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Addendum No. 1

To Offerors: Request for Qualifications
Construction Management Services
Renovation Projects at Oriole Park at Camden
Yards

Date Issued: January 12, 2024

This addendum is hereby made part of the Request for Qualifications dated January 5, 2024 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 questions submitted regarding this RFQ and the Architectural/Engineering Design RFQ, along with their respective answers, is attached hereto.
2. Section B, Background Information, of the RFQ is hereby revised as follows:

“The renovations and improvements will consist of several projects with various phasing and duration requirements while the stadium remains operational. It is the intent of MSA to hire an architectural design firm to provide design and programming services. At the conclusion of the pre-construction period, the CM firm will have the possibility of entering into a Guaranteed Maximum Price (“GMP”) contract for the construction of the renovations and improvements at ~~M&T Bank Stadium~~ Oriole Park at Camden Yards. The renovations will consist of several projects with various phasing and duration requirements while the stadium remains operational.

Interested Offerors shall demonstrate in their Statement of Qualifications that all of the minimum qualifications and requirements stated in section C of this RFQ are met in order to be pre-qualified.”

Note: All addenda must be acknowledged by the Offeror in the Statement of Qualifications.

Yamillette Waite
Procurement Officer
End of Addendum 1

Renovation Projects at Oriole Park at Camden Yards
Questions and Answers to Construction Management and
Architectural/Engineering Design Services RFQs

Addendum No. 1

Action Item

	Question	Answer
1.	Is this potential RFP for CM Services or Construction Manager at Risk (CMAR)? In Section C, parts 1 - 4 of the document seem to be asking for pre-construction phase services. However the following parts indicate the winning firm would also manage the construction phase. Is the RFQ for a firm to act as general contractor for the renovations?	At the conclusion of the pre-construction period, the Construction Management (CM) firm will have the possibility of entering into a Guaranteed Maximum Price ("GMP") contract for the construction of the renovations and improvements at Oriole Park at Camden Yards. The CM would be at risk during the construction period.
2.	The bonding capacity of \$150 million is high for a small business. Would the winning firm be selected to GC all projects or would there be multiple firms selected to help increase the use of small & minority owned businesses?	There will be one CM selected for all of the projects. It is expected that the renovations will touch the entire stadium. A single CM is necessary to manage all of the projects across the entire stadium since all building systems connect throughout the stadium.
3.	Reviewing the RFQ I just wanted to check that this is similar to the M&T Bank qualifications where this will be multiple 150M projects not a bunch of projects equaling 150M?	It is expected that the renovation will consist of multiple projects with multiple phases across the entire stadium. It is anticipated the value of projects in construction would be approximately \$150m. The maximum amount spent of renovation could be \$600m subject to bond financing constraints.
4.	As an engineering firm with a strong sports track record, we are interested in submitting our qualifications. Can you advise for this initial qualification	Firms that respond to the RFQ need to respond to all minimum qualifications

	round whether we need to team with an architect or can independently submit our qualifications?	listed in the RFQ. Please refer to section C "Minimum Qualifications", of the RFQ.
5.	Regarding the \$150 million bonding requirement. Do we have to have that large amount to cover all the projects?	Yes. Please refer to question #2 of this Q&A.
6.	Can our team visit the stadium to photo document existing conditions before the 19th?	The current solicitation is an RFQ (Request for Qualifications) so a site visit will not be conducted. A site visit will be scheduled once we enter the RFP (Request for Proposals) process.
7.	Regarding the Joint Venture note in D.1.C – can a CM submit qualifications in this phase of the procurement as a singular CM (CM1) entity, successfully move onto the RFP phase (shortlist) to then propose a JV with another prequalified CM firm (CM2 - assuming they are not already prequalified as a JV) and formally submit this JV (of CM1 + CM2) in the RFP Technical and Financial Submission phase?	No. Please see section D of the RFQ. A Joint venture has to be pre-qualified during the RFQ phase.
8.	What is the anticipated Period of Performance for Preconstruction as well as when MSA expects or anticipates work to begin in the field? When will the first GMP be expected to be submitted to MSA for approval?	This information will be provided to the Offerors short-listed through this RFQ to participate in the RFP phase of the procurement process.