

COUNTY OF MONTGOMERY

PURCHASING DEPARTMENT
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Jeff Groseclose CPPB, VCA, VCO, Procurement Manager

REQUEST FOR PROPOSAL, RFP # 26-06 issued November 7, 2025 ADDENDUM NUMBER 1

DATE: November 26, 2025

TITLE: Term Contract for Architect/Engineering Services

Amendments:

1. The original RFP issued on November 7, 2025 was replaced in its entirety by a revised version dated November 10, 2025. The correct RFP document has the revision date on the cover page.
2. Proposal Due Date and Hour is hereby changed to: up to and including December 17, 2025, 3:00 pm EST.
3. Evaluation criteria in Section VI, Evaluation Weights have been changed to the following:

	Criteria	Weight
1	Expertise, experience, and qualifications of the A/E's personnel, including subconsultants, in each discipline that may provide services relevant to the RFP.	25
2	Expertise and past experience of the A/E, including subconsultants, in providing services on other Term Contracts or on projects of similar size, scope and features as those required for the Scope of Services on this RFP.	25
3	A/E's plan to respond to request for services and ability to complete Project Orders in a timely manner.	25
4	A/E's recent (past 5 years) experience/history in designing projects within the established "Design-not-to-exceed" budget.	25

4. The County reserves the right to answer no further questions after the issuance of this addendum.

Clarification:

1. **Question:** Who are incumbents for this contract, if applicable?

Montgomery County Response:

Current Montgomery County incumbents:

- AMT
- Hurt & Proffitt, Inc.

- Moseley Architects
- TRC (formerly Draper Aden Associates)
- Thompson & Litton
- Wiley|Wilson

Current Montgomery County Public Service Authority (PSA) incumbents:

- Hurt & Proffitt, Inc.
- RRMM Architects
- TRC (formerly Draper Aden Associates)
- Thompson & Litton

Montgomery County Public Schools (MCPS) awarded to the following respondents as a result of the last RFP:

- 5 Design
- A. Morton Thomas and Associates
- Ascent Engineering Group
- Blue Ridge Architects
- Colley Architects
- Crabtree, Rohrbaugh & Associates
- Draper Aden Associates
- Eden and Associates
- Hill Studio
- Hughes Associates
- Hurt & Proffitt, Inc.
- Moseley Architects
- Peed & Bortz, LLC
- RRMM Architects
- Spectrum Design
- Sylvesters LLC
- TKA Architects
- Terracon
- The Trasher Group, Inc.
- Thompson & Litton
- W2W Design Studio
- Wiley|Wilson
- ZMM Architects/Engineers

2. Question: Who has presence in the area and who can I reach out to for subcontracting opportunities?

Montgomery County Response: Current incumbents are listed in the response to Clarification question #1 above. The following were captured as attending the pre-proposal conference via Zoom. The attendance roster for those who attended in person is also attached to this addendum for reference.

- Michael Quinn, Terracon: michael.quinn@terracon.com
- Josh Poulin, AMT: jpoulin@amtengineering.com
- Shane Powers, AECOM: shane.powers@aecom.com

- Tom McLaughlin, Engineer Solutions: tom@engsoln.com
- Megan Newberger, AMD Engineering: mnewberger@amdengineering.us.com
- Tessa Bennetech, LDD Blueline: tessa.bennetech@lddbline.com
- Chaitali Mehta, OPTIM: chaitali.mehta@optim-et.com

3. **Question:** Page 8, Section V: The last paragraph indicates that offerors shall provide a certificate of insurance naming the County as additional insured. Since the selected offeror will be entering into separate agreements with Montgomery County, Montgomery County Public Service Authority, and Montgomery County Public Schools, will separate COIs be needed for each entity

Montgomery County Response: Proposals should include proof of insurance coverage that meets the required dollar amounts of the RFP. Selected firms will be required to provide certificates of insurance as part of the award process, naming each entity contracted with (Montgomery County, PSA, and/or MCPS), as additional insured.

4. **Question:** As we are putting together our team, we wanted to confirm the County's intent for the request. Does the County intend to contract with one or two firms to provide all services listed, or will the County entertain contracting with firms by types of services: civil engineering, architectural design, structural engineering, etc.?

Montgomery County Response: Either scenario is a possibility. The County does not rule out the potential of making awards for specific portions of the Statement of Needs if that is in the best interest of the County.

5. **Question:** Will the County accept Civil led proposals instead of, or in addition to, a full architectural and engineering team?

Montgomery County Response: Yes.

6. **Question:** Is there a page limit for proposals?

Montgomery County Response: There is no page limit for proposals; however, please reference section V.B of the RFP.

7. **Question:** The Evaluation Criteria of the RFP include 20 points for Expertise, experience and qualifications of any sub-consultants proposed. If a respondent does not propose sub-consultants, will those points be moved to Criteria #1?

Montgomery County Response: The evaluation criteria have been changed. See Amendment #3 above.

8. **Question:** Is there a dollar limit or cap for this contract, or for individual task/project orders?

Montgomery County Response: The dollar limits for any resulting contracts shall be per the limitations of section 2.2-4303.1 of the Virginia Public Procurement Act (VPPA), as amended. Montgomery County, the

PSA, and MCPS reserve the right to implement limitations that may be stricter than required by the VPPA.

9. **Question:** Will the County consider extending the due date for proposal submission due to the upcoming Thanksgiving holiday?

Montgomery County Response: See Amendment #2 above.

ACKNOWLEDGE RECEIPT OF ADDENDUM # 1:

COMPANY/FIRM NAME AND ADDRESS:

_____ Zip Code _____

SUBMITTED BY:

NAME: _____
(print)

SIGNATURE: _____

TITLE: _____

DATE: _____

Telephone Number: (____) _____ Email: _____

COUNTY OF MONTGOMERY

ATTENDANCE ROSTER

Pre-Proposal

#26-07

Title: Term A/E Services

Date: November 20, 2025 2 pm

Name	Company	Email Address
Barry Collier Carson Biachi	Thompson & Linton, Inc Thompson & Linton	barrycollier@t-l.com Cbiachi@t-l.com
Dennis Ames	Hunt & Profit	dames@harp.com
Justin Shepherd	Mont Co	Shepherd@montgomerycountyVA.gov
Ken Raveman	Montgomery County	

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Date: November 20, 2025 2 pm

Name	Company	Email Address
Jordan Stump	MEPS	jordanstump@meps.org
Tim Couer	Couey Architects	tim.couey@collegat.hi.com
Andy Ernst	Terminix Pestrest	A.ernst@terminix.com
Emily Nilsson	Hughes Associates	enilsson@hughesae.com

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Pre-Proposal

#26-07

Title: Term A/E Services

Date: November 20, 2025 2 pm

Name	Company	Email Address
John Brodie	Timmons Group	john.brodie@timmons.com
Jonathan Calle	Crabtree, Rohrbaugh Architects	jcalle@cra-architects.com jbowen@cra-architects.com
TIM HENEGAR	SHORT ELLIOTT HENDRICKSON (SEH)	jhenegar@sehinc.com
DEBRAIS TAYLOR	M45TH PROPERTY MANAGEMENT	085TH 97@YATCO.COM

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Name	Company	Email Address
Tom Roberts	AMT Engineering	troberts@amtengineering.com
Bill Kereak	Mert. Co Gen Ser	jkereak@montgomerycountyva.gov

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#26-07

Title: Term A/E Services

Date: November 20, 2025 2 pm

Name	Company	Email Address
BRAXTON COX	LOCAL STUDIO ARCHITECTURE AND DESIGN	braxtoncox@ localstudiova.com localstudiova.com
Lydia Blevis	Local Studio Architecture & Design	lydia.blevis@localstudiova.com
Carrie Blankenship	TRC	cbblankenship@trccomp.com