



Maryland Stadium Authority

Request for Expression of Interest

Architectural/Engineering Services

Redevelopment of the Pimlico Racing and Laurel Park Racing Facilities

Issue Date: May 22, 2020

KEY INFORMATION SUMMARY SHEET

MARYLAND STADIUM AUTHORITY

Request for Expression of Interest

Redevelopment of the Pimlico Racing and Laurel Park Racing Facilities

EOI Issue Date: May 22, 2020

Procurement Officer: Yamillette C. Waite
Maryland Stadium Authority
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Baltimore, Maryland 21201
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**Closing Date and Time
for Submission of Expression
of Interest:** June 10, 2020 at 1:00 p.m.
(Local Time)

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SECTION 1

GENERAL INFORMATION

1.1 Summary Statement

The Racing and Community Development Act of 2020 (“RCDA”) became law in May 2020. Pursuant to the RCDA, the Maryland Stadium Authority (“MSA”) is authorized to finance up to \$375 million for the planning, design, and construction of the Pimlico Racing and Laurel Park Racing facilities (collectively the “Projects”). The Projects include construction and improvements of the barns, clubhouses, event centers, dormitories or other housing, equine diagnostic and health facilities, museums, training facilities, stables, tracks, infield areas, turf areas, green space, and roadways.

MSA is requesting an Expression of Interest (EOI) from experienced A/E firms that are qualified to lead the design efforts for the above referenced Projects. The EOI is the first step to determine if qualified firms are interested in participating in the procurement for these services. MSA intends to issue a Request for Proposals to select the A/E firm that will lead the design efforts for these Projects in the summer/fall 2020.

Offerors can acquaint themselves with the information contained in previous development studies and recently passed legislation associated with the redevelopment of these facilities. Below is a link to download some of the relevant documents:

Link to RCDA documentation:

<http://mgaleg.maryland.gov/mgawebsite/Legislation/Details/SB0987>;
<http://mgaleg.maryland.gov/2020RS/bills/sb/sb0987E.pdf>

Links to Phase1 and 2 Pimlico Studies:

<https://www.mdstad.com/studies/pimlico-race-course-study-phase-1-2>

1.2 Abbreviations and Definitions

For purposes of this EOI, the following abbreviations and terms have the meanings indicated below:

- a. **A/E** – The Architectural/Engineering firm that will be selected pursuant to the upcoming Request for Proposals.
- b. **Laurel Park Racing Facility** – The portion of the Laurel Park site that has been designated by the RCDA to contain the racing facility. The Laurel Park site is located in Anne Arundel County, and is generally bounded by State Route 198, Whiskey Bottom Road, Brock

Ridge Road, and the CSX Railway.

- c. **Local Time** – Time in the Eastern Time Zone as observed by the State.
- d. **MSA** – Maryland Stadium Authority (<http://www.mdstad.com>)
- e. **MSA Business Hours** – 8:30 A.M. to 5:00 P.M., local time, Monday through Friday, excluding State holidays and official State closures.
- f. **Offeror** - An entity that submits a response to this EOI.
- g. **Pimlico Racing Facility** - The portion of the Pimlico site that has been designated by RCDA to contain the racing facility. The Pimlico site is located in Baltimore City, and is generally bounded by Northern Parkway, Park Heights Avenue, Belvedere Avenue, and Pimlico Road.
- h. **Procurement Officer (hereinafter “PO”)** – The MSA representative responsible for this EOI. MSA may change the Procurement Officer at any time and will provide written notice to the interested firms of any such change.
- i. **Project Manager (hereinafter “PM”)** – The MSA representative who is primarily responsible for the contract administration functions regarding the Projects.
- j. **Project Team** – Includes MSA and any firm, entity, or government agency that MSA may engage on the Projects.
- k. **RFP** - The Request for Proposals that will be issued at a later date to provide architectural/engineering services related to the Projects.
- l. **State** - The State of Maryland.

1.3 Procurement Officer

The sole point-of-contact for purposes of this EOI is the Procurement Officer listed below:

Yamillette C. Waite
Maryland Stadium Authority
351 West Camden Street, Suite 300
Baltimore, Maryland 21201
Email: ywaite@mdstad.com

MSA may change the Procurement Officer at any time and will provide written notice to potential Offerors.

1.4 The Project Manager

The Project Manager is:

Chris Deremeik
Maryland Stadium Authority
351 West Camden Street, Suite 300
Baltimore, Maryland 21201

MSA may change the Project Manager at any time by written notice to potential Offerors.

1.5 Questions

Questions regarding this EOI should be submitted electronically in Word or PDF format via the following upload link no later than **1:00 p.m. (Local Time) on May 29, 2020**:

<https://mdstad.sharefile.com/r-rdb4473269914360a>

Please include information regarding the name of the firm, representative's name, and contact information. Based on the availability of time to research and communicate an answer, the Procurement Officer will decide whether an answer can be given before the response closing date. Answers to all substantive questions that have not previously been answered, and are not clearly specific to the requestor, will be provided via addendum.

1.6 EOI - Closing Date and Time

Responses to this Request for Expression of Interest should be uploaded to the following link no later than **June 10, 2020 at 1:00 p.m. (Local Time)**:

<https://mdstad.sharefile.com/r-rcd710eef0b94fbdb>

Responses will not be reviewed publicly.

1.7 Revisions to the EOI

If it becomes necessary to revise this EOI before the closing date for responses, an addendum/addenda will be posted to eMMA and to MSA's website.

1.8 Cancellations; Discussions

MSA reserves the right to cancel this EOI for any reason.

1.9 Incurred Expenses; Economy of Preparation

MSA will not be responsible for any costs incurred by an Offeror in preparing and submitting a response or performing any other activities related to this EOI. Responses to the EOI should be prepared simply and economically, providing a straightforward, concise description of how the Offeror proposes to meet the requirements of this EOI.

1.10 Access to Public Records Act Notice

An Offeror should give specific attention to the clear identification of those portions of the response to the EOI that it considers confidential, proprietary commercial information or trade secrets, and provide written justification why such materials, upon request, should not be disclosed by the State under the Public Information Act, Title 4 of the General Provisions Article of the Annotated Code of Maryland. Offerors are advised that, upon request for this information from a third party, the Procurement Officer is required to make an independent determination regarding whether the information may be disclosed.

1.11 Patents, Copyrights, and Intellectual Property

a) If the Offeror furnishes any design, device, material, process or other item that is covered by a patent or copyright or that is proprietary to or a trade secret of another, it shall obtain the necessary permission or license to permit MSA to use such item.

b) The Offeror will defend or settle, at its own expense, any claim or suit against MSA alleging that any such item furnished by the Offeror infringes any patent, trademark, copyright, or trade secret. If a third party claims that a product infringes that party's patent, trademark, copyright or trade secret, the Offeror will defend MSA against that claim at the Offeror's expense and will pay all damages, costs, and attorney's fees that a court finally awards, provided MSA: (i) promptly notifies Offeror in writing of the claim; and (ii) allows the Offeror to control, and cooperates with the Offeror in, the defense and any related settlement negotiations. The obligations of this paragraph are in addition to those stated in the next paragraph.

c) If any product(s) furnished by the Offeror become, or in the Offeror's opinion is/are likely to become, the subject of a claim of infringement, the Offeror will, at its option and expense: (i) procure for MSA the right to continue using the applicable item; (ii) replace the product with a non-infringing product substantially complying with the item's specifications; or (iii) modify the item so that it becomes non-infringing and performs in a substantially similar manner to the original item.

1.12 Maryland Law

This EOI and any subsequent RFPs or Contracts shall be construed, interpreted, and enforced according to the laws of the State of Maryland.

SECTION 2

EXPRESSION OF INTEREST SUBMISSION AND REQUIREMENTS

2.1 Submission – General Requirements

Offerors should submit responses labeled “**Request for Expression of Interest – Architectural/Engineering Services – Redevelopment of Pimlico Racing and Laurel Park Racing Facilities.**” All pages of each response should be consecutively numbered from beginning (Page 1) to end (Page “x”). The final page should state “Final Page.”

Offerors should submit the responses by the due date and time set forth in the Key Information Summary Sheet, as revised by any addendum. Expressions of Interest must be uploaded electronically to the link provided in Section 1.6. **The electronic submissions (formatted as .pdf file) should include the firm’s name in the file name and shall be formatted so each page can be printed in 8 ½ x 11.**

2.2 Expression of Interest - Format

The EOI response should include:

a) Transmittal Letter

The transmittal letter should be brief and signed by an authorized individual.

b) Experience and Qualifications

A brief narrative highlighting the firm’s qualifications and/or capabilities, including relevant experience.