

Maryland Stadium Authority
333 West Camden Street, Suite 500
BOARD MEETING MINUTES

Tuesday, March 6, 2018

OPEN SESSION

Attendance

Board

In Person:

Thomas Kelso
Leonard Attman
James Smith *

Conference Line:

Joseph Brice
Manervia Riddick
Gary Mangum

Absent:

Jodi Stanalonis

Staff

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

Counsel

Cynthia Hahn

Other

None

*Mr. Smith joined the meeting at 3:06 p.m.

Call to Order

Chairman Kelso called the meeting to order at 3:04 p.m.

Approvals

Minutes

Chairman Kelso acknowledged to members present in person and by conference line and asked for approval of the Revised Minutes of December 5, 2017.

Motion to Consider: Mr. Attman

Second: Mr. Bryce

Discussion: The Board previously received and approved unedited minutes for the December meeting. The revised December minutes contained no substantive changes and included corrections to punctuation and spelling.

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

Chairman Kelso asked for approval of the February 6, 2018 minutes.

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

Discussion: None

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

Mr. Smith Joined the meeting at this time.

Contracts

Camden Yards Sports Complex

**Presentation by Mr. Samoryk
Structural Steel Painting Services**

Mr. Samoryk recommended a contract with Colossal Contractors, Inc. to provide on-call structural steel painting services to CYSC. The contract is for a two-year term and CCI was the lowest of five bids. The competitive sealed bid followed the standard MSA procurement process.

**Motion to Consider: Mr. Smith
Second: Mr. Attman**

Discussion: The contract term and price were confirmed.

**Motion to Approve: Mr. Attman
Second: Ms. Riddick
Unanimous**

**Presentation by Mr. Hutson
On-Call Construction Management Consulting Services - First Renewal Option**

Mr. Hutson, with supporting comments by Mr. Tyler, recommended the first renewal option with Johnson, Mirmiran and Thompson (JMT) as MSA's CM consultant for an amount up to \$225,000.

**Motion to Consider: Mr. Smith
Second: Ms. Riddick**

Discussion: Pricing was confirmed and the rationale for specific vendor selection was clarified citing some of the requirements of three ongoing projects.

**Motion to Approve: Mr. Attman
Second: Mr. Smith
Unanimous**

**Presentation by Mr. Samoryk and Mr. Hutson
Energy Procurement and Consulting Services**

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Mr. Samoryk recommended a contract with Noresco, LLC to provide energy procurement and consulting services at CYSC. The contract is for three years with two one-year options. The scope of services includes creating and managing a procurement strategy that will result in the best value to MSA and negotiating all supplier legal agreements in consultation with MSA. All compensation to Noresco is to be paid by the energy supplier. This is an online reverse auction procurement with no fees to MSA. MSA will have no obligation to accept the auction results. The procurement process overview was provided to the Board.

**Motion to Consider: Mr. Attman
Second: Mr. Smith**

Discussion: It was confirmed that the vendor charges no fees and MSA bears no obligation to accept the auction outcome. The firm is being engaged to develop an RFP that will be brought to the Board.

Mr. Samoryk clarified that that the vendor had removed the exceptions taken to the contract for this matter, which were originally reflected in the materials provided to the Board. Therefore, the contract to be approved would be without exception to any terms.

**Motion: Approve the contract subject to the withdrawal of exceptions.
Motion to Approve: Mr. Smith
Second: Mr. Attman
Unanimous**

Baltimore City Public Schools

**Presentation by Ms. Perez-Fowler
A/E Services Govans Elementary School and Medfield Heights Elementary School**
Ms. Perez-Fowler presented A/E Services recommendations for Govans Elementary School and Medfield Heights Elementary School together.

The contract recommendation to USA Architects, Planners + Interior Designers, PA for Govans is for \$1,657,139.17 to provide planning, design, and construction administration services.

Ms. Perez-Fowler presented an A/E Services contract recommendation for Medfield Heights Elementary School to Design Collective, Inc./Samaha Associates, PC JV for \$1,592,053.76 to provide planning, design, and construction administration services.

The procurement process for each school was highlighted for the Board.

**Motion to Consider: Mr. Smith
Second: Mr. Attman**

Discussion: The process for estimating costs in advance of the bid was explained.

**Motion to Approve: Mr. Attman
Second: Mr. Smith
Unanimous**

**Presentation by Ms. Perez-Fowler
CM Pre Construction Service - Govans Elementary School**

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Ms. Perez-Fowler recommended a contract for pre-construction services to Keller Brothers, Inc. (d/b/a Keller Construction Management) for \$152,150 for Govans Elementary School. The procurement process was highlighted for the Board.

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

Discussion: None

**Motion to Approve: Mr. Mangum
Second: Mr. Bryce
Unanimous**

**Presentation by Ms. Perez-Fowler
CM Preconstruction Services - Medfield Heights Elementary School**

Ms. Perez-Fowler recommended a contract for pre-construction services for Medfield Heights Elementary School to Turner Construction Company for \$141,310.00. The procurement process was highlighted for the Board.

**Motion to Consider: Mr. Smith
Second: Mr. Attman**

Discussion: Mr. Attman expressed concern as to whether MSA staff was aware of a recent New York Times article about Turner Construction. Mr. Johnson explained that he was aware of the article, but that MSA is working with a different division of this worldwide company, which is successfully finishing another BCPS project. Mr. Johnson expressed confidence in the company and in MSA's oversight capability.

**Motion to Approve: Mr. Smith
Second: Ms. Riddick
In Favor: Mr. Bryce, Mr. Smith, Mr. Mangum, Ms. Riddick, Mr. Kelso
Abstain: Mr. Attman
Absent: Ms. Staloni**

**Presentation by Mr. Johnson
Secondary AV/IT/DAS Packages
Forest Park High School and Pimlico Elementary/Middle School**

The presentation for the two schools were taken together. Mr. Johnson recommended the contracts for Forest Park High School and Pimlico Elementary /Middle School AV/IT/DAS packages.

Hess Construction, was recommended to provide the package for Forest Park High School for \$2,504,163.98 related to the secondary technology package.

Mr. Johnson recommended a contract amendment for CM services to Dustin Construction for \$2,134,141.25 for Pimlico EMS.

The procurement process for each school was highlighted for the Board.

**Motion to Consider: Mr. Smith
Second: Mr. Attman**

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Discussion: The CPDG of MSA has changed the process for procuring these services which has led to additional cost savings by having the CM bid and administer the work.

**Motion to Approve: Mr. Attman
Second: Mr. Smith
Unanimous**

**Presentation by Ms. Perez-Fowler
Commissioning Agent - Fairmont-Harford Building**

Ms. Perez-Fowler recommended a contract for professional services to Brinjac Engineering, Inc. for \$97,229 to provide building commissioning services for the Fairmount Harford Building. The procurement process was outlined for the Board.

**Motion to Consider: Mr. Attman
Second: Mr. Smith**

Discussion: None

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

**Presentation by Ms. Perez-Fowler
Moving & Relocation Services - Year 2 Task Order Establishment**

Ms. Perez-Fowler recommended a blanket purchase order in an amount not-to-exceed \$1,400,000 for task orders relating to moving and relocation services for the remainder of the program. Examples of services were provided. The contract term is four years with services provided by District Moving Companies, Inc., Hoffberger Moving Service, LLC, Walters Relocations, Inc., and Apple Transfer, Inc. The procurement process was highlighted.

**Motion to Consider: Mr. Smith
Second: Mr. Attman**

Discussion: The Year 2 Task Order Establishment for a blanket purchase order on moving and relocation services continues through the remainder of the Year 2 schools program.

**Motion to Approve: Mr. Attman
Second: Mr. Smith
Unanimous**

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**Presentation by Mr. McGuigan
Pimlico Study - Phase 2 - Memorandum of Understanding**

Mr. McGuigan briefed the Board on the Pimlico Phase 2 - MOU between DLLR, the Maryland Racing commission, and MSA. Three parties, Baltimore City, Stronach Group, and MSA will provide funding. Phase 2 will look at the economic impact and cost of both racing and non-racing initiatives at Pimlico.

**Motion to Consider: Mr. Smith
Second: Ms. Riddick**

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Discussion: An explanation was provided for the process of involving the surrounding community. It was noted that the study is not a master plan, but consideration will be given to the community.

**Motion to Approve: Mr. Attman
Second: Mr. Smith
Unanimous**

**Presentation by Mr. Raith
Office Lease Amendment - eOriginal, Inc.**

Mr. Raith recommended a third amendment to the lease of eOriginal, Inc. They would like to increase their footprint to 17,000 SF in the Warehouse. This expansion will add 7,000 SF. The terms of the amendment were shared with the Board.

**Motion to Consider: Mr. Smith
Second: Ms. Riddick**

Discussion: Details on the term length, and location of space were elaborated.

**Motion to Approve: Mr. Smith
Second: Mr. Attman
Unanimous**

**Presentation by Mr. Raith
Office Lease Amendment - University of MD Faculty Physicians**

Mr. Raith recommended a second lease amendment to the University of Maryland Faculty Physicians, which would adjust the occupancy and commencement date and remove an MSA design allowance condition.

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

Discussion: Amendment conditions were reiterated and confirmed for the Board.

**Motion to Approve: Mr. Attman
Second: Ms. Riddick
Favorable: Mr. Mangum, Ms. Riddick, Mr. Attman, and Mr. Kelso
Abstaining: Mr. Smith, and Mr. Bryce (They did not participate in the discussion.)**

**Presentation by Mr. Raith
Office Lease Amendment - Harpoon Medical, Inc.**

Mr. Raith recommended a first lease amendment for Harpoon Medical, Inc. for a change in the terms of its lease during the option years.

**Motion to Consider: Mr. Attman
Second: Mr. Smith**

Discussion: Lease terms were reviewed with the Board.

**Motion to Approve: Mr. Attman
Second: Mr. Smith
Unanimous**

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Informational

Executive Director's Report

Mr. Frenz reminded the Board that Oriole Park Opening Day is 23 days away. Weekly meetings occur with the Orioles on issues and projects, including the installation of foul line cable and netting, and renovations to the clubhouse and weight room. The Raven's Phase II improvements at M&T Bank Stadium are progressing. Included: upgrades to vertical transportation, club level suites, and notch video board installations. The proposed design for Camden Station will be ready for the Board's review in April.

MSA is following several bills during the current legislative session. A legislation chart with bill status was distributed. Mr. Frenz referenced several bills including the 21st Century Schools Facilities Act, the DoIT bill, OC and Baltimore Convention Center bills, and a bill regarding State owned suites.

Report of Small Procurements and Change Orders

Mr. Samoryk reported on the small procurement of a study for additional parking and a small purchase order for branded items to fulfill a sponsorship agreement.

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

MSA opened two BCPS schools in 2017, with two additional schools to open in March to April of 2018. Five schools are under construction, seven schools are in design, and nine are in planning. Patterson High School is on hold due to environmental issues on the site.

It is now projected that the program will support 26 to 28 schools. Multiple factors contributed to the potential increase in projects, including a higher than expected bond sale premium and cost savings from efficient management and administration.

Leasing Report

Mr. Raith provided a February update with an overview of five Warehouse leases and potential leases.

Financial Report

Mr. Raith provided the revenues and expenses for MSA, Camden Yards and BCPS construction.

Security Report

Mr. Conaway reported no change in threat levels.

He also reported on the recent table-top exercise of a simulated drone event conducted via video conferencing. OPCY is one of 14 stadiums joining the video conference. This first of a kind large scale table-top exercise included MLB, stadium and security officials, police, and business partners from 13 other states and allowed them to share insights gained from the experience.

Additionally, Mr. Conaway reported that Stop-the-Bleed and Active Shooter Prevention training continues for MSA personnel.

Maryland Sports Monthly and MSA Media Update

Mr. Hasseltine reported on several items including the 2026 World Cup, United Bid Committee status and next steps. Baltimore is being considered for a FIFA Workshop. Additionally, he

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reported that materials, including written testimony, MSA's 2017 Annual Report, and a Maryland Sports advocacy piece, were delivered to the State legislators in advance of the BRFA Hearings.

Audit Committee Report

Mr. Brann reported on three audits recently concluded and submitted by the audit committee. The audits included 21st Century Schools Procurement, 21st Century Schools Funds & Expenditures, and 21st Century Schools Utilities. An update on the 2017 audit schedule and the proposed 2018 schedule was shared.

Chairman Kelso thanked everyone and asked for a motion to adjourn at 4:52 PM.

Motion to Approve: Mr. Smith

Second: Mr. Attman

Unanimous