

Request for Site Proposals



July 24, 2018

**Bulk Material & Salt Storage
for Montgomery County, Maryland**

I. Overview

Montgomery County government is pursuing additional bulk material and road salt storage for the County. The County seeks multiple proposals to mitigate the future closure of an existing bulk material storage facility.

The County seeks multiple scenarios to consider including, but not limited to, lease or purchase options for existing storage facilities, or a design/build/finance (DBF) structure.

The storage capacity need is approximately 25,000 tons and may be achieved at one or multiple sites. Properties must have good vehicular access and proximity to the I-270, I-95 and/or MD-200 corridors. Locations are not required to be within the County political boundaries.

II. Site and Building Requirements and Characteristics

a. Size

The site or sites must be sized to house approximately 25,000 tons total of bulk material storage. The County will consider various storage configurations provided the storage requirement is met.

b. Location

The site must be proximate to the I-270, I-95, and/or MD-200 corridors. The location is not required to be within Montgomery County but must meet proximity requirements.

c. Topography/Stormwater Management

Any proposals must comply with all applicable stormwater management and environmental laws and regulations.

d. Building Requirements

Proposed structures must meet minimum requirements for durability, access for delivery and loading of bulk material. In considering multiple partial solution locations, the County may consider lesser standard than single sites proposed to house the entire storage requirement of 25,000 tons.

The following is an example of existing County storage facilities:

Pre-engineered metal frame with a fabric covering supported by twelve (12) foot high concrete push walls with 1-foot thick footers. The front of the structures has drive-in configuration for trucks and loaders, allowing salt and

other material to be stored and loaded into the trucks under cover from the weather. Turning radii through the structure should be provided for heavy equipment, dump trucks or tractor trailer vehicles. A drive aisle around each structure, an apron and asphalt floors within each structure is preferred.

e. Utilities

No water, sewer, gas, or telecommunication services are required. Electric service would be preferred but is not required.

f. Vehicular Access

A drive aisle width of 24' is preferred. Asphalt pavement is required for all driveways sufficient to accommodate fully loaded delivery vehicles.

g. Site Access

The County will need 24/7/365 access to the site. During snow events or other emergency events, hours of operations are 24-hours.

h. Site Security

Sites must be able to be secured.

III. Administration of the Request for Site Proposals (RFSP)

a. Proposal Information

Proposals should include the following information:

1. Provide information on the Proposer including a single point of contact including name, title, phone number and email address.
2. Provide the address(es) and description(s) of all proposed sites including size and any environmental features. If a site is a portion of a larger property, please describe the larger property as well including current and future uses, if known.
3. Please identify if the site includes any structures and if any existing structures will be utilized as storage or whether a new structure(s) will be built.
4. Provide terms including whether the property will be sold, leased, or a combination of both, as well as timing of availability.

b. Submittal Information

Proposals are due by 4:00 p.m. on September 13, 2018. Please submit three hard copies and an electronic copy to:

Ronnie L. Warner, Chief
Office of Planning and Development
Montgomery County Department of General Services
101 Monroe Street, 9th floor
Rockville, MD 20850

The package must state “RFSP – Bulk Material and Salt Storage.” Written Proposals will be evaluated upon only what is submitted, and it is incumbent upon the Proposer to submit sufficient information to enable the County to fully evaluate the Proposals. Proposals received after the date and time specified will be considered late and will not be considered. The County will not accept faxed Proposals or Proposals sent via e-mail. Unless requested by the County, additional information cannot be submitted by the Proposer after the deadline. The Proposer may be notified in writing of any change in the specifications contained in this request.

Proposals may be modified and submitted prior to September 13, 2018 at 4:00 p.m. Modified proposals received after the date and time specified for receipt of proposals will not be accepted or considered regardless of the reason or reasons for lateness.

Written questions regarding the RFSP should be sent via email to OPD.DGS@montgomerycountymd.gov. No verbal questions will be accepted. All questions and the responses from the County will be posted on the Office of Planning and Development’s website at www.montgomerycountymd.gov/DGS/OPD/Home.html.

c. Conditions and Limitations

The County reserves the right, in its sole and absolute discretion, to reject any and all Proposals received in response to this RFSP, advertise for new Proposals or to accept any Proposal deemed to be in its best interest, to suspend negotiations, and to cancel this RFSP at any time, for any or no reason, prior to entering into a formal contract. The County further reserves the right to request clarification of information provided in Proposals submitted in response to this RFSP without changing the terms of this RFSP.

A Proposal submitted in response to this RFSP does not constitute a contract and does not indicate or otherwise reflect a commitment of any kind on behalf of the County or impose any binding obligations on the County or grant any rights to the Offeror. Furthermore, this RFSP does not represent a

commitment or offer by the County to enter into an agreement with an Offeror or to pay any costs incurred in the preparation of a Proposal to this RFSP. Furthermore, this RFSP does not commit the County to pay for costs incurred in the negotiation or other work in preparation of, or related to, a final agreement between the Selected Proposer and the County.

Any commitment made by the County will be subject to approval by the Montgomery County Council per Montgomery County Code Section 11B-45, Disposition of Real Property.

The Proposals and any information made a part of the Proposals will become a part of the project's official files. The County is not obligated to return any materials submitted or received in response to this RFSP. This RFSP and the selected Offeror's response to this RFSP may, by reference, become a part of any formal agreement between the Offeror and the County.

If an Offeror contends that any part of its Proposal is proprietary or confidential and, therefore, is limited to disclosure under the Maryland Public Information Act, MD Code Ann. State Gov't §§10-611 et seq. (the "MPIA"), the Offeror must identify all information that is confidential or proprietary and provide justification for why such materials should not be disclosed by the County under the MPIA. The County, as custodian of Proposals submitted in response to this RFSP, reserves the right to determine whether or not material deemed proprietary or confidential by the Offeror is, in fact, proprietary or confidential as required by the MPIA, or if the MPIA permits nondisclosure. The County will favor disclosure of all Submissions in response to any request for disclosure made under the MPIA.

Proposers should familiarize themselves with the Site and form their own opinions as to suitability for any proposed development on the Site. The County makes no representations as to the Site. The County assumes no responsibility for site conditions including, but not limited to, environmental and soil conditions on the Site. Offerors are responsible for their own background investigation as to restrictions, if any, bearing upon title, zoning, subdivision, transportation, developability, utilities, and physical conditions at these sites. Soil tests and other invasive tests may not be conducted upon any of these sites during the RFSP stage.