



**Talbot County Bid # 24-12
Addendum 1**

July 31, 2024

BID NUMBER: 24-12

**BID TITLE: UPDATE OF THE TALBOT COUNTY, MARYLAND
COMPREHENSIVE PLAN**

BID DUE DATE: FRIDAY, SEPTEMBER 13, 2024 @ 11 A.M.

During the bidding period for the update to the Talbot County, Maryland Comprehensive Plan, interested bidders have raised several questions related to budget allocation for the project, expectations of deliverables and relevant reference documents. Below is a list of questions submitted by bidders along with responses to provide additional clarification and answers to questions that have been received regarding this bid package.

Bid Clarifications:

1. **Q:** Does Talbot County have a budget identified for this project.

A: The budget identified for this project is \$150,000.

2. **Q:** Please provide clarification on what the County's expectations are for any proposed amendments to Chapter 190? For example, is the County looking for general statements of need, such as, "develop a more comprehensive mixed-use zoning code article to be consistent with the goals and visions described in the revised Comprehensive Plan" or is the County looking for more detailed recommendations, such as, "in Section 190.11.1.A – revise the Purpose to include language permitting the use of residential units at a density no greater than X."?

A: It is anticipated that any changes necessary to Chapter 190 that would result from updates to the Comprehensive Plan would be generally identified by the consultant as part of the process.

3. **Q:** Has MDP prepared a development capacity analysis for Talbot County in the past few years? If not, has the capacity analysis from the 2016 plan update been reasonably sufficient/accurate/useful?

A: Maryland Department of Planning (MDP) has not completed a development capacity analysis for Talbot County in the past few years. As required by the General Assembly since 1952, under §§ 1-207 (basic requirements), 1-208 (measures and indicators), and 7-104 (adequate facilities reporting requirements) of the Land Use Article of the Annotated Code of Maryland, all planning commissions and planning boards with planning and zoning authority are required to prepare and submit an annual report to MDP. Talbot County has continued to submit these reports on an annual basis to MDP. Generally speaking, the capacity analysis from the 2016 plan has been sufficient, accurate and useful.

4. **Q:** Would the County consider adjusting the RFP to negotiate a price after the most qualified firm is identified? Or taking an initial price proposal for the orientation and discovery phase with a full scope/fee to be negotiated towards the end of that work? If neither of the above, could the County at least provide a price range for the project?

A: The County has identified a budget of \$150,000 for the work included in the RFP. It is not the County's intent to negotiate project pricing after a qualified applicant has been identified as the cost of services is one segment of the technical evaluation criteria that the County will be considering during the selection process.

5. **Q:** Am I seeing correctly that the last water/sewer master was in 2002....but possibly being updated now? (I see something on the engineering website that indicates an effort in 2022...but nothing that looks like the process was concluded.)

A: The currently adopted Comprehensive Water and Sewer Plan (CWSP) was in 2002. The process has been initiated, but not concluded. The County is working toward updating the Report of the Review of the CWSP by the end of 2024.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brennan Tarleton', with a stylized, cursive script.

Brennan Tarleton
Talbot County Planning Officer