

Carroll Park Recreation Center Renovation Project Frequently Asked Questions

What is an “RFP” and where are you in the process?

RFP stands for “Request for Proposal.” Certain protocols must be followed when selecting a team of professionals to design and construct a project. These are in place to ensure that the selection process is transparent and that the opportunity is accessible to a broad array of businesses. Issuing an RFP and sharing it widely through multiple channels such as email, social media, and use of specific professional lists like Baltimore City’s list of certified Minority-owned and Women-owned Businesses is important to ensuring the process creates a diverse pool of applicants.

The RFP was developed in partnership with South Baltimore Gateway Partnership (SBGP) and Baltimore City Recreation and Parks (BCRP) staff. The RFP was released to the public on November 29, 2021. We will be accepting proposals up until December 31, 2021 at 5:00 PM. No prospective firms had access to the RFP prior to the release date. Proposals will not be reviewed until after the deadline.

Who is in charge of the Carroll Park Rec Center project?

SBGP will contract the Design/Build team selected through the RFP process while working closely with BCRP’s Capital Division. The Design/ Build Team will be responsible for leading the design process, which will include opportunities for community input. Once designs have been finalized, the Design/ Build team will create construction documents or plans based on the approved design. The Design/ Build Team will be responsible for the construction of the Rec Center and managing any subcontractors hired for the project. All phases of the project will be supervised by SBGP staff, working closely with the BCRP Capital Division.

Will I get a chance to give my input?

Yes. The Design/ Build team will be required to host community input sessions before they can submit a final design. Community members can expect these meetings to occur as early as Spring 2022. SBGP will be communicating these meetings through multiple communication channels. [Please sign up for our emails or follow us on social media to ensure you receive the most up to date information.](#)

How much flexibility will there be in design?

The current budget and building assessment mean that community members can expect that the building will remain a one-story structure. There will be no significant additions to the building and the square footage will remain roughly the same. That said, how the interior and exterior of the building will look after completion will be determined through the design process, which will include opportunities for public input. The design may be constrained by the existing location of building systems such as plumbing, electrical, and HVAC. We will learn more after the contract has been awarded and the Design/ Build team can begin work.

When will the Rec Center open?

The Rec Center is anticipated to open in the Spring of 2024.

Will sidewalk and pedestrian improvements be part of the process?

Firms have been instructed to keep the areas around the building in mind, including the “forecourt” area in front of the building and nearby sidewalks.

Will there be more lights around the building for safety at night?

Part of the design process will include designing the exterior of the building, and firms have been instructed to consider the surrounding area. Safety is always a priority and lighting is an important part of exterior design. Community members can expect there will be some style of exterior lighting on the building.

Is this RFP for the Rec Center only, or is the skate park part of it too?

The current scope of this project is only for the Rec Center. However, firms have been instructed to keep the areas around the building in mind.

Are other parts of Carroll Park part of the RFP?

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Why did you pick the Carroll Park Rec Center?

SBGP is a community economic development authority charged with investing funding from the Local Impact Grants generated by casino video lottery terminals in the neighborhoods near the Horseshoe Casino Baltimore. In the summer of 2021, [SBGP announced \\$6 million of investments in South Baltimore parks](#), including this project. This new spending was possible because casino revenues were higher than expected during the gradual decline of the COVID-19 pandemic. SBGP selected projects that were of an appropriate scale that they could be completed in a relatively short timeline, but that were significant enough to create major transformation. We believe that having a modern Rec Center will also catalyze future investment in Carroll Park, increasing our level of impact.

My neighborhood rec center could use some improvements – can you help with ours next?

SBGP is committed to ensuring that residents of South Baltimore neighborhoods have access to the best public facilities in the City. While we can't commit to specific projects at this time, we welcome input and rely on neighbors to share with us their greatest needs.

What types of activities will the Rec Center offer?

Once construction is complete, BCRP will assume responsibility for operations. While we don't know specific activities that will be available yet, residents can expect similar offerings to those found at other rec centers of similar size. The most exciting part of this process is that the community can have input into the design of the building and that can help shape what activities will be best suited to the space.

I want to ask some more questions – who can I talk to?

We'd love to hear from you! Please email hello@sbgpartnership.org with your questions.