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Addendum No. 2

**To Offerors: Request for Proposals
Construction Management Services
Baltimore Convention Center Capital Improvements**

Date Issued: April 29, 2024

This addendum is hereby made part of the Request for Proposals dated April 11, 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. The deadline to submit questions has been extended to May 7, 2024;
3. The deadline to submit Technical and Financial Proposals has been extended to May 17, 2024;
4. The dates for Oral Presentations have been rescheduled to June 3, 2024, and June 5, 2024;
5. A copy of the pre-proposal conference PowerPoint presentation slides are attached hereto;
6. The pre-proposal conference attendance list is attached hereto;
7. The site-visit attendance list is attached hereto;
8. The listed sections of the RFP were amended to clarify an updated procedure for MBE participation:
 1. Section 1.19;
 2. Section 3.3.g;
 3. Section 4.3.d; and
9. Sections 4.3.d.5. and 6. are not a required submission for the Technical Proposal, and were stricken.

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

Christian Kramer
Procurement Officer

Attachments

Addendum No. 02 - Line Item 01

**Request for Proposals
Construction Management Services
Baltimore Convention Center Capital Improvements**

Questions & Answers No.1

	Question	Answer
1.	<p>The priority list of capital improvements provided in Attachment C provides no specific scopes of work related to each item. It is understood that these scopes of work will be developed during the preconstruction phase of work in conjunction with MSA staff and the selected design team. Therefore, submitting Contractors are unable to determine the level of MBE participation for this solicitation. Due to this please confirm that the MBE forms in Attachment D will not be required for submissions to this RFP. Rather they will be required of the selected Contractor at the time of bidding the specific work selected by MSA as indicated in Section 1.19.a of the RFP.</p> <p>If MSA cannot confirm the above than please provide guidance on how Contractors are to complete the required forms without an understanding of the final scope of work or required Subcontractors for this solicitation.</p>	<p>Please see revisions to 1.19 and 3.3g included with this addendum.</p>
2.	<p>Sections 1.38 and 4.4.b require the bidders to provide a letter from their surety identifying the CM's free bonding capacity as part of our Pricing proposal. However, Sections 4.3.d.5&6 require the submission of a completed Performance and Payment Bonds as part of the technical proposal. Please confirm the letter referenced in Section 1.38 of the RFP is what is required for this submission and that the P&P bonds will be requested from the selected firm after award.</p>	<p>Confirmed, letter included in section 1.38 is what is required.</p>

	Question	Answer
3.	Please confirm there is no requirement for bid bond for this submission. Only the bonding capacity letter referenced in Section 1.38 of the RFP.	Confirmed.
4.	Please confirm MBE subgoals for precon.	Please see revisions to 1.19 and 3.3g included with this addendum
5.	What is the precon schedule/ construction schedule?	24 months.
6.	Are subcontractors/ consultants required for the interview?	No.
7.	What are the precon deliverables?	Please review section 3.3 of this RFP.
8.	On Attachment I what should be included in the management fee? Does this include staff/ non staffing general conditions?	Management fee is inclusive of all fees associated with the management of the Scope of Work.
9.	When filling out Attachment P do you want precon portion?	Complete to the extent known at bid.
10.	There is no addenda acknowledgment form with attachments, will you provide this form?	See Section 4.3 of this RFP.
11.	Can you please confirm if MBE/WBE is required in preconstruction activities? If so, how should that be captured if preconstruction is to be completed with our own forces?	Please see revisions to 1.19 and 3.3g included with this addendum.
12.	Can you please confirm that all subcontractors are to be listed with the preconstruction portion of the RFP? Without plans or a more detailed scope of work, it is difficult to identify what trades will be required.	Please see revisions to 1.19 and 3.3g included with this addendum

End of Addendum No. 02 - Line Item 01

WELCOME

PRE-PROPOSAL CONFERENCE

REQUEST FOR PROPOSALS

CONSTRUCTION MANAGEMENT SERVICES

BALTIMORE CONVENTION CENTER CAPITAL IMPROVEMENTS

THANK YOU FOR YOUR INTEREST IN DOING BUSINESS WITH MSA

THE PRE-PROPOSAL CONFERENCE WILL BEGIN AT 11 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

CONSTRUCTION MANAGEMENT SERVICES

BALTIMORE CONVENTION CENTER CAPITAL IMPROVEMENTS

Pre-Proposal Conference

April 19, 2024

INTRODUCTION OF THE PROCUREMENT & PROJECT TEAM



YAI WAITE
PROCUREMENT OFFICER



CHRISTIAN KRAMER
PROCUREMENT OFFICER



BRENT MILLER
PROJECT MANAGER

SOLE POINT OF CONTACT

Christian Kramer

Maryland Stadium Authority








351 West Camden Street, Suite 300

Baltimore, Maryland 21201

Telephone: 443-202-3885

Email: ckramer@mdstad.com

KEY DATES

	<u>ACTIVITY</u>	<u>DATE (Local Time)</u>
	Request for Proposals Issued	April 11, 2024
	Pre-Proposal Web Conference	April 19, 2024 at 11:00 a.m.
	Site Visit	April 26, 2024 at 10:00 a.m.
	Questions Due	April 30, 2024 at 12:00 p.m.
	Proposals Due – see section 1.10	May 10, 2024 at 1:00 p.m.
	Oral Presentations	May 23 & May 24, 2024
	Notice to Proceed	June 2024

SCOPE OF SERVICES

Contractor will provide construction management services to include:

- a. **Project Evaluation**
 - b. **Meetings**
 - c. **Cost Estimating and Budgeting**
 - d. **Scheduling**
 - e. **Project Phasing and Site Logistics Plan**
 - f. **Constructability**
 - g. **Bid Packaging and Bidding**
-
- ❖ Planning and cost estimating are required services under this RFP and are anticipated to begin with receipt of Notice-to-Proceed.
 - ❖ Please refer to Section 3 of the RFP for the full scope of work and all references to attachments relevant to this RFP.

OFFEROR MINIMUM QUALIFICATION

- a. Has been in business for at least five years;
- b. License to operate in the State of Maryland;
- c. Experience completing projects of similar size, scope and complexity;
- d. Experience completing projects under the Construction Manager at Risk delivery method , or similar;
- e. Experience providing the following services during both preconstruction and construction phases: quality assurance/quality control, estimating and budget control, CPM scheduling, value engineering, and evaluation and implementation of innovative construction techniques;
- f. Experience completing highly complex construction projects that require working in locations that pose logistical challenges, occupied building environments, and the hosting of large gatherings/public events during construction operations;
- g. Ability to meet the bonding and insurance requirements

MINORITY BUSINESS ENTERPRISES

- ❖ **This RFP has MBE sub-contract participation goals:**
 - ❖ **30% overall**, with sub-goals for
 - ❖ **African American firms: 8%** and
 - ❖ **Woman-owned firms: 11%**
- ❖ 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 of Certified Firms is available at <https://marylandmdbe.mdbecert.com/> - Click on the “Search Directory of Certified Firms” button at the right side of the website.
- ❖ The most current information on MBE’s is available at the MDOT website.
- ❖ Trainings and additional information regarding the State’s socio-economic programs and a Procurement Forecast is available on the Governor’s Office of Small, Minority & Women Business Affairs website at <https://gomdsmallbiz.maryland.gov/Pages/default.aspx>.

MINORITY BUSINESS ENTERPRISES

- ❖ **Submit D-1A form with your proposal. Make sure the form is fully completed.**
- ❖ Math needs to add to up – overall goal and subgoals.
- ❖ MBEs shall be currently and appropriately certified. Check the MDOT MBE directory to make sure that your proposed MBE firms are certified by MDOT.
- ❖ Keep in mind we are looking for MBE certified firms (**NOT** SBE, DBE, etc.).
- ❖ Check ONE box for the firm's classification (i.e. African-American, woman owned, etc.).
- ❖ Please review section 1.19 of the RFP, Minority Business Enterprise for subcontractor agreement requirement.

PROPOSAL SUBMISSIONS

- ❖ All submissions must be sent electronically. DO NOT send them via email. Use the links provided in the Key Information Summary Sheet.
- ❖ See Section 4 of the RFP for all proposal and submission requirements, including format requirements.
- ❖ Financial Proposals must be password protected.
- ❖ Technical Volume:
 - Transmittal letter
 - Title and Table of Contents
 - Executive Summary
 - Work Plan, Offeror's and Key Personnel Experience
 - Bid/Proposal Affidavit (**Attachment A**)
 - Conflict of Interest Disclosure (**Attachment B**)
 - MBE Form D1-A "MBE Utilization and Fair Solicitation Affidavit and MBE Participation Schedule" (**Attachment D**)
 - Corporate Profile (**Attachment E**)
 - Project Experience Form (**Attachment F**)
 - Staffing Plan (**Attachment G**)
 - Key Personnel Project Experience Matrix (**Attachment H**)
 - Prime Contractor List of All Subcontractors (**Attachment P**)
 - Capacity Summary Worksheet for Key Personnel (**Attachment Q**)
 - Corporate Diversity Affidavits (**Attachment R**)
 - Proof of Insurance/ability to meet insurance requirements

PROPOSAL SUBMISSIONS CONT.

- ❖ Financial Volume: Password will be requested from short-listed Offerors only.
 - Sample Request for Financial Proposals (**Attachment I**)

EVALUATION CRITERIA

- ❖ Technical criteria have 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 may be invited to conduct an oral presentation.
- ❖ After oral presentations, the selection committee will short-list Offerors to participate in the financial phase of the procurement.
Offerors will be required to provide the password to their Financial Proposal within one (1) business day of MSA's request.
- ❖ An award will be made to the Offeror whose proposal is determined to be the most advantageous, considering technical and financial evaluation factors.

SUBMISSION REMINDERS

- ❖ 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 – 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.
- ❖ Review the RFP (including attachments) in its entirety.

QUESTIONS

- ❖ **This section is for informational purposes only. All questions regarding the respective RFP, must be submitted to the Procurement Officer in writing via the link included in the Key Information Summary Sheet 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 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.

Addendum No. 2 - Line 6

**Capital Projects Development Group
Pre-proposal Conference
Construction Management Services
Baltimore Convention Center Capital Improvements
April 19, 2024 11:00 am**

Name	Company	Email	Prime or Subcontractor	MDOT MBE Certified	SBR Certified	Attended
Holly McBrearty	Aegis Project Controls	hmcbrearty@consultaegis.com	Prime	No	No	No
Callie Geller	Alpha Corporation	callie.geller@alphacorporation.com	Prime	No	No	Yes
Sara Power	Alpha Corporation	sara.power@alphacorporation.com	Prime	No	No	Yes
Stephen McVeigh	Alpha Corporation	mcveigh100@yahoo.com james.mcveigh@alphacorporation.com	Prime	No	No	Yes
Rajiv Patel	ANA General Contractors	raj@anacontractors.com	Subcontractor	Yes	Yes	No
Dave Bontempo	Annapolis Painting Services	dave@annapolispainting.com	Subcontractor	No	Yes	No
Abbey Adepoju	Apercon Ltd.	apercon@aol.com	Subcontractor	Yes	Yes	No
Ahmed Mohamed	As-Sabur Engineering	as.sabur.eng@comcast.net	Subcontractor	Yes	Yes	Yes
Andrea Moore	ASAC Janitorial Services LLC	amoore@stepabovclean.com	Subcontractor	Yes	Yes	No
David Coleman	Barton Malow Builders	david.coleman@bartonmalow.com	Prime	No	No	Yes
Blane Stoddart	BFW Construction Project Managers	blane@bfwgroup.net	Subcontractor	Yes	No	No
Brittnie Maddox	BFW Group, LLC	brittnie@bfwgroup.net	Subcontractor	Yes	No	Yes
Michael Eyre	BrandSafway Services LLC	meyre@brandsafway.com	Subcontractor	Yes	No	No
Tyler Swenor	Clark Construction Group, LLC	tyler.swenor@clarkconstruction.com	Prime	No	No	No
Timothy Campbell	Clark Construction Group, LLC	timothy.campbell@clarkconstruction.com	Prime	No	No	Yes
Will Englehart	Clark Construction Group, LLC	will.Englehart@clarkconstruction.com	Prime	No	No	Yes
Baboucarr Cham	Coakley & Williams Construction, LLC	Bcham@coakleywilliams.com	Prime	No	No	Yes
Mary Butcher	Coakley & Williams Construction, LLC	mbutcher@coakleywilliams.com	Prime	No	No	Yes
Megan Ross	Coakley & Williams Construction, LLC	mross@coakleywilliams.com	Prime	No	No	Yes
Juliane Medd	Consigli Construction	jmedd@consigli.com	Prime	No	No	Yes




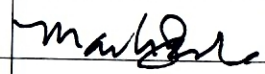
Renuka Kumar	Cube Root Corporation	skumar@cuberootinc.com	Subcontractor	Yes	Yes	Yes
Pamela Prue	Cube Root Corporation	pprue@cuberootinc.com	Subcontractor	Yes	No	Yes
Colisa Harris	Delon Hampton and Associates	charris@delonhampton.com	Subcontractor	Yes	Yes	Yes
Jill Handy	Design and Integration	jhandy@designandintegration.com	Subcontractor	Yes	Yes	No
Katrina Lyles	DM Enterprises of Baltimore, LLC	klyles@dmeconsulting-us.com	Subcontractor	Yes	Yes	No
Gjayde Bissessar	DM Enterprises of Baltimore, LLC	gbissessar@dmeconsulting-us.com	Subcontractor	Yes	Yes	No
Nicole Earle	Dominion Real Estate	nicole@dominionrealestate.co	Subcontractor	No	Yes	No
Kim Duerr	Dustin Construction, Inc.	kduerr@dustinconstruction.com	Prime	No	No	Yes
John Pickett	Dustin Construction, Inc.	jpickett@dustinconstruction.com	Prime	No	No	No
Melissa Hawkins	Dustin Construction, Inc.	mhawkins@dustinconstruction.com	Prime	No	No	No
Korawn Harris	Edwards and Hill Office Furniture	kharris@edwardsandhill.com	Subcontractor	Yes	Yes	Yes
Nadine Belizaire	Fletcher Consulting	nadine@fletcherdc.com	Subcontractor	No	Yes	No
Greg Permison	Grunley Construction Company, Inc.	gpermison@gilbaneco.com	Prime	No	No	No
Stephen Eisenson	Grunley Construction Company, Inc.	stepheneisenson@grunley.com	Prime	No	No	No
Sonya Brown	Grunley Construction Company, Inc.	sonyabrown@grunley.com	Prime	No	No	Yes
Ronda Hockensmith	Grunley Construction Company, Inc.	rondahockensmith@grunley.com	Prime	No	No	Yes
Liz Krick	Harkins Builders, Inc.	ekrick@harkinsbuilders.com	Prime	No	No	Yes
Juane Robinson	IMEC Group LLC	jrobinson@imecgroupllc.com	Prime	Yes	No	No
Gudell Ward	IMEC Group, LLC	gward@imecgroupllc.com	Prime	Yes	Yes	No
Michael Lieberman	Infrastructure Technologies, LLC	mlieberman@itcmmd.com	Subcontractor	Yes	Yes	Yes
Tom Gnau	J. Vinton Schafer Construction, LLC	tgnau@quandel.com	Prime	No	No	Yes
Megan McDowell	J. Vinton Schafer Construction, LLC	mmcdowell@quandel.com	Prime	No	No	Yes
Tom Kraft	J. Vinton Schafer Construction, LLC.	tomk@jvschafer.com	Prime	No	No	Yes
Brian Soethe	J. Vinton Schafer Construction, LLC.	bsoethe@quandel.com	Prime	No	No	Yes

Sarah DalPian	KBE Building Corporation	SDalPian@kbebuilding.com	Prime	No	No	Yes
Timothy Chamberlain	Kealee Construction	timothy@kealeeservices.com	Prime	Yes	Yes	Yes
Michael Lawrence	KGO	Michael@kgopm.com	Prime	No	Yes	Yes
Keenan Doubleday	Lewis Contractors	kdoubleday@lewis-contractors.com	Prime	No	No	Yes
Chelsea Newman	Lewis Contractors	cnewman@lewis-contractors.com	Prime	No	No	Yes
Ellington Churchill	Lewis Contractors	echurchill@lewis-contractors.com	Prime	No	No	Yes
Autumn Hill	MacKenzie Contracting Company, LLC	ahill@mackenziecontracting.com	Prime	No	No	Yes
Tia Harris	McKissack & McKissack	tia.harris@mckinc.com	Prime	Yes	No	Yes
Kate Thomas	Midlantic Sales Group	kate@midlantic-group.com	Subcontractor	No	No	Yes
Lynnear Knight	Mimar Architects & Engineers, Inc.	lknight@mimarch.net	Prime	Yes	Yes	Yes
Kal Bhatti	Mimar Architects & Engineers, Inc.	kbhatti@mimarch.net	Prime	Yes	Yes	Yes
Shabbir Kazmi	Mimar Architects & Engineers, Inc.	skazmi@mimarch.net	Subcontractor	Yes	Yes	Yes
James Blake	Mimar Architects Engineers, Inc	jblake@mimarch.net	Subcontractor	Yes	Yes	Yes
Angel Hackney	Morgan Construction Management	ahackney@morgancml.com	Subcontractor	Yes	Yes	Yes
Brooke Cwiek	Plano-Coudon Construction	bcwiek@pcbuid.com	Prime	No	No	Yes
Deborah Palmer	PMA Consultants	dpalmer@pmaconsultants.com	Prime	No	No	Yes
Tom Friel	Preservation & Protection Systems, Inc.	tom@ppsimd.com	Prime	No	No	Yes
Samantha Safara	Promatech, Inc.	ssafara@promatechinc.com	Subcontractor	Yes	Yes	Yes
Aaron Ramsey	Ramsey Construction and Design	info@ramseyed.com	Subcontractor	Yes	Yes	No
Sean Sullivan	Ruppert Landscape	ssullivan@ruppertcompanies.com	Subcontractor	No	No	No
Alejandro Baluja	San Jose Construction Group, Inc.	alejandro.baluja@sanjoseus.net	Prime	No	No	Yes
Keith Patterson	Service All Inc	Keith@servallinc.com	Prime	Yes	Yes	No
Rose Torres	Skanska USA Building	rose.torres@skanska.com	Prime	No	No	Yes
Tom Strawbridge	Skanska USA Building	tom.strawbridge@skanska.com	Prime	No	No	No




Elias Bezabhe	Skanska USA Building	elias.bezabhe@skanska.com	Prime	No	No	Yes
Raymond Skinner	Skinner Consulting Services LLC	skinnerconsults@gmail.com	Subcontractor	No	No	Yes
Michelle Morton	Smoot Construction of Washington DC	mmorton@smootbuilds.com	Prime	Yes	No	Yes
Pamela Murray Johnson	Smoot Construction of Washington DC	pmjohnson@smootbuilds.com	Prime	Yes	No	No
Dominick Dunnigan	Southway Builders, Inc.	ddunnigan@southwaybuilders.com	Prime	No	No	Yes
Akshay Gawande	Tejy Inc.	agawande@tejy.com	Subcontractor	Yes	Yes	Yes
Anthony Hubbard	The Impact Group	anthony@impactgroupllc.net	Prime	Yes	Yes	No
Peter Vasco	The Whiting-Turner Contracting Company	peter.vasco@whiting-turner.com	Prime	No	No	No
Monique Walton	Toscano Clements Taylor	mwalton@tctcost.com	Subcontractor	Yes	Yes	Yes
Evan Mowbray	Trinity Subsurface	emowbray@trinitysubsurface.com	Subcontractor	No	No	Yes
Tom Moriarty	Turner Construction Company	tmoriarty@tcco.com	Prime	No	No	No
Dana Blackwood	Turner Construction Company	dblackwood@tcco.com	Prime	No	No	No
Jon Okeefe	WarrenBuilds	jono@warrenbuilds.us	Prime	Yes	Yes	No
Andy Scherer	The Whiting-Turner Contracting Company	andrew.scherer@whiting-turner.com	Prime	No	No	No
Gregory Kile	The Whiting-Turner Contracting Company	gregory.kile@whiting-turner.com	Prime	No	No	Yes
John Wengler	Wohlsen Construction	jwengler@wohlsen.com	Prime	No	No	Yes

End of Line Item 6

**Capital Projects Development Group
Site Visit
Request for Proposals
Construction Management Services
Baltimore Convention Center Capital Improvements
April 26, 2024 at 10:00am**

Company	Name	Email	Prime or Subcontractor	MDOT MBE Certified	SBR Certified	Signature
Alpha Corporation	Jason Backover	jason.backover@alphacorporation.com				
Apercon Ltd.	Abiodun Adepoju	apercon@aol.com	Subcontractor	Yes	Yes	
Barton Malow Builders	David Coleman	david.coleman@bartonmalow.com	Prime	No	No	
Centurian Construction	John Chapman	john@centurianmanagement.com	Subcontractor	Yes	Yes	JC
Clark Construction Group	Timothy Campbell	timothy.campbell@clarkconstruction.com	Prime	No	No	
Clark Construction Group	Will Englehart	will.Englehart@clarkconstruction.com	Prime	No	No	WFE
Clark Construction Group	Justin Clark	justin.george@clarkconstruction.com	Prime	No	No	JG
Clark Construction Group	Terry Edmondson	terry.edmondson@clarkconstruction.com	Prime	No	No	TE
Clark Construction Group	Tyler Swenor	tyler.swenor@clarkconstruction.com	Prime	No	No	
Coakley & Williams Construction, LLC	Baboucarr Cham	bcham@coakleywilliams.com	Prime	No	No	
Consigli Construction Co., Inc.	Joseph Ockershausen	jockershausen@consigli.com	Prime	No	No	
Consigli Construction Co., Inc.	Mark Senula	msenula@consigli.com	Prime	No	No	
Consigli Construction Co., Inc.	Marty Everson	meverson@consigli.com	Prime	No	No	
Design and Integration	Jill Handy	jhandy@designandintegration.com	Subcontractor	Yes	Yes	
DPR Construction Company	Greg Kinsella	gregoryki@dpr.com	Prime	No	No	
DPR Construction Company	Jeff Jeffers	jeffreyj@dpr.com	Prime	No	No	
Dustin Construction, Inc.	Dinesh Nahar	dnahar@dustinconstruction.com	Prime	No	No	
Grunley Construction Company, Inc.	Mark Laudo	marklaudo@grunley.com	Prime	No	No	
Grunley Construction Company, Inc.	Roy Jach	royjach@grunley.com	Prime	No	No	

Grunley Construction Company, Inc.	Ronda Hockensmith	rondahockensmith@grunley.com	Prime	No	No	
Grunley Construction Company, Inc.	Jonathan Tackett	jonathonTackett@grunley.com	Prime	No	No	<i>JET</i>
Harkins Builders, Inc.	Robert Tirocchi	rtirocchi@harkinsbuilders.com	Prime	No	No	
IMEC Group LLC	Juane M. Robinson	jrobinson@imecgroupllc.com	Prime	Yes	No	
IMEC Group, LLC	Gudell Ward	gward@imecgroupllc.com	Prime	Yes	Yes	
J. Vinton Schafer	Tom Kraft	tomk@jvschafer.com	Prime	No	No	<i>TK</i>
KBE Building Corp	Mindy Lyle	mlyle@kbebuilding.com	Prime	No	No	
KBE Building Corp	Rosalia Marques	rmarques@kbebuilding.com	Prime	No	No	<i>Rosalia</i>
Lewis Contractors	Chelsea Newman	cnewman@lewis-contractors.com	Prime	No	No	<i>Chelsea</i>
Lewis Contractors	Ellington Churchill	echurchill@lewis-contractors.com	Prime	No	No	<i>ECC</i>
MacKenzie Contracting Company, LLC	Autumn Hill	ahill@mackenziecontracting.com	Prime	No	No	
McKissack and McKissack	Ted Johnson	ted.johnson@mckinc.com	Prime/Subcontractor	Yes	No	<i>Ted Johnson</i>
McKissack and McKissack	Tia Harris	ted.johnson@mckinc.com	Prime/Subcontractor	Yes	No	<i>Tia Harris</i>
McKissack and McKissack	Charles Yetter	charles.yetter@mckinc.com	Subcontractor	Yes	No	
Mimar Architects & Engineers, Inc.	Kal Bhatti	kbhatti@mimarch.net	Subcontractor	Yes	Yes	
Promatech, Inc.	Carrie Strehle	estrehle@promatechinc.com	Subcontractor	Yes	Yes	<i>CS</i>
Southway Builders, Inc	Dominick Dunnigan	ddunnigan@southwaybuilders.com	Prime	No	No	<i>DD</i>
The Whiting-Turner Contracting Company	Marriah Boyd	marriah.boyd@whiting-turner.com	Prime	No	No	<i>MB</i>
The Whiting-Turner Contracting Company	Andy Scherer	andrew.scherer@whiting-turner.com	Prime	No	No	
The Whiting-Turner Contracting Company	Ryan Fox	Ryan.Fox@whiting-turner.com	Prime	No	No	<i>RBF</i>
The Whiting-Turner Contracting Company	Gregory Kile	gregory.kile@whiting-turner.com	Prime	No	No	<i>GK</i>
Top Notch Sandblasting LLC	Robert Feldman	topnotchsandblasting01@gmail.com	Subcontractor	No	No	<i>RF</i>
Trinity Subsurface	Tracey Shoemaker	tracey@trinitysubsurface.com	Subcontractor	No	Yes	<i>TS</i>

Wohlsen Construction	Curtis Dalsimer	cdalsimer@wohlsen.com	Prime	No	No	
Mimar Architects & Engineers, Inc.	Jim Blake	jblake@mimarch.net	SUB	Yes	Yes	
J. Vinton Schefer	Brian Soethe	bsoethe@quandel.com	Prime	No	No	



**Maryland Stadium Authority
Request for Proposals
Construction Management Services
Baltimore Convention Center Capital Improvements**

**Issue Date: April 11, 2024
Amended: April 25, 2024
Amended: April 29, 2024**

Minority Business Enterprises are encouraged to respond to this Request for Proposal. Please refer to Section 1.19 of this RFP for information regarding the MBE submission and compliance requirements.

KEY INFORMATION SUMMARY SHEET

MARYLAND STADIUM AUTHORITY Request for Proposals Construction Management Services Baltimore Convention Center Capital Improvements

RFP Issue Date:	April 11, 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.gov
Procurement Method:	Competitive Sealed Proposals
MBE Participation Goal:	30% overall with sub-goals of 8% for African-American firms and 11% for women-owned firms
Pre-Proposal Conference:	April 19, 2024 at 11:00am Local Time Registration link: https://us02web.zoom.us/meeting/register/tZMucO6hrTkrGtFRQI49-zb_bKqW9iqVhI9D#/registration
Site Visit:	April 26, 2024 at 10:00am Local Time The Baltimore Convention Center 1 W Pratt St. Baltimore, MD 21201 Meetup location: Sharp Street Lobby Registration link: https://www.eventbrite.com/e/site-visit-cm-services-baltimore-convention-center-capital-improvements-tickets-880932351377
Question Due Date:	May 7, 2024 at 12:00pm Local Time Submission link: https://mdstad.sharefile.com/r-r75b666db15c24e6bb4bbeof77cb1b000
Proposal Due Date:	May 17, 2024 at 1:00pm Local Time Technical Proposal Submission link: https://mdstad.sharefile.com/r-rb0676d4fff994e53821a833527025eb2 Financial Proposal Submission link: https://mdstad.sharefile.com/r-roa182237d8094c67897364ef71fc6d1c

1.9 Questions

Questions regarding this RFP shall be submitted electronically, in Word or PDF format, via the submission link no later than the date and indicated on the Key Information Summary Sheet.

Please include information regarding the name of the firm, representative's name, and contact information. Based on the availability of time to research and communicate an answer, the Procurement Officer will decide whether an answer can be given before the proposal closing date. Answers to all substantive questions that have not previously been answered, and are not clearly specific to the requestor, will be provided via addendum.

1.10 Technical and Financial Proposals - Due Date and Time

To be considered, Proposals shall be uploaded to their respective 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 Due Date are not eligible for being selected for award and will be rejected. Proposals will not be reviewed publicly.

Proposals not submitted in the manner indicated in this section and the Key Information Summary Sheet will be considered not responsive to this RFP and will be rejected.

1.11 Oral Presentations

Short-listed Offerors may be required to make virtual oral presentations to the Selection Committee. 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 an Agreement is awarded as a result of this RFP.

Typically, oral presentations will follow a specified format and generally be limited to 60 minutes [45 minutes for the presentation and 15 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.

Oral Presentations are to be held **June 03, and June 05, 2024**. The registration details and a link will be shared with short-listed Offerors. In your technical Proposal, please state your availability.

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

- b. Notwithstanding any subgoals established for this RFP, the Contractor is encouraged to use a diverse group of subcontractors and suppliers from any/all of the various MBE classifications to meet the remainder of the overall MBE participation goal.
- c. By submitting a response to this solicitation, the Offeror acknowledges the overall MBE subcontractor participation goal and subgoals, and commits to achieving the overall goal and subgoals by utilizing certified minority business enterprises, or requests a full or partial waiver of the overall goal and subgoals.
- d. An Offeror that does not commit to meeting the entire MBE participation goal outlined in the Key Information Summary Sheet must submit a request for waiver with its proposal submission that is supported by good faith efforts documentation to meet the MBE goal made prior to submission of its proposal as outlined in **Attachment D-1B**, Waiver Guidance.
- e. If the Offeror fails to properly complete, sign, and submit **Attachment D-1A** at the time it submits its technical Proposal, the Procurement Officer may determine that the Proposal is not reasonably susceptible of being selected for award.

Note: A response to this RFP requires a blank PART 3 – MBE Participation Schedule of Attachment D-1A. An updated Attachment D-1A with detailed sub-contracting information will be required with each Bid Package.

- f. Attachments
 - 1. Minority Business Enterprise instructions and forms are provided in **Attachment D** to assist Offerors.
 - 2. The Offeror shall include with its Technical Proposal a completed MBE Utilization and Fair Solicitation Affidavit (**Attachment D-1A**) whereby:
 - i. The Offeror acknowledges the certified MBE participation goal and commits to make a good faith effort to achieve the goal and any applicable sub-goals, or requests a waiver, and affirms that MBE subcontractors were treated fairly in the solicitation process; and

5. Further, if the selected Offeror believes a waiver (in whole or in part) of the overall MBE goal or of any applicable subgoal is necessary, the recommended awardee must submit a fully-documented waiver request that complies with COMAR 21.11.03.11. If the recommended awardee fails to return each completed document within the required time, the Procurement Officer may determine that the recommended awardee is not responsible and, therefore, not eligible for award. If the Project has already been awarded, the award is voidable.
- i. A current directory of certified MBEs is available through the Maryland State Department of Transportation (MDOT), Office of Minority Business Enterprise, 7201 Corporate Center Drive, Hanover, Maryland 21076. The phone numbers are 410-865-1269, 1-800-544-6056, or TTY 410-865-1342. The directory is also available on the MDOT website at <http://mbe.mdot.maryland.gov/directory/>. The most current and up-to-date information on MBEs is available via this website. Only MDOT-certified MBEs may be used to meet the MBE subcontracting goals.
- j. An Offeror that requests a waiver of the goal or any of the applicable subgoals will be responsible for submitting the Good Faith Efforts Documentation to Support Waiver Request (**Attachment D-1C**) and all documentation within ten (10) business days from notification that it is the recommended awardee or from the date of the actual award, whichever is earlier, as required in COMAR 21.11.03.11.
- k. All documents, including the MBE Utilization and Fair Solicitation Affidavit & MBE Participation Schedule (**Attachment D-1A**), completed and submitted by the Offeror in connection with its certified MBE participation commitment, and all of its amendments, shall be considered a part of the Agreement and are hereby expressly incorporated into the Agreement by reference thereto. All of the referenced documents will be considered a part of the Proposal for order of precedence purposes (see **Attachment M**).
- l. The Offeror is advised that liquidated damages will apply in the event the Contractor fails to comply in good faith with the requirements of the MBE program and pertinent contract.

1.20 Incurred Expenses; Economy of Preparation

MSA will not be responsible for any costs incurred by an Offeror in preparing and submitting a proposal, making an oral presentation, providing a demonstration, or performing any other activities relative to this RFP. Proposals should be prepared simply and economically, providing a straightforward, concise description of how the Offeror proposes to meet the requirements of this RFP.

1.21 Protests/Disputes

Any protest or dispute related to this RFP or a resulting award will be subject to Section 10 of MSA's Procurement Policies and Procedures and

RFIs, achieving the most cost effective construction, eliminating added costs and negative effects on the quality of construction. CM is responsible for providing continuous constructability review with comments provided at each progress meeting.

g. Bid Packaging and Bidding

Note: Upon expenditure of the entirety of the contract's work allowance all MBE participation goals must be met. MSA reserves the right to reject bid packages if the proposed MBE Participation Schedule does not align with achieving these goals.

1. The CM shall coordinate and assign the work, or any Owner purchased material to the trade contractor capable of performing the Work in the most economical and efficient way. The CM shall arrange and package scopes of work in a manner that will ensure fulfillment of the Project's procurement goals and requirements. Packaging multiple items of work as part of a "General Trades" package is not acceptable.
2. The CM shall take all measures necessary to maximize the participation and competition of trade contractors/vendors/suppliers in the pre-qualification and bidding process and to maximize MBE participation. The CM shall advertise the opportunity to participate in the Project to a broad spectrum of potential sources including but not limited to its own network, local newspaper(s) of record, trade associations, local chambers of commerce and other outlets expected to promote interest in competing for the trade packages.
3. MSA will post public notice on the MSA website (<http://www.mdstad.com/current-contract-opportunities>) and the eMMA website informing prospective trade contractors of the opportunity available and directing interested parties to contact the CM for specific information. Such trade contract bidding will be directly between the CM and the trade contractor and despite public posting it shall not constitute procurement by the MSA.
4. The CM shall conduct a pre-qualification process for all prospective trade contractors prior to solicitation of bids for trade packages and/or materials for the proposals to ensure that all bidders/proposers have the necessary expertise required for the Project. Pre-qualification procedures, including any forms to be used for this purpose, are to be submitted to the MSA for review and approval, at least ten (10) calendar days in advance of any solicitation of trade contractors for this purpose.

5. The CM shall receive a minimum of three (3) competitive bids for all trade packages/materials/equipment. Should three (3) competitive bids not be received on each package, the CM will be asked to provide all documentation showing sufficient efforts were made to obtain the minimum number of bids on each bid package. If MSA determines the level of effort to be insufficient, CM will be required to re-bid select packages to obtain a competitive number of bids. In the event that some or all packages are re-bid, the CM shall mitigate any time or monetary impacts so that the overall project budget and schedule are not affected.
6. The CM shall receive bids at a single location to facilitate attendance and oversight of the process by the MSA. In the event that the CM elects to receive electronic bids, the process and system for doing so must be submitted to MSA for review and approval. MSA intends to be involved in the bidding process, which includes, but is not limited to, being present when the bids are opened, participating in scope review sessions with the bidders, etc.
7. The CM may reject some or all bids and repeat the bidding for the trade work or re-package the trade work activity with the MSA's approval. The MSA may reject any trade contractor recommended by the CM, upon which the CM shall recommend an acceptable substitute.
8. In the event that the CM's Proposal includes any recommendation for award to other than the lowest bidder on any trade contract, the CM must provide a written explanation for any such recommendation for review and approval by MSA.
9. All documents, including the MBE Utilization and Fair Solicitation Affidavit & MBE Participation Schedule (Attachment D-1A), completed and submitted by the CM in connection with each Bid Package, shall be considered a part of the Agreement and are hereby expressly incorporated into the Agreement by reference thereto. All of the referenced documents will be considered a part of the Proposal for order of precedence purposes (see Attachment M).

h. Allowances and Holds

The inclusion of allowances and holds is subject to the provisions of the Agreement. The use of an allowance or hold shall be limited to items authorized or requested by the MSA, and the MSA expects the number of allowances/holds to be minimal.

1. Allowances/holds are not allowed within the trade contracts or the trade contractor bids.
2. Allowance/hold items are inclusive of bonds, insurances, fee, etc. The amount for allowance/hold items shall be clearly identified and tabulated in the proposal in accordance with the format outlined in the CM Allowances in the Financial Proposal included in **Attachment I**.

The Offeror shall identify any exceptions it has taken to the requirements of this RFP or any modification(s) it proposes to make to Capital Improvements Agreement attached hereto as Attachment M.

Note: A general statement that exceptions will be discussed at a later date is not acceptable. Offeror must provide specific information regarding any requested changes to these contracts. If no exceptions are taken, the Offeror shall so state.

Warning: Exceptions to terms and conditions may result in having the proposal deemed unacceptable or not reasonably susceptible of being selected for award.

d. Required Submissions – Tab 1

Offerors must submit the following items in the technical Proposal:

1. A completed Bid/Proposal Affidavit (**Attachment A**). The form must be completed by the Offeror and all joint venture partners (if applicable);
2. A completed Conflict of Interest Information/Affidavit and Disclosure (**Attachment B**). The form must be completed by the Offeror and all joint venture partners (if applicable);
3. A completed MBE **Attachment D-1A – PART 1, 2, and 4 only**;
4. A copy of the Offeror's and of all its proposed sub-contractors license to operate in the State of Maryland;
5. A completed Corporate Diversity Affidavit (**Attachment R**); and
6. A completed Prime Contractor List of all Sub-Contractors (**Attachment P**).

e. Experience and Qualifications – Tab 2

1. Corporate Qualifications
 - a. Corporate Profile and References: Provide a completed Corporate Profile Form included in **Attachment E**, including three references. The form must be completed by the Offeror and all joint venture partners, if applicable.
 - b. Insurance: Provide proof of insurance certifying the Offeror's ability to comply with the insurance requirements contained in **Section 3.6** of this RFP.
 - c. Bonding: Provide a letter from the Offeror's bonding company certifying the Offeror's ability to comply with the bonding requirements contained in **Section 1.39** and **Section 3.7** of this RFP.
2. Corporate Experience
 - a. Submit information on three (3) relevant projects, valued at approximately \$15 million or greater, that have achieved Substantial Completion within the past (10) years, and which