

SAGAMORE DEVELOPMENT COMPANY ISSUES A REQUEST FOR PROPOSALS (RFP) FOR TRAFFIC SIGNAL DESIGN SERVICES

For more information, please visit our website www.buildportcovington.com and download the RFP.

PORT COVINGTON

Port Covington represents one of the largest urban renewal efforts in America and will have a fundamental and far-reaching positive impact on Baltimore, its economy and its future. The total master planned development site contains 235 acres of land with approximately 2.5 miles of waterfront. When completed, Port Covington will be home to the new 3.9 million square foot Under Armour Global Headquarters on approximately 50 acres. The balance of the 185-acre site will contain an additional 18.5 million square feet of mixed-use real estate.

THE PROJECT

Preference will be given to Baltimore City Certified Minority and/or Women's Business Enterprises and firms located in Baltimore City employing Baltimore City residents.

The services required are for the design and preparation of contract documents for a traffic signal installation at the intersection of Cromwell Street and Insulator Drive. The design and location of the traffic signal should account for future improvements, which include widening of McComas Street and the addition of Purple Street, which will tie in at the north side of the intersection of Cromwell Street and Insulator Drive and extend north towards the Baltimore Sun building.

PLEASE SEE EXHIBIT A: TRAFFIC SIGNAL DESIGN AND ANALYSIS (PURPLE STREET-CROMWELL STREET) PROJECT OVERVIEW AND SCOPES

PLEASE SEE EXHIBIT B: LOCATION OF SIGNAL, PURPLE STREET – CROMWELL STREET

Firms are asked to respond to the Request for Proposals no later than Monday, July 10, 2017. Responses should be submitted to:

Sagamore Development Company
1000 Key Highway East, Baltimore, MD 21230
ATTN: Caroline Paff

Please submit three hard copies of your response. Each copy should contain only 8 1/2" x 11" paper in three-ring binders.

PROPOSAL SUBMITTAL REQUIREMENTS

The submittal shall include and be organized as follows:

CONTACT INFORMATION

The individual responsible for the RFP process, her or his title and full contact information.

CERTIFICATIONS

Provide Baltimore City certification number(s).

CONTRACT PRICING

Provide a lump sum cost and man-hour estimate for each Section 1.0, 2.0, 3.0 and 4.0. Provide a budget for any additional, anticipated costs, direct or otherwise.

OPENING STATEMENT

Provide a brief statement on why the firm is the best choice to provide the requested professional services.

AVAILABLE RESOURCES TO PERFORM THE WORK

Describe the firm's current workload and its ability to complete these services in a timely manner. Answers should be brief.

- a. Describe the firm's internal measures that will ensure timely completion.
- b. Identify the firm's record for similar project completion and other recent clients.
- c. Identify and list the qualifications of any sub-consultants that may be used to complete any portion of the work.
- d. Describe the firm's policies and track record regarding minority- and women-owned business participation; local Baltimore City hiring; mentoring; and utilization of small, disadvantaged or veteran-owned businesses.

QUALIFICATIONS OF THE FIRM

Briefly describe the firm's qualifications for completing this scope of services.

- a. Describe internal procedures and policies related to work quality and cost control.
- b. Discuss the firm's experience and relationship with the local agencies necessary for successful completion of the project.

EXPERIENCE OF THE TEAM AND TEAMMATES

Discuss the specific experience of the key teammates.

- a. Identify the client relationship manager and lead project manager for the project.

REFERENCES

List three specific references with contact information such as name, address, phone, mobile phone and email. References must be for projects similar in size and scope to those presented in response to above.

INSURANCE

It is likely insurance requirements will be minimal (less than \$2,000,000 GL) for this scope of work.

Demonstrate ability to obtain and maintain minimum insurance requirements for the team, including sub-consultants. Below is an example of Port Covington Master Developer (the “Developer”) standard contracting language.

a. During the Term, Consultant (for example, the firm) shall, at its own expense, procure and maintain the types and minimum limits of insurance specified below covering the Consultant and the performance of the Services. Any Approved Subcontractor providing Services or entering onto the Property shall also be required to comply with the insurance requirements set forth in this Section. The Consultant shall procure all insurance solely from insurers authorized to do business on an admitted basis in the State of Maryland, and otherwise acceptable to Developer. The Consultant shall procure all insurance through an insurance carrier or carriers, each of which shall have at least an A-/XI rating from A.M. Best. All insurance herein, except the professional liability insurance, shall be written on an “occurrence” basis and not a “claims-made” basis. In no event shall the Consultant commence performing any part of the Services until the Consultant has delivered to Developer the required proof of insurance. The insurer or Consultant shall provide for at least thirty (30) days prior written notice to Developer in the event the Consultant and its insurer or insurers materially change, cancel or non-renews any insurance policy. The Consultant shall name the Indemnified Parties (for example, the Developer, the property owners and affiliates) as additional insureds on the general liability insurance policy, and the Consultant shall ensure that its insurer so endorses this policy pursuant to a blanket endorsement. The certificate for the Consultant’s general liability policy shall state that (a) the coverage afforded the Indemnified Parties as additional insureds shall be primary to any other coverage available to them, and (b) no act or omission of an Indemnified Party shall invalidate the coverage, other than an act or omission that constitutes willful misconduct or gross negligence. The following insurance coverage is required:

b. General Liability Insurance. Limits of Liability: \$2,000,000 per occurrence combined single limit for bodily injury, including death, and property damage liability; \$1,000,000 advertising injury; \$2,000,000 general aggregate, and \$2,000,000 aggregate for products and completed operations. The general liability insurance shall cover: premises operations; blanket contractual liability, personal injury liability; products and completed operations; the Indemnified Parties as additional insureds; cross-liability; and broad form property damage including completed operations. Developer may reasonably require higher liability limits or

aggregate coverages at any time during the Term if in Developer's sole discretion, the risk warrants. Developer will give Consultant reasonable notice of requirement for higher liability limits or aggregate coverages and any agreed-upon change to the liability limits or aggregate coverages would be made effective upon renewal of the insurance policy at issue.

[INSURANCE MAY BE INCREASED DEPENDING ON SCOPE AND NATURE OF WORK]

c. Professional Liability Insurance. Limit of Liability: \$2,000,000 with a deductible not to exceed \$100,000. The professional liability insurance shall cover errors and omissions, including liability assumed under this Agreement. The Consultant may permit its insurer to write this coverage on a claims-made basis, provided that the Consultant shall maintain coverage for occurrences arising out of the performance of the Services in full force and effect under the policy or "tail" coverage for a period of at least three (3) years after completion of the work, or shall provide for an extended reporting period of at least three (3) years after cancellation of the policy. The Consultant warrants that any applicable retroactive date precedes the date the Consultant first performed Services under this agreement. [INSURANCE MAY BE INCREASED DEPENDING ON SCOPE AND NATURE OF WORK]

d. Automobile Liability Insurance. Limit of Liability: \$1,000,000 per occurrence combined single limit for bodily injury, including death, and property damage liability, arising from owned, non-owned, and hired vehicles when any motor vehicle is used in connection with the Services.

e. Workers' Compensation and Employer's Liability. Workers' Compensation limits shall be the statutory limits, and employers' liability insurance, with limits of (1) \$100,000 Each Accident-Bodily Injury by Accident; (2) \$100,000 Each Employee-Bodily Injury by Disease; and (3) \$500,000 Policy Limit-Bodily Injury by Disease. Consultant shall provide a waiver in favor of Developer and the Property Owners for their workers' compensation coverage.

f. The Consultant shall deliver the certificate of insurance and endorsements providing proof of insurance to Developer at least ten (10) days before commencing the Services and if any of the insurance policies initially obtained by Consultant is scheduled to expire prior to completion of the Services, then no later than ten (10) days prior to the expiration of such policy, Consultant shall provide to Developer a renewal certificate of insurance providing proof of continuous coverage in accordance with the requirements of this Agreement. Under no circumstances shall the Consultant actually begin work without providing the evidence of insurance. The Consultant shall not self-insure any of the coverages required under this Agreement without the prior written consent of Developer. Developer reserves the right to require the Consultant to provide certified copies of the original policies of all insurance required under this Agreement at any time upon ten (10) days written notice to the Consultant subject to Developer's agreement to keep such policies confidential.

ACKNOWLEDGEMENT OF ADDITIONAL REQUIREMENTS

By submitting a response to this Request for Qualifications, the firm acknowledges the Developer may or may not elect to engage the firm in additional discussions regarding the Project. If the Developer elects not to engage the firm further, original, non-electronic materials will be returned to the firm. If the Developer elects to engage the firm in additional discussions

about the project, the Developer will provide the firm with additional, specific requirements for contracting the project, subcontracting and hiring.

SAGAMORE DEVELOPMENT COMPANY

Sagamore Development is a Baltimore-based commercial real estate development company, majority-owned by Kevin Plank, the founder, chairman and CEO of Under Armour. Sagamore Development was co-founded by Plank and Marc Weller, who serves as president and is a principal of Sagamore Development. Sagamore Development is a full-service real estate development company with expertise in property management, leasing, construction and development. A member of the Plank Industries group of companies, Sagamore Development is the master developer for Port Covington, a large scale urban mixed-use redevelopment project in South Baltimore. Sagamore Development is also the master developer for a variety of projects including City Garage, Sagamore Pendry Baltimore and the Sagamore Spirit Distillery. For more information, visit www.buildportcovington.com, www.citygarage.vc, www.pendryhotels.com/baltimore/, and www.sagamorespirit.com.

SAGAMORE DEVELOPMENT COMPANY REQUEST FOR PROPOSALS (RFP) FOR TRAFFIC SIGNAL DESIGN SERVICES

EXHIBIT A

TRAFFIC SIGNAL DESIGN AND ANALYSIS (PURPLE STREET-CROMWELL STREET) PROJECT OVERVIEW AND SCOPES

TRAFFIC ANALYSIS OVERVIEW PERFORMED BY OTHERS

This task includes the analysis of the planned signal operations along Cromwell Street at the future Purple Street (located at the existing Insulator Drive intersection) and West Peninsula Drive intersections to determine optimal signal timing, phasing and offsets to inform signal design efforts, which will be completed by STV Incorporated. Deliverable will include a memo summarizing methodology and resulting recommended signal timing, phasing and offsets.

SCOPE OF ANALYSIS PERFORMED BY OTHERS

- 1.0 STV Incorporated will coordinate with Baltimore City DOT (BCDOT) and/or use field observations to confirm signal timings at the existing Cromwell Street intersections of Hanover Street and Port Covington Drive. Update existing Synchro/SimTraffic model to match most recent available volumes and signal timings as needed.**
- 2.0 STV Incorporated will perform field queue observations along the Cromwell Street intersections between Hanover Street and Port Covington Drive during the AM and PM peak hours.**
- 3.0 STV Incorporated will calibrate the existing Synchro/SimTraffic model based on queue observations.**
- 4.0 STV Incorporated will coordinate with BCDOT to determine desired analysis design year, and develop AM and PM traffic forecasts for the design year.**
- 5.0 STV Incorporated will analyze build conditions for designated design year to determine optimal signal timing, phasing and signal system offset for Cromwell Street at both Purple Street and West Peninsula Drive. Queue spillbacks and blocking as well as operational level of service and delay will be considered.**

DESIGN OVERVIEW TO BE PERFORMED BY CONSULTANT

The services to be provided are for the design and preparation of contract documents for a traffic signal installation at the intersection of Cromwell Street and Insulator Drive which will be completed by the Consultant. The design and location of the traffic signal should account for future improvements, which include widening of McComas Street and the addition of Purple Street which will tie in at the north side of the intersection of Cromwell Street and Insulator Drive and extend north towards the Baltimore Sun building. It is anticipated that Erosion and Sediment Control plans will be developed, but that the project will be exempt from Storm Water Management (SWM) requirements due to the nature of the work. Contract documents will be prepared for 65%, 90% and 100% design and submitted to BCDOT for review and approval under a developer's

agreement. The design will conform to BCDOT design checklist requirements for each submittal. Sidewalk ramps determined to be in need of upgrades in order to meet ADA requirements will be included in the traffic signal plan. It is anticipated that the proposed traffic signal will include the installation of Accessible Pedestrian Signals and Countdown Pedestrian Signals (APS/CPS) for all legs of the intersection.

SCOPE OF SERVICES

1.0 65% SUBMITTAL

- a. The Consultant will attend a kickoff meeting with Sagamore Development to define future improvements that are excluded from the design.**
- b. STV Incorporated will complete a traffic analysis along Cromwell Street between Hanover Street and Port Covington Drive and will provide necessary information to the Consultant.**
- c. The Consultant will perform a supplemental field visit in order to identify additional ADA and traffic related items.**
- d. The Consultant will develop Erosion and Sediment Control general notes, details and plans.**
- e. The Consultant will develop SWM cover letter.**
- f. The Consultant will develop Maintenance of Traffic (MOT) plan (sequence of construction and standard details).**
- g. The Consultant will develop a Traffic Signal plan for the intersection of Cromwell Street at Insulator Drive.**
- h. The Consultant will develop Interconnect plans as defined by BCDOT along Cromwell Street.**
- i. The Consultant will develop an Engineer's Estimate.**
- j. The Consultant will perform Quality Control/Quality Assurance review.**
- k. The Consultant will submit 65% Developer's Agreement documents.**
- l. The Consultant will attend up to one meeting with DOT.**

2.0 95% SUBMITTAL

- a. The Consultant will develop comment response letter for comments received from BCDOT and Sagamore Development.**
- b. The Consultant will revise Erosion and Sediment Control general notes, details and plans.**
- c. The Consultant will revise Maintenance of Traffic (MOT) plan.**
- d. The Consultant will revise Traffic Signal plan for the intersection of Cromwell Street at Insulator Drive.**
- e. The Consultant will revise Interconnect plans.**
- f. The Consultant will revise the Engineer's Estimate.**
- g. The Consultant will perform Quality Control/Quality Assurance review.**
- h. The Consultant will submit 95% Developer's Agreement documents.**

- i. **The Consultant will attend up to one meeting with DOT.**

3.0 100% SUBMITTAL

- a. **The Consultant will develop comment response letter for comments received from BCDOT and Sagamore Development.**
- b. **The Consultant will finalize Erosion and Sediment Control general notes, details and plans.**
- c. **The Consultant will finalize Maintenance of Traffic (MOT) plan.**
- d. **The Consultant will finalize Traffic Signal plan for the intersection of Cromwell Street at Insulator Drive.**
- e. **The Consultant will finalize Interconnect plans.**
- f. **The Consultant will finalize the Engineer's Estimate.**
- g. **The Consultant will perform Quality Control/Quality Assurance review.**
- h. **The Consultant will submit 100% Developer's Agreement documents.**
- i. **The Consultant will attend up to one meeting with DOT.**
- j. **The Consultant will coordinate with DOT with respect to Legal Agreement**

4.0 CONSTRUCTION SERVICES

- a. **The Consultant will attend up to six (6) meetings. These meetings will include a pre-construction meeting and progress meetings and are anticipated to not exceed three (3) hours per meeting.**
- b. **The Consultant will review up to five (5) Requests For Information (RFI's) submitted by the Contractor.**
- c. **The Consultant will review up to 10 shop-drawings that will be submitted by the Contractor.**
- d. **The Consultant will prepare up to one (1) Redline Revision.**
- e. **The Consultant will prepare As-Built plans.**

ASSUMPTIONS

- 1.0 Per prior meeting with BCDOT, it is understood a signal warrant analysis will not be required.
- 2.0 Existing survey, right-of-way and utility locations will be provided to the Consultant.
- 3.0 Right-of-way plats will not need to be developed as part of the Consultant's scope.
- 4.0 Specifications will not need to be developed; City Standards will be referenced.
- 5.0 The Consultant will be responsible for submitting each submittal to BCDOT and necessary coordination needed in order to obtain an approved Developer's Agreement permit.
- 6.0 Traffic signal shall be designed according to Baltimore City specifications and standards.
- 7.0 MOT plans will consist of general notes and BCDOT standards; a full MOT plan is not assumed to be required.
- 8.0 It is anticipated that this project will be exempt from SWM requirements.
- 9.0 The Contractor will provide markups of the 100% Contract Documents to the Consultant to develop the As-Built plans. No field run survey will be required for the As-Built.

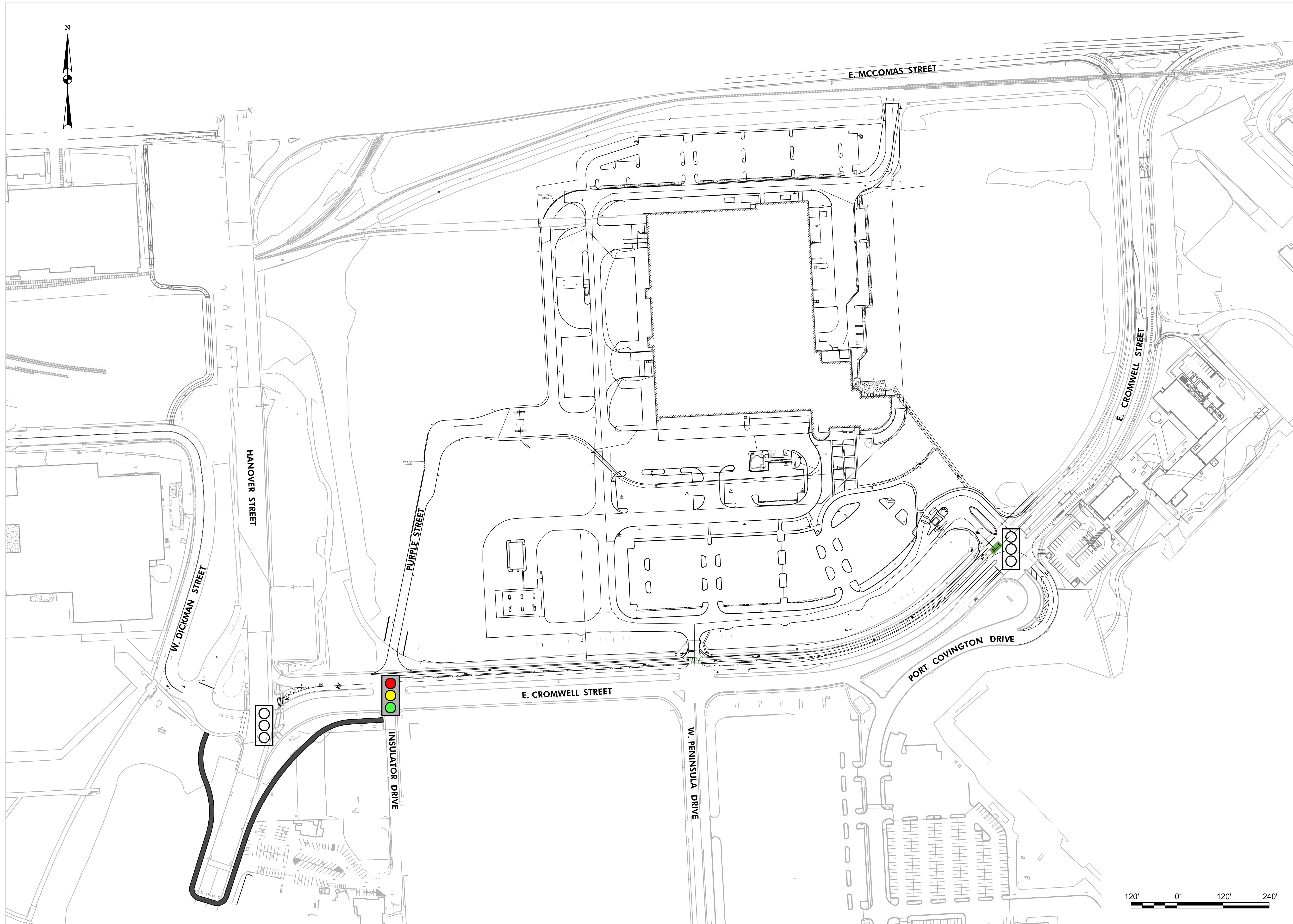


EXHIBIT B
 LOCATION OF SIGNAL
 PURPLE STREET /
 CROMWELL STREET

PROJECT NO.:
 SCALE:
 DATE: 18 MAY 2017
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 APPROVED BY:
 COPYRIGHT: STV INCORPORATED