

Maryland Stadium Authority
333 W. Camden St., Baltimore, MD
Board Meeting Minutes

Tuesday, September 4, 2018

OPEN MEETING

Attendance

Board

Thomas Kelso
Leonard Attman
Joe Bryce
Gary Mangum
Manervia Riddick
James Smith
Jodi Stanalonis

MSA Staff

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

Counsel

Cynthia Hahn Bruce Benshoof

Other

None

Call to Order

Chairman Kelso called the meeting to order at 3:03 PM and asked for consideration of the August 7, 2018 minutes.

Approvals

Minutes

August 7, 2018 open meeting minutes.

Motion to Consider: Mr. Attman

Second: Ms. Stanalonis

Unanimous

Discussion: Ms. Riddick asked to abstain due to her absence from the August 7, meeting.

Motion to Approve: Mr. Bryce

Second: Mr. Attman

Yes: Ms. Stanalonis, Messrs. Kelso, Bryce, Mangum, Smith, & Attman

Abstain: Ms. Riddick

Approvals
Contracts

Baltimore City Public Schools

Presentation by Mr. Johnson
Construction GMP - John Ruhrah Elementary/Middle School

Mr. Johnson recommended a contract for \$42,759,429.00 to MCN/Southway Builders JV, LLC for construction management (CM) services. The GMP package represents the comprehensive construction packages for the project as outlined in the CM's submission. Mr. Johnson outlined the procurement process for the Board. There is an MBE commitment of 31% in this package.

Motion to Consider: Mr. Attman
Second: Mr. Mangum
Unanimous

Discussion: MCN/Southway has worked or is working with MSA on three other contracts with satisfactory results to date.

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

Presentation by Mr. Johnson
Construction GMP #2 - Bay-Brook Elementary/Middle School

Mr. Johnson recommended approval of \$32,935,235 to amend the CAM Construction contract for the remaining construction packages as outlined in CAM's construction management GMP submission. MSA's Board and BPW approved the Early Release GMP #1 package in July and August respectively. Mr. Johnson reviewed the procurement process. The project MBE goal was 30% and the combined GMP #1 and #2 packages represent a 41% commitment to MBE participation.

Motion to Consider: Mr. Attman
Second: Ms. Riddick
Unanimous

Discussion: This GMP represents the remainder of the construction package.

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

Presentation by Ms. Perez-Fowler
Architectural/Engineering Services - Calverton Elementary/Middle School

Ms. Perez-Fowler recommended a professional services contract for \$2,026,501.61 to JRS Architects, Inc. to provide planning, design, and construction administration services. The procurement process was highlighted.

Motion to Consider: Mr. Smith
Second: Mr. Bryce
Unanimous

Discussion: None

Motion to Approve: Ms. Stanalonis
Second: Mr. Bryce

Unanimous

Presentation by Ms. Perez-Fowler

Preconstruction Services - Calverton Elementary/Middle School

Ms. Perez-Fowler recommended a contract for \$190,627.03 to The Whiting-Turner Contracting Company to provide pre-construction services. Ms. Perez-Fowler outlined the procurement process for the Board.

Motion to Consider: Mr. Attman

Second: Mr. Smith

Unanimous

Discussion: None

Motion to Approve: Mr. Bryce

Second: Ms. Staloni

Unanimous

Presentation by Ms. Perez-Fowler - Testing & Inspection Services

Bay-Brook Elementary/Middle School

Calvin M. Rodwell Elementary/Middle School

Ms. Perez-Fowler recommended contracts for the two schools together.

A contract for \$122,450 to ECS Mid-Atlantic, LLC for Bay-Brook EMS

A contract for \$118,860 to DIW Group, Inc. t/a Specialized Engineering for C. M. Rodwell EMS

Ms. Perez-Fowler outlined the procurement processes.

Motion to Consider: Mr. Smith

Second: Mr. Attman

Unanimous

Discussion: The lowest bid on the contract for C.M. Rodwell EMS lacked sufficient project-specific information required by MSA's RFP. Therefore, the offeror with the lowest bid was not recommended for award.

Motion to Approve: Mr. Bryce

Second: Ms. Staloni

Unanimous

Presentation by Ms. Perez-Fowler

Building Commissioning Services - Medfield Heights Elementary School

Ms. Perez-Fowler recommended a contract for \$95,751 to Kibart, Inc. for building commissioning services.

Motion to Consider: Mr. Attman

Second: Ms. Riddick

Unanimous

Discussion: None

Motion to Approve: Mr. Bryce

Second: Mr. Mangum

Unanimous

Project C.O.R.E.

Presentation by Mr. Deremeik

Environmental, Testing & Inspection - ETI-007

Mr. Deremeik recommended a contract for \$88,194.75 to Professional Services Industries, Inc. for Project C.O.R.E. hazardous material surveying and reporting services.

Motion to Consider: Ms. Stanalonis

Second: Ms. Riddick

Unanimous

Discussion: 300 unites are covered by the contract.

Motion to Approve: Ms. Stanalonis

Second: Mr. Mangum

Unanimous

MSA

Presentation by Mr. Raith - Approval of Leases

ReGelTee, Inc - Warehouse

Barton Malow Co. - Camden Station

Mr. Raith recommended a short term lease to Barton Malow Co. for 11,000 sq. ft. in Camden Station during the MTA/MARC light rail station construction project. This lease would eliminate the need for an onsite construction trailer. A move-out clause is included if the space is needed by another tenant during the lease term.

Mr. Raith also recommended a 3,000 sq. ft. lease in The Warehouse to ReGelTec, Inc., a new start-up company affiliated with current tenant Harpoon Medical.

Mr. Raith provided terms of the leases to the Board.

Motion to Consider: Mr. Attman

Second: Ms. Stanalonis

Unanimous

Discussion: Mr. Raith reviewed the move-out clause with the Board.

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Unanimous

Informational

Executive Director's Report

Mr. Frenz reported on the hiring of Jocelyn Grogan-Jones to assume the position of MSA Director of Human Resources. With a start date of September 26, Ms. Grogan-Jones will be introduced to the Board at the October 3 meeting. Mr. Frenz briefed the Board on her background and qualifications for the position.

At the 2018 Summer Conference of MACo, representatives of MSA were able to network with decision makers in connection with CPDG projects and to pursue opportunities for Maryland Sports and commercial leasing. During the conference, Governor Hogan announced that \$20,000,000 has been budgeted for the expansion of Ocean City Convention Center.

Over the 2 weeks preceding the meeting, official ribbon cuttings were held for 5 new Baltimore City Public Schools constructed under MSA's oversight and management of construction projects for the 21st Century Schools Program. Each new school was breathtaking. Mr. Frenz congratulated Mr. McGuigan, Mr. Johnson, and each of the project managers and team members whose work contributed to this remarkable achievement.

Mr. Frenz congratulated Ashley Harper Cottrell, a Maryland Sports manager, who received the prestigious Game Changer Award during the Connect Sports Marketplace conference recently. He also shared MSA's receipt of a very favorable report from a fan who commended security staffer James Willis for his significant assistance when car trouble left her and her family stranded after recent a game at Camden Yards. MSA will recognize both at an upcoming staff event.

Security Report

Mr. Conaway reported no significant incidents at preseason Ravens games. He answered questions regarding specific security forces during events at M&T Bank Stadium.

Report of Small Procurements and Change Orders

Mr. Samoryk reported on 4 small procurements / contract modification and change orders:

- 1) Interior Landscaping Services – The Plant Connection, LLC - \$9,984
- 2) On-Call Construction Management Consulting Services – Johnson, Mirmiran and Thompson
Not-to-exceed \$219,870.88
- 3) Design Build Security Camera Upgrade – Phase III Upgrades – Vision Technologies, Inc.
\$169,608.37 for additional work for a revised total contract of \$2,258,457.98
- 4) Waste Audit at M&T – Reduction in Motion Enterprises - \$32,558

Mr. McGuigan reported 9 small procurements / contract modification and change orders:

- 1) BCS, John E. Howard Elementary School, Owner and CM Contingency overruns
J. Vinton Schafer & Sons, Inc. \$229,841.38
- 2) BCS, John E. Howard Elementary School, Owner and CM Contingency overruns
J. Vinton Schafer & Sons, Inc. \$169,786.39
- 3) BCS, John E. Howard Elementary School, Owner and CM Contingency overruns
J. Vinton Schafer & Sons, Inc. \$93,985.26
- 4) BCS, Patterson Claremont High School, AC Addition for existing High School
Stantec Architecture, Inc. \$12,079.00
- 5) BCS, Forest Park High School, Increase Phase 1 Contract
Hillis-Carnes Engineering Associates, Inc. \$16,947.25
- 6) CPDG, Baltimore Convention Center, Pre-Construction Services
Clark Construction Group, LLC \$125,000.00
- 7) CPDG, North Bethesda Conference Center
Adjust/Reconcile Contract Amount Per the Contract, Donley's, LLC \$69,728.00
- 8) CPDG, North Bethesda Conference Center
Notice to Proceed, Maryland Stadium Authority \$55,000.00
- 9) C.O.R.E., Environmental, Testing and Inspection Services
Recommendation to Award, Maryland Stadium Authority \$10,986.47

Leasing Report

Mr. Raith reported that he is speaking with a potential tenant about an 11,000 sq. ft. lease in The Warehouse. He reported that all rents were paid on time in August and that Geppi's move is complete with rent paid in full.

Mr. Raith reported that proposals responding to MSA's RFP for real estate broker services are due Friday, September 14. He plans to bring a recommendation to the Board in October.

Financial Report

Mr. Raith plans to submit the budget package next week. Hard copies will be provided to the

Board for review. He is also working on the bond documents for the Warehouse Elevator project recent approved by the Board.

Maryland Sports Update

Mr. Hasseltine updated the Board on several items:

- Regular Fair Hill meetings continue.
- A small delegation will attend the FEI World Equestrian Games, an event held every four years in the middle of the Olympic cycle.
- In Talbot County, the Tred Avon Yacht Club and the Eastern Shore Star Fleet will host the International Star Class World Championship sailing event in Oxford, Maryland during October.
- The new yachting center in Annapolis is receiving positive public relations.
- US Soccer Federation will meet with the Ravens to discuss a long-term plan to bring men and women's teams to M&T Bank Stadium on a more regular basis.
- At MACo, Mr. Hasseltine and John Barrett discussed a potential new venue in the future of Mid-Atlantic Amateur Sports.

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

Mr. McGuigan updated the Board with the following information:

BCPS Program

9 schools open

4 schools under construction with opening planned next summer and winter

1 GMP in process

5 schools in design phases

9 schools in planning process

28 schools

CORE Program

676 Notices to Proceed received

224 properties completed

89 properties in demolition phase

156 properties with hazmat completed – going into demolition

Mr. Kelso thanked the Board members and staff and asked for a motion to adjourn 3:54 PM.

Motion to Adjourn: Mr. Bryce

Second: Ms. Staloni

Unanimous