



**Maryland Stadium Authority  
Board of Directors Meeting Minutes  
Tuesday, May 2, 2017**

**OPEN MEETING**

**Attendants**

**In Person**

Thomas Kelso, Chair  
Gary Mangum  
Manervia Riddick  
Jodi Stanalonis  
Joseph Bryce  
Leonard Attman

**Conference Line**

Tisha Edwards

**MSA Staff**

Michael Frenz	John Samoryk
Gary McGuigan	Jeff Provenzano
Carmina Perez-Fowler	Eric Johnson
David Raith	Vern Conaway
Terry Hasseltine	Daniel Brann
Al Tyler	Linda Pohuski

**Counsel**

Cynthia Hahn

**Other**

Ed Gunts\* - Baltimore Brew

**Call to Order**

Chairman Kelso made a motion to call the meeting to order at 3:00 p.m. and presided during the meeting.

**Motion: Mr. Bryce**

**Second: Mr. Mangum**

## **Approvals**

### **Minutes**

March 21, 2017 minutes were previously approved in draft form during the April meeting. Mr. Kelso explained this and having no discussion asked for a Motion to approve the April minutes sent to members with the May Board materials.

**Motion to Approve: Mr. Bryce**

**Second: Mr. Attman**

**Unanimous**

Mr. Kelso asked for a motion to discuss the April 3, 2017 Open Minutes. Having no discussion, he asked for a motion to approve the minutes.

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

**Unanimous**

Mr. Kelso asked for a motion to discuss the April 3, 2017 Closed Minutes. Having no discussion, he asked for a motion to approve the minutes.

**Motion to Approve: Mr. Attman**

**Second: Ms. Riddick**

**Unanimous**

## **Contracts**

### **Camden Yards Sports Complex**

Presentation by Mr. Samoryk

General Plumbing and Painting Services were considered together.

\*Ed Guntz entered the room at 3:05 p.m. during this presentation.

Mr. Samoryk made a recommendation that MSA enter into a contract with Denver-Elek, Inc. to provide on-call general plumbing services for the Camden Yards Sports Complex. The proposed term is three (3) years. Denver-Elek submitted the lowest responsive bid of the four (4) bids that were received. Authorization is requested in an amount up to \$300,000 to meet the anticipated requirements. This amount includes an allowance for materials that may be needed.

Mr. Samoryk recommended a time and materials contract with Unisource Services, LLC to provide on-call painting services for CYSC for a proposed term of three years.



Reimbursement for materials will be at cost plus 10%. Unisource was the lowest of 7 bids and the bid process and MBE commitment was outlined in the written Board materials. Authorization is requested up to \$350,000 to meet the term requirements, including an allowance for materials.

**Motion to Consider: Mr. Attman**  
**Second: Mr. Bryce**

There was no discussion.

**Motion to Approve: Mr. Attman**  
**Second: Mr. Bryce**  
**Unanimous**

Presentation by Mr. Provenzano  
Chilled Water and Heating Plant Operations and Maintenance  
First Renewal Option

A written recommendation was provided by Mr. Samoryk and supported by Mr. Provenzano with additional handout material to be considered by the Board to exercise the first renewal option for Veolia Energy Operating Services, LLC (“Veolia”) to provide chilled water and heating plant operations and maintenance at the Camden Yards Sports Complex. This is a time sensitive request due to current negotiations and the first of two renewal options for a total of \$230, 000. Veolia was described as having a good understanding of the criticality of equipment being maintained in the best condition. During the first three years of the contract, Veolia’s work has been exceptional.

Mr. Kelso asked for discussion and hearing none asked for a motion to approve.

**Motion to Approve: Mr. Attman**  
**Second: Ms. Stanalonis**  
**Unanimous**

Presentation by Mr. Conaway  
Access Control System Maintenance and Repair Contract



4th Renewal

Mr. Conaway recommended that MSA exercise the fourth renewal option for the above referenced contract with S3 Integration, LLC (“S3”). The period of the final option term is July 1, 2017 through June 30, 2018. S3 provides maintenance and on-call repairs to the access control system installed at the Camden Yards Sports Complex. This is the fourth and final renewal option that is available to MSA under the existing contract that went into effect on July 1, 2013. Authorization is requested in an amount up to \$50,000 to meet the anticipated requirements for the renewal term.

**Motion to Consider: Mr. Bryce**

**Second: Mr. Attman**

Discussion: Utilization of 5 one- year contracts instead of one -five year contract was to optimize vendor response.

**Motion to Approve: Ms. Riddick**

**Second: Mr. Mangum**

**Unanimous**

Maryland Stadium Authority

Presentation by Gary McGuigan  
Baltimore Convention Center Phase I

Architectural and engineering (A/E) and construction management (CM) services were considered together. A recommendation to award A/E to Ayers Saint Gross (ASG) was made pursuant to the MOU between The Mayor and Council of Baltimore City, MSA dated November 2016. Provisions in the MOU result in four primary potential development scenarios which may or may not include a new arena and hotel in addition to the the renovation and expansion. The purpose of the study is to assist the City and State leadership in analyzing the overall viability of each potential development scenario.

This approval provides for the award of \$460,000 to ASG for programming and due diligence services as determined by the City and State , and required under the MOU. It is anticipated that the MOU will be amended to include additional design and cost estimating/budgeting service related to each potential development scenario. Pre



approval was sought for up to \$930,000 depending on the scenario selection to avoid delay.

**Motion to Consider: Ms. Staloniis**  
**Second: Ms. Riddick**

Additional information was provided on how the contract would be priced moving forward. It followed extensive written information and documentation provided to the Board in advance of the meeting regarding the MOU, procurement, sealed bids, RFP and currently anticipated future amendments to the contracts, agreements and services.

**Motion to Approve: Ms. Staloniis**  
**Second: Mr. Bryce**  
**Unanimous**

Presentation by Gary McGuigan  
State Center Complex Study

Mr. McGuigan provided a handout to the Board and discussed the expansion of the request by DGS for the State Center Property Study to include an analysis of development alternatives for the site. The handout included a DGS letter, dated May 1, 2017, outlining the agency's request on three tasks and other related specifics. MSA will develop an MOU to be presented to DGS.

DGS will fund the estimated \$69,080 study after MSA Board approval and notification to the budget committees of the Maryland General Assembly.

**Motion to Consider: Mr. Bryce**  
**Second: Ms. Staloniis**

Discussion: Due to time sensitivity in addition to past performance and reliability Crossroads was the consultant selected for this study.

**Motion to Approve: Mr. Bryce**  
**Second: Mr. Mangum**  
**Unanimous**

Presentation by Gary McGuigan



Fair Hill Improvements Cecil County

The Department of Natural Resources (DNR) requests a study by MSA in a letter dated April 21, 2017 to continue work at the Fair Hill equestrian facilities. The study would describe a path for future improvements as outlined in the Board materials including turf upgrades, a new cross-country course, a new grandstand, training areas, irrigation systems, campground, and traffic/road improvements. The study budget is \$500,000 with \$250,000 pledged by the National Steeplechase Foundation, Inc. and \$100,000 authorized by the State.

**Motion to Consider: Mr. Attman**

**Second: Ms. Riddick**

Discussion: Mr. Hasseltine reported a high degree of confidence in obtaining the remaining \$150,000. It is MSA's desire to proceed immediately as the site is under consideration for an international four-star event. With approval, a letter would go immediately to the budget committees.

**Motion to Approve: Mr. Attman**

**Second: Ms. Staloni**

**Unanimous**

Baltimore City Public Schools

Presentation by Ms. Perez-Fowler

Lyndhurst Elementary Moving and Relocation Services

A recommendation was made to award a moving and relocation services contract to Hoffberger Moving Services, LLC in an amount not-to-exceed \$54,783.85 for moving Lyndhurst Elementary School to its permanent location during December 2017. Details on the selection process were provided in writing with the Board materials.

**Motion to Consider: Mr. Mangum**

**Second: Ms. Riddick**

Discussion: Information was provided to the Board supporting the recommendation of a proposal that is \$3,000 higher than the lowest bid. The reason, in part, is capacity concerns and that the recommended award is a not-to-exceed contract.



**Motion to Approve: Ms. Riddick**

**Second: Mr. Mangum**

Presentation by Mr. Johnson

Cherry Hill GMP 2

Mr. Johnson made a recommendation to modify the Hess Construction + Engineering Services, Inc (“the CM”) contract per the Guaranteed Maximum Price (GMP) #2 for the Cherry Hill Elementary/Middle School (“CHEMS”) in the amount of \$25,254,047.

CHEMS GMP #2 entails the remaining construction packages for the project as outlined in the CM’s GMP submission. The MBE participation goal for the project was established at 30%, and the combined GMP presented by the CM has met and exceeded this goal with an MBE Participation of 33%. The MSA Board approved the CM’s GMP #1- Early Release Package in the amount of \$14,831,741 on February 7, 2017. The combined value of GMP 1 and 2 represents a total GMP of \$42,085,788, resulting in a current estimated GMP budget savings of \$814,000 and a workforce development commitment of 26 new hires. Pending a favorable MSA Board vote, we will be seeking BPW approval in May 2017. The procurement process was outlined for the Board.

**Motion to Consider: Mr. Mangum**

**Second: Ms. Staloni**

Discussion: The Board was informed that the per-student spending comparison was within 2% of similar renovations.

**Motion to Approve: Mr. Attman**

**Second: Ms. Riddick**

**Unanimous**

Presentation by Ms. Perez-Fowler

Northwood Elementary School Year 2 - Lot 4 Feasibility Study

Ms. Perez-Fowler recommended a contract award for professional services to RRMM Lukmire Architects in the amount of \$70,881.80 for a feasibility study pertaining to the 21st Century Schools Program. Advertizing, selection specifics and scoring methods were outlined in writing to the Board.



**Motion to Consider: Mr. Attman**

**Second: Ms. Riddick**

Discussion: The discussion informed the board further on the scope of the feasibility study, including budget and schedule.

**Motion to Approve: Mr. Attman**

**Second: Ms. Staloni**

**Unanimous**

## **Informational**

### Executive Director's Report

Mr. Frenz reported that decisions had been made on the position of Public Information Officer and the position is being offered to the successful candidate.

Mr. Frenz reported on three upcoming events.

1. A Minority Business Enterprise event will be held at M&T Bank Stadium by Gilbane Contractors on May 4. MSA will participate.
2. On May 12, the annual breakfast sponsored by the Maryland Washington Minority Companies Association will be held at Martin's West. MSA has a table and will be represented by senior management staff.
3. Governor Hogan's staff plans a site visit to the Sports Complex on May 12. MSA will work with the Governor's staff to ensure a productive use of everyone's time.

### Report of Small Procurements and Change Orders

Mr. Samoryk reported on three small procurements which were provided to the Board in writing prior to the meeting.

### Baltimore City Schools Small Procurements and Change Orders

Mr. McGuigan and Mr. Johnson reported on 12 small procurements and contract modifications which were provided in writing to the Board prior to the meeting.

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





Mr. McGuigan reported that nine schools are under construction, two are in design, and seventeen are in year-two planning.

Twenty-seven C.O.R.E projects are complete, sixty-eight are ongoing, fifty-two are in environmental or beginning demolition stages. The City is working on a list for the fourth round of C.O. R. E. projects.

#### Audit Committee Report

Mr. Brann reported verbally, and in advance written materials, on audits presented to the Audit Committee in March for two Baltimore City School projects and one C.O. R. E project. He also provided a schedule and status report of internal audits. He congratulated MSA on the report of the Legislative Audit which had no findings or recommendations.

An additional Legislative Audit conducted over several agencies on Performance - Revenue Sharing Agreements awaits a release date.

#### Leasing Report

Mr. Raith reported that all rents were paid to date with the exception of OptiLabs whose lease has ended. A final statement has been prepared. No other significant rental developments have occurred since the last Board meeting.

#### Financial Report

Mr. Raith provided advance copies of MSA's March Statement of Revenues and Expenditures for the Maryland Stadium Authority Consolidated, Camden Yards, and Baltimore City Public Schools Construction. He reviewed the chart, budgeted projections, expenditures and incomes, and other details for the Board.

#### Maryland Sports Monthly Report

Mr. Hasseltine provided a written report in advance of the meeting with updates on Youth and Amateur Sports Grant, the Maryland Sports Affiliated Foundations bill, and Fair Hill Four Star Equestrian Event and Horse Park System Study, as well as the meeting for the Army Navy Game bid for 2019 - 2022.



Mr. Hasseltine reported on the development of the MSA website with a mock-up to be provided to the board in the near future. A written summary of April's MSA media exposure was also provided.

Mr. Bryce thanked Mr. Hasseltine and his team for the work they had done to bring NCAA Women's Lacrosse to Maryland citing the positive economic impact to the State.

Security Report

Mr. Conaway reported a 10% per game attendance increase during the eleven games so far. One arrest has been made this season, on opening day. The number of ejections is down.

Cancellation of Closed Meeting\*

Chairman Kelso and Ms. Hahn informed the Board of the cancellation of the closed meeting. Ms. Hahn offered to answer questions and provide updates on her written report if needed prior to the next Board meeting.

**Motion to Adjourn: Mr. Mangum**

**Second: Mr. Bryce**

**Unanimous**

Meeting adjourned at 4:07 p.m.

\*The closed meeting previously announced on the agenda for May 2, 2017, was cancelled.

