



**Maryland Stadium Authority
Request for Qualifications (RFQ)
Construction Management Services**

Renovation Projects at Oriole Park at Camden Yards

333 West Camden Street
Baltimore, Maryland 21230

January 5, 2024

A Prospective Offeror that has received this document from a source other than eMarylandMarketplace Advantage (eMMA) <https://procurement.maryland.gov> should register on eMMA.

**MINORITY BUSINESS ENTERPRISES ARE ENCOURAGED TO
RESPOND TO THIS RFQ.**

A. Purpose

The Maryland Stadium Authority (MSA) is inviting interested Offerors to submit a Statement of Qualifications in response to this Request for Qualifications (RFQ). This RFQ is the first step in procuring Construction Management Services for Pre-Construction (CM) for the Renovation Projects at Oriole Park at Camden Yards. Through this RFQ, MSA will establish a pre-qualified list of Offerors that will be able to submit proposals in response to the Request for Proposals (RFP) that will be issued subsequently to procure the aforementioned services. Only Offerors that are pre-qualified as a result of this RFQ will be issued the project specific RFP.

MSA reserves the right to accept or reject any Statement of Qualifications in its sole and absolute discretion, to waive any technical errors or irregularities, request clarifications, amend the pre-qualification requirements, or abandon the pre-qualification process, if it is in the interest of MSA.

B. Background Information

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. 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.

C. Minimum Qualifications:

Statements of Qualifications must address the qualifications and requirements in the order shown below and include specific documentation/narrative to clearly demonstrate how the Offeror meets or exceeds the stated minimum qualifications. Please note that an Offeror may add a cross-reference to projects that meet multiple minimum qualifications.

1. Offeror is a Construction Management firm licensed to operate in the State of Maryland. Provide a copy of the firm’s licensing certificate.
2. Offeror has a minimum of ten (10) years of experience providing pre-construction planning services. List a project(s) that your firm has performed as a prime contractor that demonstrate how you meet this requirement. You

must include all of the following items in your response:

- Project Title and Location
- Owner's Name
- Gross Square Footage
- Contract Amount - Initial and Final Value
- Project Construction Value
- Dates of Performance - Start and Completion
- Briefly describe your firm's involvement in the pre-construction planning services offered for the project

3. Offeror has a minimum of ten (10) years of experience providing the following services during both the pre-construction and construction phases of a project: quality assurance/quality control, estimating and budget control, CPM scheduling, value engineering, and evaluation and implementation of innovative construction techniques. List a project(s) that your firm has performed as a prime contractor that demonstrate how you meet this requirement. You must include all of the following items in your response:

- Project Title and Location
- Owner's Name
- Gross Square Footage
- Contract Amount - Initial and Final Value
- Project Construction Value
- Dates of Performance - Start and Completion
- Description of the Offeror's involvement providing these services

4. Offeror has a minimum of ten (10) years of construction experience, specifically related to renovations, renovations with additions, and/or new or replacement buildings. Experience with stadium/professional sports facilities construction is preferred. List a project(s) that your firm has performed as a prime contractor that demonstrates how you meet this requirement. You must include all of the following items in your response:

- Project Title and Location
- Owner's Name
- Gross Square Footage
- Contract Amount - Initial and Final Value
- Project Construction Value
- Dates of Performance - Start and Completion
- Description of the Offeror's involvement providing these services

5. Offeror has the ability to meet a free bonding capacity requirement of \$150 million. Submit proof from your underwriter.

6. Offeror has experience completing projects under the Construction Manager at Risk delivery method. List a project(s) that your firm has performed as a prime contractor that demonstrate how you meet this requirement. You must include all of the following items in your response:

- Project Title and Location
 - Owner's Name
 - Gross Square Footage
 - Contract Amount - Initial and Final Value
 - Project Construction Value
 - Dates of Performance - Start and Completion
 - Description of the Offeror's involvement providing these services
7. Offeror shall list a minimum of three (3) completed projects that demonstrate it has proven experience with the successful completion of similar projects. Offeror shall include the following information for each project:
- Project Title and Location
 - Owner's Name
 - Gross Square Footage
 - Contract Amount - Initial and Final Value
 - Project Construction Value
 - Dates of Performance - Start and Completion
 - Description of the Offeror's involvement providing these services
8. Offeror has knowledge of local Minority Business Enterprises ("MBE") and small business contracting community. List a project(s) that your firm has performed as a prime contractor that demonstrate how you meet this requirement. You must include all of the following items in your response:
- Project Title and Location
 - Owner's Name
 - Gross Square Footage
 - Contract Amount - Initial and Final Value
 - Project Construction Value
 - Dates of Performance - Start and Completion
 - Description of the Offeror's involvement providing these services
9. Offeror has significant experience working in occupied buildings. List a project(s) that your firm has performed as a prime contractor that demonstrate how you meet this requirement. You must include all of the following items in your response:
- Project Title and Location
 - Owner's Name
 - Gross Square Footage
 - Contract Amount - Initial and Final Value
 - Project Construction Value
 - Dates of Performance - Start and Completion
 - Description of the Offeror's involvement providing these services

D. Statement of Qualifications:

A Statement of Qualifications ("SOQ") submitted in response to this RFQ shall

include the following:

1. Letter of Transmittal, including the following:
 - a. RFQ title
 - b. Offeror's full legal name
 - c. Joint Venture information – include the legal name of the joint venture and legal names of the firms that comprise the joint venture. NOTE: If a joint venture is pre-qualified in response to this RFQ, proposals in response to the RFP will only be accepted from the pre-qualified joint venture comprised of the identified joint venturers. The pre-qualification of a joint venture in response to this RFQ shall not be construed as pre-qualification of any of the joint venturers comprising that joint venture nor of any other joint venture comprised of any of the joint venturers.
 - d. Offeror's point of contact information (preferably 2 individuals) including:
 - i. Name(s)
 - ii. Title(s)
 - iii. email address(es)
 - iv. phone number(s)
 - e. Qualifications presented in the manner indicated in section C of this RFQ.

E. Statement of Qualifications Closing Date and Time

Statements of Qualifications shall be uploaded to the following ShareFile link, no later than **January 19, 2024 at 1:00 p.m, Eastern Time**. Statements of Qualifications submitted in any other manner will not be accepted. **Statements of Qualifications submitted after the closing date and time will be rejected.**

<https://mdstad.sharefile.com/r-ra45cf5b2854c4c6b97826eb9ea9dde8b>

F. Evaluation

A uniform evaluation procedure will be applied to evaluate all timely submissions. Offerors deemed qualified will be issued a Request for Proposals (RFP). The names and point of contact information of all pre-qualified Offerors will be posted to the MSA website and eMaryland Marketplace Advantage (eMMA).

G. Procurement Officer

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