



Larry Hogan
Governor

Michael J. Frenz
Executive Director

Members

Thomas E. Kelso
Chairman

Leonard J. Attman
Joseph C. Bryce
Gary L. Mangum
Carolyn Mozell
Manervia W. Riddick
Jodi C. Stanalonis

Procurement

John F. Samoryk
Vice President

Maryland Stadium Authority
The Warehouse at Camden Yards
333 W. Camden Street, Suite 500
Baltimore, MD 21201
410-333-1560
1-877-MDSTADIUM
Fax: 410-333-1888

www.mdstad.com

Voice: 800-201-7165
TTY: 800-735-2258

ADDENDUM No. 1
Engineering Consulting Services
M&T Bank Stadium
MSA Project No. 20-071

Date Issued: May 1, 20120

This Addendum is hereby made a part of the Contract Documents dated April 17, 2020, on the subject work as though originally included therein. The following amendments, additions, and/or corrections shall govern this work. **This form should be acknowledged below and submitted with the Proposals.**

This Addendum incorporates the following items:

1. Pre-Proposal Summary and Attendance Sheet.

2. To register on the Negometrix website, go to:

<https://www.negometrix.com/us/general-terms-conditions-privacy/>

Negometrix Help Desk: 724-888-5294

3. Separately attached drawings in pdf format:
HVAC
Electrical One Lines
Lighting Controls Schedule

4. Questions and Answers.

Issued by:

Maryland Stadium Authority
333 W. Camden Street, Suite 500
Baltimore, MD 21201
Sandra Fox, Procurement Officer

Company

Acknowledgment
(Name and Title)

Date

Pre-Proposal Summary

Solicitation:	Engineering Consulting Services M&T Bank Stadium MSA Project No. 20-071
Subject:	Pre-Proposal Meeting Summary on April 24, 2020 at 11:00 a.m.
Proposals due:	No later than 2:00 p.m. (local time) on May 22, 2020
Attendees:	Sandra E. Fox, John Samoryk, Phil Hutson, Kelly Smulovitz, and Theresa Masilek

Sandra Fox opened the meeting with introductions and by stating the instructions for submitting Proposals. All Proposals shall be delivered electronically through MSA's third party e-procurement system (Negometrix). All Offerors must be registered with Negometrix prior to submitting a proposal. Please refer to Attachment J–Negometrix Supplier Guide for instructions on how to register on this e-procurement system. This system will close bidding at the date and time stated in the solicitation. Late, faxed, or emailed proposals will not be accepted. It is the Offerors' responsibility to make sure they have received all appropriate documents prior to the due date.

There is a minimum MBE subcontract participation goal of twenty-nine percent (29%) of the total dollar value of the contract with no sub-goals. The MDOT Certified MBE Utilization and Fair Solicitation Affidavit (Part 2) and MBE Participation Schedule Part 3 (MBE Attachment D-1A) is required to be submitted with the Proposal and must identify the specific MBE(s) proposed for the contract, along with the services to be performed. A prime MBE contractor may receive credit for self-performing work up to 50% of the total goal (in other words 14.5 %). The selected description of work on your MBE Form must correspond with the vendor's certified NAICs code.

MSA is using a third party software (B2GNow) to monitor MBE compliance. An email will be sent to the prime with instructions when online reporting starts. Log onto <https://mdstad.diversitycompliance.com> and report payments made to the list of subcontractors. The subcontractor will receive an email to confirm payment reported by the prime and that it was received in a timely manner.

Responses to written questions will be provided in addenda and will be posted to MSA website, eMaryland Marketplace Advantage, and Negometrix.

All Offerors must be registered with eMaryland Marketplace Advantage and be in good standing with the State of Maryland before a contract can be awarded.

All questions must be submitted through Negometrix or to Sandra Fox by email at sfox@mdstad.com.

Kelly Smulovitz gave a summary of the scope of work. The project includes design of new HVAC controls, new lighting controls, and a new submetering system for M&T Bank Stadium, the Hamburg Street Generator Plant, and the complex Chiller Plant located at Oriole Park (Add Alternate). Details of the scope are contained in the RFP. Several questions were asked to which the answers are provided below. Existing drawings are being provided here with the intent being for a consultant to have the information needed to provide an accurate and fair proposal. Once a consultant is selected for the job, additional drawings and information will be provided to facilitate the design.

Directory of 20-071 Pre Proposal Conference
20-071 Engineering Consultant Services
M&T Bank Stadium
4/24/2020 at 11:00 a.m.
Via Google Hangout
Meeting ID
meet.google.com/hpv-vecj-iyk Phone Numbers (US)+1 678-813-2290
PIN: 765 600 789#

Catherine Diaz DeWitt, CPSM / Associate
Director of Marketing + Business Development
BKM | Collaboration is at our core.
6300 Blair Hill Lane, Suite 400 | Baltimore, MD 21209 | www.bkma.com
410.323.0600 | 443.921.8725 direct | 443.605.7968 cell | cdewitt@bkma.com

GLY Mendon, PE
BLV Engineering Associates Inc.
8 Spring Glen Ct.
Cockeysville, MD 21030
Contact: 516 417 4462
blvengg2010@gmail.com
We are MDOT certified MBE

Thomas C. Almore IV
Project Manager
CECA, LLC
Email: Talmore@cecallc.com
Phone: 301-967-1719 www.cecallc.com
CECA, LLC, a Prince George's County **based MDOT certified MBE Engineering Firm**
specialized in third party inspections and are one of the primary providers of said service in the State of Maryland

Theo Milford, PE, CEM, CMVP | Director of Operations
Project Interest: Team/Partner/Subcontract
Conquest Solutions LLC
6401 Golden Triangle Drive, Suite 205
Greenbelt, MD 20770
Office: (202) 888-6458 (Ext. 2013)
D-301-957-0160 Fax: (240) 595-6167
Email: tmilford@conquest-solutions.com
www.conquest-solutions.com
SBA 8(a) Certified SDB **MDOT MBE Yes 14-206 – African American Owned**
DUNS: 829600464
CAGE: 5C079 NAICS Codes: 541690, 561210, 541330, 541513, 236220, 541611, 541512

Tom Oliver

Marketing and Business Development Specialist

DM Enterprises

14405 Laurel Pl. Suite 318, Laurel, MD 20707

400 E. Pratt St. Suite 604, Baltimore, MD 21202

Cell: 240-381-9805

MBE engineering and consulting firm.

Leah Schultz, Marketing Director

Gipe Associates, Inc.

CONSULTING ENGINEERS

MECHANICAL / ELECTRICAL / PLUMBING

T-410-822-8688

lschultz@gipe.net

Donald A. Silwick, Marketing Coordinator

HENRY ADAMS, LLC

600 Baltimore Avenue

Suite 400

Baltimore, MD 21204

Baltimore, MD & Washington, DC

P (410) 296-6500, Ext. 442 | F (410) 296-6501

M (443) 955-9995 | www.HENRYADAMS.com

Small Business

marketing@henryadams.com

Silwick@henryadams.com

Taylor Simon, Marketing Coordinator

KCI TECHNOLOGIES INC.

11830 W Market Pl Suite F, Fulton, MD 20759

taylor.simon@kci.com

o: 410.792.8086 Ext.8407 www.kci.com

Adam Rickey, PE, CPD - adam.rickey@kci.com | 443.451.7642

Wayne Martin Jr., PE – wayne.martin@kci.com | 410.891.1809

Timothy Reynolds, PE, CEM, EMP, CxA, LEED AP - timothy.reynolds@kci.com | 443.353.0996

KCI is not a small business or registered MBE/WBE/DBE.

P. Edwin Abbott, Jr., P.E., CCP

President

Ed Abbott: pea@kibart.com

Julia Webster: jbw@kibart.com

901 Dulaney Valley Road, Suite 301

Towson, Md 21204

410.494.1111 410-371-1701 (C) www.Kibart.com

Robert Lutz, PE
Vice President
Lutz Engineering
3324 Hermitage Road
Wilmington, DE 19810
Cell: 302.898.2077
Office: 302.479.9017 x102 Fax #: (302) 479-9018
Email: rlutz@lutz-engr.com
SBR#: SB20-007847
Web: www.lutz-engr.com

Jason Dittrich, Director - Business Development & Marketing
Mueller Associates, Inc.
Consulting Engineers
1306 Concourse Drive, Suite 100
Linthicum, Maryland 21090
T-410.646.4500 (x125) F-410.646.4738
C-410.299.4236 cell
www.muellerassoc.com
Robert Marino, rmarino@muellerassoc.com, President, 410.646.4500
Steven Gillis, sgillis@muellerassoc.com, Vice President, 410.646.4500
Kenneth Rock, krock@muellerassoc.com, Vice President, 410.646.4500
Todd Garing, tgarding@muellerassoc.com, Vice President, 410.646.4500
Joyce McDade, jmccdade@muellerassoc.com, Marketing Coordinator, 410.646.4500
Mueller Associates is a designated **SBE** in the State of Maryland.

Duane R. Ellis, P.E.
Director, Washington D.C. Metro Region
O&S Associates, Inc.
Parking & Restoration Consultants
7406 Alban Station Court, Suite B211
Springfield, Virginia 22150
Main: (202) 400-3533
Direct: (202) 930-0344
www.OandSassociates.com

Dennis Young, Client Relations
RMF Engineering, Inc.
REQUESTED MAILING ADDRESS
410-576-0505
dennis.young@rmf.com
www.rmf.com
STEVE DEVON, PE
Principal
RMF Engineering, Inc.
REQUESTED MAILING ADDRESS
steve.devon@rmf.com
P: 443.341.5253 | M: 410.218.6451
www.rmf.com

Tony DiCola

Setty & Associates

REQUESTED MAILING ADDRESS

T-703-268-3761 F-703-691-8084

tonyd@setty.com

MBE Status= **Setty is MDOT certified MBE with Asian classification**

Soma Ramesh

Tek Solutions

REQUESTED MAILING ADDRESS

513-227-2375

soma.ramesh@teksolutionsgov.com

We would like to be included in the **potential supplier** list so that we can participate

Questions and Answer

1. Do you have the existing system as built drawings? Without the site visit if you provide us before the proposal it would be useful.

Attached to this addendum are a combination of existing systems drawings. This is not meant to be a comprehensive set of drawings, but rather to give a sense of quantities and types of equipment in the building. Modifications have been made over time. Included drawings are:

- a. *HVAC Drawings - This includes the drawings from the original 1998 construction as well as schedules from major construction projects over the last three years. Equipment has been added over the years for specialty projects that is not identified on these drawings. That added equipment is minimal in quantity compared to what is shown here. Please note that some of the equipment schedules from the original drawings indicate TYP equipment so all drawings in this set should be reviewed to obtain accurate quantities. Assume double the number or cabinet unit heaters as shown on the drawings to account for one added in each restroom that is not indicated on the drawings.*
- b. *Electrical One Lines – This includes the riser diagrams from the original 1998 construction. This will help to identify the quantity of panels and feeds in the building.*
- c. *Lighting Controls Schedule - This drawing shows the thirty-three (33) lighting control panels throughout the building. The panels are located in the electrical rooms in each quad (IT or Electrical Bart?). Each current panel can accommodate up to 48 circuits. Not all are full.*

Site visits can be accommodated if anyone needs them but will need to be coordinated through Sandra Fox in advance.

2. Do you have CAD drawings of these drawings or Architectural background?

We do not have CAD files of these drawings. We do have base building architectural CAD backgrounds.

3. Good Standing: Since the tax filing tax or any tax owed to the government is to be paid by 6/15/2020, due to virus, will the good standing be affected by this since the due date for this is before that dead line.

The Offeror should be in good standing with the State of Maryland at the time of award. If there are extenuating circumstances caused by the pandemic that prevent the Offeror from being in good standing, that will be addressed on a case by case basis.

4. If you are not providing existing system drawings, can you list the controls elements to be replaced or a current point list? Also the current sequence of operation of the existing system is available?

Relevant drawings are attached to this addendum. If additional information is required to provide an accurate proposal, indicate what specific information is needed and we will do our best to provide.

Additional information of current sequences of operations and points lists can be pulled from the existing BAS during the time of design.

We might want to provide point lists if we can

5. Will there be any commissioning agent during the construction? Is it part of this RFP scope?

There will be a commissioning agent who will be procured through a separate RFP. The selected design consultant will be requested to assist with this RFP if needed.

6. Is construction Management part of this RFP?

Refer to Section 2.3 - Phase III – Construction Administration in the RFP for required services during construction.

7. Since you have many systems, do you have any preference to a manufacturer like Siemens or Johnsons etc?

Refer to Section 2.3 of the RFP.

8. No HVAC equipment to be replaced, even if it is an old equipment beyond its life? Alternatively what is the average age of different equipment we are dealing with?

No HVAC equipment is scheduled to be replaced at this time. The majority of the equipment is original to the building.

9. Are we required to meet the MBE goal or to use MBEs?

There is a MBE subcontracting goal of 29% with no subgoals. Please carefully review the solicitation and this Addendum No. 1 for detailed instructions on MBE compliance requirements.

10. Is there a deadline for questions?

There is no hard deadline for receipt of questions. However, be advised that questions received too close to the deadline will not be answered if there is not sufficient time to provide timely responses to all offerors. It is strongly recommended that questions be submitted as soon as possible, and not later than a week prior to the closing date, in order to provide sufficient time for a response.

11. Is there a budget listed?

No.

12. If we have large Building experience but not stadium experience, will that qualify?

Please see Section 1 of the RFP, Minimum Qualifications. The proposals received from Offerors that meet the minimum qualifications will be evaluated in accordance with Section 6 of the RFP.

13. If the existing conduit is useable is it to be discarded or reused?

Existing conduit will be re-used to the extent possible.

14. Please elaborate on the coordination with the fire alarm system.

M&T and the Generator Plant have a Siemens XLS fire alarm system. The chiller plant has a Simplex fire alarm system. Neither system is being replaced. The consultant shall coordinate system functions with the fire alarm system manufactures as required for a fully operation system.

15. Will base floor plans be available in .DWG and .PDF format that reasonably document current conditions for use under this project? For MSA to receive pricing from proposers, base floor plans will need to be made available, to allow for MSA to conduct an apples-to-apples comparison of proposers' pricing.

a. Will plans show room numbering, structural grid, and other labeling conventions?

Relevant drawings are attached to this addendum. If additional information is required to provide an accurate proposal, indicate what specific information is needed and we will do our best to provide. More detailed information is available and will be provided to the selected consultant during the design process.

b. Will plans include equipment locations for all existing equipment currently served through the DDC system?

Relevant drawings are attached to this addendum. If additional information is required to provide an accurate proposal, indicate what specific information is needed and we will do our best to provide.

c. Will plans include equipment locations for all existing equipment to be added to the new DDC system?

Plans as well as design sessions with MSA will give the consultant all the information needed as to what equipment needs to be included.

d. Will plans include all existing DDC controller locations?

No.

- e. Will plans include all existing lighting control panel and control station locations?

Relevant drawings are attached to this addendum. If additional information is required to provide an accurate proposal, indicate what specific information is needed and we will do our best to provide.

- f. Will plans include all existing submeter locations?

This information is only available as a list pulled from the existing system. The included one-line drawings give panel quantities. There are approximately 130 meters.

16. Will current network riser diagrams, controller layouts, system schematics, the sequence of operations, valve schedules, damper schedules, input/output list, and other DDC data be provided in PDF format or another electronic format for evaluating the scope of services and developing a fee proposal for this project?

Relevant drawings are attached to this addendum. If additional information is required to provide an accurate proposal, indicate what specific information is needed and we will do our best to provide.

During the design process, a points list and sequence of operation for each piece of equipment can be pulled from the BAS.

17. Are the floor-plan locations of existing sensors, dampers, valves, and other field devices required to be shown on the construction documents, or can their general location be shown in schematic form only?

Plans should be as specific as possible.

18. Will the current sequence of operations for the systems controlled through the existing DDC system be generally retained as-is for integration into the new DDC system?

Designer shall work with MSA to come up with the optional sequence of operation for all equipment.

19. Do any prior system optimization studies exist for work not yet integrated into the existing DDC system? If so, please share it for reference.

No.

20. Will any new optimization strategies be integrated into the scope of work for this project?

Consultant shall work with MSA to determine best approach to both be cost effective but work for our operations.

21. Will any life cycle cost analysis or energy modeling be required under this scope of work?

No.

22. Will existing naming conventions for equipment, sensors, valves, dampers, and other field devices be retained as-is?

For the majority of equipment – yes. There are some that will change to make it easier for maintenance staff.

23. Will any additional sensors, dampers, valves, airflow measuring stations, or other components be required for any existing equipment currently connected to the DDC system, either for optimization, compliance with current code requirements, or other requirements?

That is not known at this time.

24. Will scope of work associated with dampers be limited to their actuators, or will any dampers need to be replaced, repaired, or upgraded with new seals or other?

Scope of this contract is just to replace actuators.

25. Is it the intent to remove all pneumatic controls and replace them with new electric/electronic type devices. If so, will removal work also include the associated air compressors, dryers, storage tanks, and tubing?

Yes. Demo will be included to the extent that makes sense. For example – we will not tear apart a whole ceiling to remove one run of tubing, but tanks sitting on the floor in a mechanical room will be removed.

26. Will schedules of existing lighting control panels be made available, indicating lighting fixture types and load per circuit?

A schedule for each of the panels is available and will be provided during design. This information however does not include light fixture types and load per circuit. It indicates which zone of lights are on a given circuit.

27. Did the 2019 installation of 416 LED fixtures include new controls as well? If so, is this system excluded from the scope of the lighting control replacement?

The sports lighting shall be included in the lighting control replacement if compatible.

28. Which utilities are being submetered?

Domestic Water, Chilled Water, Heating Water, Steam, Electric, and Gas are all currently being metered. With the exception of electric – these meters are already on the Schneider system and the meters were replaced in 2017. The scope of this project is primarily to replace the older electrical meters with new meters and add them to the existing Schneider system. Electrical meters are down to the panel level. MSA might decide through assistance from the designer that additional meters need to be added on other utilities as well.

29. When is a decision expected to be made? (helps with our resource planning) RFP mentions July start dates.

The decision is expected to be made the first week of July.

30. Can you elaborate on the mandatory licensing requirements of the engineer.

All licensing requirements are outlined in the RFP.

31. Is the scope of work for till Supplier identification or is till the final installation & commissioning?

Refer to Section 2.3 for consultant requirements during each phase of the project – including the construction phase.

32. How many number of engineering consultant are needed for this project or do you expect us to estimate?

Each proposal submitted shall include a team needed to complete the full scope. MSA will select one submitted team.

33. Do we need a licensed lighting consultant as part of team (LC)?

No.

34. Are we just replacing in-kind lighting controls or are modifications to be made that will include re-circuiting or bringing facility up to present code?

Intent is to replace in kind with newer technology. If code issues come up we will evaluate when they come up.

35. Need additional electrical metering points to be monitored and will this require re-circuiting or modifications to the existing distribution system?

Additional metering points might be added. They will not require re-circuiting or modifications to the existing distribution system.

36. Are we replacing in-kind the HVAC controls and associated sequences or will upgrades be required?

Consultant will work with MSA to evaluate current sequences and improve if and where make sense.

37. Is there a contact name from Schneider Electric we can touch base with to understand what level of support we can expect from them?

MSA does not have a contact at Schneider to provide.

38. Will the MSA be hiring a construction manager for the hvac controls, lighting controls, and submetering systems project separately?

It will be the intent of MSA to hire one controls contractor to replace the entire system.

39. Will the construction for the project be phased? If so, how many phases?

No.

40. Are subconsultants required to attend all design and construction meetings?

The lead project manager of the design should attend all meetings and be able to answer all questions. Key personnel shall accompany the lead project manager as deemed appropriate by the lead consultant.

41. Is the MSA requiring estimates at each design submissions?

No.

42. Can the MSA define the number of submissions and schedule for the project?

Refer to Section 2.0 of the RFP.

43. The RFP references expansion of the sub-metering system. Is this in reference to the expansion of the existing Schneider system to replace the existing E-Mon meters, or are there also new meters desired? Please provide a list of existing E-Mon meters to be replaced and any new meters to be added to the system.

All E-Mon meters will be replaced with meters that are compatible with the Schneider system. See question 35.

44. The RFP references replacement of the existing lighting control system. Are there areas of the facility not currently under centralized lighting control that are under consideration for addition to the new lighting control system?

If compatible with the new lighting control replacement system, the sports lighting, façade lighting, upper seating bowl up lighting, and club level dimming system shall be included.

45. Can you please confirm the Financial Proposal Form? The instructions are provided on page 36 of the RFP and a form is reference but I don't see a form attached to the RFP document.

The Financial Proposal is listed as a separate attachment (Attachment B).

THE END