



Larry Hogan
Governor

Michael J. Frenz
Executive Director

Members

Thomas E. Kelso
Chairman

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

**Capital Projects
Development
Group**

Gary McGuigan
Executive Vice President

Eric Johnson
Senior Vice President

Al Tyler
Vice President

Maryland Stadium Authority
The Warehouse at Camden Yards
351 W. Camden Street, Suite 300
Baltimore, MD 21201
410-223-4150
1-877-MDSTADIUM
Fax: 410-333-1888

cpdginfo@mdstad.com
www.mdstad.com

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

Addendum No. 2

**To Offerors: Request for Proposals
Code Consulting Services
Redevelopment of Pimlico Racing and
Laurel Park Racing Facilities**

Date Issued: April 2, 2021

This addendum is hereby made part of the Request for Proposals dated March 23, 2021, as amended, 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 power point presentation is attached hereto.
2. A copy of the pre-proposal attendee list is attached hereto.

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

Yamillette Waite
Procurement Officer

End of Addendum 2



MARYLAND STADIUM AUTHORITY

Request for Proposals for Code Consulting Services Redevelopment of Pimlico Racing and Laurel Park Racing Facilities

Pre-Proposal Conference

March 31, 2021

POINT OF CONTACT

Yamillette “Yai” Waite

Maryland Stadium Authority

351 West Camden Street, Suite 300







Baltimore, Maryland 21201

Telephone: 443.602.0681

Email: ywaite@mdstad.com

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

KEY DATES

	<u>ACTIVITY</u>	<u>DATE (Local Time)</u>
	Request for Proposals Issued	March 23, 2021
	Pre-Proposal Web Conference	March 31, 2021 at 10:00 a.m.
	Offeror Questions Due	April 6, 2021 at 1:00 p.m.
	Technical Proposals Due	April 19, 2021 at 1:00 p.m.
	Oral Presentations	May 6 and 7, 2021
	Anticipated NTP	Summer 2021

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 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.

PURPOSE

MSA is issuing this RFP to contract with a highly qualified code consulting services firm to provide third-party plan review and third-party inspection services necessary to complete the Project. Please refer to Section 3 of the RFP for the full scope of work.

MINIMUM QUALIFICATIONS

- ❖ The Offeror shall be a firm specializing in providing code consulting services and has experience applying federal, state, and local codes applicable to the Project when reviewing, interpreting, inspecting and approving project-related items to ensure compliance with said codes;
- ❖ Have significant experience participating in all phases of a project, including design review, submittal review, construction inspection, and final report sign-off;
- ❖ Have significant experience providing code consulting services for renovation and replacement projects of large scale public gathering venues;
- ❖ Have the ability to manage multiple projects in various stages of design and construction simultaneously; and
- ❖ Demonstrate a minimum of five (5) years of experience providing code consulting services.

SCOPE OF WORK OVERVIEW

❖ **Third-Party Plan Review**

- ❖ The scope of work for third-party plan review shall include, among other responsibilities, reviewing and analyzing construction documents, at the intervals identified in the “Milestone Schedule” section of the RFP, to confirm compliance with applicable federal, state and local codes.

❖ **Third-Party Inspections**

- ❖ Required during the construction phase of the Project.

Please refer to Section 3.2 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 ten percent (10%), with no subgoals, has been established for this RFP.
- ❖ 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 & NAICS product and service description of work 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** – Review of Technical Proposals
 - ❖ **Step 3** – Oral Presentations (short-listed firms only)
 - ❖ **Step 4** – Financial Proposals
 - ❖ **Step 5** – Award Recommendation
- ❖ **Submitted no later than 1:00 p.m. (Local Time) April 19, 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 Affidavit/Disclosure
 - ❖ MBE Attachment D-1A - MBE Utilization and Fair Solicitation Affidavit and MBE Participation Schedule
- ❖ **Financial Volume (*to be submitted at later date*):**
 - ❖ Pricing Form (Financial Proposal)

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.

QUESTIONS

- ❖ 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: April 6, 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 in 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.

**Request for Proposals
Code Consulting Services
Redevelopment of the Pimlico Racing and Laurel Park Racing Facilities**

**Virtual Pre-Proposal Conference
March 31, 2021 at 10:00 a.m.**

Name	Company Name	Email
Ahmed El-Melih	DM Enterprises LLC	aelmelih@dmeconsulting-us.com
Andrew Newman	Howe Engineers, Inc.	andrew@howeengineers.com
Anita Rappoport	CV, Inc.	arappoport@cvinc.com
anthony kleponis	EBL Engineers, LLC	akleponis@eblengineers.com
Anthony Kleponis	EBL Engineers, LLC	akleponis@eblengineers.com
Brianna Shea	Development Facilitators, Inc.	brianna.shea@dfiengineering.com
Calvin McCargo Jr.	Design Hand Architects	calvin@designhandarchitects.com
Carl Reimer	Development Facilitators, Inc.	creimer@dfiengineering.com
Carla Nelson Chambers	The Nelson Ideation Group, LLC	canc@nelsonideation.com
Charles Bergen	Sheladia	cbergen@sheladia.com
Charles Jones	C&S Jones Group LLC (CSJG)	charles@csjonesgroupllc.com
CHIEF BUAMAH	Approved Engineering Solutions, Inc.	cbuamah@apsi-eng.com
Cynthia McFarlane	CECA, llc	cmcfarlane@cecallc.com
David Dalo	Arcadis	david.dalo@arcadis.com
David Lu	IBTS	dweilu@ibts.org
David Wilmot	Jensen Hughes	dwilmot@jensenhughes.com
Derek Rogers	RIG Consulting, Inc.	drogers@rig-consulting.com
Donovan Day	SAFEbuilt	dday@safebuilt.com
Duane Ellis	O&S Associates, Inc.-Engineers & Architects	dellis@oandsassociates.com
Eaton King	Terracon Consultants Inc.	edking@terracon.com
Ed Abbott	Kibart	pea@kibart.com
GLY Mendon	BLV Engineering Associates Inc.	blvengg2010@gmail.com
hosam Emara	Arcadis	hosam.emara@arcadis.com
james stevens	SAC architects	jas@stevensac.com
Jemilda Williams	Top Sider Management Services, LLC	jw@topsiderservices.com
Jennifer Dumas	D&D Installations, LLC	jdumas@d-dinstallations.com
Jerry Ross	Specialized Engineering	jross@specializedengineering.com
Joe Kolodziej	Code Consultants, Inc. (CCI)	joek@codeconsultants.com
John Caliri	SLS Consulting, Inc.	jcaliri@slsfire.com
John Crawley	Communications Research & Technologies	
Josh Nelson	International LLC (dba CRT)	jcrawley@crt-i.com
June Im	Chesapeake Environmental Management, Inc.	jnelson@cemscience.com
Kal Bhatti	Kim Engineering, Inc.	juneim@kimengineering.com
Katie Lund	Mimar Architects & Engineers, Inc.	kbhatti@mimarch.net
Katrina Lyles	Weigand Associates, Inc.	klund@wainet.net
Kim-Hou Chan	D2 LLC	katrinal@d2sitework.com
Kinday Toto	AB Consultants	kim.chan@abconsultantsinc.com;
Leslie Wood	Ruach Business Management Consulting, LLC	kinday.toto@ruachbmc.com
Lynette Jones	Environmental Systems Analysis, Inc.	lwood@esatoday.com
Mark Hopkins	easyAV	lynette@easy-av.com
	TERPconsulting	mhopkins@terpconsulting.com

Melanie Sipple Myrofora Anastasi	Bignell Watkins Hasser Architects P.C. A+F Engineers	msipple@bigwaha.com manastasi@af-engineers.com
Olta Deaner Paul Hancher Phillip Chuor	AB Consultants IBTS Terracon Consulting Inc.	olta.deaner@abconsultantsinc.com phancher@ibts.org phillip.chuor@terracon.com
Pilar Quartarolo Rahul Kesarkar Randall Daugherty Ronald Lipford Ronnie Elam Saurabh Raut Scheryl Lloyd Shelvin Floyd Sophie Boreshe Steve Whitman Sukh Singh Tariq Hamid Thomas Almore	K. Dixon Architecture SuYash Consulting, LLC Development Facilitators, Inc. Arel ICM Elam Services Llc Tejy Development Facilitators, Inc. easyAV JED Engineering & Land Surveying, P.C. Coffman Engineers Tejy Dulles Geotechnical and Material Testing Services, Inc Terry Carnes CECA Dulles Geotechnical and Material Testing Services, Inc	pquartarolo@kdixonarchitecture.com rahulsk@suyashconsulting.com Rdaugherty@dfiengineering.com rlipford@arelarchitects.com ronnieelam@verizon.net sraut@tejy.com scheryl.lloyd@dfiengineering.com srfloyd@easy-av.com sboreshe@jedengineering-pc.com steven.whitman@coffman.com ssingh@tejy.com thamid@dullesgeotechnical.com talmore@cecallc.com lweiran@dullesgeotechnical.com
Weiran Liu		