

Maryland Stadium Authority
333 W. Camden St., Baltimore, MD
Board Meeting
Minutes
Tuesday, June 18, 2019
8:00 AM

OPEN MEETING

Attendance

Conference Line:

Thomas Kelso
Leonard Attman
Joe Bryce
Manervia Riddick*
Jim Smith
Jodi Stanalonis

Absent:

Gary Mangum

*Ms. Riddick joined the meeting at 8:08 AM

MSA

Michael Frenz
David Raith
Gary McGuigan
Eric Johnson
Carmina Fowler -Perez
Rachelina Bonacci
Linda Pohuski

Counsel

Cynthia Hahn
Bruce Benshoof

Other

None

Call to Order:

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

Approvals

Contracts

Maryland Stadium Authority

Presentation by Mr. Frenz

Board Meetings Minutes
MSA, 333 W. Camden St., 6/18/19, 8:00 AM

Billy Joel - Opt Out Agreement

MSA's lease with the Orioles includes financial participation in non-baseball special events taking place at OPCY. The formula for sharing revenues and expenses would be comparable to MSA's agreement with the Ravens. We have agreed with the Orioles not to participate financially in this event in order to encourage them to continue to bring non-baseball events to OPCY, particularly since OPCY has never held a concert of this type. In the future we plan to participate in non-baseball events that we believe will produce positive net revenue.

Motion to Consider: Mr. Smith

Second: Mr. Bryce

Discussion: MSA expects revenues from ticket sales and amusement tax for this concert. The opt-out is required by Orioles' lease with the MSA regarding revenue sharing.

Motion to Approve: Mr. Bryce

Second: Mr. Attman

Unanimous by Voice: Attman, Bryce, Riddick, Smith, Staltonis, Kelso

Sport and Entertainment Corporation Funding Request - Postponed

*Ms. Riddick joined the meeting at this time.

Baltimore City Public Schools

Procurement Presentations by Ms. Perez-Fowler

Cross Country Elementary/Middle School at Northwestern Building

Swing Space Renovation Services

Ms. Perez-Fowler recommended a contract to Tito Contractors, Inc. (Tito) for \$141,231.25 to provide swing space renovation services for Cross Country Elementary/Middle School after seeking competitive bids from ten firms. One firm submitted a technical proposal resulting in the selection committee's request for a financial proposal. The Proposal was deemed responsible, responsive, and competitive based on the size and scope of the project.

Motion to Consider: Ms. Staltonis

Second: Mr. Bryce

Discussion:

1. The capacity of Tito to handle and complete the work in multiple simultaneous contracts presented at today's meeting was reviewed.
2. School renovation is the primary business of Tito Contractors. They have worked on other MSA/BCPS projects completing them on time and on budget.

Motion to Approve: Mr. Smith

Second: Ms. Staltonis

Unanimous by Voice: Attman, Bryce, Riddick, Smith, Staltonis, Kelso

James Mosher Elementary School at Garrison Middle School

Board Meetings Minutes
MSA, 333 W. Camden St., 6/18/19, 8:00 AM

Swing Space Renovation Services

Ms. Perez-Fowler recommended a contract to Tito Contractors, Inc. (Tito) in the amount of \$168,611.00 to provide swing space renovation services for the James Mosher Elementary School. Two firms submitted technical proposals and a best and final offer was requested from each firm. Tito had the highest overall score and offered the lowest fee.

Motion to Consider: Mr. Attman

Second: Mr. Bryce

Discussion: None

Motion to Approve: Mr. Smith

Second: Ms. Staltonis

Unanimous by Voice: Attman, Bryce, Riddick, Smith, Staltonis, Kelso

Robert W. Coleman Elementary School - Construction Management
Pre-Construction Services

Ms. Perez-Fowler recommended a contract to MCN Build/Southway Builders, LLC (MCN/Southway) for \$113,561, to provide pre-construction professional services for Robert W. Coleman Elementary School. Fifteen firms received the RFP and two submitted technical proposals. MCN/Southway had the highest overall score and lowest combined fee.

Motion to Consider: Mr. Bryce

Second: Mr. Attman

Discussion: None

Motion to Approve: Mr. Attman

Second: Mr. Smith

Unanimous by Voice: Attman, Bryce, Riddick, Smith, Staltonis, Kelso

Robert W. Coleman Elementary School at the Harriet Tubman Building
Swing Space Renovation Services

Ms. Perez-Fowler recommended a contract to Centennial Contractors Enterprises, Inc. (Centennial) in the amount of \$264,236.62 to provide swing space renovation services for the Robert W. Coleman Elementary School. Ten firms received the RFP and three submitted technical proposals. Centennial had the highest technical score and offered the lowest fee.

Motion to Consider: Ms. Staltonis

Second: Mr. Bryce

Discussion: None

Motion to Approve: Mr. Bryce

Board Meetings Minutes
MSA, 333 W. Camden St., 6/18/19, 8:00 AM

Second: Mr. Attman

Unanimous by Voice: Attman, Bryce, Riddick, Smith, Stanalonis, Kelso

Govans & Medfield Heights Elementary Schools - Chinquapin Building
Swing Space Renovation Services

Ms. Perez-Fowler recommended a contract to Tito Contractors, Inc. (Tito) for Govans Elementary School in the amount of \$238,960.00 and Medfield Heights Elementary School in the amount of \$193,773.00, for a combined total of \$432,733.00 to provide swing space renovation services. Ten firms received the RFP and three subcommittees' technical proposals. Tito had the highest overall score and offered the lowest fee.

Motion to Consider: Mr. Attman

Second: Ms. Stanalonis

Discussion: None

Motion to Approve: Mr. Bryce

Second: Mr. Attman

Unanimous by Voice: Attman, Bryce, Riddick, Smith, Stanalonis, Kelso

Medfield Heights Elementary School
Testing and Inspection Services

Ms. Perez-Fowler recommended a contract to ATC Group Services, LLC (ATC), in the amount of \$93,884.00, to provide Testing and Inspection services for Medfield Heights Elementary School. Six firms received the RFP and 5 submitted proposals. ATC had the highest overall score and offered the lowest fee.

Motion to Consider: Mr. Smith

Second: Ms. Stanalonis

Discussion:

1. A blank page and potentially missing summary was noted by one Director on the conference line. The issue was thought to be caused by single/double sided copying that creates an occasional blank page. Other Directors located the summary on the page following the blank page. Memo details were covered during the verbal presentation to all Director's satisfaction.
2. The written memo was sent by email following the meeting and no additional questions on its contents were raised.

Motion to Approve: Ms. Stanalonis

Second: Mr. Smith

Unanimous by Voice: Attman, Bryce, Riddick, Smith, Stanalonis, Kelso

Walter P. Carter Elementary/Middle School at the Winston Building
Swing Space Renovation Services

Board Meetings Minutes
MSA, 333 W. Camden St., 6/18/19, 8:00 AM

Ms. Perez-Fowler recommended a contract to Tito Contractors, Inc. (Tito) in the amount of \$218,741.00 to provide swing space renovation services for Walter P. Carter Elementary/Middle School. Ten firms received the RPF and two firms submitted technical proposals. Financial proposals were requested from both firms. One firm submitted a financial proposal by the deadline. Tito had the highest technical score and offered a competitive fee based on the project's size and scope.

Motion to Consider: Mr. Attman

Second: Ms. Staloni

Discussion: None

Motion to Approve: Mr. Bryce

Second: Ms. Staloni

Unanimous by Voice: Attman, Bryce, Riddick, Smith, Staloni, Kelso

B2GNow Software Service Agreement dated July 14, 2016

Renewal Option

Ms. Perez-Fowler recommended a two-year renewal option to the agreement with AskReply, Inc. d/b/a B2GNow for a not-to-exceed fee of \$148,325.00. The cloud-based software assists with the monitoring of minority business participation, prevailing wage, and workforce development requirements for contracts held or managed by MSA.

The last school projects under the program are not scheduled to be completed until 2022. There is an expectation of an additional renewal extension of this agreement to ensure access to the services for closeout purposes.

Motion to Consider: Mr. Smith

Second: Ms. Riddick

Discussion: None

Motion to Approve: Mr. Attman

Second: Mr. Smith

Unanimous by Voice: Attman, Bryce, Riddick, Smith, Staloni, Kelso

Guaranteed Maximum Price (GMP) Presentations by Mr. Johnson

Patterson/Claremont School GMP

Mr. Johnson recommended a contract to the Skanska USA Building Company ("the CM") a GMP contract in the amount of \$88,473,818.00 related to the replacement of the existing Patterson High School. This Guaranteed Maximum Price ("GMP") package represents the comprehensive construction packages for the project. The MBE participation goal for the project has been set at 30% and the CM has outlined a

Board Meetings Minutes

MSA, 333 W. Camden St., 6/18/19, 8:00 AM

commitment resulting in 33%. The CM solicited 875 firms and received 156 bids for the 46 bid packages advertised.

Motion to Consider: Mr. Bryce

Second: Mr. Attman

Discussion:

1. The GMP process developed for Year 1 Schools continues with the Year 2 Schools program.
2. A contingency amount for unknown factors is built into each contract based on the project scope and complexity. Contingencies are reported to the Board as a separate figure in both the contract and summary memo at the time of approval requests.
3. Neither change orders, nor a series of change orders, have resulted in additions to approved contracts.
4. It was noted by a board member that the process has brought a high volume of bids and subcontractors, as well as good MBE participation to the projects.

Motion to Approve: Mr. Attman

Second: Mr. Smith

Unanimous by Voice: Attman, Bryce, Riddick, Smith, Staloni, Kelso

Walter P Carter Elementary/Middle School GMP

Mr. Johnson recommended an amendment to the Whiting- Turner Contracting Company ("the CM") contract in the amount of \$43,572,829.00 related to the replacement of the Walter P. Carter Elementary/Middle School project. The Phase 3 Guaranteed Maximum Price ("GMP") package includes the remaining construction trade packages for the project. The MSA and Board of Public Works approved the CM GMP 1 & 2 early release packages for this project in January and March of 2019. The overall MBE participation goal for the project has been set at 30%. The CM solicited 366 firms, and received 70 bids for the 22 trade packages advertised for this amendment.

Motion to Consider: Mr. Attman

Second: Mr. Smith

Discussion: None

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Unanimous by Voice: Attman, Bryce, Riddick, Smith, Staloni, Kelso

Mary Rodman Elementary School GMP

Mr. Johnson recommended a contract to MCN Build/Southway Builders LLC ("the CM") for a GMP contract of \$25,533,719.00 related to the renovation of Mary Rodman Elementary School. The MBE participation goal for the project is 30%. Post-bid scope

Board Meetings Minutes
MSA, 333 W. Camden St., 6/18/19, 8:00 AM

review meetings were conducted with selected trade contractors to ensure that their bids were both responsive and complete. The CM solicited 206 firms and received 73 bids for the 24 bid packages advertised.

Motion to Consider: Mr. Smith

Second: Ms. Stalonis

Discussion: None

Motion to Approve: Mr. Bryce

Second: Ms. Stalonis

Unanimous by Voice: Attman, Bryce, Riddick, Smith, Stalonis, Kelso

Medfield Heights Elementary School GMP

Mr. Johnson recommended a GMP contract to Turner Construction Company (“the CM”) for \$32,320,710.00 for the replacement of the existing Medfield Elementary School building. This represents the comprehensive construction packages for the project. The MBE participation goal for the project has been set at 30%. Post-bid scope review meetings were conducted with selected trade contractors to ensure that their bids were both responsive and complete. The CM solicited 554 firms and received 185 bids for the 43 bid packages advertised.

Motion to Consider: Mr. Bryce

Second: Mr. Smith

Discussion: None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Unanimous by Voice: Attman, Bryce, Riddick, Smith, Stalonis, Kelso

Chairman Kelso asked for a motion to close the meeting and adjourn 8:46 AM.

Motion: Mr. Smith

Second: Mr. Attman

Unanimous approval by Yeas and Nays

Board Meetings Minutes
MSA, 333 W. Camden St., 6/18/19, 8:00 AM