

CAROLINE COUNTY DEPARTMENT OF PLANNING AND CODES
CAMP MARDELA STORMWATER MANAGEMENT AND WATER QUALITY IMPROVEMENTS
RFP# CCDPC2026-02
ADDENDUM 1

RFP Due Date: Wednesday, January 14, 2026, at 10 am

This addendum is intended to correct, change, add, delete, or supplement the bid documents and is hereby made part of the bidding documents on which the General Contract will be based.

Acknowledge receipt of this addendum by number, date, and initials on the Exceptions and Addenda page.

Questions from December 12, 2025, Mandatory Pre-Bid Meeting

1. Question: Can the construction of the shoreline restoration occur before the upland construction of the BMP?

Answer: This can be proposed, and it will be considered pending discussion with the funding agencies.

2. Question: What area needs to be surveyed for the upland BMPs?

Answer: All areas where the BMPs are proposed, as well as enough area to determine the drainage patterns and drainage areas.

3. Question: Will the excavated material be hauled off-site or remain on site?

Answer: It is anticipated that the material will remain onsite in a location designated by the Camp.

4. Question: Is a soft land launch for the kayaking wanted?

Answer: The design plans for the shoreline restoration should explore this option.

5. Question: How long will the shoreline restoration be?

Answer: It is anticipated it will be at least 175 feet; however, the best professional judgment should be used to determine the start and end of the restoration area.

6. Question: What is the monitoring frequency?

Answer: Monitoring will generally be automated and monitored continuously throughout the timeframe. Access to the site to maintain the equipment is expected.

7. Question: What is the construction amount approved?

Answer: The construction estimate for the upland BMPs is approximately \$167,000, and shoreline construction is approximately \$397,000 (note that construction includes construction, construction survey, and construction management services).

8. Question: Does the project need to be ADA-compliant?

Answer: The upland BMPs and shoreline project should not impact ADA access to the Camp facilities.

Notes and supplementary information from the pre-bid meeting

1. Schedule: Targeting kickoff of both designs and upland monitoring in February 2026. Design and permitting for the upland BMPs must be completed by May 15, 2026, and Shoreline design and permitting must be completed by October 15, 2026.
2. The site cannot be accessed by bidders prior to the bid opening.
3. Four spec sections were updated after the initial posting: Special Conditions are dated 12/9/2025, and the Bid Affidavit, Contract, and Info to Bidders are dated 12/15/2025
4. The successful bidder, throughout the project, must provide a minimum of one (1) week's notice of any work to be performed on site to the Camp Administrator and the Project Manager. Once the successful bidder or their subcontractors arrive on site, they must check in with the designated camp staff member.
5. Working hours for survey and geotech are: M-F 8 am to 4:30 pm. Monitoring should also try to adhere to these hours; however, it is understood that visiting the site outside of these hours may be necessary. If that is the case, the contractor must notify the Camp Mardela Administrator if access is required outside of these hours.
6. The existing dock at the shoreline of Watts Creek must remain and be incorporated into the shoreline restoration.
7. Obtain all necessary local, state, and federal permits for the construction of both the upland and shoreline construction. The permits may be submitted together or separately, but the total combined disturbance must be used when determining the type of regulations and permits required.
8. Summer camp is from June to August. No construction is permitted during this time.

Questions received after the December 12, 2025, Mandatory Pre-Bid Meeting

9. Question: Can you clarify if a boat ramp needs to be added to the scope of services?
Answer: See Question 4 above. A boat ramp is not needed.
10. Question: The RFP includes a stormwater concept that proposes using ESD practices to address 10-year surface flooding (Qp). ESD practices are designed to manage up to 2.7 inches of runoff (1-year event), but your storm events appear to be larger than that. In other words, your RFP proposes a solution that uses BMP designed for a 1-year event to manage runoff from a 10-year event. If we come in with a completely different approach that proposes using swales, berms, and maybe even stormdrains is that going to be acceptable?
Answer: The RFP does not specify ESD or Qp. These are voluntary practices, and the intent is to treat stormwater and limit and control the erosion on site using green stormwater practices. As stated in the RFP, other practices recommended by the contractor will be considered in the overall project implementation.
11. Question: The budget on this one is very tight. Can you eliminate the monitoring requirement? The monitoring period would run from January 14th till construction begins, which could be well past October 15th (very likely a year).

Answer: The monitoring cannot be eliminated since it is required as part of the grant funding for this project. The monitoring is anticipated to begin one month after the notice to proceed. The proposals are due to the County on January 14th, and the County intends to provide notice of award within 30 days. Once the County and the successful bidder execute the contract, a notice to proceed will be provided.

12. Question: This is a design task. Why have you included a construction spec with pay items?

Answer: Survey, geotechnical, and monitoring are required. The specifications provided are to ensure that all work completed for those tasks will be in conformance with County construction requirements.

13. Question: Due to the tight budget, can we wade out 50 feet at low tide to do the bathymetric survey rather than use sonar?

Answer: Yes

14. Question: So that we are all bidding on the same thing, can you specify how far upstream and downstream of the dock the shore protection should extend? Can you clarify if the dock is to remain or be replaced?

Answer: See question 5 above regarding the length of the shoreline restoration. The dock is to remain.

15. Question: The schedule calls for a split delivery of the stormwater items and the shore protection items, but at the meeting, it was stated that the two tasks will be advertised as one task. The stormwater design schedule is very aggressive, but once it is completed on May 15th, that package is just going to sit until October 15th, when the shore protection package catches up. So why such an aggressive schedule for the stormwater portion if the package is just going to sit for 5 months? Can you extend the May 15th deadline since it's not going anywhere once completed anyway?

Answer: There are several grants for this project. The grant for the design of the upland BMPs has a deadline for completion before the other tasks and therefore must be completed by May 15th. A grant extension should not be assumed in the project timeline. The County may choose to proceed with construction of the upland BMPs once the design is complete, since the funding is from a separate funding source than the shoreline construction.

16. Question: The contract documents are asking for a bond. Is this still applicable, since this is now a design-only contract?

Answer: Yes.

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PLEASE LEAVE A BUSINESS CARD IF YOU HAVE ONE

Caroline County Finance Department

Bid # CCDPC2026-02
Bid Name CAMP MARDELA

<u>Company Name</u>	<u>Representative</u>	<u>Email:</u>
BAYLAND	GWEN KRAMER	GKRAMER@BAYLANDINC.COM CRAGER@BAYLANDINC.COM
AMT	ADAM NABORS	ANABORS@AMTENGINEERING.COM
WALLACE MONTGOMERY	MATTHEW WATERS	MWATERS@WALLACEMONTGOMERY.COM
DAVIS, BOWEN & FRIEDEL, INC.	TIM METZNER	TMM@DBFINC.COM
RAUCH, INC	JOEY COLLINS	JOE@RAUCHENG.COM
STRATIFIED, INC.	MELVIN NFORBA	ESTIMATING@STRATIFIED.US
McCRONE	TOM LANYON	TLANYON@MCCRONE-ENGINEERING.COM
KUSTOM SCAPES & POOLS	JON GLASS JAMES LITTLE	JON@KUSTOMSCAPESANDPOOLS.COM JAMES@KUSTOMSCAPESANDPOOLS.COM
DANIEL CONSULTANTS, INC.	RICHARD SOBBOTT	RSOBBOTT@DCIENGINEERS.COM
TRINITY SUBSURFACE	JEFFREY HEBDITCH	JHEBDITCH@TRINITYSUBSURFACE.COM
ENVIRONMENTAL CONCERN, INC.	JOSEPH MILLER	JMILLER@WETLAND.ORG
ENVIRONMENTAL CONSTRUCTION COMPANY	CONNOR BURTON	ENVIRONMENTALCONSTRUCTIONCO@GMAIL.COM
SMC	BRUCE BOWMAN	BBOWMAN@MDSWM.COM
UNITY LANDSCAPES	LUCAS LEES	LUCAS@UNITYLANDSCAPE.COM
GMB	BRENT JETT	BJETT@GMBNET.COM
KCI TECHNOLOGIES	VICTORIA FERRIS	VICTORIA.FERRIS@KCI.COM
BARTON& LOGUIDICE	ALYSSA SOOKLAL	ASOOKLAL@BARTONANDLOGUIDICE.COM
ZEST, LLC	XIADONG ZHANG	XZHANG@ZESTLLC.COM