

Maryland Stadium Authority
333 W. Camden St., Baltimore, MD
Board Meeting Agenda
Thursday, November 8, 2018
3:00 PM

OPEN MEETING

Attendance

Board:

In Person

Thomas Kelso

Leonard Attman

Manervia Riddick*

Jim Smith*

Conference Line

Jodi Stalalonis

Joe Bryce

Absent:

Gary Mangum

*Jim Smith entered at 3:04 PM

*Ms. Riddick began the meeting at 3:02 PM by conference line and joined in person at 3:18 PM

Staff:

Michael Frenz

Phil Hutson

Rachelina Bonacci

David Raith

Vern Conaway

Linda Pohuski

Gary McGuigan

Terry Hasseltine

John Samoryk

Jocelyn Grogan-Jones

Carmina Perez-Fowler

Eric Johnson

Counsel:

Amy Mataban

Bruce Benshoof

Others:

Amanda Yeager, Baltimore Business Journal

Call to Order

Chairman Kelso called the meeting to order at 3:02 PM. He asked for a motion to consider the Minutes of October 3, 2018.

Motion to Consider: Mr. Attman

Second: Ms. Stalalonis

Discussion: None

MSA BOD Meeting, Thursday, November 8, 3:00 PM

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Yes: Messrs. Attman, Bryce, Kelso and Mses. Riddick, and Stanalonis

*Mr. Smith joined the meeting.

Presentation by Mr. Raith

Camden Yards Financing Plan, MSA Board Resolution, and Reimbursement Resolution

Mr. Raith outlined the Comprehensive Plan of Financing for the Camden Yards Complex Capital Improvement Projects describing the projects and economics of the purposed bond issue. The Board was also presented with a Reimbursement Resolution for the tax-exempt portion of the bonds, and a Report in Support of Private Investment Certificate.

MSA will submit the plan to the General Assembly in mid-November for a 45-day review and expects to present it to the Board of Public Works on January 2, 2019.

Motion to Consider: Mr. Attman

Second: Ms. Riddick

Discussion: None

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Yes: Messrs. Attman, Bryce, Smith, Kelso and Mses. Riddick, and Stanalonis

Oriole Park at Camden Yards

Presentation by Mr. Hutson

Proposal for installation of DAS/Wi-Fi

Mr. Hutson requested approval for a Letter of Intent (LOI) to negotiate an amendment to an existing agreement with Verizon for M & T Bank Stadium, to also provide a multi carrier distribution antenna system (DAS) and Wi-Fi to Oriole Park at Camden Yards.

Motion to Consider: Mr. Attman

Second: Mr. Smith

Discussion: Mr. Hutson shared details of the negotiations, existing related contracts between the Ravens, MSA and Verizon, and the anticipated payment structure and contract term.

Motion to Approve: Mr. Attman

Second: Mr. Smith

Yes: Messrs. Attman, Bryce, Smith, Kelso and Mses. Riddick, and Stanalonis

Presentation by Mr. Samoryk

Building Automation System Upgrades

Mr. Samoryk recommended a not to exceed purchase order in the amount of \$60,474 to Siemens Industry, Inc. to replace the proprietary building automation system (BAS) hardware associated with the software upgrade that was approved on September 27, 2018. The hardware includes a work station and

MSA BOD Meeting, Thursday, November 8, 3:00 PM

panel upgrades which together with the software will provide MSA with proprietary system, service, and support through 2022.

Motion to Consider: Mr. Attman

Second: Mr. Smith

Discussion: None

Motion to Approve: Mr. Bryce

Second: Mr. Attman

Yes: Messrs. Attman, Smith, Bryce, Kelso and Ms. Stalonis

Off line – not voting: Ms. Riddick

*Ms. Riddick joined the meeting in person following this vote.

Camden Yards Sports Complex

Presentation by Mr. Samoryk

Pest Control Services

Mr. Samoryk recommended a contract in the amount of \$90,220 to AB&B Termite and Pest Control for the control of pests at CYSC. The contract is for 3 years with 2 one-year renewals and includes all labor, materials, equipment devices, chemicals and other resources required to provide weekly services and also emergency and other related services. Mr. Samoryk outlined the bid process for the Board.

Motion to Consider: Mr. Attman

Second: Mr. Smith

Discussion: The distinction between the total bid and the proposal is attributed to the cost of regular weekly maintenance, and the possible costs of extraordinary services which may be required.

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Yes: Mses. Riddick, and Stalonis, and Messrs. Smith, Attman, Bryce and Kelso

Presentation by Mr. Samoryk

General Plumbing Services

Mr. Samoryk recommended a contract in an amount up to \$350,000 to G.A. Mechanical, Inc. to provide on-call plumbing services for CYSC. The term is for 2 years. Mr. Samoryk outlined the procurement process.

Motion to Consider: Mr. Smith

Second: Ms. Riddick

Discussion: This is a time and materials, on call contract. G.A. Mechanical was the lowest of five bids at \$300,080. Based on MSA's previous experience, the procurement request is for the-not-to-exceed amount of \$350,000.

Motion to Approve: Mr. Smith

MSA BOD Meeting, Thursday, November 8, 3:00 PM

Second: Ms. Riddick

Yes: Messrs. Bryce, Smith, Attman, and Kelso and Meses. Stanalonis and Riddick

Baltimore City Public Schools

Presentation By. Ms. Perez-Fowler

Cross Country Elementary/Middle School Construction Manager Preconstruction Services

Ms. Perez-Fowler recommended a contract in the amount of \$147,728 to provide pre-construction services to Turner Construction Company. Ms. Perez-Fowler outlined the procurement process for the Board.

Motion to Consider: Ms. Riddick

Second: Mr. Bryce

Discussion: Mr. Perez-Fowler provided the number of classrooms and other relevant information from the plans and contract, including Turner's commitment to meet a 29% minority participation goal. An additional procurement process will follow for the project's construction phase.

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Yes: Meses. Stanalonis and Riddick, and Messrs. Bryce, Smith, Attman, and Kelso

Presentation By. Ms. Perez-Fowler

Cross Country Elementary/Middle School Architect & Engineer Design Service

Ms. Perez-Fowler recommended a contract in the amount of \$1,095,676.40 to ATI, Inc. to provide planning, design, and construction administration services. Ms. Perez-Fowler outlined the procurement process for the Board.

Motion to Consider: Mr. Smith

Second: Mr. Attman

Discussion: None

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Yes: Meses. Riddick and Stanalonis, and Messrs. Attman, Bryce, Smith and Kelso

Presentation By. Ms. Perez-Fowler

Harford Heights/Sharp Leadenhall Elementary/Middle School Building Commissioning Services

Ms. Perez-Fowler recommended a contract in the amount of \$98,515 to Wright Commissioning, LLC to provide building commissioning services. The procurement process was outlined for the Board.

Motion to Consider: Mr. Smith

Second: Ms. Riddick

MSA BOD Meeting, Thursday, November 8, 3:00 PM

Discussion: None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Yes: Mr. Bryce, Ms. Riddick, Ms. Stalalonis, Mr. Attman, Mr. Smith and Mr. Kelso

Presentation by Mr. Johnson

Patterson HS Design Services Change Order

Mr. Johnson recommended an amendment to the Stantec design contract in the amount of \$317, 850 for additional design services related to site and infrastructure revisions to address environmental concerns raised in a report by KES Environmental. The report, ordered by the Baltimore City Board of School Commissioners and submitted in the fall of 2017 looked at the potential impact of the adjacent, remediated EPA Superfund site on the proposed school site. Through the process outlined in the MOU for the Baltimore City Public School Construction and Financing Act, the parties agreed to adopt recommendations for various soil and building subgrade revisions as cautionary measures. These revisions to the original design will require modifications to the previously approved storm water management measures and designs, and resubmission to MDE for approval.

Motion to Consider: Mr. Smith

Second: Ms. Riddick

Discussion: The Board discussed the original price, change order amount, relative projected costs, and cost tracking for the project.

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Yes: Mses. Riddick and Stalalonis, and Messrs. Bryce, Attman, Smith, and Kelso

Informational

Executive Director's Report

Mr. Frenz reported that construction began on the MDOT MTA/MARC Camden Station Replacement Project. The Camden Station Light Rail Station closed October 5 for the duration of the construction. He praised Phil Hutson and Kelly Smulowitz for their work in coordinating with MTA.

Mr. McGuigan and his team were congratulated for the award received October 19, from AIA Baltimore and the Baltimore Architectural Foundation honoring the best of Baltimore-based design. The Dorothy I. Height Elementary School project received the first annual Social Equity Award presented by AIA Baltimore and the Neighborhood Design Center. The award recognized community-driven projects promoting social equity. The jury particularly like the way the project team collaborated with the local community, leading to a school that truly serves the community and purpose.

MSA BOD Meeting, Thursday, November 8, 3:00 PM

On October 25, the American Council of engineering Companies of New York announced the winners of the 2019 Engineering Excellence Awards. Competition judges selected Lyndhurst Elementary/Middle School Expansion and Renovation for a 2019 ACEC New York Platinum Award in the Category of Building/Technology Systems.

Security Report

Mr. Conaway reported no significant incidents from the recent Ravens games and no credible threats. Fourteen ejections were reported, which was low relative to the high attendance at the Steelers vs. Ravens game on November 4.

Mr. Conaway reported on the third *Stop-the-Bleed* first aid training class held in 2018 for MSA staff. The class teaches basic state-of-the-art technique with exercises led by medical professionals and EMTs from the University of Maryland Medical Center. Additional classes are planned during 2019.

Report of MSA Small Procurements and Change Orders

Mr. Samoryk reported on change orders and small procurements throughout the sports complex. Security Camera Maintenance and Repairs - Vision Technologies, Inc.

Annual Fire Extinguisher Inspection and Maintenance - Complete Fire Protection, LLC

Al Ramp Fire Overhead Door Replacement - Overhead Door Company of Baltimore, Inc.

Ross Switcher Warranty Extension - Ross Video Limited

Building Automation Systems Upgrade (Hardware) Siemens Industry, Inc.

Reimbursement for Field Equipment - Orioles

Warehouse Janitorial Services - Purchase Order Modification - Sentral Building Services

Variable Frequency Drives Replacement - JD Peterson & Associates LLC

Baltimore City Public Schools Small Changes Orders and Procurements

Mr. McGuigan reported on BCPS change orders and small procurements.

BCS, Cherry Hill Elementary/Middle School, Additional services for redesign of the parking area
JRS Architects, Inc. - \$20,603

BCS, Frederick Elementary School, Credit for remaining unused contract balance
Froehling & Robertson, Inc. - \$30,322.73

BCS, John Eager Howard Elementary School, Grounded Electric additional overtime
J. Vinton Schafer & Sons, Inc. - \$86,309

BCS, Patterson Claremont High School, Additional service 2, vapor mitigation system per Phase 3
Environmental Report

Stantec Architecture, Inc. - \$137,125

BCS, Patterson Claremont High School, Additional schedule and design efforts

Stantec Architecture, Inc. - \$157,000.00

BCS, John Eager Howard Elementary School, grounded electric acceleration costs

J. Vinton Schafer & Sons, Inc. - \$125,000

CPDG, Bethesda Conference Center, Study phase design services

Ayers Saint Gross, Inc. - \$225,000

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

Mr. McGuigan provided an update on BCPS projects and informed the Board that Capital Projects executives plan to meet with the IAC Board during November.

9 schools are complete

5 are under construction

MSA BOD Meeting, Thursday, November 8, 3:00 PM

5 are in design
9 are in planning

Mr. McGuigan shared the status of CORE projects with the Board.

683 Request for Proposals

278 Complete

123 Active in Demolition

114 Ready for Demolition

168 HazMat Preparation

Mr. McGuigan shared the changes, developed as the CORE project evolved that led to current efficiencies.

Leasing and Financial Report

Mr. Frenz reported on behalf of Mr. Raith. All rents have been paid to date and MSA is working with three potential tenants interested in leasing Warehouse space. A written report of 2019 1st Quarter Revenues and Expenditures was submitted.

Maryland Sports Monthly Update

Mr. Hasseltine brought the directors up to date on the priorities of Maryland Sports including the 2018 Star World Championship and 30th Anniversary of Fair Hill International and TEAM Maryland Regional Meetings. The first draft of 501(c)(3) materials were submitted to MSA and Counsel for review. The MSA Annual Report and Year in Review are being developed.

Having no other business before the Board, Chairman Kelso asked for a motion to adjourn at 3:58PM.

Motion to Adjourn: Mr. Smith
Second: Ms. Riddick