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Addendum No. 2

**To Offerors: Request for Proposals
Building Commissioning Services
Renovation Projects at M&T Bank Stadium**

Date Issued: October 2, 2023

This addendum is hereby made part of the Request for Proposals dated September 21, 2023, as amended, 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 copy of the web pre-proposal power point presentation is attached hereto.
2. A copy of the web pre-proposal conference registration and attendee list is attached hereto.
3. A copy of the site visit sign in sheet is attached hereto.

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

Yamillette Waite
Procurement Officer

End of Addendum 2

WELCOME

BUILDING COMMISSIONING SERVICES REQUEST FOR PROPOSALS RENOVATION PROJECTS AT M&T BANK STADIUM

Web Pre-Proposal Conference

**THANK YOU FOR YOUR INTEREST IN DOING BUSINESS WITH THE
MARYLAND STADIUM AUTHORITY.**

THE PRE-PROPOSAL CONFERENCE WILL BEGIN AT 11:00 A.M.

- PLEASE PROVIDE YOUR NAME, COMPANY NAME AND EMAIL ADDRESS IN THE CHAT ROOM UPON JOINING THIS CONFERENCE.
- DURING THE PRESENTATION, THE LINES WILL BE MUTED. QUESTIONS MAY BE SUBMITTED VIA THE CHAT ROOM. THE PHONE LINES WILL BE OPENED FOR ADDITIONAL QUESTIONS AT THE END OF THE PRESENTATION.



MARYLAND STADIUM AUTHORITY

Request for Proposals for Building Commissioning Services Renovation Projects at M&T Bank Stadium

Pre-Proposal Conference

September 27, 2023

POINT OF CONTACT

Yamillette “Yai” Waite

Maryland Stadium Authority

351 West Camden Street, Suite 300

Baltimore, Maryland 21201

Telephone: 443-602-0681

Email: ywaite@mdstad.com

Ms. Paige Stinnett, Procurement Specialist, will assist with this
procurement

INTRODUCTION OF THE PROCUREMENT & PROJECT TEAM



KELLY SMULOVITZ
PROJECT MANAGER



YAMILLETTE "YAI" WAITE
ASSOCIATE VICE
PRESIDENT,
PROCUREMENT



NATASHA SPEAKS
PROCUREMENT OFFICER



PAIGE STINNETT
PROCUREMENT SPECIALIST



JENNIFER GIBBS-KEITH
EXECUTIVE ASSISTANT II
PROCUREMENT






ALTHA WEAVER
MBE LIASION



MARYLAND STADIUM AUTHORITY

- ❖ Established by the Maryland General Assembly in 1986.
- ❖ Original mission was to build, manage, and maintain quality facilities to retain Major League Baseball, and return the NFL to Baltimore, Maryland.
- ❖ Legislation enacted in 1987 approved Camden Yards as the site for the new stadium complex and granted MSA administrative and operational powers.
- ❖ Pursuant to MD Code Ann., Econ. Dev. §10-622, the Authority is authorized to prepare studies, and carry out design and construction projects throughout the State.

KEY DATES

	<u>ACTIVITY</u>	<u>DATE (Local Time)</u>
	Request for Proposals Issued	September 21, 2023
	Pre-Proposal Web Conference	September 27, 2023 at 11:00 a.m.
	Site Visit	October 2, 2023 at 10:00 a.m.
	Offeror Questions Due	October 3, 2023 at 1:00 p.m.
	Technical Proposals Due	October 13, 2023 at 1:00 p.m.
	Oral Presentations (if needed)	October 23 rd - 25 th , 2023
	Anticipated NTP	December 2023

SCOPE OF SERVICES

The MSA is issuing this Request for Proposals to implement and manage building commissioning services for the M&T Bank Stadium Renovation Projects in Baltimore, MD. MSA is seeking a commissioning firm to implement the commissioning process in the renovated facility. The objective of commissioning is to ensure that all energy-related and other building systems installed are performing per the design intent and to provide documented confirmation that the renovated facility systems fulfill the operational, functional, and performance requirements of MSA, its occupants, and the maintainability standards of the Operation and Maintenance (O&M) personnel.

Please refer to **Section 3** of your respective RFP for the full scope of work and all references to attachments relevant to the RFP.

MINIMUM QUALIFICATIONS

At a minimum, Offerors shall meet the following qualifications to be considered for award:

2.1 Offeror Qualifications

- Offeror shall be a firm specializing in providing commissioning services and experienced in establishing, overseeing, monitoring, tracking, and reporting commissioning requirements;
- Offeror shall have significant experience participating in all phases of construction including design review, submittal review, construction monitoring, owner training, O&M review, post acceptance, final and post occupancy commissioning;
- Offeror shall have significant experience in developing and implementing project specific commissioning plans for new construction projects;

MINIMUM QUALIFICATIONS

CONT.

- Offeror shall demonstrate a minimum of seven (7) years of experience providing fundamental and enhanced building enclosure commissioning services;
- Offeror shall demonstrate knowledge of LEED accreditation requirements and building techniques;
- Offeror shall have a minimum of three (3) years of experience in developing building and systems maintenance plans;
- Offeror shall have experience with complex integration of new systems in buildings 60,000GSF or larger;
- Offeror shall have experience with large public gathering venues such as athletic facilities, hotels/conference centers, convention centers, educational facilities, office buildings, etc; and,
- Offeror shall meet the insurance requirements stated in the Sample Contract, **Attachment J**.

MINORITY BUSINESS ENTERPRISES

Minimum overall MBE subcontract participation goal is 12%; no subgoals.

- ❖ All subcontractors named by the Offeror as part of their MBE Schedule must be certified with the Maryland Department of Transportation (“MDOT”).
- ❖ Offerors’ submissions must also include the MBE subcontractor’s MDOT certification number & NAICS product and service description of work to be performed. MBE form D-1A must be submitted with the Technical Proposal.
- ❖ For information on certified MBE firms, the directory is available at <https://marylandmdbe.mdbecert.com/?TN=marylandmdbe>. Select the MBE Program label at the left side of the website.
- ❖ The Governor’s Office of Small, Minority & Women Business Affairs has issued a Q&A document regarding how to count participation by MBE primes. Information is available on GOSBA’s website (<http://goma.Maryland.gov/Pages/Reporting-Tool-MBE.aspx>).

PROPOSAL SUBMISSIONS

- ❖ All submissions must be sent electronically. DO NOT send them via email. Use the links provided in Section 1.10 of your respective RFP.
- ❖ See Section 4 of the RFP for all proposal and submission requirements, including format requirements.
- ❖ Technical Volume:
 - Transmittal letter
 - Title and Table of Contents
 - Executive Summary
 - Work Plan and Offeror Experience
 - Bid/Proposal Affidavit (**Attachment A**)
 - Conflict of Interest Disclosure (**Attachment B**)
 - Capacity Summary Worksheet for Key Personnel (**Attachment G**)
 - Corporate Profile (**Attachment E**)
 - Proof of Insurance/ability to meet insurance requirements
 - MBE Form D1-A “MBE Utilization and Fair Solicitation Affidavit and MBE Participation Schedule” (**Attachment D**)
 - Corporate Diversity Affidavit and Addendum (**Attachment L**)
- ❖ Financial Volume (if short-listed):
 - Pricing Form (**Attachment H**)

EVALUATION CRITERIA

- ❖ Technical criteria has more weight than Financial criteria. Proposals will be evaluated based on the adequacy of their proposed work plan, Offeror's experience and qualifications, and past performance, among other criteria listed in Section 5.2 of the RFP.
- ❖ The Selection Committee will review the Offerors' Technical Proposals. Firms deemed as meeting all requirements will be ranked and, based on the achieved rankings, selected firms will then be "short-listed."
- ❖ Short-listed firms will be invited to conduct an oral presentation (if needed).
- ❖ After oral presentations and based on achieved rankings, the Selection Committee will select which short-listed firms will be requested to submit a financial Proposal. Offerors that are not short-listed will be notified that they are not reasonably susceptible of being selected for award.
- ❖ Award will be made to the Offeror whose proposal is determined to be the most advantageous, considering technical and financial evaluation factors.

GENERAL SUBMISSION ISSUES

- Make sure to indicate your availability for oral presentations in your proposal.
- Make sure to use the forms issued with the RFP or its addenda. Outdated forms will be returned for Offeror's correction and could impact overall quality of submission. DO NOT ALTER State issued forms.
- MBE forms need to include both the NAICS code and a description of the work to be performed by the MBE on the project.
- SDAT Compliance – Make sure that your firm is in good standing with the Maryland Department of Assessments and Taxation.

QUESTIONS

- ❖ **All questions regarding the RFP must be submitted to the Procurement Officer in writing via the link included in Section 1.9 prior to the deadline given for questions in order to receive an official response from the Maryland Stadium Authority.**
- ❖ Only responses provided in writing by the Maryland Stadium Authority will be considered official answers to questions regarding this RFP.
- ❖ Addenda will be posted on eMMA, MSA's website, and will be sent via GovDelivery to everyone who participated in this pre-proposal. Please check your junk/spam folders and update your e-mail settings to ensure that you receive MSA Contracting GovDelivery e-mails.



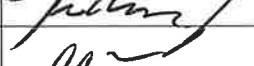



Capital Projects Development Group
Pre-proposal Conference
Building Commissioning Services - M&T Bank Stadium Renovation Projects
September 27, 2023


Name	Company	Email	Prime or Subcontractor	MDOT MBE Certified	SBR Certified	Attended
Danielle Donnelly	Advanced Building Performance	danielle@abpex.com	Subcontractor	Yes	Yes	Yes
Kevin Barber	Aramark	barber-kevin@aramark.com	Prime	No	No	Yes
Christopher Kinlen	Bala Consulting Engineers	cjk@bala.com	Prime	No	No	Yes
Kat Sabo	Budova Engineering	ksabo@budovaengineering.com	Prime	No	Yes	Yes
Brett Farbstein	CannonDesign	bfarbstein@cannondesign.com	Prime	No	No	No
Jules Willinger	CJL Engineering	Jwillinger@cjengineering.com	Prime	No	No	Yes
Christine Thornton	Clark SPP Alumni	thornton10christine@gmail.com	Subcontractor	No	No	No
David Cantrill	Commissioning and Green Building Solutions, Inc.	dcantrill@cxgbs.com	Prime	No	No	Yes
Amir Malek	DEI Consulting	amalek@dei-consulting.com	Prime	No	Yes	Yes
Michael Yadeta	Delta Engineering Group LLC	info@deltaeg.org	Prime	Yes	Yes	No
Gjayde Bissessar	DM Enterprises, LLC	gbissessar@dmeconsulting-us.com	Subcontractor	Yes	No	Yes
Shelly Masone	Ecotech Hydro Excavation	Shelly@goecotech.com	Subcontractor	No	No	Yes
Kim Conley	ECS Mid-Atlantic, LLC	kconley@ecslimited.com	Prime	No	No	Yes
Jigar Desai	ECS Mid-Atlantic, LLC	jigar.desai@ecslimited.com	Prime	No	No	Yes
Evan Landis	ECS Mid-Atlantic, LLC	elandis@ecslimited.com	Prime	No	No	Yes
Christian Paunon	Falcon Engineering Co LLC dba The Falcon Group	cpaunon@falconengineering.com	Prime	No	No	Yes
Ken Mahadeo	Falcon Engineering Co LLC dba The Falcon Group	kmahadeo@falconengineering.com	Prime	No	No	No
Ben Roush	FSi Engineers	benr@fsi-engineers.com	Prime	No	No	Yes
Ro Fonder Reeve	FSi Engineers	rof@fsi-engineers.com	Prime	No	No	Yes
Kim Sherman	FSi Engineers	kims@fsi-engineers.com	Prime	No	No	Yes

Melissa Hale	FST Technical Services	melissa_hale@fsttechnical.com	Prime	No	No	Yes
James Almodoval	FST Technical Services	james_almodoval@fsttechnical.com	Prime	No	No	Yes
Steven Bohlen	Gale Associates	sjb@gainc.com	Subcontractor	No	No	Yes
Harry Haywood	HBS Solutions	hhaywood@hbssolutionsinc.com	Prime	No	Yes	No
Regina Calvo	Helios Electric LLC	sales@helioselectric.net	Subcontractor	Yes	No	Yes
Angel Magruder	Hold ya lane llc	angelmagruder@ymail.com	Prime	No	Yes	No
Jeffrey Austin	Jeffrey S Austin LLC	jeffrey.s.austin@dealbhan.com	Subcontractor	No	Yes	No
Ronnie Isaac	Isaac Engineering LLC	risaac@rienginc.com	Prime	Yes	No	Yes
Ladena Sketers	Keep U Clean Janitorial Service, LLC	Sketers9@msn.com	Subcontractor	Yes	No	Yes
Tonda Arbaugh	Leading Edge Construction Services	tarbaugh@leadingedgecon.com	Subcontractor	Yes	Yes	Yes
Akia Izaguirre	Loring Consulting Engineers	aizaguirre@loringengineers.com	Prime	No	No	Yes
Todd Steffens	Loring Consulting Engineers	Tsteffens@loringengineers.com	Prime	No	No	Yes
John Sargent	Mahogany	john.sargent@mahoganyinc.com	Subcontractor	Yes	No	Yes
Aniket Nanda	McKissack & McKissack	aniket.nanda@mckinc.com	Prime	Yes	Yes	Yes
Trae Francois	McKissack & McKissack	trae.francois@mckinc.com	Prime	Yes	Yes	No
MacKenzie Smith	McKissack & McKissack	mackenzie.smith@mckinc.com	Prime	Yes	Yes	No
Diyar Bozkurt	McKissack & McKissack	diyar.bozkurt@mckinc.com	Prime	Yes	Yes	No
Jaicel Asegurado	McKissack & McKissack	jaicel.asegurado@mckinc.com	Prime	Yes	Yes	Yes
Monica Henderson	MDM Office Solutions t/a Standard Business Furniture	Mhenderson@mdmstandard.com	Prime	Yes	No	Yes
Darren Bruce	NV5	darren.bruce@nv5.com	Prime	No	No	Yes
Daniel Hoover	Panda Exteriors	Danhoover@pandaexteriors.com	Subcontractor	No	No	Yes
Amsale Geletu	Parking Management, traffic control and staffing	amsale@pmsparking.com	Subcontractor	Yes	No	No
Berta Holmes	Platinum Touch Design Studio, Inc.	bholmes@ptdsi.com	Subcontractor	No	Yes	Yes
John Ertel	Polished Concrete System	jertel@pcs99.com	Subcontractor	Yes	Yes	No
Robert Lutz	Procon Consulting	rlutz@proconconsulting.com	Prime	No	No	No

Christopher Gorrell	Procon Consulting	cgorrell@proconconsulting.com	Prime	No	No	Yes
Jon Logue	RMF Engineering, Inc.	jon.logue@rmf.com	Prime	No	No	Yes
Sara Baynes	RMF Engineering, Inc.	sara.baynes@rmf.com	Prime	No	No	Yes
Ian Robertson	RWDI	Ian.robertson@rwdi.com	Prime	No	No	No
Rhonda Wilson	Salas O'Brien	rhonda.wilson@salasobrien.com	Prime	No	No	Yes
Greg Gouldin	Salas O'Brien	Greg.gouldin@salasobrien.com	Prime	No	No	No
Phil Jones	Salas O'Brien	phil.jones@salasobrien.com	Prime	No	No	No
Michael Lentz	Setty & Associates	michael.lentz@setty.com	Prime	Yes	No	No
Tony DiCola	Setty & Associates	tonyd@setty.com	Prime	Yes	No	Yes
Justin Long	SK&A, P.A.	justinl@skaengineers.com	Prime	Yes	No	Yes
Gabrielle Juriel	Stratified, Inc.	gjuriel@stratified.us	Prime	No	Yes	No
Rajiv Bhonsle	TAI Engineering	rajiv.bhonsle@taiengineering.com	Subcontractor	No	No	Yes
Terry Whipple	TAI Engineering	terry.whipple@taiengineering.com	Subcontractor	No	No	Yes
Christopher Daniell	Tecta America	cdaniell@tectaamerica.com	Subcontractor	No	No	Yes
Samad Khan	Tejvy Inc	skhan@tejvy.com	Subcontractor	Yes	Yes	No
Tracy Tongue	Tongue Trucking LLC	Tracy_Tongue2008@hotmail.com	Subcontractor	Yes	No	Yes
Anjaneya Naik	TracFlo	aj@tracflo.io	Subcontractor	Yes	No	Yes
William Wright	Wright Commissioning	will.wright@wrightcx.com	Prime	No	Yes	Yes

**Capital Projects Development Group
Site Visit
Building Commissioning Services - M&T Bank Stadium Renovation Projects
Monday, October 2, 2023**

Name	Company	Email	Prime or Subcontractor	MDOT MBE Certified	SBR Certified	Signature
Michael Tseng	Advanced Building Performance	michael@abpex.com	Prime & Subcontractor	Yes	Yes	
Christopher Kinlen	Bala Consulting Engineers	cjk@bala.com	Prime	No	No	
Christine Thornton	Chandler Construction Management	thornton10christine@gmail.com	Prime	No	No	
Jules Willinger	CJL Engineering	jwillinger@cjleengineering.com	Prime	No	No	
Benjamin Roush	FSI Engineers	benr@fsi-engineers.com	Prime	No	No	
Tonda Arbaugh	Leading Edge Construction Services	tarbaugh@leadingedgecon.com	Subcontractor	Yes	Yes	
Michael Galway	Loring Consulting Engineers	jmgalway@loringengineers.com	Prime	No	No	
Brian Walker	Loring Consulting Engineers	bwalker@loringengineers.com	Prime	No	No	
Akia Izaguirre	Loring Consulting Engineers	aizaguirre@loringengineers.com	Prime	No	No	
Todd Steffens	Loring Consulting Engineers	tsteffens@loringengineers.com	Prime	No	No	
Moustapha Diack	Loring Consulting Engineers	mdiack@loringengineers.com	Prime	No	No	
MacKenzie Smith	McKissack & McKissack	mackenzie.smith@mckinc.com	Prime	Yes	Yes	
Robert Lutz	Procon Consulting	rlutz@proconconsulting.com	Prime	Yes	No	
Ronnie Isaac	RI Engineering Inc.	risaac@rienginc.com	Subcontractor	Yes	No	
Bob Smith	RMF Engineering, Inc., PC	bob.smith@rmf.com	Prime	No	No	
Phil Jones	Salas O'Brien	phil.jones@salasobrien.com	Prime	No	No	
Rhonda Wilson	Salas O'Brien	rhonda.wilson@salasobrien.com	Prime	No	No	
Anthony DiCola	Setty & Associates	tonyd@setty.com	Prime	Yes	No	
Michael Lentz	Setty & Associates	michael.lentz@setty.com	Prime	Yes	No	

Clive Diaz	Stratified, Inc.	cdiaz@stratified.us	Prime	No	Yes	
Gabrielle Juriel	Stratified, Inc.	gjuriel@stratified.us	Prime	No	Yes	
Paul Juriel	Stratified, Inc.	pmalekj@salutinc.com	Prime	No	Yes	
Rajiv Bhonsle	TAI Engineering	rajiv.bhonsle@taiengineering.com	Subcontractor	No	No	
Brad Boutilier	TAI Engineering	bboutilier@taiengineering.com	Subcontractor	No	No	
William Wright	Wright Commissioning	will.wright@wrightex.com	Prime	No	Yes	

Christopher Gorrell Procon Consulting cgorrell@proconconsulting.com | Prime | yes | no | 