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## **Addendum No. 1**

**To Offerors: Request for Proposals  
Construction Management Services  
Redevelopment of Pimlico Racing Facility**

**Date Issued: February 18, 2021**

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This addendum is hereby made part of the Request for Proposals dated February 4, 2021, on the subject work as though originally included therein. The following amendments, additions, and/or corrections shall govern this solicitation.

This addendum incorporates the following items:

1. A copy of the pre-proposal conference attendee list is attached hereto.
2. A copy of the pre-proposal PowerPoint presentation is attached hereto.
3. **MBE Clarification:** The current MBE goals, per Section 1.20 of the RFP, apply to preconstruction services. MBE goals for the construction phase will be determined prior to the bidding phase. Please refer to Section 1.20 of the RFP for details.

**Note: All addenda must be acknowledged by the Offeror in the Technical Proposal.**

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Yamillette Waite  
Procurement Officer

**End of Addendum 1**

**Request for Proposals  
Construction Management Services  
Redevelopment of Pimlico Racing Facility**

**Virtual Pre-Proposal Conference**

February 12, 2021 at 10 a.m.

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## **MARYLAND STADIUM AUTHORITY**

### **Request for Proposals for Construction Management Services Redevelopment of the Pimlico Racing Facility**

### **Pre-Proposal Conference**

*February 12, 2021*

# **POINT OF CONTACT**

**Yamillette “Yai” Waite**

**Maryland Stadium Authority**

**351 West Camden Street, Suite 300**

**Baltimore, Maryland 21201**

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**Email: [ywaite@mdstad.com](mailto:ywaite@mdstad.com)**

**Ms. Natasha Speaks, Senior Project Coordinator, will assist  
with this procurement**

# MARYLAND STADIUM AUTHORITY

- ❖ Established by the Maryland General Assembly in 1986.
- ❖ Original mission was to build, manage, and maintain quality facilities to retain major league baseball, and return NFL football to Maryland.
- ❖ Legislation enacted in 1987 approved Camden Yards as the site for the new stadium complex and granted MSA administrative and operational powers.
- ❖ Pursuant to MD Code Ann., Econ. Dev. §10-622, the Authority is authorized, among other things, to prepare studies and design projects for political subdivisions of the State.

# KEY DATES

	<u>ACTIVITY</u>	<u>ANTICIPATED DATE (Local Time)</u>
	Request for Proposals Issued	February 4, 2021
	Pre-Proposal Web Conference	February 12, 2021 at 10 a.m.
	Site Visits	February 16 & 17, 2021
	Offeror Questions Due	February 22, 2021 at 1 p.m
	Virtual MBE Outreach	February 23 & 24, 2021
	Technical Proposals Due	March 15, 2021 at 1 p.m.
	Oral Presentations	Week of April 19, 2021
	Anticipated NTP	Summer 2021

# SCOPE OF SERVICES - OVERALL

- MSA is seeking a qualified Construction Management firm to provide preconstruction services related to the Redevelopment of the Pimlico Racing Facility.
- The CM will provide preconstruction services for the Project as outlined in the RFP and per the preconstruction services Agreement **(Attachment M to the RFP)**.
- The CM shall be an active and vested participant in the overall planning and design of the Project.

# MINIMUM QUALIFICATIONS

- ❖ Been in business for at least five (5) years.
- ❖ Licensed to operate in the State of Maryland.
- ❖ Experience completing projects of similar size, scope and complexity.
- ❖ Has experience completing projects under the Construction Manager at Risk, or similar, delivery method.
- ❖ Has experience providing the following services during both preconstruction and construction phases: quality assurance/quality control, estimating and budget control, CPM scheduling, value engineering, and evaluation and implementation of innovative construction techniques.
- ❖ Has experience completing highly complex construction projects that require working in locations that pose logistical challenges, occupied building environments, and the hosting of large gatherings/public events during construction operations.
- ❖ Has experience with community workforce development and implementation of training programs.
- ❖ Has ability to meet the bonding and insurance requirements set forth in Section 1.39, Attachment M and Attachment N of the RFP.

# SCOPE OF WORK – PIMLICO

- ❖ The main items of work include, but are not limited to:
  - ❖ Preliminary evaluation of the Project
  - ❖ Participation in Project-related meetings
  - ❖ Cost estimating and budgeting
  - ❖ Scheduling
  - ❖ Project phasing and site logistics planning
  - ❖ Constructability reviews
  - ❖ Value management/engineering
  - ❖ Quality assurance
  - ❖ Collaborative efforts to maximize local economic benefits
  - ❖ Bid packaging, bidding and GMP development

Please refer to Section 3.3 of the RFP, for the full Scope of Work for this Project.

# MINORITY BUSINESS ENTERPRISES

*MBE form D-1A shall be submitted with the technical proposal. Failure to do so may deem your proposal not reasonably susceptible of being selected for award.*

A minimum overall MBE subcontract participation goal of 29% (twenty-nine percent) with subgoals of 8% (eight percent) for African-American owned firms, and 11% (eleven percent) for Women-owned firms, have been established for this RFP. MBE goals for the construction phase will be determined prior to the bidding phase.

- ❖ All subcontractors named by the Offeror as part of their MBE Schedule must be certified with the Maryland Department of Transportation (MDOT).
- ❖ Offerors' submissions must also include the MBE subcontractor's MDOT certification number and the NAICS code and description of product and service to be performed.
- ❖ For information on certified MBE firms, the directory is available at <http://mdot.state.md.us>. Select the MBE Program label at the left side of the website. The most current and up-to-date information on MBEs is available at this website.
- ❖ The Governor's Office of Small, Minority, and Women Business Affairs has issued a Q&A regarding counting participation by MBE primes. Information is available on GOSBA's website (<http://goma.maryland.gov/Pages/Reporting-Tool-MBE.aspx>).

# PROPOSAL SUBMISSIONS

- ❖ **Solicitation will follow a multi-step process to select the successful Offeror.**
  - ❖ **Step 1** – Submission of Technical Proposals
  - ❖ **Step 2** – Oral Presentations (short-listed firms only)
  - ❖ **Step 3** – Submission of Financial Proposals (short-listed only)
  - ❖ **Step 4** – Award of Project
- ❖ **Technical Proposals must be submitted no later than 1:00 p.m. (Local Time) March 15, 2021 in order to be considered.**
  - ❖ Technical proposals must be submitted electronically via the link provided in Section 1.10 of the RFP.
- ❖ **See Section 4.3 of the RFP for format and content requirements.**
- ❖ **Technical Volume - Required submissions:**
  - ❖ Bid/Proposal Affidavit
  - ❖ Conflict of Interest Disclosure
  - ❖ MBE Attachment D-1A MBE Utilization and Fair Solicitation Affidavit and MBE Participation Schedule
- ❖ **Financial Volume – Required submissions (*to be submitted at later date*):**
  - ❖ Pricing Form (Financial Proposal)

# TECHNICAL PROPOSAL FORMAT

- ❖ Transmittal Letter
- ❖ Title and Table of Contents
- ❖ Executive Summary
- ❖ Required Submissions – Tab 1
- ❖ Experience and Qualifications Pimlico – Tab 2
- ❖ Work Plan Pimlico – Tab 3
- ❖ Economic Benefits Factor – Tab 4
- ❖ Work Samples – Tab 5

# EVALUATION CRITERIA

- ❖ Selection Committee will review the Offerors' Technical Proposals upon submission.
  - ❖ Short-listed firms may be requested to participate in a virtual oral presentation, per Section 1.11 of the RFP.
  - ❖ Shortlisted firms will be requested to respond to a Request for Financial Proposal.
- ❖ Award will be made to the Offeror deemed to provide the best value (Technical and Financial) to the Project as determined by the Selection Committee.

# **ADDITIONAL INFORMATION**

## **Site Visits: February 16 & 17, 2021**

Please register per Section 1.6 of the RFP.

**Inclement weather** – The day prior to the event, cancellations will be communicated to all individuals who registered for the event being cancelled.

# **ADDITIONAL INFORMATION**

## ***CONTINUED***

**Virtual MBE Outreach Event: February 23 & 24, 2021**

Please register per Section 1.44 of the RFP.

**Please note:**

**Offerors interested in submitting a proposal in response to this RFP are required to attend and actively participate in this event.**

# QUESTIONS - GENERAL

- ❖ All questions regarding the RFP must be submitted to the Procurement Officer in writing prior to the deadline given for questions in order to receive an official response from the Maryland Stadium Authority. Only responses provided in writing by the Maryland Stadium Authority will be considered official answers to questions regarding this RFP.
  - ❖ **Due Date: February 22, 2021 at 1:00 p.m.**
  - ❖ **All questions must be submitted electronically via the link provided in Section 1.9 of the RFP.**
- ❖ Addenda will be posted on eMMA, MSA's website, and will be sent via GovDelivery to everyone who participated in this pre-proposal. Please check your junk/spam folders and update your e-mail settings to ensure that you receive MSA Contracting GovDelivery e-mails.