

**Maryland Stadium Authority
333 W. Camden Street, Baltimore, MD 21201
Executive Boardroom**

**Board Meeting
Minutes
February 23, 2021 - 8:00 AM**

OPEN MEETING

Attendance

Board

Thomas Kelso
Leonard Attman
Joe Bryce
Gary Mangum
Manervia Riddick
Jodi Stanalonis
Terrance Jennings (non-voting)

Maryland Stadium Authority

Michael Frenz*
Gary McGuigan
Yai Waite
Al Tyler
Rachelina Bonacci
Joseph March
Kristy Taylor

Counsel

Amy Mataban

*Present in Executive Conference Room
All other participants attended using teleconferencing

Call to Order:

Chairman Kelso called the meeting to order at 8:01 AM.

Approvals

Contracts

Racing – Pimlico and Laurel Racing Facilities Architectural and Engineering Services

Presentation by Ms. Waite

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes, 2/23/2021, 8:00 AM**

Ms. Waite recommended The Board award a professional services contract to Ayers Saint Gross (ASG) to provide architectural and engineering services for the Redevelopment of the Pimlico Racing and Laurel Park Racing Facilities.

This recommendation is pursuant to the Racing and Community Development Act of 2020 which became effective in June 2020. MSA is authorized to finance up to \$375 million for the planning, design, and construction of the Pimlico Racing and Laurel Park Racing facilities (collectively known as the “project”).

The Revised Request for Proposal for this Project (RFP) was issued on November 11, 2020 via eMaryland Marketplace Advantage, the MSA website and by direct solicitation. The original RFP was issued on July 30, 2020; however, it was cancelled on November 5, 2020. Procurement received approval to issue the revised RFP, as an expedited procurement, the same day. The revised RFP captures enhancements to the scope of work, and reflects the State of Maryland’s updated MBE goals for Architectural/Engineering Services.

Upon approval of this recommendation, MSA will award a contract to ASG in the amount of \$992,735 to provide programming, due diligence, and study design phase services.

MSA anticipates amending ASG’s contract in the near future to include project design, bidding and construction administration services related to the project. In order to avoid a potential delay in the work, this recommendation also seeks authorization to adjust the contract with ASG once we enter the next phase of the project.

**Motion to Consider: Mr. Attman
Second: Ms. Staloni**

Discussion – Mr. Bryce acknowledged that he represents the Maryland Jockey Club and will not vote on this matter.

**Motion to Approve: Mr. Attman
Second: Mr. Mangum**

Affirming: Attman, Mangum, Riddick, Staloni, Kelso

Fair Hill Special Events Zone – Architectural & Engineering Change Order

.

Presentation by Mr. Tyler

Mr. Tyler recommended The Board approve the contract amendment with Rummel Klepper & Kahl (RKK) in the amount of \$349,571 for additional design and construction administration services provided in association with the completion of the Fair Hill

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes, 2/23/2021, 8:00 AM**

Special Event Zone Improvements Projects. The cost associated with this modification fits within the originally identified project budget and is fully funded by Maryland Department of Natural Resources.

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

Discussion – None

**Motion to Approve: Mr. Attman
Second: Mr. Mangum**

Affirming: Attman Bryce, Mangum Riddick, Stanalonis, Kelso

Ocean City Convention Center – Construction Management Change Order

Presentation by Mr. Tyler

Mr. Tyler recommended The Board approve the contract amendment with Barton Malow Company in the amount of \$1,011,865.45 to furnish and install new audio visual (AV) equipment and to replace physically and technologically obsolete AV equipment in the existing spaces at the Ocean City Convention Center . This amount reflects: (1) the cost to furnish and install new AV equipment, (2) installation of new infrastructure including conduit and cable necessary to connect and control the equipment and (3) the cost to cut, patch and paint walls and ceilings as necessary to accommodate the installation of the infrastructure and AV equipment. At the time of Guaranteed Maximum Price award, the final scope of work for the AV system in the new areas included in the Phase III Expansion and Renovation project was not fully defined. Therefore, MSA, the Town of Ocean City and Barton Malow Company agreed to include an Allowance of \$391,932.79 for the potential work. While establishing the final scope of work for the AV system, the Town of Ocean City requested that the scope of work be expanded to include the replacement of certain parts of the existing AV system that have exceeded their useful, functional life into the project. The rationale for doing so was to ensure compatibility between the equipment throughout the Ocean City Convention Center and to capture the cost efficiencies and consistency of having a single AV contractor perform the work. MSA concurred and determined that it was in the best interest of the State and the Town of Ocean City to enter into negotiations with Barton Malow for the design and installation of the full AV system as part of the Project.

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

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes, 2/23/2021, 8:00 AM**

Discussion – None

**Motion to Approve: Mr. Mangum
Second: Ms. Riddick**

Affirming: Attman Bryce, Mangum Riddick, Stanalonis, Kelso

Motion to adjourn the meeting was made at 8:17 AM by Mr. Mangum and seconded by Mr. Bryce and affirmed unanimously.