

SAGAMORE DEVELOPMENT COMPANY ISSUES A REQUEST FOR QUALIFICATIONS (RFQ) FOR INFRASTRUCTURE DESIGN SERVICES

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

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 of land. The balance of the 185-acre site will contain an additional 18.5 million square feet of mixed-use real estate.

THE PROJECT

As part of Port Covington's planned mixed use development, the proposed infrastructure improvements will be divided into Chapters. Chapter 1, the subject of this RFQ, will be the first major piece of public infrastructure designed, permitted and constructed in order to pave the way for the vertical construction of the first new buildings in Port Covington. See Exhibit 1 for the location of Chapter 1.

This work package utilizes tax increment financing (TIF); procurement, accounting and compliance with Sagamore Development Company (the Developer) agreements with the City of Baltimore and the neighborhoods known as the South Baltimore 7 (SB-7) are required.

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 selected team will achieve a minimum of 27% Baltimore City-certified Minority Business Enterprise (MBE) participation and 10% Baltimore City-certified Women's Business Enterprise (WBE) participation with a clear goal and plan to exceed these minimums and achieve 45% MBE-WBE participation.

The infrastructure design in Chapter 1 and all of Port Covington will provide for all ranges of ability and accessibility. It will be fully inclusive and designed to enable full participation by every visitor and resident.

Chapter 1 infrastructure planning and design includes mass grading for the east side of the project and the streets (street names in the plans and documents are place-holder names only) Purple Street, Gray Street, West Peninsula Drive, Violet Street, Grape Street, White Street, Cromwell Street, Red Street, Blue Street and Magenta Street, as shown in the attachment.

The proposed improvements will be designed within the exterior boundary set forth on the Port Covington Subdivision 1 plats shown in Exhibit 2. A private utility easement will be included within the subdivision along the outside edges of all roadway typical sections and will vary in width, between 9 feet and 11 feet. Subdivision and traffic analysis will be performed by others, and the storm water management master plan is complete and managed by others; however, design of the facilities, submissions and computations ordinary for the Baltimore City Developer's Agreement and Right-of-Way

permitting processes are required in this scope. The Consultant will utilize the Developer's permit expeditors.

Baltimore City non-standard elements are identified in a Port Covington Pattern Book (i.e. Design Guidelines) and will be included in the Developer's Agreement. The Consultant will be required to work with the Developer and Baltimore City to obtain approval for the non-standard items which will be included within Chapter 1. This may include: curbless streets, glassphalt in select roadways, glass aggregate and glow material within or applied to asphalt or concrete, bike lane color other than the standard green, ADA banding along curbless streets, raised or tabled intersections, traffic signal poles, pave drain, trench drains, major deciduous trees within micro-bioretenion facilities, deciduous trees within swales, Silva cells, tree trench size variation, plant pallet specific to Port Covington, cleat bench, bike racks, bike share stations, transit shelters, bollards, trash and recycling receptacles, signage and lighting.

Specific elements of design services for Chapter 1 that the successful bidder will provide include mass grading, roadway elements such as pedestrian and bicycle facilities and public site furnishings as illustrated in Exhibit 3, retaining walls, utilities, storm drain, stormwater management (SWM) and outfalls, lighting, traffic signals, maintenance of traffic, phasing and sequence of construction plans, erosion and sediment control (ESC), signing and pavement markings and landscaping.

The Consultant shall design utilities in accordance with the Developer's objectives and utility master plan which include chilled water, sanitary sewer, water, electric, telecommunications and gas. Private utilities may consist of purple pipe, chilled water, fiber optic or other communications, steam and micro-grid. The Consultant will work with the Developer to determine the location of the private utilities within Chapter 1. The Developer reserves the right to include additional private utilities which may be proposed within the private utility easement.

It is anticipated that traffic and pedestrian signals will be required at the following intersections:

- a. Cromwell Street/West Peninsula Drive
- b. Cromwell Street/Gray Street
- c. Cromwell Street/McComas Street
- d. Westbound McComas Street/Cromwell Street Realignment
- e. West Peninsula Drive/Red Street
- f. Violet Street/Red Street
- g. Grape Street/Blue Street
- h. Gray Street/Red Street

The Consultant will utilize the STV Incorporated traffic analysis to determine signal phasing for each of the signals. This analysis will be provided by the Developer and STV.

The Consultant will be responsible for obtaining all permits and approvals needed to implement the program for this project. This may include approvals from the following entities:

- i. Maryland Transit Administration (MTA)
- j. Baltimore City Site Plan Review Committee (SPRC)
- k. Baltimore City Planning Department
- l. Environmental Review (Erosion and Sediment Control and Storm Water Management)

- m. Maryland Department of the Environment/US Army Corps of Engineers (NPDES NOI and Joint Permit Application for storm drain outfalls)
- n. Baltimore City Department of Transportation (BCDOT)
- o. Baltimore City Department of Public Works (DPW)
- p. Utility Providers (BGE and Comcast)

RFQ SUMMITTAL INFORMATION

Firms are asked to respond to the Request for Qualifications no later than September 18, 2017. Responses are to be submitted to Sagamore Development Company, 1000 Key Highway East, Baltimore, MD 21230, ATTN: Caroline Paff. Please submit six hard copies of your response. Each copy should contain only 8 1/2" x 11" paper in three ring binders.

STATEMENT OF QUALIFICATIONS SUBMITTAL REQUIREMENTS

The Statement of Qualifications submittal shall include and be organized as follows:

CONTACT INFORMATION

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

OPENING STATEMENT

Provide a one page statement on why the firm is the best choice to provide the requested professional services in the Schedule (Exhibit 4) and as described in Scope of Services (Exhibit 5).

AVAILABLE RESOURCES TO PERFORM THE WORK

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

- a. Submit a specific organizational chart of personnel to be assigned to the services together with the specific project tasks that will be performed by each designated individual.
- b. List resources currently available to perform the work for this contract.
- c. List other ongoing projects performed by members of the proposed team.
- d. Describe the firm's internal measures that will ensure timely completion.
- e. Identify the person who is responsible for maintaining the schedule.
- f. Identify the firm's record for project completion and other recent Developers.
- g. Identify and list the qualifications of any sub-consultants or subcontractors that may be used to complete any portion of the work.
- h. 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.

TEAM EXPERIENCE IN A SIMILAR CAPACITY

Describe the team's experiences in dealing with the various aspects that will be involved in these services.

- a. Identify the type and location of similar work performed that characterizes the work quality.
- b. Identify recent, local projects of similar scope the team has successfully completed.
- c. Discuss specific challenges and successful outcomes of similar projects.

QUALIFICATIONS OF THE FIRM

Describe the firm's qualifications for preparing studies, reports, plans, specifications, and estimates.

- a. Describe the firm's management and organizational capabilities.
- b. Describe internal procedures and policies related to work quality and cost control.
- c. Discuss the firm's experience and relationship with the local, state and federal 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 relationship manager and lead project manager for the project.
- b. Detail the team's experience on similar projects.
- c. Describe relevant individual teammates' experience for each of the projects identified in response to above.

OTHER RELEVANT INFORMATION

Provide other relevant information, limited to a maximum of three pages.

REFERENCES

List 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

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 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.

LIST OF EXHIBITS

Exhibit 1 – CHAPTER 1 LOCATION

Exhibit 2 – PORT COVINGTON SUBDIVISION 1

Exhibit 3 – BICYCLE AND PEDESTRIAN NETWORK DIAGRAM

Exhibit 4 – SCHEDULE

Exhibit 5 – SCOPE OF SERVICES

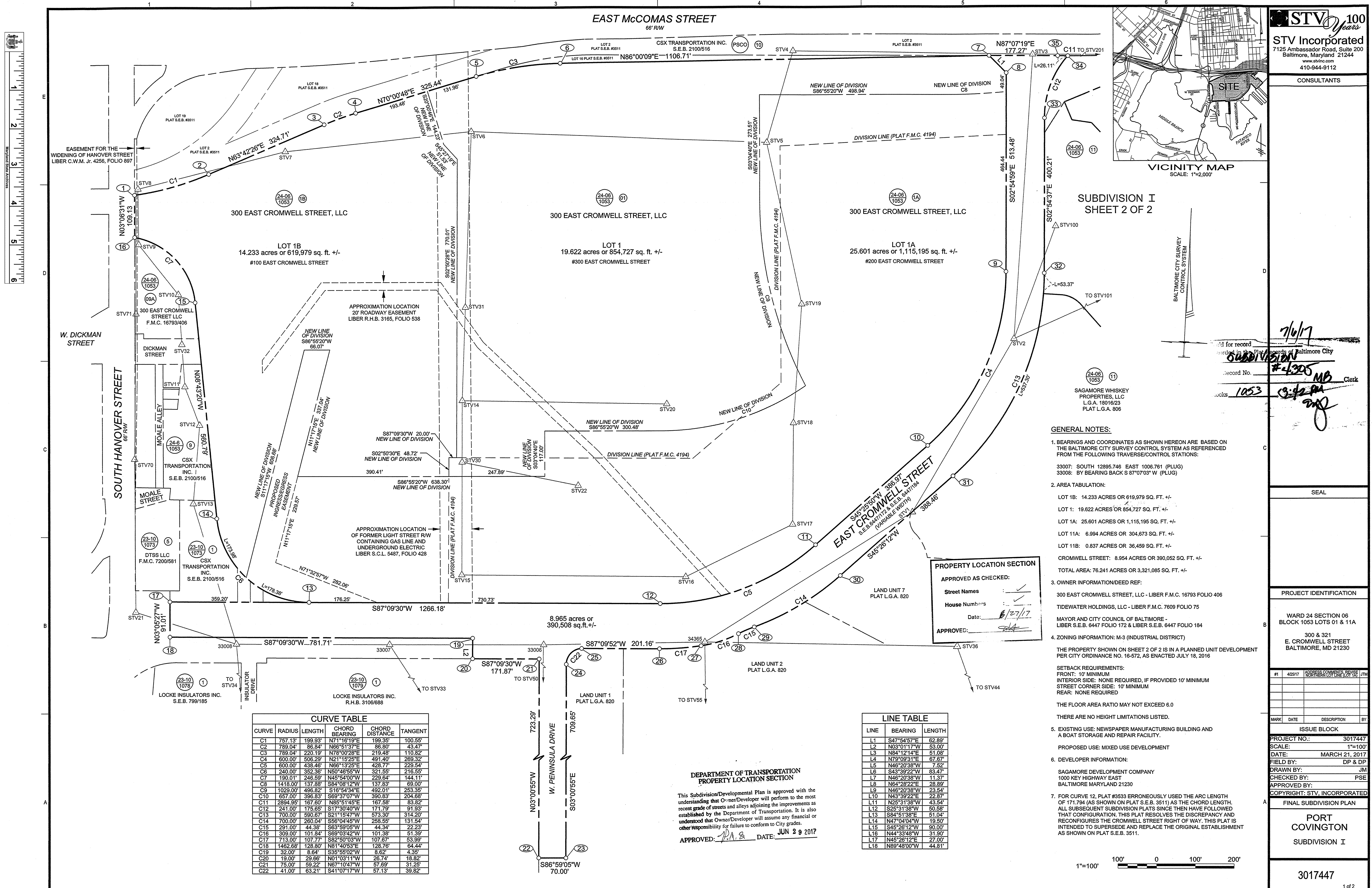
EXHIBIT 1
CHAPTER 1 LOCATION



USES

- Retail/Restaurant
- Anchor Retail
- Civic/Combine/Fitness
- Hotel
- Office
- Parking
- Industrial
- Maisonettes
- Loft
- Single Loaded Residential
- Double Loaded Residential
- Townhouse
- Micro/Innovation Unit

EXHIBIT 2
PORT COVINGTON SUBDIVISION I



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CONSULTANTS

OWNER'S CERTIFICATION

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS/HER KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

TIDEWATER HOLDINGS, LLC

BY: KEY TIDEWATER VENTURES, LLC
A MARYLAND LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

SIGNATURE:

NAME (PRINT): ROBERT BRANDON

TITLE: MANAGER

OWNER'S CERTIFICATION

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS/HER KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

BY: 300 EAST CROMWELL STREET, LLC

SIGNATURE:

NAME (PRINT): MARC WELLER

TITLE: AUTHORIZED PERSON

OWNER'S CERTIFICATION

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS/HER KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

BY: MAYOR & CITY COUNCIL OF BALTIMORE

SIGNATURE:

NAME (PRINT): FRANK MURPHY

TITLE: ACTING DIRECTOR, DEPARTMENT OF TRANSPORTATION

PROPERTY LOCATION SECTION

APPROVED AS CHECKED:

Street Names ☒

House Numbers ☒

Date: 6/27/17

APPROVED:

SURVEYOR'S CERTIFICATION

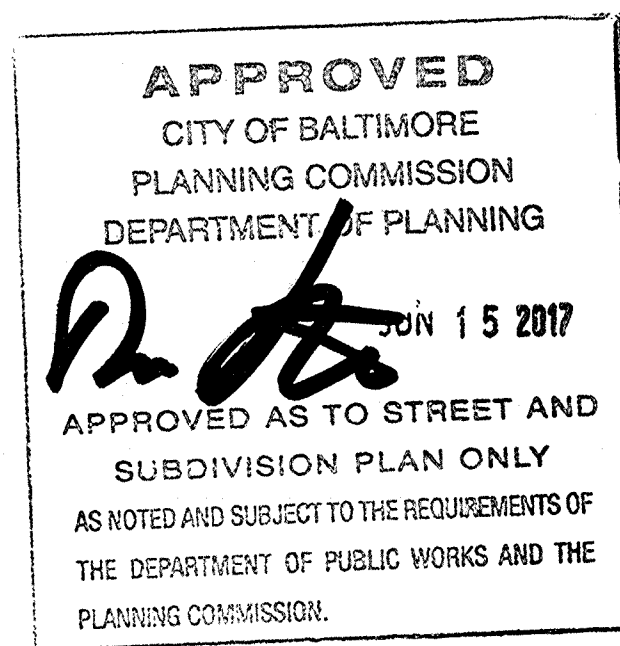
I, PAUL S. EWELL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THE LAND SHOWN ON THIS PLAN HAS BEEN LAID OUT, AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

A LICENSED PROFESSIONAL LAND SURVEYOR EITHER PERSONALLY PREPARED OR WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS PLAT AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMAR 09.13.06.12

STV INCORPORATED
PAUL S. EWELL
PROFESSIONAL LAND SURVEYOR NO. 21116
EXPIRES 1/18/18



DATE: 5-10-17



**DEPARTMENT OF TRANSPORTATION
PROPERTY LOCATION SECTION**

This Subdivision/Developmental Plan is approved with the understanding that Owner/Developer will perform to the most recent grade of streets and alleys adjoining the improvements as established by the Department of Transportation. It is also understood that Owner/Developer will assume any financial or other responsibility for failure to conform to City grades.

APPROVED:
DATE: JUN 29 2017

SEAL

PROJECT IDENTIFICATION

WARD 24 SECTION 06
BLOCK 1053 LOTS 01 & 11A

300 & 321
E. CROMWELL STREET
BALTIMORE, MD 21230

ISSUE BLOCK

PROJECT NO.: 3017447

SCALE: 1"=100'

DATE: MARCH 21, 2017

FIELD BY: DP & DP

DRAWN BY: JM

CHECKED BY: PSE

APPROVED BY:

COPYRIGHT: STV, INCORPORATED

FINAL SUBDIVISION PLAN

PORT COVINGTON

SUBDIVISION I

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EXHIBIT 3

BICYCLE AND PEDERSTRIAN NETWORK DIAGRAM

BICYCLE AND PEDESTRIAN NETWORK

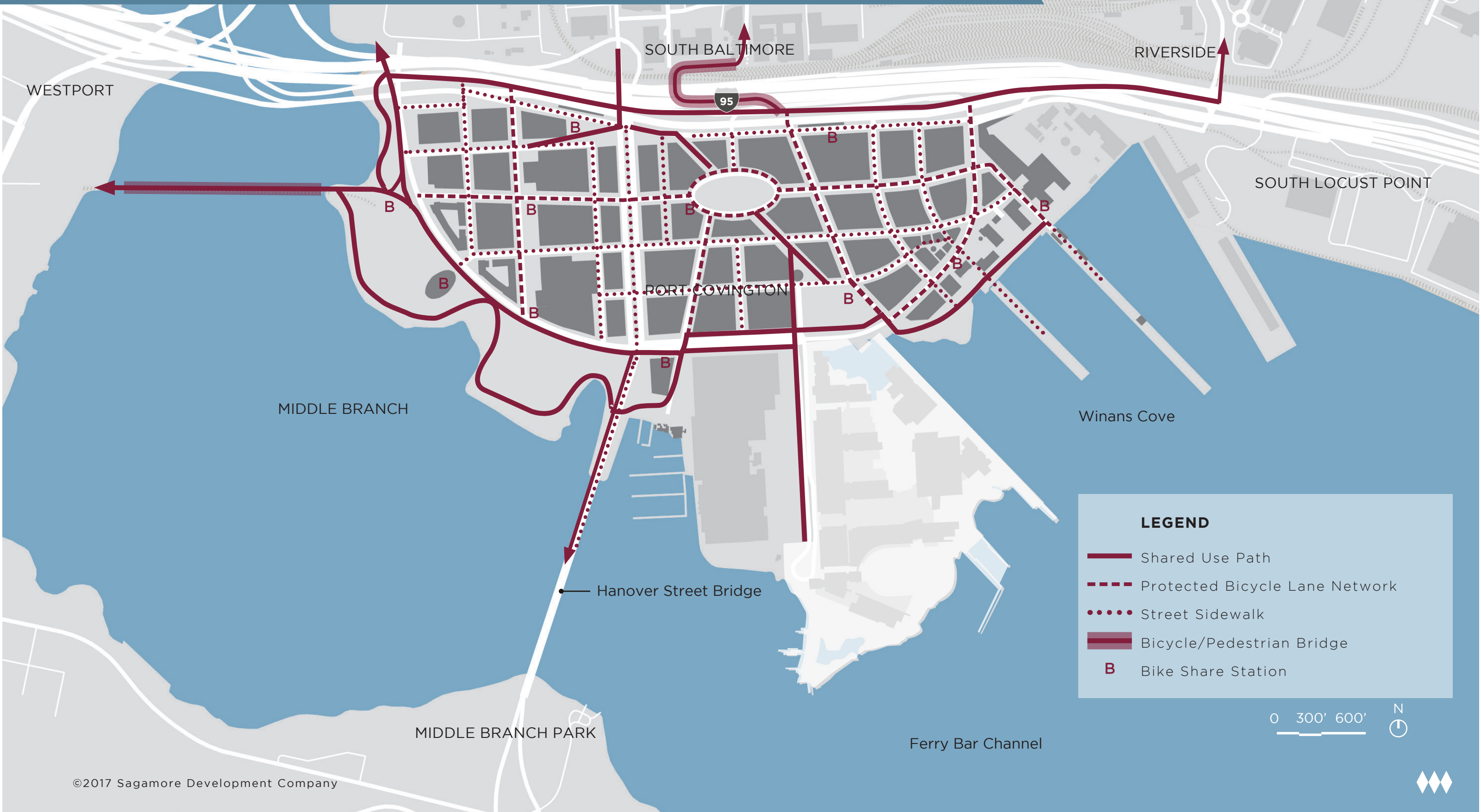


EXHIBIT 4
SCHEDULE

Activity ID	Activity Name	Orig Dur	Start	Finish																
										2018										
					Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Sagamore Port Covington Development IMS - Update #012 Status Through 07-31-17																				
Site and Civil Improvements (3B6X_B Development Plan)																				
Earthwork, Utilities, Streets & Amenities Design																				
Chapter 1 - Design & Permits																				
CIVL-D-10960	Start Design/Developers Agreement - Chapter 1	0	02-Oct-17		◆ Start Design/Developers Agreement - Chapter 1															
CIVL-D-10980	Develop 65% Design Documents - Chapter 1	64	02-Oct-17	02-Jan-18	- Chapter 1															
CIVL-D-11000	Baltimore City Review & Comment on 65% Design - Chapter 1	21	03-Jan-18	31-Jan-18	ment on 65% Design - Chapter 1															
CIVL-D-11020	Develop 95% Design Documents & Cost Estimates - Chapter 1	43	01-Feb-18	02-Apr-18	cuments & Cost Estimates - Chapter 1															
CIVL-D-11040	Baltimore City Review & Comment on 95% Design - Chapter 1	21	03-Apr-18	01-May-18	City Review & Comment on 95% Design - Chapter 1															
CIVL-D-11150	City Permits (HCD\DOT ROW)	80	03-Apr-18	25-Jul-18	City Permits: (HCD\DOT ROW)															
CIVL-D-11060	Develop 100% Design Documents, Bonds & Letters of Credit - Chapter 1	21	02-May-18	31-May-18	s Design Documents, Bonds & Letters of Credit - Chapter 1															
CIVL-D-11080	Signature Process - Chapter 1	21	01-Jun-18	29-Jun-18	Signature Process - Chapter 1															
CIVL-D-11100	Legal Agreement/DA - Chapter 1	10	02-Jul-18	16-Jul-18	Legal Agreement/DA - Chapter 1															
CIVL-D-11120	BOE Hearing - Chapter 1	10	17-Jul-18	30-Jul-18	BOE Hearing - Chapter 1															
CIVL-D-11140	Design Approved and Permit at Hand - Chapter 1	0		30-Jul-18	◆ Design Approved and Per															

EXHIBIT 5

SCOPE OF SERVICES

SCOPE OF SERVICES

The services proposed to be performed by a Consultant under this solicitation will be to secure applicable entitlements and prepare civil engineering and landscape design documents necessary to secure approvals and permits for Chapter 1 of Port Covington. Documents will be prepared in accordance with Baltimore City Planning Department Regulations and Department of Public Works design criteria to include the following items. In addition to the items below, the Consultant will complete additional documents for NPDES permitting and JPA applications as well as all permits necessary to achieve this scope of services.

1.0 DESIGN DEVELOPMENT

- a. The Consultant will attend a kick-off meeting with the Developer to define improvements to be included within the design and obtain Developer information.
- b. The Consultant will develop a design schedule which will include all applicable reviews and permits required to begin construction.
- c. Utility Capacity Analysis
 - i. The Developer will provide a development program for the Consultant to estimate utility loads. Consultant will make recommendations for Developer approval related to location, invert and size of private utility services.
 - ii. The water analysis will include securing fire flow data for relevant public water mains servicing the site. A water modeling simulation analysis will be prepared by the Consultant to size the water distribution system. Based on building water demands (domestic and fire flow), the Consultant will prepare a water simulation model to analyze the proposed distribution system (both horizontally and vertically) and project the available water pressure and flow at buildings within the site based on available flows and pressure available at existing public water mains at the project limits. The analysis will provide direction for properly sizing new water mains to ensure adequate flow and pressure is provided to support the development.
 - iii. The sanitary capacity analysis will entail inputting projected sanitary flows, into the proposed sanitary sewer system and determining cumulative flows at the existing public infrastructure. This information will be summarized in a formal letter and will include plans to be submitted to the Department of Public Works Wastewater Analyzer's Office for review. The Wastewater Analyzer's Office will review the information with data related to existing sanitary flows with the goal of obtaining written documentation that adequate sanitary capacity is available.
 - iv. With respect to gas and electric capacity, the Consultant will work with BGE to incorporate gas and electric service distribution systems. Once the electric duct bank design is established, the Consultant will work with Comcast to include additional ducts for telecommunications.
- d. Subdivision Plat/Development Plan
 - i. The Consultant will work with STV Incorporated to prepare any necessary amendments to the subdivision plats to accommodate the infrastructure design.
- e. Traffic Analysis
 - i. STV Incorporated will lead the traffic study process.

2.0 PUBLIC WORKS DEVELOPER'S AGREEMENT PRELIMINARY DESIGN (65% DESIGN)

Under this phase, the Consultant will prepare Developer's Agreement documents, and perform all design, analysis, calculations and computations required, in accordance with the Department of Public Works and Department of Transportation (BCDOT) design criteria, and approved non-standard elements. These documents will be related to public improvements associated with new public streets, alleys and utility systems.

- a. The Consultant shall attend meetings with the Developer and review agencies as applicable.
- b. Coordination between designer, Developer, review agencies, utility companies, BCDOT and other stakeholders will be performed as required.
- c. In coordination with BCDOT, the Consultant shall develop a projected schedule for approval of the Developer's Agreement.
- d. The Consultant will develop the following plans/computations:
 - i. Site Demolition Plan
 - ii. Mass Grading Plan
 - iii. Site and Geometric Plan
 - iv. Roadway Typical Sections and Details (including pavement design)
 - v. Roadway and Streetscape Plans and Profiles
 - vi. Water Plans and Profiles
 - vii. Chilled Water Plans and Profiles
 - viii. Sanitary Sewer Plans and Profiles
 - ix. Conduit Plan (Electric and Telecommunication)
 - x. Gas Plans (Reflected based on BGE Design)
 - xi. Structural plans and details (if required)
 - xii. Storm Drain Plans and Profiles
 - xiii. Lighting and Conduit Plans
 - xiv. Traffic Signal plans for the signalized intersections.
 - xv. Signing and Marking Plans
 - xvi. Signal Interconnect plans as required by BCDOT.
 - xvii. Maintenance of Traffic (MOT) plans and Phasing Plans
 - xviii. Erosion and Sediment Control Plan & Details
 - xix. Landscape Plans and Details
 - xx. Drainage Area Maps
 - xxi. Stormwater Management/Plans & Computations
- e. The Consultant will perform all design under the purview of a Maryland Registered PE.
- f. The Consultant will perform Quality Assurance / Quality Control review.
- g. The Consultant will submit the Developer's Agreement documents.
- h. The Consultant will advise the Developer on ways to expedite the Developer's Agreement process.
- i. Consultant will prepare a preliminary construction cost estimate.
- j. Consultant will prepare preliminary construction specifications following Baltimore City guidance as applicable.

3.0 PUBLIC WORKS DEVELOPER'S AGREEMENT SEMI-FINAL (95% SUBMITTAL)

- a. The Consultant shall attend weekly meetings with the Developer and review agencies as applicable.
- b. The Consultant will work directly with a Community Liaison from BCDOT for community outreach.
- c. The Consultant will submit the total water demand based on the full build-out.
- d. The Consultant will develop comment response letter for comments received from Baltimore City and the Developer
- e. The Consultant will revise the documents to address comments received (as defined within 2.0).
- f. The Consultant will refine the construction cost estimate.
- g. The Consultant will submit 95% Developer's Agreement documents. The Consultant will advise the Developer on ways to expedite the Developer's Agreement process.
- h. The Consultant will provide weekly updates to the Developer including, but not limited to, status, timeline for remaining approvals, and submittal updates.

4.0 PUBLIC WORKS DEVELOPER'S AGREEMENT FINAL MYLAR (100% SUBMITTAL)

- a. The Consultant shall attend meetings with the Developer and review agencies as applicable.
- b. The Consultant will develop comment response letter for comments received from Baltimore City and the Developer.
- c. The Consultant will finalize the documents to address comments received (as defined within 2.0).
- d. The Consultant will finalize the construction cost estimate.
- e. The Consultant will perform Quality Assurance / Quality Control review.
- f. The Consultant will submit 100% Developer's Agreement documents.
- g. The Developer will coordinate with BCDOT with respect to the timely completion and Board of Estimates' (BOE) execution of the Legal Agreement.
- h. If necessary, the Consultant will support the Developer's request to execute a Right of Entry (ROE) agreement to allow construction to begin prior to BOE approval.
- i. The Consultant will advise the Developer on ways to expedite the Developer's Agreement process.

5.0 BUILDING PERMIT

- a. The Consultant shall attend meetings with the Developer and review agencies as applicable.
- b. The Consultant shall develop the following plans:
 - i. Plot Plan
 - ii. Mass Grading Plans
 - iii. Erosion and Sediment Control documents for delivering pad ready sites for private vertical development.
- c. The Consultant will perform Quality Assurance / Quality Control review.
- d. The Consultant will file for building permits and address agency comments. The Consultant will advise the Developer on ways to expedite the permitting process.

6.0 CONSTRUCTION SERVICES

- a. The Consultant will attend pre-construction and progress meetings. The Consultant will review RFI's submitted by the Contractor.
- b. The Consultant will review shop-drawings that will be submitted by the Contractor.
- c. The Consultant will prepare up to one Redline Revision.
- d. The Consultant will prepare As-Built plans and submit record copies to BCDOT and DPW for the improvements.
- e. The Consultant will coordinate and attend up to two post construction inspections with BCDOT to secure release of the Developer's bond.
- f. The Consultant will obtain a temporary use of right-of-way for construction.
- g. The Consultant will coordinate with DPW on inspections of water installations and BCDOT on all other construction in the public right-of-way, including written acceptance.

7.0 DEVELOPER-FURNISHED INFORMATION

- a. Topographic and preliminary utility surveys
- b. Alta surveys
- c. Preliminary geotechnical data
- d. Brownfield/environmental services
- e. Subdivision plats establishing public right of way
- f. Pattern Book (i.e. Design Guidelines)
- g. Signage Plan
- h. Preliminary Utility Master Plan
- i. Feedback related to Consultant's estimation of utility loads and recommended location, invert and size of utility services at the building interface
- j. Building footprints and desired finished floor elevations
- k. Traffic analysis (Synchro)
- l. Stormwater Management Master Plan