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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
Building Commissioning Services
M&T Bank Stadium
MSA Project No. 21-003

Date Issued: June 19, 2020

This Addendum is hereby made a part of the Contract Documents dated June 5, 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. Revision Financial Proposal - Revision 1
4. M&T Bank Field Heating 2015 ASBUILT Drawings
5. 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: Building Commissioning Services
M&T Bank Stadium
MSA Project No. 21-003

Subject: Pre-Proposal Meeting Summary on June 16, 2020 8:00 a.m.

Proposals due: No later than 2:00 p.m. (local time) on June 30, 2020

Attendees: Sandra Fox, 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). Proposals delivered by email will not be considered. All Offerors must be registered with Negometrix prior to submitting a proposal. Please refer to Attachment J–Negometrix Instructions on how to register on this e-procurement system. This system will close offering at the date and time stated in the solicitation. It is the Offerors' responsibility to make sure they have received all appropriate documents prior to the due date.

Two volumes should be uploaded into the e-procurement system. Volume I should contain the technical proposal with the required attachments compiled together. Volume II should contain the financial proposal.

There is no MBE subcontract participation goal for this procurement.

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 and reminded everyone to pay close attention to Attachment H which contains the A/E scope of work as well as a lot of questions / answers and drawings.

**Directory of Pre-Proposal Conference
21-003 Building Commissioning Services
M&T Bank Stadium
6/16/2020 at 8:00 a.m.**

**Via Google Hangout
Meeting ID**

**meet.google.com/tan-onro-qkg Phone Numbers (US)+1 443-461-5136
PIN: 367-615-929#**

AKF Group
145 W. Ostend street Suite 511
Baltimore, MD 21230
Brian Wisniewski, PE, LEED AP BD+C
D: 443-602-9526
BWisniewski@akfgroup.com **D**
akfgroup.com
Brendan McGrath, PE, CCP, LEED® AP
BMcGrath@akfgroup.com

Allen & Shariff Engineering, LLC
7061 Deepage Drive | Columbia, MD 21045
O - 410-381-7100 | P - 443-545-1135 (Direct) | M - 850-293-9381
Houcine Tlemsani
htlemsani@allenshariff.com
Hamza Tlemsani <hamzat@allenshariff.com>

C.C. Johnson & Malhotra, P.C. (CCJM)
Engineering Infrastructure Solutions
400 East Pratt Street, Suite 604, Baltimore, MD 21202-3126
T: (410) 461-9920 ext.1212 | M: (443) 902-2163 | . www.ccjm.com
Minority-Owned, Multi-Disciplined Engineers, DBE and MBE Certified
Larry Reese, Marketing Coordinator
lreese@ccjm.com

Colliers Project Leaders
Commissioning and Green Building Solutions, Inc. ("CxGBS")
Sarah Hayhurst, Marketing & Proposal Manager
shayhurst@cxgbs.com
O: 770.831.6760 x121 | F: 770. 831.6761
John Rippel, P.E. jrippel@cxgbs.com
CxGBS is a Woman Owned Small Business.

EDGE Engineers LLC
1266 Battery Ave.
Baltimore, MD 21230
Julius Willinger, CxA
Director of Commissioning
jo: 443-708-2320 | m: 443-250-8340
www.edge-engineers.com
SBR
willinger@edge-engineers.com
upatel@edge-engineers.com
dwilliams@edge-engineers.com

Edison Energy, LLC
1775 Tysons Blvd, 5th Floor | McLean, VA 22102
Brian Walker, Project Manager
O 703-214-0573 | C 240-644-5300
brian.walker@edisonenergy.com
jennie.mark@edison.energy.com
douglas.millar@edisonenergy.com

Henry Adams, LLC
Donald Silwick
Marketing & Business Development
Small Business / MEP Engineering & Commissioning
600 Baltimore Avenue, Suite 400 | Baltimore, MD 21204
P (410) 296-6500, Ext. 442 | F (410) 296-6501
silwick@henryadams.com

JDB Engineering, Inc.
Daniel F. Hanley, PE | Mechanical Engineer
Direct: 717.434.1541
ghanley@jdbe.com
www.jdbengineering.com
SBR

Johnson, Mirmiran & Thompson, Inc
Gail Prunier, Senior Associate
Marketing Manager
40 Wight Avenue
Hunt Valley, MD 21030
D. 410-316-2380
GPrunier@jmt.com
dlittle@jmt.com

Jerry Jurick, PE, QCxP – Section Head – MEP Engineering/Commissioning
Denise C. Little, Senior Pursuit Coordinator
D: 443-662-4367 : 410-472-2200 C: 443-604-1097
dlittle@jmt.com

KCI TECHNOLOGIES INC.
11830 W Market Pl Suite F, Fulton, MD 20759
Taylor Simon, *Marketing Coordinator*
taylor.simon@kci.com
o: 410.792.8086 Ext.8407
Timothy Reynolds timothy.reynolds@kci.com T-443-353-0996.

Kibart Consulting Engineers
Michael Myer (msm@kibart.com)
Julia B. Webster jbw@kibart.com

Questions & Solutions Engineering ("QSE")
1079 Falls Curve, Chaska, MN 55318
T-651.248.9566
Bob deVeyra
Bob.deVeyra@QSEng.com
Theresa.Warner@qseng.com
SBR and MBE

RMF Engineering, Inc.
Sara Baynes, Marketing Team Coordinator
P: 410.576.0505 D: 443.341.5310
sara.baynes@rmf.com
Jon Logue jon.logue@rmf.com
www.rmfc.com

Wright Commissioning
150 Monument Road, Suite 101
Bala Cynwyd, PA 19004
D 267.678.0647
C 267.414.3150
A MBE and WBE Company
William Wright
will.wright@wrightcx.com

WSP USA
1300 North 17th Street, Suite 1000
Arlington, VA 22209
T- 1-571-527-1484
Main: +1-202-362-2800 Mobile: +1-304-279-7495
David Nichols, CBCP, LEED BD+C, Vice President Commissioning
David.Nichols@wsp.com
dayle.wine@wsp.com
Lily.saleh@wsp.com

Questions and Answers -Building Commissioning Services

1. How many Design reviews are required for BID leveling purposes?

Design Reviews shall be provided at each design submission as outlined in section 2.3 of the A/E Scope of Work in Attachment H.

2. What type of Renewable Energy System?

There is no renewable energy associated with this project.

3. It appears that Automatic Temperature Controls (& Lighting Controls) are only being commissioned. Is this correct?

The commissioning agent shall commission the entire scope of the project as outlined in the RFP.

4. For the condition assessment, does it only include the generator plant and the HVAC & Lighting controls that serve the plant?

The condition assessment of the generator plant is to include upgrades to the generator controls as well as the base building HVAC / lighting controls within the generator building.

5. How many commissioning meetings should we include for BID leveling purposes?

The commissioning agent shall be present at every design and construction meeting from time of award to completion of construction. The frequency of meetings is listed in Section 2.3 under Design Services - General Requirements of the A/E Scope of Work in Attachment H. Commissioning Agent will only be responsible for meeting minutes at commissioning specific meetings which are outlined in the RFP and are separate from the progress meetings listed above.

6. Total site visits for BID leveling purposes not to include site visits for Functional Performance Testing?

MSA cannot identify an exact number of site visits required. Commissioning agent will be expected at all meetings listed above in question 5 and will be expected to commission all equipment per the scope in the RFP.

7. Please clarify the requirement in RFP item #4.01.7 L-M to witness all or part of startup and review startup reports. As there is no new HVAC equipment being installed in the project, what startups would the CxA witness and review?

Since there is no new equipment, there will be no actual start up. It is anticipated that the commissioning process for the new controls will be similar to running the units through all sequences and verifying functionality.

- 8. Is there any testing, adjusting, and balancing (TAB) being performed as part of this project?**

It is not anticipated at this time.

- 9. Is the intent of functional testing to identify all HVAC equipment issues, or only go as far as verifying that the work by the contractor was completed properly? For example, there may be issues related to preventative maintenance that are not a result of the contractor's work.**

The main intent of functional testing will be to identify that the work by the contractors was completed properly. It is anticipated that some equipment functionality issues will come up and we ask that the commissioning agent note them to the owner so we can address them. It is not expected of the commissioning agent to investigate far into equipment issues but rather to tell the owner and we will take it from there.

- 10. Clarify row A8 of the Attachment B - Financial Proposal Form. It currently reads "\$0.00." Should it read "Construction Related Services"?**

Yes it should. Revised Bid Form Attached.

- 11. Can you provide any information on the field heat system (i.e. BAS drawings, screenshots, or equipment list)?**

See attached most recent set of controls drawings for the field heat.

- 12. Please clarify the schedule in 4.01.6:**

- a. Submittals / Mobilization: January 2020 – Should this be January 2021?**

Yes, that should read January 2021.

- b. Installation: February – July 2021 (Chiller Plant must be installed in February 2021) – Does this mean that the chiller plant work will be completed first, followed by the work in M&T Bank stadium?**

Yes, the chiller plant work will be first. The chiller plant needs to be back online and operational before March.

- 13. When you refer to Lighting Controls, can we assume that these are not sports lighting but mechanical/electrical and office rooms.**

This scope is for all lighting in the building. 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. The extent of compatibility will be determined during design.

14. Under General Tasks in Paragraph 4.1.7(H) states that the commissioning plan shall include the description of the rigor and scope of testing including sampling method and that “All major equipment including central plant equipment, (air handling units, etc.) must be fully tested and may not be sampled.”

In addition, 4.1.7(M) states that the CxA shall “Review all component testing and equipment startup reports. Direct the execution of all functional performance testing with the trade contractors. All equipment shall be tested at 100%, not sampled.”

Please confirm that sampling of terminal equipment is not allowed and that our technical and fee proposals should include testing 100% of all subject equipment.

The intent at this time is to test all equipment at 100% and sampling is not permitted. If Maryland Stadium authority decides later to set a sampling rate and protocol an Addendum to the RFP will be issued.