

Maryland Stadium Authority
333 W. Camden Street, Suite 500 Executive Boardroom
Baltimore, Maryland 21201

Minutes
Board of Directors Meeting April 7, 2020
12 noon

OPEN MEETING

Attendance

Board

All by conference line

Thomas Kelso
Leonard Attman*
Joe Bryce
Gary Mangum
Carolyn Mozell*
Manervia Riddick*
Jodi Stalalonis

* Some votes by these members were not heard or recorded due to technical difficulties. A quorum voted on each approval.

Maryland Stadium Authority

Michael Frenz*	Rachelina Bonacci
David Raith	Terry Hasseltine
Gary McGuigan	Al Tyler
Jocelyn Grogan-Jones	Carmina Perez-Fowler
Phil Hutson	Chris Deremeik
John Samoryk	Linda Pohuski
Eric Johnson	

*present in the Executive Boardroom

Counsel

Bruce Benshoof

Other

None

Chairman Kelso called the meeting to order at 12:04 PM. He welcomed the directors who each participated by phone during the COVID-19 Pandemic and asked for consideration and approval of the March minutes.

Approvals

Minutes - March 3, 2020 Open Meeting

Motion to Consider: Ms. Stalalonis

MSA Board Meeting, 4/7/2020

Executive Boardroom, 333 W. Camden St., Baltimore, MD

Second: Mr. Mangum

Discussion - None

Motion to Approve: Mr. Bryce

Second: Mr. Mangum

Approving: Mangum, Bryce, Stanlonis, Kelso

Minutes - March 3, 2020 Closed Meeting

Motion to Consider: Mr. Bryce

Second: Ms. Staloni

Discussion - None

Motion to Approve: Mr. Mangum

Second: Ms. Stanaonis

Minutes - March 24, 2020 Open Meeting

Motion to Consider: Mr. Mangum

Second: Mr. Bryce

Discussion - None

Motion to Approve: Mr. Mangum

Second: Mr. Bryce

Contracts

Baltimore City Public Schools

21st Century Schools Program – 2019 Annual Report

Presentation by Mr. McGuigan

In 2019, successful execution of the 21st Century School Buildings Program (Program) continued. The Maryland Stadium Authority (MSA) and Baltimore City Public Schools (City Schools) are jointly responsible for effective delivery of this complex program. The original projected goal was 23-28 replacement and/or renovated schools by 2020. Due to efficient project management, financial transactions on the bond issuances, and savings from the Owner Controlled Insurance Program, we now forecast delivery of 28 schools. The program remains on schedule to be substantially complete in 2021. Out of the \$861.8 million contracted within the Program, we have \$289.5 million of MBE contracts equating to 34.6% MBE participation. We anticipate capacity available in FY21 to undertake additional work at our current staffing level.

MSA Board Meeting, 4/7/2020
Executive Boardroom, 333 W. Camden St., Baltimore, MD

Motion to Consider: Mr. Bryce

Second: Ms. Staloni

Discussion - Directors expressed appreciation for the exemplary work of MSA management, especially those in Finance and the Capital Project Development Group

Motion to Approve: Ms. Staloni

Second: Mr. Mangum

Approving: Staloni, Bryce, Mangum, Kelso

Highlandtown Elementary/Middle School: Architectural/Engineering Services

Highlandtown Elementary/Middle School: Construction Management Services

Presentations by Ms. Perez-Fowler

Ms. Perez-Fowler recommended two contracts for Highlandtown Elementary/Middle School:

Architectural/Engineering Services

- JRS Architects, Inc. (JRS) in the amount of \$1,000,391.55 to provide planning, design, and construction administration services
- Six firms submitted technical proposals
- JRS had the highest overall score and the second lowest fee.

Construction Management - Pre-Construction Services

- CAM Construction Company, Inc. (CAM), in the amount of \$154,312 to provide pre construction planning, scheduling, estimating, and constructability
- reviews.
- Four firms submitted proposals and three firms were short-listed for oral presentations and price proposals submissions.
- If the selected Offeror performs well and an acceptable guaranteed maximum price can be negotiated, a recommendation to award a contract for the construction phase will be presented to the board.
- CAM had the highest overall score and offered a competitive combined fee (pre-construction and construction).

Motion to Consider: Mr. Bryce

Second: Ms. Staloni

Discussion - None

Motion to Approve: Mr. Mangum

MSA Board Meeting, 4/7/2020

Executive Boardroom, 333 W. Camden St., Baltimore, MD

Second: Mr. Bryce

Approving: Stanalonis, Bryce, Mangum, Mozell, Kelso

Frederick Douglass Building: Architectural/Engineering Services

Feasibility Study - Lot 1

Presentation by Ms. Perez-Fowler

Ms. Perez-Fowler recommended a professional services contract to Design Collective, Inc., (“Design Collective”) for \$94,198 to manage and implement the feasibility study. A lottery and randomized selection process was used to assign the thirty-one firms in the existing pre qualified pool to bid on five projects. Three firms submitted technical proposals for this study. Design Collective had the highest technical score and the lowest fee.

Motion to Consider: Mr. Bryce

Second: Ms. Stanalonis

Discussion - None

Motion to Approve: Mr. Bryce

Second: Mr. Mangum

Approving: Mangum, Bryce, Stanalonis, Mozell, Kelso

Medfield Heights Elementary School:

Bill of Materials - Furniture, Fixtures and Equipment

and

Walter P. Carter/Lois T. Murray Elementary/Middle School

Bill of Materials - Furniture, Fixtures and Equipment

Postponed till May 7, 2020

Maryland Stadium Authority

Fair Hill Special Event Zone

Landscape & Soil Testing Services Zone

Presentation by Ms. Perez-Fowler

Ms. Perez-Fowler recommended a contract for \$917,066.54 to Ruppert Landscape, Inc. (Ruppert) This is a one-year contract with a one-year option to renew and includes grass cutting, fertilization, irrigation, and soil and compaction testing necessary to assist with the establishment and maturation of the newly installed turf surfaces. Three firms submitted technical proposals, only one firm met the requirements of the request for proposal. Both MSA and the Department of Natural Resources evaluated the submission

MSA Board Meeting, 4/7/2020

Executive Boardroom, 333 W. Camden St., Baltimore, MD

and determined it to be reasonable and competitive. Ruppert's proposal exceeds the 5% MBE goal.

Motion to Consider: Mr. Bryce

Second: Ms. Stalalonis

Discussion - None

Motion to Approve: Mr. Bryce

Second: Ms. Mozell

Abstaining: Mr. Mangum

Approving: Bryce, Stalalonis, Mozell, Riddick, Kelso

Construction Management Staffing Augmentation

Presentation by Mr. Hutson

Mr. Hutson recommended a not-to-exceed amount of \$750,000 for each contract to Johnson, Mirmiran and Thompson, Inc. ("JMT") and CBRE Heery ("Heery") for construction management staffing augmentation support services. The purpose of these contracts is to provide contractual construction management professionals as needed to augment MSA staff in managing capital projects at Camden Yards and other projects.

Multiple awards are recommended to provide staffing depth and flexibility to MSA. The proposed term of contract is three years with two one-year renewal options.

Eight proposals were received and all offers were evaluated based on technical and price factors in the request for proposals. Heery and JMT were ranked first and third technically and submitted the lowest evaluated billing rates.

Motion to Consider: Ms. Stalalonis

Second: Mr. Bryce

Discussion - None

Motion to Approve: Ms. Stalalonis

Second: Mr. Bryce

Approving: Bryce, Riddick, Mozell, Stalalonis, Mangum, Kelso

Ocean City Convention Center Phase III (OCCC) - Guaranteed Maximum Price

Presentation by Mr. Tyler

MSA Board Meeting, 4/7/2020

Executive Boardroom, 333 W. Camden St., Baltimore, MD

Mr. Tyler recommended an amendment to the November 1, 2019 contract with Barton Malow Company in the amount of \$32,205,400 to provide GMP construction services for OCCC. The GMP proposal is within the project budget and exceeds the 15% MBE goal established for the project. Barton Malow outlined the scope of the work through 26 bid packages. MSA attended post bid scope review meetings to ensure the bids were both responsive and complete.

Motion to Consider: Mr. Bryce

Second: Ms. Staltonis

Discussion - None

Motion to Approve: Mr. Mangum

Second: Mr. Bryce

Approving: Staltonis, Mangum, Bryce, Riddick, Mozell, Kelso

The Warehouse at Camden Yards

Edwards' Lifescience - Lease Amendment

Presentation by Mr. Raith

Mr. Raith recommended the second amendment to the office lease with Harpoon Medical Inc. ("Harpoon"). Harpoon is exercising the option to renew with two (2) one-year options. A brokerage fee is due.

Motion to Consider: Mr. Bryce

Second: Ms. Staltonis

Discussion - None

Motion to Approve: Mr. Mangum

Second: Ms. Staltonis

Approving: Bryce, Staltonis, Riddick, Mangum, Mozell, Kelso

Informational

Executive Director's Report

Mr. Frenz reported the following:

Maintaining Communication in the telework environment:

- Regular leadership conference calls
- Biweekly All Hands conference calls
- Start of the day roll call
- End of day HR email for staff

MSA Board Meeting, 4/7/2020

Executive Boardroom, 333 W. Camden St., Baltimore, MD

Camden Yards Sports Complex:

- Essential personnel continue to ensure the safety and security of our staff, tenants, and guests at CYSC.
- We continue to comply with Governor Hogan's COVID-19 Executive Order(s)

Supporting our community:

- CYSC will be lit in blue on forthcoming Thursdays in support of health care workers and all essential workers during the pandemic.
- CYSC will display red, white and blue lights to uplift and inspire Marylanders Fridays through Wednesdays.
- Maryland National Guard is staging their community support efforts on the CYSC parking lots.
- The Salvation Army in partnership with Rouge Catering is obtaining city approvals and permits to set-up a food bank and mobile kitchen on Lot C at the CYSC for seniors.
- Anheuser-Busch is redirecting \$5 million of its sports and entertainment marketing spend to the American Red Cross' COVID-19 relief effort. The brewer is also working with its sports partners to make stadiums, perhaps including M&T Bank Stadium, available for blood drives.

Thank you:

- from Pennoni/BGE for MSA remaining open with courtesy and professionalism allowing construction projects to continue
- to Gary McGuigan and Eric Johnson for the extraordinary efforts in maintaining construction and the ongoing construction progress
- to Jocelyn Grogan-Jones for her work in establishing MSA's telework procedures, the roll call and daily staff communications
- to Rachelina Bonacci for relaying the Governor's press releases to staff and researching a misdirected Eagle Scout letter intended for the Orioles

Security Report

Mr. Conaway reported that new measures are taken by essential personnel in securing the lobby and property during the pandemic. These measures extend to construction teams who currently share our space.

Report of Small Procurements and Change Orders

Mr. Samoryk reported on four items:

- Camden Yards Sports Complex
 - On Call Architecture and Engineering Services
Mimar Architects & Engineers, Inc. dba Mimar Ponte Mellor, Inc.
- M&T Bank Stadium
 - Consulting Services for Design and Replacement of Sound System Audio
Wrightson, Johnson, Haddon and Williams, Inc.
- Oriole Park at Camden Yards

MSA Board Meeting, 4/7/2020

Executive Boardroom, 333 W. Camden St., Baltimore, MD

Painting Services

Colossal Contractors, Inc.

- Light Pole Banners

F.W. Haxel Company, Inc.

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

Mr. McGuigan reported:

BCPS:

14 schools - Open

8 Schools - in construction

5 schools - in design

1 school - in feasibility study

CORE:

882 Notices to Proceed

775 completed

70 in demolition

35 in HazMat

1 Warehouse completed

1 School

Leasing Report

Mr. Raith reported one tenant's Warehouse rent has not been paid in March. A replacement check has been offered and is expected. No new rental activity has occurred this month.

Financial Report

Mr. Raith reported the revenues and expenses for February and updated the board with anticipated losses for baseball games not played this year. He noted reduced expenses due to minimal operations.

Financial Impact Analysis – 2019

Mr. Raith submitted the following analysis to the legislature as required on an annual basis:

- Baltimore City Convention Center
- Ocean City Convention Center
- Montgomery County Conference Center
- Hippodrome Performing Arts Center

Maryland Sports Monthly Update

Mr. Hasseltine expressed his appreciation to Mr. Bryce for work with the legislature on the success of the Youth and Amateur Sports Grant and Michael Erin Busch Fund Legislation that passed both chambers and awaits the Governor's signature.

Additionally reported:

MSA Board Meeting, 4/7/2020

Executive Boardroom, 333 W. Camden St., Baltimore, MD

- Maryland 5 Star at Fair Hill (October 15-18, 2020)
 - Communicating with sponsors/partners, planning operations and logistics
 - Monitoring FEI and USEF calendars and responses to COVID-19
- Maryland Cycling Classic (September 4-6, 2020)
 - Monitoring UCI and US Cycling calendars and protocols around COVID-19

Chairman Kelso will call an ad hoc meeting prior to the May regular meeting if needed to move additional construction projects forward.

Adjournment at 12:51 PM.

Motion to adjourn: Mr. Bryce

Second: Ms. Riddick

Unanimous by Ayes