

Maryland Stadium Authority
333 W. Camden Street Baltimore, Maryland 21201

Board Meeting Minutes
Executive Boardroom
March 3, 2020
12 noon

Attendance
Board

Thomas Kelso
Leonard Attman*
Joe Bryce*
Gary Mangum
Carolyn Mozell**
Manervia Riddick*
Jodi Stanalonis***

*by conference line **joined the meeting at 12:13 PM ***Joined the meeting at 12:16 PM

Maryland Stadium Authority

Michael Frenz	Terry Hasseltine	Vernon Conaway
David Raith	Jocelyn Grogan-Jones	Al Tyler
Gary McGuigan	John Samoryk	Yai Waite
Phil Hutson	Eric Johnson	Rachelina Bonacci
Jeff Provenzano	Carmina Perez-Fowler	Linda Pohuski

Counsel

Cynthia Hahn
Amy Mataban

Other

Nicholas Cummings, Plumbers & Steamfitters, Local 486
Cassandra Dutt, McLaren Engineering Group
Sean Briggs, Sparks @Play
Daniel Hack, Sparks @Play
Marie Serrano, JD, Bricklayers & Allied Craftworkers, Local 1

Call to Order

Chairman Kelso called the meeting to order at 12:02 PM.

Approvals

Minutes

Mr. Kelso requested edits or approval of the open and closed meeting February 4, 2020 minutes

Maryland Stadium Authority
333 W. Camden Street Baltimore, Maryland 21201

Motion to Consider: Mr. Mangum
Second: Mr. Attman

Discussion – None

Motion to Approve: Mr. Mangum
Second: Ms. Riddick
Roll Call: Mangum, Bryce, Riddick, Attman, Kelso

M&T Bank Stadium
Club Level Carpet Replacement - Sole Source Request
Presentation by Mr. Provenzano

Mr. Provenzano recommended approval of a sole source contract to Mohawk Commercial, Inc. ("Mohawk") in the amount of \$206,984 to replace and install custom manufactured carpet that was damaged by a glycol leak in the club level at M&T Bank Stadium. Mohawk is the original manufacturer and supplier of the damaged carpet and is the only available source to provide a customized replacement. The full cost of this project will be reimbursed to MSA through the Ravens' operation and maintenance budget.

Motion to Consider: Mr. Attman
Second: Mr. Mangum

Discussion – None

Motion to Approve: Mr. Attman
Second: Ms. Riddick
Roll Call: Riddick, Attman, Bryce, Mangum, Kelso

Fire Sprinkler System Modifications
Presentation by Mr. Hutson

Mr. Hutson recommended approval of a contract with Continental Fire Sprinkler Company to upgrade the fire suppression system at M&T Bank Stadium. The total contract amount will be \$1,580,545. This project includes the installation of packaged nitrogen generator systems and replacement of the existing dry pipe components. Time is of the essence in order to complete the work during the Ravens' off-season. This was the lower of 2 bids received.

Motion to Consider: Mr. Attman
Second: Mr. Mangum

Discussion – None

Motion to Approve: Mr. Attman
Second: Mr. Mangum
Roll Call: Riddick, Bryce, Mangum, Attman, Kelso

Maryland Stadium Authority
333 W. Camden Street Baltimore, Maryland 21201

Warehouse at Camden Yards

Renovation of 7th Floor Restrooms

Presentation by Mr. Hutson

Mr. Hutson recommended approval of a contract with Modern Construction Services Incorporated ("MCI") for \$128,834 to renovate two restrooms and surrounding spaces on the 7th Floor of the North Warehouse. 12 bids were received, 9 qualified, and MCI submitted the lowest responsive bid.

MCI is a certified small business and has committed to achieve a MBE subcontracting goal of 31%.

Motion to Consider: Mr. Mangum

Second: Ms. Riddick

Discussion – None

Motion to Approve: Ms. Riddick

Second: Mr. Bryce

Roll Call: Riddick, Mangum, Bryce, Attman, Kelso

Baltimore City Public Schools

Mary E. Rodman E/MS Change Order

Arlington E/S Final Change Order

Presentations by Mr. Johnson

Mr. Johnson recommended approval of a change order to the MCN/Southway Builder JV GMP contract for

\$300,000. This change order represents work performed due to unforeseen conditions related to necessary roof and site amendments encountered during the course of construction. The Rodman project is scheduled to be completed this summer and is currently still tracking on schedule and within budget.

Mr. Johnson recommended a credit change order to the Dustin Construction GMP contract for \$458,345.87. This credit represents the final construction closeout. An interim CO credit was negotiated and approved at the October 2019 board meeting in the amount of \$1,004,993.89, for a combined negotiated savings of \$1,463,339.76. A contractual warranty obligation remains in effect that began in August 2019.

**Ms. Mozell joined the meeting during this presentation, but did not vote.

Motion to Consider: Mr. Mangum

Second: Mr. Bryce

Discussion – None

Motion to Approve: Mr. Mangum

Maryland Stadium Authority
333 W. Camden Street Baltimore, Maryland 21201

Second: Ms. Riddick

Roll Call: Mangum, Bryce, Attman, Riddick, Kelso

Harford Heights/Sharp Leadenhall E/S GMP Package

Presentation by Mr. Johnson

Mr. Johnson recommended approval of a guaranteed maximum price (GMP) contract with MCN Build/SouthwayBuilders LLC (the CM) for \$44,636,933 for the renovation/addition project. This GMP package represents the comprehensive construction packages as outlined in the CM's GMP submission. The CM solicited 246 firms and received 77 bids for the 24 bid packages advertised. The MBE participation goal for the project has been set at 30%.

***Ms. Staloni joined the meeting during this presentation, but did not vote.

Motion to Consider: Mr. Mangum

Second: Mr. Bryce

Discussion – None

Motion to Approve: Ms. Mozell

Second: Mr. Mangum

Roll Call: Mozell, Mangum, Riddick, Attman, Bryce, Kelso

Calverton E/MS Phase 2 –GMP Package

Presentation by Mr. Johnson

Mr. Johnson recommended approval of an amendment to the contract with Whiting-Turner Contracting Company (the CM) for \$32,279,199 related to the replacement of the Calverton Elementary/ Middle School project. The Phase 2 GMP package includes underground utilities, site work, foundations, concrete, structural steel, miscellaneous steel, mechanical, plumbing and electrical work as outlined in the CM's GMP submission. MSA and the Board of Public Works approved the CM GMP 1 early release package for this project in October 2019. The overall MBE participation goal for the project has been set at 30%. The MBE participation for this Phase 2 package includes a 33% commitment.

The CM solicited 324 firms and received 70 bids for the 7 trade packages advertised. A Phase 3 final GMP is anticipated to be received for the remaining packages to complete the project by April 2020.

Motion to Consider: Ms. Riddick

Second: Ms. Staloni

Discussion – Mr. Johnson noted that he may request an ad hoc meeting for additional BCPS GMPs before the April BPW meeting. Materials for those approvals could not be prepared and delivered to MSA in time for the March 3, meeting.

Maryland Stadium Authority

333 W. Camden Street Baltimore, Maryland 21201

Motion to Approve: Ms. Stanalonis

Second: Mr. Bryce

Unanimous

Calverton E/MS Testing & Inspection Services

Presentation by Ms. Perez-Fowler

Ms. Perez-Fowler recommended approval of a professional services contract to ATC Group Services, LLC (ATC) in the not-to-exceed amount of \$118,561 to provide testing and inspection services. Six qualified firms participated based on the advertised request for qualifications. Three firms submitted qualifying technical and financial proposals with ATC submitting the highest overall score and lowest fee.

Motion to Consider: Ms. Stanalonis

Second: Mr. Attman

Discussion – None

Motion to Approve: Mr. Mangum

Second: Mr. Bryce

Unanimous

Maryland Stadium Authority

Ocean City Convention Center Expansion and Improvements (OCCC)

Testing & Inspection Services

Presentation by Ms. Perez-Fowler

Ms. Perez-Fowler recommended approval of a not-to-exceed amount of \$116,230 for a professional services contract to Hillis-Carnes Engineering Associates, Inc., (Hillis-Carnes) to provide testing and inspection services for Phase III – OCCC pursuant to the memorandum of agreement executed August 2017. MSA is to act as an agent to procure professional services and the management of all phases of planning, design, cost estimating, construction, and other related services for the project. A request for proposal was issued November 2019. Hillis-Carnes submitted the only responsive technical proposal and offered a competitive fee. Hillis-Carnes' proposal also exceeds the 10% MBE goal.

Additionally, Hillis-Carnes is on the pre-qualified list for testing and inspection services for the city schools program and has worked on several MSA school projects.

Prior to accepting the bid, the procurement officer and project manager reached out via telephone and email to many testing and inspection firms in order to generate interest and competition on the project. Most firms indicated that they were not interested in the project due to its geographic location and traffic concerns with the Bay Bridge.

Motion to Consider: Mr. Mangum

Maryland Stadium Authority
333 W. Camden Street Baltimore, Maryland 21201

Second: Ms. Stalonis

Discussion – None

Motion to Approve: Ms. Mozell

Second: Ms. Stalonis

Unanimous

Hippodrome Performing Arts Center

- Second Amendment to the Subsublease
- Second Amendment to the Subsubsublease
- Third amendment to the operating

agreement Presentation by Mr. Raith

Mr. Raith recommended amendments to three documents related to the Hippodrome Performing Arts Center. The amendments would extend Broadway Across America's right as the operator of the Hippodrome Performing Arts Center for an additional 15 years, through 2042. Broadway Across America will make a capital contribution to the Hippodrome Foundation, Inc. for the renovations of the Eutaw Street Bank building.

Motion to Consider: Ms. Riddick

Second: Ms. Stalonis

Discussion – Hippodrome bonds will mature in three years. MSA shares the cost of operating expenses with the city.

Motion to Approve: Ms. Mozell

Second: Ms. Riddick

Unanimous

Informational

Chairman's Note: Date Change

Chairman Kelso sought a consensus on changing the October meeting date from Tuesday, October 6 to Wednesday, October 7. All members agreed to the date change.

Executive Director's Report

Mr. Frenz reported on MSA's budget hearing before the Education, Business & Administration Subcommittee of the Senate Budget & Taxation Committee. Mr. Frenz shared the DLS analyst's budget report and MSA's year-in-review. Mr. McGuigan told the Senators that as the 21st Century Schools project winds down capacity for the statewide schools program becomes available.

Maryland Stadium Authority

333 W. Camden Street Baltimore, Maryland 21201

In response to questions about managing Pimlico non-racing events, we expressed reluctance because we do not have expertise in programming such a facility and we do not wish to receive general fund appropriations, along with concerns about the additional risk.

MSA's hearing before the Education and Economic Development Committee of the House Appropriations Committee is scheduled for March 4th.

Security Report

Mr. Conaway reported that MSA staff has recently participated in four Homeland Security training seminars. MSA will conduct drills and exercises on March 11th.

Report of Small Procurements and Change Orders

Mr. Samoryk reported on three small contracts and modifications: Camden Yards Sports Complex

- General Painting Services
Contract Modification
Unisource Services, LLC
- Website Development, Maintenance and Hosting First Renewal
The Canton Group, LLC

Oriole Park at Camden Yards

- Containers for Bulk Trash & Recycling
Recycle Away, LLC

Mr. McGuigan reported two change order increases and five modification credits: Baltimore City Public Schools

- Dorothy I. Height Elementary School, Building Renovations, Tito Contractors Inc.
- Wildwood Elementary/Middle School Building Renovations, Tito Contractors Inc.

Credits

- 1) Modular Building Purchase, P&P Bond Removal, Modular Genius
- 2) James Mosher Elementary School, Moving and Relocation Services Closeout, Hoffberger Moving Services
- 3) Robert W. Coleman Elementary School, Moving and Relocation Services Closeout, Hoffberger Moving Services
- 4) Govans Elementary School, Moving and Relocation Services Closeout, District Moving Company
- 5) Arundel Elementary/Middle School, Furniture, Fixture and Equipment Closeout, School Specialty

Baltimore City Public Schools and C.O.R.E. Update

Mr. McGuigan

BCPS

Fourteen open, five in construction, two in GMP, five in design, one in design moving to GMP, and one in study

CORE

Residential: 878 notices to proceed, 770 complete, five in demolition, hazmat complete/demo to

Maryland Stadium Authority

333 W. Camden Street Baltimore, Maryland 21201

be procured, and 33 hazmat complete

Non-Residential: one warehouse complete, two schools in procurement for domolition

Leasing Report

Mr. Raith reported one late payment for February. He also updated the board on new tenants, existing leases and their related space renovations.

Financial Report

Mr. Raith updated the board on the period ending January 2020 with the statement of revenues and expenditures for Maryland Stadium Authority consolidated, Camden Yards, and Baltimore City Public Schools construction .

Maryland Sports Monthly Update Informational

- Mr. Hasseltine updated the board on the status of the Youth and Amateur Sports Grant that is now partially funded for FY20, Maryland 5 Star at Fair Hill event, and the Maryland Cycling Classic.

Motion to adjourn the open meeting and open a closed meeting made at 12:48 PM. Mr. Attman excused himself for a medical appointment.

Motion: Mr. Bryce

Second: Ms. Riddick

Roll call: Bryce, Riddick, Stanalonis, Mangum. Mozell, Kelso

CLOSED MEETING **Summary Statement** **Tuesday, March 3, 2020** **12:50 PM**

Attendance:

Board: Thomas Kelso, Joe Bryce*, Gary Mangum*, Manervia Riddick* Carolyn Mozell, Jodi Stanalonis

Staff: Michael Frenz, Phil Hutson, Linda Pohuski

Counsel: Cynthia Hahn, Amy Mataban

Chairman Kelso called the meeting to order at 12:50 PM for the purpose of consulting with legal counsel, Assistant Attorney General Cynthia Hahn, on pending litigation pursuant to Sections 3-305(b)(7) and (8) of the Open Meetings Act.

Ms. Hahn reported on pending litigation against MSA. The Board approved terms for settlement of the litigation, which remains confidential until all necessary State approvals are obtained.

The closed meeting adjourned at 1:13 pm.

* attended by phone