

**BALTIMORE COUNTY, MARYLAND
PURCHASING DIVISION
400 WASHINGTON AVENUE, ROOM 148
TOWSON, MARYLAND 21204-4665**



REQUEST FOR INFORMATION NO. I-10000247

REDEVELOPMENT, ESSEX PARK & RIDE SITE

Due Date: 04/30/24, Time: 3:00 PM

EMAIL INFORMATION TO: bid@baltimorecountymd.gov

BRIAN MOHNEY, SENIOR BUYER

PHONE: 410-887-3243

bmohney@baltimorecountymd.gov

Amendments to solicitations often occur prior to bid opening and sometimes within as little as 48 hours prior to bid opening. It is the potential vendor's responsibility to frequently visit the Purchasing web site (www.baltimorecountymd.gov/purchasing) to obtain amendments once they have downloaded a solicitation.

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1. STATEMENT OF PURPOSE.

- 1.1 The purpose of this Request for Information (RFI) is to obtain information from contractors and developers with experience in mixed-use development projects.
- 1.2 The County is seeking as much information as possible through this RFI process. As such, all vendors are encouraged to respond.
- 1.3 The specific information that the County seeks through this RFI is as follows:
 - 1.3.1 The County is seeking information on the capacity of the Essex Park & Ride site for mixed-use development, as well as information on how infrastructure access and site size may restrict capacity.
 - 1.3.2 The County is seeking information regarding opportunities for waterfront access given environmental constraints on the Essex Park & Ride site.
 - 1.3.3 The County is seeking information regarding the capacity for opportunities for community-oriented use in association with mixed-use development on the Essex Park & Ride site.
- 1.4 This RFI is issued solely for information and planning purposes – it does not constitute a Request for Proposal (RFP) or a promise to issue an RFP in the future. Not responding to this RFI does not preclude participation in any future RFP, if issued.
- 1.5 We appreciate your input in this process.

2. BACKGROUND.

- 2.1 The Essex Park & Ride site is a 3.9-acre county-owned property located on the northern side of Back River Bridge. Its current use is surface parking but the site is largely underutilized with a high number of parking vacancy during the work week. The parcel is well located at the Gateway to Eastern Boulevard and borders the Back River. It is important to note that the proximity to Back River does mean this site is in a Chesapeake Bay Critical Area. The Retail Gap Analysis and Essex Development Initiative conducted by Camoin Associates in 2023-2024 identified the Park & Ride site as one of the premier development and revitalization opportunities for Eastern Boulevard.
- 2.2 This site has the potential to address the need for housing in Baltimore County as well as the need for local access to waterfront and greenspace. This is an opportunity to spark revitalization through creation of housing and space for mixed-use, including community-oriented use. The goal is a development project that could integrate proposed uses into the existing strengths of the corridor and address community needs where possible.

3. SOLUTIONS.

- 3.1 The County is seeking creative, solution-oriented input from contractors and developers that have experience in mixed-use development projects. The following is a list of issues of interest. Organizations should consider that this is not an exhaustive list and are encouraged to provide any information that they deem to be of use to the County.

- 3.2 Respondents to this RFI must include responses to the below questions. Any unanswered questions must include an explanation.
- 3.2.1 Provide your company's number of years of experience in the real estate development industry, to include a brief summary of your company and areas of services.
 - 3.2.2 Describe the qualifications, experience, and certifications of your team in regards to mixed-use development.
 - 3.2.3 Describe approach to managing and coordinating complex mixed-use projects, including unique strategies or methodologies you've employed in the past.
 - 3.2.4 Explain experience with developing green space in association with mixed-use real estate.
 - 3.2.5 Explain experience participating in private/public partnerships.
 - 3.2.6 Explain experience developing in Chesapeake Bay Critical Area or in an area with other significant environmental constraints.
 - 3.2.7 Identify tools and strategies your team will employ for quality assurance.
 - 3.2.8 Provide an example as a case study and include a sample project timeline.
 - 3.2.9 Provide a sample financing model for a project involving private/public partnership.

4. INSTRUCTIONS for RESPONDING.

- 4.1 Vendors responding to this RFI are required to submit their information no later than **April 30, 2024 at 3:00 p.m. to bid@baltimorecountymd.gov**. Late responses will be not be considered. Vendors may submit their responses to the inquiries listed in Section 1 above in a Microsoft Word or PDF format.
- 4.2 Vendors are advised that the County cannot receive email attachments greater in size than twenty-five (25) megabytes and this size limitation may be further reduced by requirements of the Vendor's email provider which are beyond the control of the County. Vendor should consider separating any large attachment into multiple parts and emailing each part separately. In such case, Vendor will note that each email is *1 of 2, 2 of 2, etc.*
- 4.3 As with any system, power outages or technology problems may arise that are outside of the County's control and could affect your submission. The County will not be held accountable for such issues that may delay the transmission of any Solution.

5. INQUIRIES.

- 5.1 All correspondence / questions related to this RFI must be directed to the Buyer, Brian Mohney via email at bmohney@baltimorecountymd.gov
- 5.2 Any inquiries, suggestions or requests concerning interpretation, clarification or additional information pertaining to this RFI will be provided by written addendum and posted on <http://www.baltimorecountymd.gov/Agencies/budfin/purchasing/currentsolicitations.html>
- 5.3 The deadline for written questions are six (6) working days prior to the due date.

6. OTHER INFORMATION.

6.1 Please provide any additional information that you feel would be beneficial to the County when reviewing the responses received to this RFI.

7. VENDOR CONTACT.

7.1 Please provide your firm's contact information when responding to this RFI:

COMPANY NAME: _____ DATE _____

CONTACT: _____

PRINT NAME: _____ TITLE: _____

TELEPHONE: _____ EMAIL: _____