



**Request for Proposals for the Redevelopment of
3515/3617 Campus Drive, College Park, MD 20740
University Baptist Church**

May 2023

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Introduction

The University Baptist Church (UBC) is soliciting proposals for the redevelopment of two parcels it owns along Campus Drive, directly across from the University of Maryland campus. The property is also adjacent to a soon to be completed stop along the Purple Line Streetcar.

UBC has members from 30 nations and people of all races. It is a multi-racial, multi-ethnic congregation where people worship together, serve the same Lord, walk in love for one another, celebrate the same salvation in Jesus Christ, and embrace the same hope for the coming of the reign of God.

UBC supports its mission and ministry in the Washington, D.C., Metropolitan Area through partnership with the District of Columbia Baptist Convention, and national and international missions and ministries through partnership with American Baptist Churches, USA, and the Alliance of Baptists. UBC is a founding member of Congregations United for Compassion and Empowerment, a non-profit addressing homelessness and economic need in Prince George's County, Maryland.

Purpose and Background

UBC owns two parcels that are included in this RFP: 1) Parcel 3338 'A' - 3515 Campus Drive, College Park, MD 20740 ("the Church") and 2) Parcel 0648 'C' & 'D' - 3617 Campus Drive, College Park, 20740 ("the Parsonage"). UBC intends to select a development partner to dispose of the Church property and use the proceeds of the sale to pay for the construction of a new UBC facility at the Parsonage site (feasibility study available at <https://www.weareubc.org/building-project>).

The selected developer will work with UBC's selected architect on all design matters related to the development of the Parsonage property into the new UBC building. Any remainder (purchase price of the Church property minus the cost to develop the Parsonage property) shall remain with UBC. A pre-submission developer walk-through/Q and A will be held at 10 a.m. on Thursday, May 18, 2023, and a post-submission developer briefing will be provided at a date to be determined.

The Church property 3515 Campus Dr., College Park, MD. 20740 is comprised of a 32,140 square foot, church facility with a 3,500 square foot basement level, built in 1962 on 3.89 acres. It is zoned Local Transit-Oriented (LTO). The Parsonage is approximately .49 acres and is also zoned LTO. The Parsonage has a two-story brick home, includes a basement, and is approximately 1,700 square feet. UBC anticipates that both buildings will be demolished to accommodate the future development.

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Alternative sites controlled by the offeror in the City of College Park may be considered as an alternative to developing the Parsonage site as the location for the new UBC facility.

UBC anticipates having access to the parking created for the Church redevelopment through a shared parking or dedicated parking arrangement for a minimum of 75 spaces.

Submission Requirements

1. A cover letter.
2. A description of what the Offeror is proposing to develop on the Church property including conceptual plans and architectural renderings.
3. A description of what the Offeror is proposing to develop as the new UBC building on the Parsonage property.
4. Timeline for the construction start and project completion for the Church property development **and** the newly constructed UBC church structure on the Parsonage property measured in days, weeks, months or years from the selection of the developer by UBC.
 - The new UBC church structure can be multistory but shall be a minimum of 15,000 square feet.
 - The new UBC church structure shall have a minimum of 75 parking spaces, which can be provided through a shared parking arrangement with the new development on the Church property.
 - The new UBC church structure should utilize the latest in green building methods.
 - UBC strongly encourages the use of local contractors and subcontractors for the construction of the new UBC church structure.
5. Purchase price for the Church property, including sources and availability of funding.
6. Timeline for purchase of the Church property measured in days, weeks, months or years from the selection of the developer by UBC.
7. Examples of completed relevant projects similar in scope to what is proposed.
8. Narrative description on how the Offeror intends to coordinate with UBC.

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Evaluation Criteria

Purchase price – (30 points) The Offeror with the highest purchase price with the most stable and secure means of purchase will get the maximum points in this category.

Purchase price shall also include any proposed option, down payment or good faith deposit. Purchase price shall also include the source of funding for purchase – i.e. loan, cash on hand or equity investor. If the source is cash on hand, a bank statement or other form of evidence of the availability of funding must be provided. If it is a loan, an official letter from the lender confirming the offeror is qualified for the loan amount equal of greater than the offer price. If it is from an equity investor, a letter of commitment from the investor is required.

Timeline of purchase – (20 points) The Offeror that proposes the most realistic timeframe for purchasing the property will receive the highest score in this category. The timeline shall be presented in days, weeks, months or years after the selection of the winning offeror.

Development timeline – (20 points) The Offeror that proposes the most realistic timeframe for developing the new UBC church on the Parsonage property will receive the highest score. The timeline shall be presented in days, weeks, months or years after the selection of the winning offeror.

Relevant experience – (15 points) The Offeror that provides documentation of the most completed projects of a similar nature to what is proposed for the Church property will receive the highest score in this category.

Coordination with the church – (10 points) The Offeror that proposes the best strategy for coordinating with the church will receive the highest score in this category. Examples of coordination include, but not limited to, use of shared parking, a build first approach to the construction of the new church, community engagement, preservation of natural features of the properties, assistance with the development of the Parsonage property for the new UBC building, etc.

Completeness of the proposal – (5 points) The Offeror that submits the most complete proposal will receive the highest score in this category.

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Inquiries

All questions must be received via email with “Request for Proposals” in the subject line and should be sent to: info@ubccp.org. UBC will make every attempt to respond in a timely manner to all emails. Phone call inquiries will not be accepted.

Submission Deadline

Proposals must be submitted, both in hardcopy (5 copies) and electronically (Word, Xcel, PDF) no later than 12pm, June 22, 2023, and should be addressed to:

Ruth Pagani, Chair
Building Futures Committee
University Baptist Church
3515 Campus Drive, College Park, MD 20740
rpagani@ubccp.org

All proposals submitted are the property of the UBC and shall not be returned.

Appendices

Site map showing the property boundaries.

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Site Map

