

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

**Minutes**  
**Ad Hoc Meeting**  
**Board of Directors**  
**Tuesday, April 14, 2020**  
**8:30 AM**

**OPEN MEETING**

**Attendance**

**Conference Line Meeting**  
**Board**

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

**Maryland Stadium Authority**

Michael Frenz\*  
David Raith  
Gary McGuigan  
Eric Johnson  
Linda Pohuski  
\*In Executive Boardroom

**Counsel**

Cynthia Hahn

**Call to Order**

Chairman Kelso called the meeting to order at 8:31 AM.

**Approvals**

**Baltimore City Public Schools**

**Govans Elementary School - Phase 1 - Guaranteed Maximum Price (GMP)**

**Presentation by Mr. Johnson**

Mr Johnson recommended a Phase 1 GMP contract to Dustin Construction Inc. (Dustin) in the amount of \$24,101,768.26 for the Govans Elementary School Replacement project.

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The GMP #1 package includes general requirements, labor, sitework, demolition/abatement, utilities, concrete, masonry, steel, mechanical, and electrical packages as outlined in the construction manager (CM) GMP submission. The overall MBE participation goal for the project has been set at 30%, and the MBE participation for this early package represents a 27.46% commitment.

The CM preconstruction services for the project was originally approved by MSA and BPW in March 2018, and awarded to Keller Construction Management. The approval item identified that MSA would return with the construction phase package(s) if performance was satisfactory and an acceptable GMP could be negotiated. Upon completion of the project design, and after unsuccessful negotiations, the MSA determined it was not in the best interest of the project to continue to the construction phase with Keller. The MSA then issued the project RFP to the prequalified CM pool as a phased construction package. Technical submissions were received from 5 CMs. The MSA shortlisted two firms. One firm later withdrew, due to timing of its other work creating an inability to devote the appropriate expertise to MSA's Govans project.

On March 5th and 12th, 2020 competitive, sealed trade contractor bids were received and opened at the Dustin's offices. Post-bid scope review meetings were then conducted via teleconferences hosted by Dustin at their office in Ijamsville, MD. Dustin solicited 55 firms and received 26 bids for the 9 packages advertised.

**Motion to Consider: Mr. Mangum**

**Second: Ms. Staloni**

Discussion - None

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

**Roll Call: Mangum, Mozell, Attman, Bryce, Riddick, Staloni, Kelso**

Due to a discrepancy in the time posted on the web page and agenda, Mr. Frenz noted he would remain in the meeting room past 8:45 AM in case any members of the public arrived.

**Motion to Adjourn made at 8:39 AM: Mr. Attman**

**Second: Ms. Riddick**

**Unanimous by Ayes**