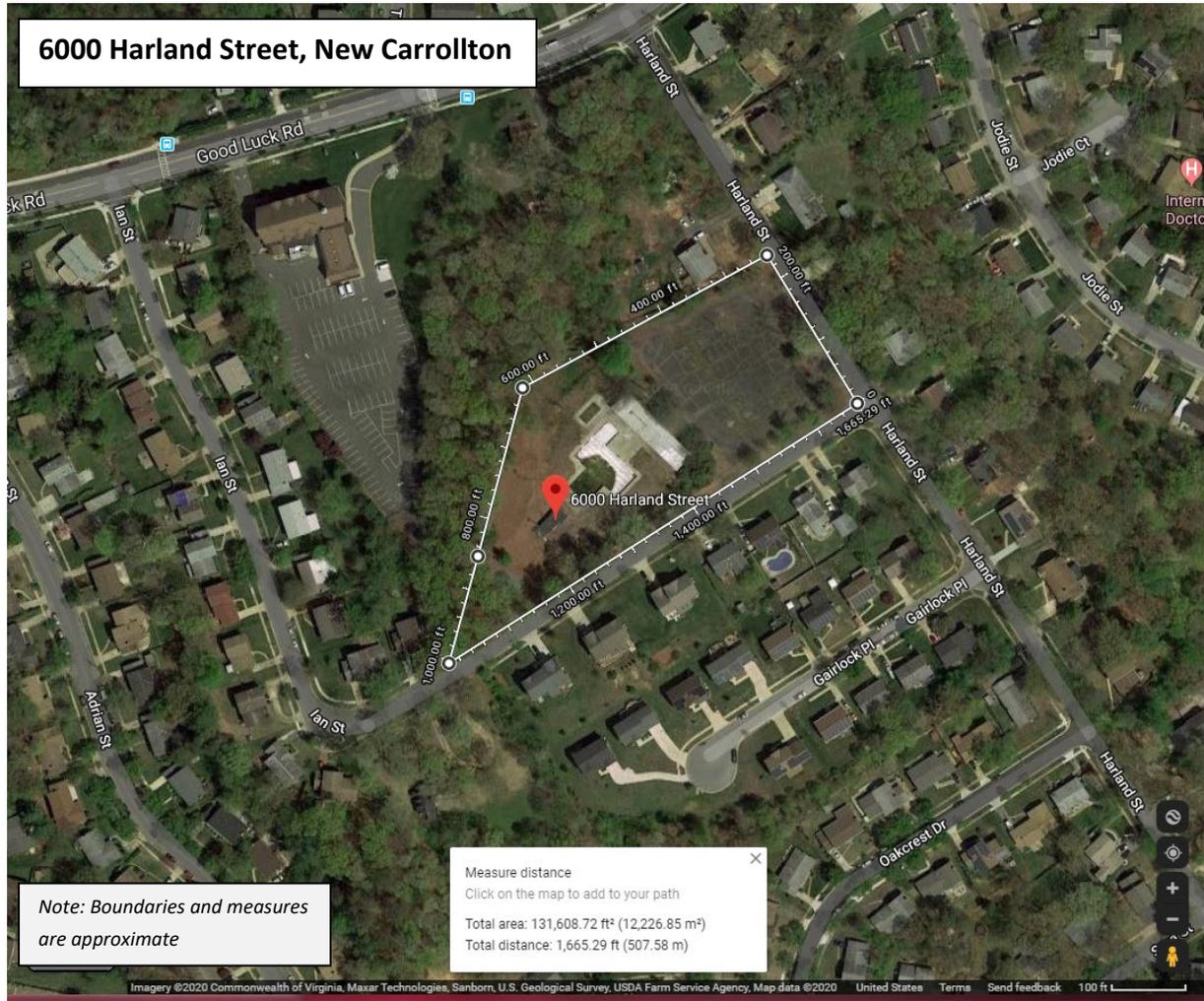
This RFEI sets forth the City’s intentions for the site, including the selection criteria, selection process, and other information and requirements. Once it has selected preferred teams, the City intends to enter into exclusive negotiations with those teams, with the intention of initiating development of the Property in the Spring of 2021.

D. Property Details

The Property that is the subject of this RFEI is a 2.87 acre parcel located in a R-55 residential zone within the City of New Carrollton. It is surrounded on three sides by single family residential dwellings. On the north it is bounded by a residential property and the Corinthian Baptist Church.

[This space is intentionally left blank.]

6000 Harland Street, New Carrollton



E. Deal Structure Options

The City is open to a variety of possible deal structures for the project, including those listed below. The following list is not intended to be exhaustive, nor is there any priority in the order of ideas listed. Whatever deal structure is negotiated will be memorialized in a binding agreement.

- Standard Purchase and Sale. The City sells the property to the developer.
- Ground Lease/Long Term Lease. The City enters into a long term lease agreement with the developer. Such a lease agreement might include an option-to-purchase.
- Joint Venture. The City enters into a joint venture with the selected developer, with the land serving as the City's contribution to the Joint Venture.

In addition, the City will consider providing other forms of assistance to the developer/team:

- The City will assist the selected developer/team, as needed, during the permitting process.
- The City will work with the selected developer/team to coordinate communications with the community and build community support for the ultimate development of the site.
- The City recognizes that once the development process is initiated, unforeseen challenges may arise. The City is committed to a quick resolution of any such challenges.

F. Proposals

Each proposal shall contain the following:

1. The proposal shall include a transmittal letter prepared on the Proposer's business stationery. It should be brief. The letter must be signed in ink by an individual who is authorized to bind the firm to all statements, including services and prices, contained in the proposal.
2. Each proposal shall identify this RFEI as RFEI 2021-01. It should also have the name of the company, and name, title, business address and telephone number of the person authorized to obligate the company.
3. The proposal shall contain an Executive Summary highlighting key components of the submittal, in particular (a) the proposed use of the property; (b) the type of deal structure proposed; (c) if residential is proposed, include the number of units, whether the units will be rental units or ownership units, affordability of units, size of all units, (d) identify the need for any zoning related approvals, (e) square footage of any proposed

- commercial/retail and target tenant, (g) number of stories; (h) number of parking spaces; (i) cost of construction, and (j) open space allocation.
4. Respondent shall identify any and all development partners for the project.
 5. Respondent shall describe the social, economic and environmental benefits of their proposed project.
 6. Respondent shall include a project timeline.
 7. Statement of Qualifications showing experience of having delivered successful development projects of similar scale and within budget.
 8. Any additional information deemed relevant to fully respond to this RFEI.

G. Evaluation and Selection Process

1. The submissions that best meet with the requirements and objectives of this RFEI will be selected and may be required to submit a final proposal pursuant to an RFP which will require architectural drawings, marketing plan, and further documentation of design elements of the development program.
2. The City will evaluate all proposals received by the closing deadline. The City may request additional technical assistance from any resource at its discretion.
3. Failure to comply with any requirement of this RFEI may disqualify a proposal. The City reserves the right to waive a requirement and/or a minor irregularity when it is in the City's best interest to do so. The City further reserves the right to request supplemental information from respondents during the evaluation period.
4. Proposals will not be publicly opened and read.
5. After determining compliance with the requirements of the RFEI, the City shall conduct its evaluation of the technical and cost merits of the proposals.

INSTRUCTIONS TO RESPONDENTS

1. QUALIFICATIONS OF RESPONDENTS: The City may make such investigation as it deems necessary to determine the ability of the respondents to furnish the services requested and the respondents shall furnish to the City all such information and data for this purpose that the City may request. The City reserves the right to reject any proposal if the evidence submitted by the respondent or an investigation of such respondent fails to satisfy the City that such respondent is properly qualified to carry out the obligations of the contract.

2. ACCEPTANCE OR REJECTION OF PROPOSALS RESERVATIONS: The City will accept or reject proposals within one hundred twenty (120) days of the date set for opening proposals. The City reserves the right to reject or accept any or all proposals or portion(s) thereof where such rejection or acceptance would, in the City's sole and absolute discretion, be in the best interest of the City, and further reserves the right to reduce or modify the scope of the Project in order to meet funding limits, budget and scheduling constraints.

3. WITHDRAWAL OF PROPOSALS: Prior to the time of opening, proposals may be withdrawn only upon written request received from Bidder. No respondent may withdraw its proposal for a period of one hundred twenty (120) days after the opening of proposals.

4. ADDENDA: Any addenda issued after the RFEI and before the opening of proposals shall be covered in the proposals submitted, and in closing the contract they shall become a part thereof. Contractors are responsible for checking the City's website through the closing date of this RFEI for possible addenda

5. SITE: Respondents must examine the site of the proposed work and familiarize himself/herself thoroughly with all conditions of the work. In case doubt shall arise as to the anything at the site, inquiry shall be made of the City before a proposal is submitted. The submission of a proposal shall indicate that the respondent thoroughly understands the terms of the RFEI and the conditions of the work.

6. CONFIDENTIALITY/PROPREITARY INFORMATION: Respondents must specifically identify those portions of their proposals, if any, which they deem to contain confidential, proprietary information or trade secrets and must provide justification why such material should not, upon request, be disclosed by the City in accordance with the Maryland Freedom of Information Act, Title 4, General Provisions Article, Maryland Code Annotated.

VENDOR RESPONSIBILITY FORM

1. Summarize briefly your experience in providing the services outlined in the attached RFEI:

2. List the names and addresses of three (3) firms, *with telephone numbers, facsimile numbers, e-mail addresses and contact persons*, for which you have provided similar services:

3. List the name and address of one bank or other institution that can provide the City with an adequate credit reference:

4. If you are a Minority Business Enterprise (MBE), please state the date on which you became certified and your certification number. _____

Federal I.D. #

Name of Respondent: _____

Address: _____

Telephone
#:

By: _____
Signature

Typed Name and Title



EQUAL OPPORTUNITY EMPLOYER

I hereby affirm that this company does not discriminate in any manner against any employee or applicant for employment because of race, religion, color, sex (including pregnancy and sexual orientation), age or national origin.

Bidder: _____
Type/Print Name of Firm

Address: _____

City/State/Zip: _____

By: _____
Signature of Person Authorized to Sign Bid

Type/Print Name and Title of Person Authorized to Sign Bid



STATEMENT UNDER OATH TO ACCOMPANY PROPOSAL

The respondent represents, and it is a condition of the acceptance of this proposal, that the respondent has not been a party with other respondents to any agreement to propose a fixed or uniform price.

Bidder: _____
Type/Print Name of Firm

By: _____
Signature of Person Authorized to Sign Bid

Type/Print Name and Title of Person Authorized to Sign Bid

STATE OF _____
COUNTY OF _____, TO WIT:

On this _____ day of _____ 20____, before the undersigned, personally appeared _____ known to me or satisfactorily proven to be the person whose name is subscribed on the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year aforesaid.

Notary Public

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 20 Account Number - 2263440
Owner Information		
Owner Name:	NEW CARROLLTON CITY OF	Use: EXEMPT
Mailing Address:	6016 PRINCESS GARDEN PKWY NEW CARROLLTON MD 20784-	Principal Residence: NO
		Deed Reference: /38781/ 00256
Location & Structure Information		
Premises Address:	6000 HARLAND ST LANHAM 20706-0000	Legal Description:
Map: 0043	Grid: 00D1	Parcel: 0100
Neighborhood: 20016010.17	Subdivision: 6010	Section:
		Block:
		Lot:
		Assessment Year: 2021
		Plat No: A-4887
		Plat Ref:
Town: NEW CARROLLTON		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1974	3,780 SF	
		Property Land Area
		2,8700 AC
		County Use
		902
Stories	Basement	Type
		SHOWER BUILDING
		Exterior
		BLOCK/
		Quality
		C3
		Full/Half Bath
		Garage
		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of
		01/01/2018
Land:	166,300	166,300
Improvements	230,100	230,100
Total:	396,400	396,400
Preferential Land:	0	
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
Transfer Information		
Seller: SUBURBAN AQUATIC CLUB INC	Date: 11/22/2016	Price: \$398,000
Type: ARMS LENGTH IMPROVED	Deed1: /38781/ 00256	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /02679/ 00618	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	670	396,400.00
State:	670	396,400.00
Municipal:	670	396,400.00
		07/01/2021
		396,400.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date: