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Addendum No. 2

To Offerors:

**Request for Proposals
Design-Build Services
Regency Furniture Stadium Improvements**

Date Issued:

April 25, 2024

This addendum is hereby made part of the Request for Proposals dated April 4, 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 first Questions and Answers document is attached hereto;
2. Attachment Q of the RFP was edited.
Attachment Q – Regency Furniture Stadium Construction Documents was added to the Attachments folder on Sharefile, and can be directly accessed, following the link below:
<https://mdstad.sharefile.com/d-sc5279e391d3e4705aa1de09d5dfea324>
3. The deadline to submit questions has been extended to April 30, 2024.
4. The Technical and Financial Proposal Closing Date and Time were extended to May 21, 2024 at 1:00 P.M. Local Time; and
5. The dates for Oral Presentations have changed to June 14 or June 17, 2024.

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

Christian Kramer
Procurement Officer

Attachments

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Addendum No. 02 - Line Item 01

**Request for Proposals
Design-Build Services
Regency Furniture Stadium Improvements
Questions & Answers No.1**

	Question	Answer
1.	The advertisement on eMMA refers to the Harry Grove Stadium. What Stadium Improvement project is this for?	This solicitation is meant for the Regency Stadium Improvements, and the solicitation landing page on eMMA has been updated.
2.	Are the site visits only required for selected primes on this project?	There is no list of pre-selected/pre-qualified prime-contractors. Attendance at the Site-Visit is not required. The Site-Visit is not limited to Offerors on the prime level, instead all interested parties are strongly encouraged to participate.
3.	Are the site visits required for primes only?	See question 2.
4.	Are there any MBE woman-owned participation requirements?	There are no sub-goal requirements for MBE participation. MSA encourages Offerors to use a diverse group of sub-contractors.
5.	Will the DB services under this solicitation count towards the MBE goals if they are subcontracted to a certified MBE/DBE.	Yes. Please note that MSA defined two separate MBE participation goals - 10% for Design Services, and 15% for Pre-Construction Services.
6.	With all of the PDL specific requirements, are ADA-Code Compliant signs expected to be included with all of them?	It is likely that ADA signage will be required within the improved clubhouse and training structures.
7.	If this is a design-build project. Who will be priming the project? The construction contractor or the design consultant or are you planning to procure the construction contractor and the design team separately.	The RFP seeks to procure the full Design-Build team. The Agreement is formatted for the construction contractor to be the prime awardee.

	Question	Answer
8.	Given the Key Personnel requirements, are there any site-work improvements anticipated for this project?	Site-improvements are dependent upon the approach taken by the team to address the required scope.
9.	What is the next step in this process beyond design build team being picked?	It is Offeror’s responsibility to provide this information. The RFP requests that Offerors submit - with their Technical Proposal; a detailed work and staffing plan, as well as a narrative explaining how Offeror proposes to accomplish the overall goals of this project.
10.	Please provide examples of the “pre-construction services” that are required under this DB project.	The Preconstruction Services required under this RFP are described in Section 3 - Purpose and Scope of Work of the RFP, and Article 2 - Design & Preconstruction Services of the Attachment J - Design-Build Agreement. The required services include, but are not limited to, the following: <ul style="list-style-type: none"> ● Design and engineering, ● Scheduling, cost estimating, ● Constructability analysis, ● Logistics planning, ● Value engineering, and ● Preparation and submission of a GMP Proposal for the execution of the Project.
11.	Can you share a site plan, as built, or drawings of the facility?	As-Builts are not available, however, the original construction documents are being included via addendum. The documents are being shared for informational purposes with the Offeror’s responsible for verification of all information.
12.	What is the expected timeframe for the project start and completion?	MSA anticipates award in July / August of this year. Offeror’s are required to submit an approach and anticipated schedule for completion of the work as part of the solicitation response.

	Question	Answer
13.	How many firms are expected to be shortlisted and move on to the oral presentation and financial proposal phases?	MSA does not have a set number of firms that will be short-listed for the future phases of the procurement. The number of shortlisted firms will depend on the quality of the technical proposals submitted as a response to this RFP. The number of short-listed firms is not public information during the open procurement process.
14.	Are we able to include more resumes/roles in addition to what is listed in section 4.3.d.3.e (RFP Page 25 SF330 Resumes)?	Please utilize the organization chart / responsibility matrix and staffing plan to identify any personnel that the Offeror intends to utilize on the project. At this time MSA is requesting that only the requested resumes be provided within the resume submission section of the Offeror's proposal response.
15.	Is MSA looking for concept design ideas at any point of the procurement process? If so, would these ideas need to be included with technical proposals or during the oral presentations?	Offeror's are required to provide a narrative that details their approach to completing the work. Offeror's may elect to include submission of concept design ideas, however, this is not a requirement.
16.	What is the expected timeframe for the project completion? Please confirm if estimated for 2026.	MSA anticipates making the award in July / August of this year. Offeror's are required to submit an approach and anticipated schedule for completion of the work as part of the solicitation response. The schedule and approach must ensure the stadium remains operational in its primary capacity during the course of each baseball season.
17.	Is it possible to extend the submission deadline by a week?	The Technical and Financial Proposal Due Date and Time were extended. Please refer to the RFP and its latest amendments for the exact date and time.

	Question	Answer
18.	In order for Offerors to produce a competitive proposal that includes all required component of both the technical and financial proposals, is it possible to extend the submission deadline an additional 10-15 business days?	The Technical and Financial Proposal Due Date and Time were extended. Please refer to the RFP and its latest amendments for the exact date and time.
19.	Considering the limited timeframe between the site visit and documentation review, would MSA be willing to offer an extension to the April 30th technical and financial proposal submission deadline?	The Technical and Financial Proposal Due Date and Time were extended. Please refer to the RFP and its latest amendments for the exact date and time.
20.	Has MSA given any consideration to extending the deadline for this submission? The site visit is scheduled eight business days before the proposal due date, and many teams would like to have an in -person look at the site before compiling scopes and their team of consultants. The turnaround time from the RFP is 3.5 weeks from RFP issuance which is a very tight schedule when a detailed work plan and construction schedule are needed for the proposal submission.	The Technical and Financial Proposal Due Date and Time were extended. Please refer to the RFP and its latest amendments for the exact date and time.
21.	Would MSA consider extending the due date another 3 weeks? The scope is interesting and appealing to DB teams, but the timeline will not allow us to provide a detailed work plan and construction schedule by the 4/30 deadline.	The Technical and Financial Proposal Due Date and Time were extended. Please refer to the RFP and its latest amendments for the exact date and time.

End of Addendum No. 02 - Line Item 01



Request for Proposals

Design-Build Services

Regency Furniture Stadium Improvements

Issue Date: April 04, 2024

Amended: April 12, 2024

Amended: April 25, 2024

NOTICE: A prospective Offeror that has received this document from a source other than eMaryland Marketplace Advantage (eMMA)

<https://procurement.maryland.gov> should register on eMMA. See Section 1.8.

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

KEY INFORMATION SUMMARY SHEET

MARYLAND STADIUM AUTHORITY

Request for Proposals

Design-Build Services

Regency Furniture Stadium Improvements

RFP Issue Date:	April 04, 2024
Procurement Officer:	Christian Kramer Maryland Stadium Authority 351 West Camden Street, Suite 300 Baltimore, Maryland 21201 Phone: 443-202-3885 E-mail: ckramer@mdstad.com
Procurement Method:	Competitive Sealed Proposals
MBE Participation Goal:	Design Services: Overall Goal: 10% Pre-Construction Services: Overall Goal: 15%
Pre-Proposal Conference:	April 11, 2024 at 12:00pm Local Time Web Conference Registration link: https://us02web.zoom.us/meeting/register/tZckc-CurDgtG9TcXp0XxkA6434yM_oIT4Nv
Site Visit:	April 18, 2024 at 10:30am Local Time Regency Furniture Stadium 11765 St. Linus Drive Waldorf, MD 20602 Registration link: https://www.eventbrite.com/e/site-visit-rfp-db-services-regency-furniture-stadium-improvements-tickets-876713923947?aff=oddtcreator
Questions Due:	April 30, 2024 at 10:00am Local Time Submission link: https://mdstad.sharefile.com/r-r03770eed0ae542f8983f068ed193da41
Proposals Due:	May 21, 2024 at 1:00pm Local Time Technical Proposal Submission link: https://mdstad.sharefile.com/r-rf2359ff804ec4590b2911b20048650d8 Financial Proposal Submission link: https://mdstad.sharefile.com/r-r3d80a35caae44fe39371c4e70ea5797b

clearly specific to the requestor, will be provided via addendum.

1.10 Proposal Closing Date and Time - Technical and Financial Proposals

To be considered, **both technical and financial Proposals** must be uploaded to the submission links no later than on the date and time indicated on the Key Information Summary Sheet.

Requests for an extension of this date and/or time will not be granted. Offerors should allow sufficient electronic transmission time to ensure timely receipt of their proposals. Proposals received by MSA after the Proposal Closing Date and Time will not be considered. Proposals will not be reviewed publicly.

1.11 Oral Presentations

Short-listed Offerors will be required to attend oral presentations to the Selection Committee. MSA will make a determination in the near future whether to hold in person or virtual oral presentations. Significant representations made by an Offeror during their oral presentation must be confirmed in writing. All such representations will become part of the Offeror's Proposal and are binding if a contract is awarded as a result of this RFP. Oral Presentations are to be held **on June 14 or June 17, 2024**. In your Technical Proposal, please state your availability for the dates provided. Typically, oral presentations will follow a specified format and generally be limited to 90 minutes [60 minutes for the presentation and 30 minutes for questions]. The Procurement Officer will notify the short-listed Offerors with details and instructions prior to the presentation. The presentation must consist of, but not be limited to, a discussion of the Offeror's specific approach to the project and understanding of the scope of work.

1.12 Duration of Offer

Proposals submitted in response to this RFP are irrevocable for **180 days** following the closing date for proposals. This period may be extended at the Procurement Officer's request only with the Offeror's written agreement.

1.13 Proposal Affidavit

A completed Bid/Proposal Affidavit must accompany the Proposal submitted by an Offeror. A copy of this Affidavit is included as **Attachment A** of this RFP.

1.14 Contract Affidavit

All Offerors are advised that if a contract is awarded as a result of this RFP,

Attachment Q

REGENCY FURNITURE STADIUM CONSTRUCTION DOCUMENTS

(For reference purposes only. All information must be field verified / confirmed.)

See link at:

<https://mdstad.sharefile.com/d-sc5279e391d3e4705aa1de09d5dfea324>