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Addendum No. 1

To Offerors: **21st Century School Buildings Program
Request for Proposals
Building Commissioning Services
Frederick Douglass Building**

Date Issued: **September 1, 2023**

This addendum is hereby made part of the Request for Proposals dated August 24, 2023, on the subject work as though originally included therein. The following amendments, additions, and/or corrections shall govern this solicitation.

This addendum incorporates the following items:

1. A copy of the web pre-proposal power point presentation is attached hereto.
2. A copy of the web pre-proposal conference registration and attendee list is attached hereto.

Note: All addenda must be acknowledged by the Offeror in the Technical Proposal.

Yamillette Waite
Procurement Officer

End of Addendum 1

Capital Projects Development
The Warehouse at Camden Yards
351 W. Camden Street, Suite 300
Baltimore, MD 21201
410-223-4150
1-877-MDSTADIUM
Fax: 410-333-1888

cpdginfo@mdstad.com
www.mdstad.com

Voice: 800-201-7165
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WELCOME

Building Commissioning Services Frederick Douglass Building Web Pre-Proposal Conference

**THANK YOU FOR YOUR INTEREST IN DOING BUSINESS WITH
THE MARYLAND STADIUM AUTHORITY.**

THE PRE-PROPOSAL CONFERENCE WILL BEGIN AT 9:30 AM

PLEASE PROVIDE YOUR NAME, COMPANY NAME AND EMAIL ADDRESS IN
THE CHAT ROOM UPON JOINING THIS CONFERENCE.

DURING THE PRESENTATION, THE LINES WILL BE MUTED AND QUESTIONS
MAY BE SUBMITTED VIA THE CHAT ROOM. THE PHONE LINES WILL BE
OPENED FOR ADDITIONAL QUESTIONS AT THE END OF THE PRESENTATION.



21st CENTURY SCHOOLS

BALTIMORE

MARYLAND STADIUM AUTHORITY

**Request for Proposals for
Building Commissioning Services
Frederick Douglass Building**

Pre-Proposal Conference

August 31, 2023

POINT OF CONTACT

Yamillette “Yai” Waite

Maryland Stadium Authority

351 West Camden Street, Suite 300

Baltimore, Maryland 21201

Telephone: 443-602-0681

Email: ywaite@mdstad.com

Ms. Paige Stinnett, Procurement Specialist, will assist with this
procurement

INTRODUCTION OF THE PROCUREMENT & PROJECT TEAM



TYLER DUMONT
PROJECT MANAGER



YAMILLETTE "YAI" WAITE
ASSOCIATE VICE
PRESIDENT,
PROCUREMENT



NATASHA SPEAKS
PROCUREMENT OFFICER



PAIGE STINNETT
PROCUREMENT SPECIALIST









JENNIFER GIBBS-KEITH
EXECUTIVE ASSISTANT II
PROCUREMENT



ALTHA WEAVER
MBE LIASION



KEY DATES

	<u>ACTIVITY</u>	<u>DATE (Local Time)</u>
	Request for Proposals Issued	August 24, 2023
	Pre-Proposal Web Conference	August 31, 2023 at 9:30 a.m.
	Offeror Questions Due	September 6, 2023 at 1:00 p.m.
	Technical Proposals Due	September 14, 2023 at 1:00 p.m.
	Oral Presentations (if needed)	September 26 and 27, 2023
	Anticipated NTP	November 2023

SCOPE OF SERVICES

The MSA/City Schools are issuing this Request for Proposals to implement and manage building commissioning services for the Frederick Douglass Building. The objective of commissioning is to ensure that all energy-related and other building systems installed are in accordance with the contract documents, performing per the design intent and provide documented confirmation that the new facility systems fulfill the operational, functional, and performance requirements of MSA/City Schools, its occupants, and the maintainability standards of the Operation and Maintenance (O&M) personnel.

Please refer to **Section 3** of the RFP for the full scope of work.

MINIMUM QUALIFICATIONS

Interested Offerors shall clearly demonstrate in their responses to this RFP that the following minimum qualifications and requirements are met in order to be deemed qualified.

- a. Offeror shall be a firm licensed to do business in the State of Maryland specializing in providing enhanced commissioning services and experienced in establishing, overseeing, monitoring, tracking, and reporting commissioning requirements. Copy of the license shall be provided;
- b. Offeror has significant experience participating in all phases of construction including design review, submittal review, construction monitoring, owner training, O&M review, post acceptance, final and post occupancy commissioning;
- c. Offeror has significant experience in developing and implementing project specific commissioning plans for both building renovation and building replacement projects;

QUALIFICATIONS CONT.

- d. Offeror has LEED certified personnel as required to obtain applicable LEED credits with regard to enhanced commissioning;
- e. Offeror has the ability to manage multiple projects in various stages of design and construction at one time;
- f. Offeror has significant experience in performing building envelope commissioning services;
- g. Offeror has experience in developing building and systems maintenance plans; and,
- h. Offeror has been engaged for a minimum of ten (10) years in providing enhanced commissioning services.

QUALIFICATIONS CONT.

i. Offeror shall submit proof of its ability to meet the minimum insurance coverage requirements outlined below for a project of this size and complexity. Additional information regarding insurance can be found in Exhibit 1 of the Sample Contract attached as Exhibit J.

j. All of the following information shall be provided for each project listed to demonstrate that the minimum qualifications listed above are met. Note that Offerors may add cross references to projects that address multiple minimum qualification items.

- Project Title and Location
- Owner and Owner Reference
- Gross Square Footage
- Contract Amount - Initial and Final Value (if available)
- Project Construction Value
- Dates of Performance - Start and Completion (Actual or Projected)
- Description of the Offeror's involvement in the project.

MINORITY BUSINESS ENTERPRISES

Minimum overall MBE subcontract participation goal is 12%; with no subgoals.

- ❖ All subconsultants named by the Offeror as part of their MBE Schedule must be certified with the Maryland Department of Transportation (“MDOT”).
- ❖ MBE form D-1A must be submitted with the Technical Proposal. Offerors’ submissions must also include the MBE subcontractor’s MDOT certification number & NAICS product and service description of work to be performed.
- ❖ For information on certified MBE firms, the directory is available at <https://marylandmdbe.mdbecert.com/?TN=marylandmdbe>. Select the MBE Program label at the left side of the website.
- ❖ The Governor’s Office of Small, Minority & Women Business Affairs has issued a Q&A document regarding how to count participation by MBE primes. Information is available on GOSBA’s website (<http://goma.Maryland.gov/Pages/Reporting-Tool-MBE.aspx>).

PROPOSAL SUBMISSIONS

- ❖ All submissions must be sent electronically. DO NOT send them via email. Use the link provided in Section 1.10 of the RFP.
- ❖ See Section 4 of the RFP for all proposal and submission requirements, including format requirements.
- ❖ Technical Volume:
 - Transmittal letter
 - Title and Table of Contents
 - Executive Summary
 - Work Plan and Offeror Experience/Qualifications
 - Bid/Proposal Affidavit
 - Conflict of Interest Disclosure
 - Capacity Summary Worksheet for Key Personnel
 - Corporate Profile
 - Proof of Insurance/ability to meet insurance requirements
 - MBE D-1A Form
 - Corporate Diversity Affidavit
- ❖ Financial Volume:
 - Pricing Form

EVALUATION CRITERIA

- ❖ Technical criteria has more weight than Financial criteria. Proposals will be evaluated based on the adequacy of their proposed work plan, Offeror's experience and qualifications, and past performance, among other criteria listed in Section 5.2 of the RFP.
- ❖ The Selection Committee will review the Offerors' Technical Proposals upon submission. Firms deemed as meeting all requirements will be ranked and, based on the achieved rankings, selected firms will then be "short-listed" to participate in oral presentations **(if needed)**.
- ❖ After oral presentations, firms will be short-listed again. Those firms will be invited to submit Financial Proposals.
- ❖ Award will be made to the Offeror whose proposal is determined to be the most advantageous, considering technical and financial evaluation factors.

GENERAL SUBMISSION ISSUES

- Make sure to indicate your availability for oral presentations in your proposal.
- Make sure to use the forms issued with the RFP or its addenda. Outdated forms will be returned for Offeror's correction and could impact overall quality of submission. DO NOT ALTER State issued forms.
- MBE forms need to include both the NAICS code and a description of the work to be performed by the MBE on the project.
- SDAT Compliance – Make sure that your firm is in good standing with the Maryland Department of Assessments and Taxation.

QUESTIONS

- ❖ **All questions regarding the RFP must be submitted to the Procurement Officer in writing via the link included in Section 1.9 prior to the deadline given for questions in order to receive an official response from the Maryland Stadium Authority.**
- ❖ Only responses provided in writing by the Maryland Stadium Authority will be considered official answers to questions regarding this RFP.
- ❖ Addenda will be sent via GovDelivery to everyone who participated in this pre-proposal. Please check your junk/spam folders and update your e-mail settings to ensure that you receive MSA Contracting GovDelivery e-mails.

**21st Century School Buildings Program
Virtual Pre-Proposal Conference
Building Commissioning Services - Frederick Douglass Building
August 31, 2023 9:30 am**

Company	Name	Prime or Subcontractor	MDOT MBE Certified	SBR Certified	Email	Attended
Advanced Building Performance, Inc.	Danielle Donnelly	Prime	Yes	Yes	danielle@abpcx.com	Yes
Advanced Building Performance, Inc.	Paul Tseng	Prime	Yes	No	paul@abpcx.com	Yes
Aggtrans	Lynn Imbrogulio	Prime	No	No	Limbrogulio@Aggtrans.com	No
Bengal Engineers LLC	Subra Das	Subcontractor	Yes	Yes	sdas@bengalengineers.com	Yes
BLV Engineering Associates Inc.	Gly Mendon	Subcontractor	Yes	Yes	blvengg2010@gmail.com	No
Budova Engineering	Kat Sabo	Prime	No	Yes	ksabo@budovaengineering.com	Yes
Cannon Design	Brett Farbstein	Prime	No	No	bfarbstein@cannondesign.com	Yes
CFR Engineering	Peter Cailloux	Subcontractor	No	No	peter@cfrengineering.com	Yes
CJL Engineering	Jules Willinger	Prime	No	No	jwillinger@cjlengineering.com	Yes
DEI Consulting	Amir Malek	Prime	No	Yes	amalek@dei-consulting.com	Yes
EAS Carpenters	Ervin Jones	Prime	Yes	Yes	ejones@eascarpentes.org	No
EASRCC	Sergio Bautista	Subcontractor	Yes	No	sbautista-reyes@eascarpentes.org	No
EnviCon Services, LLC	Yansi Carranza	Subcontractor	Yes	No	yansi@enviconservices.com	No
Falcon Engineering Co LLC dba The Falcon Group	Ken Mahadeo	Prime	No	No	kmahadeo@falconengineering.com	Yes
Falcon Engineering Co LLC dba The Falcon Group	Christian Paunon	Prime	No	No	cpaunon@falconengineering.com	Yes
FSi Engineers	Ben Roush	Prime	No	No	ben@fsi-engineers.com	Yes
Gale Associates, Inc.	Courtney Stasko	Subcontractor	No	No	cas@gainc.com	Yes
Harlo Wholesale Lighting Inc.	Jeffrey Harty	Subcontractor	No	No	jeffreyharty02@yahoo.com	No
McKissack & McKissack	Aniket Nanda	Prime	Yes	No	aniket.nanda@mckinc.com	Yes
McKissack & McKissack	Ricardo Nolasco	Prime	Yes	No	ricardo.nolasco@mckinc.com	Yes

McKissack & McKissack	Diyar Bozkurt	Prime	Yes	No	Diyar.Bozkurt@mckinc.com	Yes
McKissack & McKissack	Jaicel Asegurado	Prime	Yes	No	jaicel.asegurado@mckinc.com	Yes
McKissack & McKissack	Trae Francois	Prime	Yes	No	trae.francois@mckinc.com	Yes
McKissack & McKissack	MacKenzie Smith	Prime	Yes	No	MacKenzie.Smith@mckinc.com	No
Mimar Architects & Engineers, Inc.	Alexandra McClure	Prime	Yes	Yes	amclure@mimarch.net	No
Mimar Ponte Mellor	Tony Tso	Subcontractor	Yes	Yes	ttso@mimarch.net	No
Mimar Ponte Mellor	Kal Bhatti	Subcontractor	Yes	Yes	kbhatti@mimarch.net	No
Mimar Ponte Mellor	Jim Blake	Subcontractor	Yes	Yes	jblake@mimarch.net	No
Mimar Ponte Mellor / Mimar A&E	Lynn Knight	Subcontractor	Yes	Yes	lknight@mimarch.net	No
NV5	Darren Bruce	Prime	No	No	darren.bruce@nv5.com	Yes
P.E.L.A. Design, Inc./Landscape Architects	Liling Tien	Subcontractor	Yes	Yes	liling@peladesign.net	No
RMF Engineering Inc	Sara Baynes	Prime	No	No	sara.baynes@rmf.com	Yes
RMF Engineering Inc	Jon Logue	Prime	No	No	jon.logue@rmf.com	Yes
RMF Engineering Inc	Kyra Coley	Prime	No	No	kyra.coley@rmf.com	No
Setty & Associates International, PLLC	Chris McGahey	Prime	Yes	No	christopher.mcgahey@setty.com	Yes
Setty & Associates International, PLLC	William Bernard	Prime	Yes	No	Will.Bernard@setty.com	Yes
Setty & Associates International, PLLC	Sierra Nguyen	Prime	Yes	No	sierra.nguyen@setty.com	No
Setty & Associates International, PLLC	Anthony DiCola	Prime	Yes	No	tonyd@setty.com	No
Setty & Associates International, PLLC	Michael Lentz	Prime	Yes	No	michael.lentz@setty.com	No
TAI Engineering	Rajiv Bhonsle	Prime	No	No	rajiv.bhonsle@taiengineering.com	Yes
Tejy Inc	Samad Khan	Subcontractor	Yes	No	skhan@tejy.com	No
Wright Commissioning	William Wright	Prime	Yes	Yes	will.wright@wrightcx.com	Yes