

CWDI: ADVERTISES PROMENADE PROJECT

May 24, 2024: For Immediate Release

Contact: Matt Leonard at matt.leonard@cwdimd.org; (434) 579-0374

CAMBRIDGE, Md.

Cambridge Waterfront Development, Inc. (CWDI) has advertised to receive bids for the *Cambridge Harbor Phase I Promenade Extension* project.

“We’re excited to move this important project from design to construction,” says Angie Hengst, CWDI’s President. “This illustrates CWDI’s community-first approach to developing *Cambridge Harbor* by securing permanent, public access along the waterfront.”

As described in the *Notice to Contractors*: The proposed project includes demolition, construction, rehabilitation, and installation of approximately +/- 968 LF of new 20’ wide promenade, +/- 5,737 SF of landscaping, pavement and curb removal and installation, 10 bio-planter concrete stormwater management facilities, concrete landscape planters, storm drains, irrigation system, electrical conduit, stone revetment removal and installation, and various landscaping and lighting site features as shown on the Project Drawings.

CWDI: Promenade Project

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The promenade project is funded by a United States Economic Development Administration (EDA) grant of \$2.4 Million grant for which CWDI successfully competed in partnership with the Chesapeake Conservancy in 2022.

“Our application to the EDA described the various community and economic development projects and benefits related to the *Cambridge Harbor* promenade,” explains Matt Leonard, CWDI’s Executive Director, “Including a 90-room boutique hotel, with at least \$20 Million in private investment and 65 new jobs created. Those are the outcomes the USEDA is expecting, and CWDI has a boutique hotel deal pending that exceeds those outcomes.”

Bids are due to be received and opened on June 25, 2024 at 2:00PM in the CWDI offices at 306 High Street, Cambridge, Maryland. Project plans are available for review in the CWDI offices. Interested Bidders who need to download plans should contact the project’s lead designer Ken Usab at kusab@mragta.com. Construction is scheduled to begin this July and to be completed in July 2025.

CWDI is a 501 (c) (3) non-profit development corporation and public-private partnership made up the State of Maryland, Dorchester County, City of Cambridge, and CWDI. Each appoints members to CWDI’s seven-member all volunteer Board of Directors. CWDI is charged with developing the Cambridge waterfront through a community-first approach consistent with the community’s long-term vision.

For more information about CWDI or *Cambridge Harbor*, please contact Matt Leonard at matt.leonard@cwdimd.org; (434) 579-0374; or use the QR code to link to www.cambridgeharbor.org.

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INVITATION FOR BIDS
**CAMBRIDGE HARBOR/
PHASE 1A PROMENADE EXTENSION**

FOR

CAMBRIDGE WATERFRONT DEVELOPMENT, INC.
Cambridge, Maryland

DATE BIDS DUE, JUNE 25, 2024 AT 2:00 P.M.

*NOTE: QUESTIONS CONCERNING THIS SOLICITATION MUST BE E-MAILED
NO LATER THAN THE CLOSE OF BUSINESS ON JUNE 5, 2024*

BIDS RECEIVED AFTER 2:00 PM WILL NOT BE ACCEPTED

MORRIS & RITCHIE ASSOCIATES, INC.

Kenneth M. Usab, P.E. | Principal / Vice President
8 West Market Street
Georgetown, Delaware 19947
302-855-5734
kusab@mragta.com

INFORMATION TO BIDDERS

Cambridge Harbor – Phase 1A Promenade Extension Improvements

1. This project will be partially funded with Federal funds from the United States Department of Commerce, Economic Development Administration and therefore is subject to the Federal laws and regulations associated with that program.
2. Sealed Proposals in duplicate, addressed to Cambridge Waterfront Development Inc., 306 High Street, Cambridge, Maryland 21613, for the “Cambridge Harbor – Phase 1A Promenade Extension Improvements” as shown on the Plans and Project Manual on file in the Office of Cambridge Waterfront Development Inc. will be received in the Cambridge Waterfront Development Inc. Office until 2:00 p.m. local time, June 25, 2024, after which time they will be publicly opened and read aloud.
3. On June 3rd, 2024, at 2:00 p.m. local time, a "Pre-Bidding Conference" will be held at the CWDI Offices, 306 High Street, Cambridge, Maryland 21613. ALL VISITORS are asked to check in with receptionist prior to the meeting. The intent of this conference is to clarify the Plans and Project Manual as advertised and intended for bidding purposes. There will be a site visit immediately following the meeting at 15 Franklin Street. **Attendance is a requirement of the Contract.**
4. All Proposals in duplicate must be made upon the attached forms, must give the price, in figures, for each item of proposed Work and must be signed by the bidder with his name and address. Each Proposal must be enclosed in a sealed envelope marked “Cambridge Waterfront Development Inc. – Cambridge Harbor / PHASE 1A Promenade Extension”.
5. Proposals made on any other than the attached forms will not be considered. Changes in phraseology of the Proposal, additions or limiting provisions, will render the Proposal informal and may cause its rejection.
6. The right is hereby reserved to reject any and/or all Proposals, and to waive informalities, as the interests of the CWDI may require. The project will be awarded to the lowest responsible, responsive, and qualified bidder.
7. No successful Bidder may withdraw his bid within sixty (60) days after the opening thereof.
8. The successful Bidder will be required to be bonded to the CWDI in sum to the total amount of his Proposal, according to the form of Bond thereto attached.
9. Each Proposal must be accompanied by and have sealed in the same envelope with the Proposal, a Certified Check or Bid Bond acceptable to the CWDI for five percent (5%) of the amount of the Proposal, payable to Cambridge Waterfront Development Inc., and unless so accompanied, will not be considered. The check or Bond of the Bidder, to whom the Contract is awarded, will be forfeited to CWDI as liquidated damages in case the Contract, Performance Bond and Labor and Material Bond are not executed within ten (10) days after receiving the Contract for Execution.
10. If the Bidder, to whom an award is made, shall fail to execute the Contract and Bond hereto attached and as herein provided, the award may be annulled and the Contract awarded to the second lowest responsible Bidder, and such Bidder shall fulfill every Stipulation embraced herein, as if he were the original party to whom the award was made; or CWDI may reject any and/or all of the Bids, as its interest may require.
11. CWDI will hold the checks and/or Bid Bonds submitted by all Bidders with the Proposals, until the execution and delivery of the Contract and Bond by successful Bidder, whereupon they shall be returned.
12. Bidders must be prepared to complete the Work within the time fixed in the Proposal.
13. Bidders shall make a personal examination of the locations of the proposed Work and of the surroundings thereof, and shall thoroughly acquaint themselves with the details of the Work to be

done and all the conditions and obstacles likely to be encountered in the performance and completion of the Work. Bidders shall inform themselves as to the facilities, for the transportation, handling and storage of equipment and materials, and they shall carefully study the Plans, Project Manual and other Contract Documents and thoroughly satisfy themselves as to the conditions under which the Work is to be performed and materials to be furnished, and be prepared to execute a finished job in every particular bid items without any extra charge whatever, except as may be specifically provided for elsewhere in these Contract documents. Pipe or other underground objects where shown on the drawings, are supposed to be approximately correct, but should they be found otherwise, it shall be understood that CWDI does not warrant such plotting of underground objects to be correct. Therefore, claims arising from increased or decreased quantities, or otherwise, shall be disposed of in accordance with the requirements of the Project Manual governing the question at issue.

14. In case doubt shall arise as to meaning or intent of anything shown on the drawings or comprised in the Project Manual, inquiry shall be made of the Engineer, before the Proposal is submitted. The submission of a Proposal shall indicate that the Bidder thoroughly understands the Drawings and terms of the Project Manual.
15. Bidders are especially directed to fill in all blank spaces for bid price; including Unit Prices and Total Price.
16. As required by the Maryland Law, all foreign corporations doing business within the State of Maryland are required to be registered with the State Department of Assessments and Taxation. In order to be eligible to Contract with the CWDI, compliance with the law is mandatory.
17. The Successful Bidder shall submit a copy of the Corporate Resolution authorizing the Officer of said Corporation, whose name appears on the designated, it must be stated under oath that he is the agent of the Corporation and is duly authorized to act for and in behalf of the Corporation.
18. The Bidder must perform at least forty percent (40%) of the direct Contract Work with his own organization. This percentage shall be exclusive of General Supervision.
19. **Non-Discrimination Clause:** The Contractor agrees not to discriminate in any manner against any employee or applicant for employment because of race, creed, color or national origin; and, is obligated to include a similar requirement in all subcontracts, except subcontracts for standard commercial supplies or raw materials. In addition, the Contractor and subcontractor shall agree to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of the Non-Discrimination Clause. Where the Contractor willfully fails to comply with the Non-Discrimination provisions CWDI may, where the Contract is still executory in part, compel continued performance of the Contract, but it shall be liable only for the reasonable value of services performed and materials supplied from the date that the Breach of Contract was discovered or should have been discovered, shall be set off against the sums to become due as the Contract is performed.
20. Bidders are reminded of Article 90 of the Annotated Code of Maryland 1964 Replacement Volume, Section II (a) (2), which provide, among other things, the following:

“Any Contractor prior to receiving a progress or final payment under a Contract covered hereunder shall certify in writing that he has made payment from proceeds of prior payments, and that he will make timely payment from the proceeds of the progress of final payment then due him, to his subcontractors and suppliers in accordance with his contractual arrangements with them”.
21. Maryland State Sales Tax: The Contractor will be required to pay the Maryland State Sales Tax on all materials and supplies used in accordance with Maryland State Laws.
22. Telegraphic modification of Proposals will not be considered.
23. Bidders must agree to fully complete the Project within two-hundred and seventy (270) calendar days and to pay as liquidated damages, the sum of \$ 750.00 Dollars for each consecutive calendar day thereafter.
24. Proposals must be signed in ink by the bidder with the signature in full. When a firm is a bidder, the agent who signs the firm name to the proposal shall state in addition, the names and addresses of

individuals composing the firm. When a corporation is a bidder, the person signing shall state under the laws of what State the Corporation was chartered and the names and titles of the Officer having authority under the by-laws to sign Contracts. The Proposal shall also bear the seal of the Corporation, attested by its secretary. Anyone signing the Proposal as agent must file with it legal evidence of his authority to do so. Post Office address, County and State, must be given after the signature.

25. Bidders must present satisfactory evidence and reference as to responsibility and that they have been engaged in the character of the Work which they propose to do, or are reasonably familiar with the same, and that they are fully prepared with the necessary capital material and machinery to conduct the Work for which they proposed to Contract, to the satisfaction of CWDI, and to begin promptly within five (5) business days after notice to do so.
26. Disqualification of Bidders: The following causes will be considered sufficient to disqualify any bidder, and no Proposals from disqualified bidders will be considered.
 - a. Interest by the same person in more than one Proposal
 - b. Collusion among or between bidders.
 - c. Unbalanced Proposals: That is, Proposals in which the prices bid for some items are out of all proportions to those bids by others.
 - d. Lack of responsibility on the part of the bidders.
27. Proposals that show any omissions, additions, or item not called for therein, or that show irregularities of any kind, may be rejected. Any Proposal which does not contain unit prices set opposite each of the several items listed, or any Proposal which shall in any manner fail to conform to the conditions of the published notice inviting Proposals, shall be rejected.
28. The mailing, in a United States Post Office box, or a written communication, notice or order, addressed to the Contractor at the business address filed with CWDI, or to his Office at the site of the Work, shall be considered as sufficient service upon the Contractor of such communication, notice or order, and the date of said service shall be the date of such mailing.
29. The Bidder's attention is drawn to the required affidavit contained in this bid package regarding non-collusion oath and bribery oath.

NOTICE TO CONTRACTORS

Sealed proposals, addressed to Cambridge Waterfront Development Inc. [CWDI], for “Cambridge Harbor – Phase 1A Promenade Extension” will be received until 2:00 p.m. local time, June 25, 2024, at 306 High Street, Cambridge, Maryland 21613, after which they will be publicly opened and read in the Offices of CWDI.

The Work includes the following major items:

The work to be done under this Contract includes, but is not limited to, furnishing all plants, labor, materials, tools, equipment, superintendence, transportation and performing all work in strict accordance with the Project Manual. The proposed project includes demolition, construction, rehabilitation, and installation of approximately +/- 968 LF of new 20' wide promenade, +/- 5,737 SF of landscaping, pavement and curb removal and installation, 10 bio-planter concrete stormwater management facilities, concrete landscape planters, storm drains, irrigation system, electrical conduit, stone revetment removal and installation, and various landscaping and lighting site features as shown on the Project Drawings.

The Plans and Project Manual may be examined at the Cambridge Waterfront Development Inc., 306 High Street, Cambridge, Maryland 21613, (434) 579-0374, on or after May 23, 2024. Copies of these documents may be obtained in PDF format at no charge to the Contractor by submitting a written request to CWDI. The Plans and Project Manual will be posted on a Cloud File Share Site maintained by the Engineer (Morris & Ritchie Associates, Inc. [MRA] for the duration of the Bidding Process. The Contractor may access the files using an internet link and “password” provided to the Contractor by MRA. Request link and password by contacting the Engineer, Kenneth M. Usab, P.E. at kusab@mragta.com.

The cost range for the Project is: up to \$ 2,700,000.

NON-DISCRIMINATION IN EMPLOYMENT

THE CONTRACTOR OR ANY SUBCONTRACTOR ON THIS WORK WILL BE REQUIRED TO COMPLY WITH EXECUTIVE ORDER 11246, ENTITLED “EQUAL EMPLOYMENT OPPORTUNITY” AS AMENDED BY EXECUTIVE ORDERS 13762, 11478, 11246, 13665 AND AS SUPPLEMENTED IN THE U.S. DEPT. OF LABOR REGULATIONS (41 CFR PART 60). THE REQUIREMENTS FOR BIDDERS AND CONTRACTORS UNDER THIS ORDER ARE EXPLAINED IN THE SPECIFICATIONS.

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Questions regarding this Project should be directed to the Engineer, Kenneth M. Usab, P.E.; (302) 855-5734 / kusab@mragta.com.