



Larry Hogan
Governor

Michael J. Frenz
Executive Director

Members

Thomas E. Kelso
Chairman

Leonard J. Attman
Joseph C. Bryce
Michael Huber
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. 1

To Offerors:

**Request for Proposals
Project C.O.R.E.
Abatement and Demolition Services DD-011**

Date Issued:

October 18, 2021

This addendum is hereby made part of the Request for Proposals dated October 5, 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 web pre-proposal power point presentation is attached hereto.
2. A list of the web pre-proposal conference attendees is attached hereto.
3. A copy of the questions submitted in response to this RFP, along with their respective answers, is attached hereto.
4. Section 4.1(b) of the RFP is hereby **revised** (see text below) to state that only Technical Proposals are to be submitted by the Proposal Closing Date. Text in brackets consists of text that is hereby added to this section via this addendum. Text in blackline consists of text that is hereby removed from this section via this addendum. This section shall now read as follows:

“Offerors shall submit both the Technical and Financial Proposals by the Proposal Closing Date. [Technical] Proposals must be uploaded electronically to the links provided in Section 1.10. The electronic submissions (formatted as a .pdf file) shall include the firm’s name in the file name and shall be formatted so each page can be printed in 8 ½ x 11.”

Upon receipt of submissions, the Selection Committee will review the Offerors’ technical Proposals. ~~Firms deemed to meet all minimum qualifications set forth in Section 2 will then be “short listed” to participate in the Financial phase of the Procurement. At that time, the Procurement Officer will reach out to the short listed firms to obtain the password to open the financial proposal.~~ [Firms deemed as meeting all requirements will be ranked and, based on the achieved rankings, selected firms will then be “short listed.” The Selection Committee will then request financial proposals from the “short listed” firms].

NOTE: Offerors must respond to all requirements identified in the RFP. Offerors who fail to do so may be deemed non-responsive and not reasonably susceptible of being selected for award."

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



Yamillette Waite
Procurement Officer

End of Addendum 1

WELCOME

REQUEST FOR PROPOSALS ABATEMENT AND DEMOLITION SERVICES DD-011

Web Pre-Proposal Conference

**THANK YOU FOR YOUR INTEREST IN DOING BUSINESS WITH THE
MARYLAND STADIUM AUTHORITY.**

THE PRE-PROPOSAL CONFERENCE WILL BEGIN AT 10:00 A.M.

- PLEASE BE SURE TO PROVIDE YOUR NAME, COMPANY NAME AND EMAIL ADDRESS IN THE CHAT ROOM UPON JOINING THIS CONFERENCE.
- DURING THE PRESENTATION, THE LINES WILL BE MUTED AND QUESTIONS MUST BE SUBMITTED VIA THE CHAT ROOM. THE PHONE LINES MAY BE OPENED FOR ADDITIONAL QUESTIONS AT THE END OF THE PRESENTATION.



MARYLAND STADIUM AUTHORITY

Request for Proposals for Abatement & Demolition Services DD-011

Pre-Proposal Conference

October 12, 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. Paige Stinnett, Procurement Specialist, will assist with this procurement

KEY DATES



ACTIVITY

Request for Proposals Issued



Pre-Proposal Web Conference



Offeror Questions Due



Proposal Closing Date



Anticipated NTP

DATE (Local Time)

October 5, 2021

October 12, 2021 at 10 a.m.

October 14, 2021 at 1 p.m.

October 29, 2021 at 1 p.m.

December 2021

GENERAL INFORMATION & PURPOSE

The Maryland Stadium Authority is issuing this Request for Proposals to select a qualified firm to perform abatement and demolition services for properties identified and selected under Project C.O.R.E. Specifically, MSA is seeking proposals for abatement and demolition services for the properties identified in **Attachment M**.

The successful Offeror must coordinate with MSA and the City to obtain all permits required to complete abatement and demolition and site stabilization operations.

Please refer to Section 3 of the RFP and Attachment E of the RFP for the full scope of work related to this project.

OFFEROR MINIMUM QUALIFICATIONS

Please refer to Section 2 of the RFP. Offerors must meet the following minimum qualifications in order to be considered for this RFP. The Offeror shall:

- be a firm experienced with providing abatement and demolition services as a prime contractor for programs or projects similar in size and scope to that described in the RFP;
- have significant experience participating in all phases of construction including pre-construction (procurement, submittal review, etc.); construction (contract administration and enforcement, scheduling, budgeting, etc.); and, post-construction (close out documentation, final reporting, etc.);
- have a minimum of five (5) years of experience providing prime contracting services on abatement and demolition projects;
- must include an industrial hygienist, with a minimum of three (3) years of experience in the field;
- understanding of the Project C.O.R.E Protocols, standards, laws and conditions as they apply to the work to be performed under this project, see Attachment O; and,
- the ability to meet the insurance and bonding requirements as set forth in Sections 3.8 and 3.9 of the RFP, and the Attachment G.

MINORITY BUSINESS ENTERPRISES

- ❖ **Minimum overall MBE subcontract participation goal is 30% - no subgoals (see Key Information Summary Sheet and Section 1.13 of the 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. MBE form D-1A must be submitted with the Technical Proposal.
- ❖ 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 information on MBE’s is available at the MDOT website.
- ❖ The Governor’s Office of Small, Minority & Women Business Affairs has issued a Q&A document regarding how to count participation by MBE primes. Information is available on GOSBA’s website (<http://goma.Maryland.gov/Pages/Reporting-Tool-MBE.aspx>).

MBE

- ❖ **D-1A form shall be included with the technical proposal**
- ❖ **Please check your math and make sure that the goal adds up to 30%, unless requesting a waiver**
- ❖ **Double check the form for accuracy in completion and legibility**

PROPOSAL SUBMISSIONS

- ❖ All submissions must be sent electronically. DO NOT send them via email. Use the link provided in Section 1.10 of the RFP.
- ❖ See Section 4 of RFP for all proposal and submission requirements, including format requirements.
- ❖ Technical Volume:
 - Transmittal letter
 - Work Plan and Offeror Experience (see items in section 4.2 of the RFP)
 - Bid/Proposal Affidavit
 - Conflict of Interest Disclosure
 - Capacity Summary Worksheet for Key Personnel
 - Corporate Profile
 - Proof of Insurance/ability to meet insurance requirements
 - MBE Form D1-A “MBE Utilization and Fair Solicitation Affidavit and MBE Participation Schedule”
- ❖ Financial Volume (requested from Short-listed Offerors only):
 - Pricing Form
 - Proposal (Bid) Security

EVALUATION CRITERIA

- ❖ Technical criteria has more weight than Financial criteria. Proposals will be evaluated based on the adequacy of their proposed work plan, Offeror's experience and qualifications, and past performance, among other criteria listed in Section 5.2 of the RFP.
- ❖ The Selection Committee will review the Offerors' Technical Proposals upon submission. Firms deemed as meeting all requirements will be ranked and, based on the achieved rankings, selected firms will then be "short-listed."
- ❖ Short-listed firms will be invited to submit Financial/Price Proposals.

QUESTIONS

This section is for informational purposes only. All questions regarding the RFP must be submitted to the Procurement Officer in writing via the link included in Section 1.9 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.

Project C.O.R.E
Request for Proposals
DD-011 - Demolition and Abatement Services

Virtual Pre-Proposal Conference
Tuesday, October 12, 2021

Name	Company	Email
Baka Kasule	Atlas Realty, Inc	BKASULE7@GMAIL.COM
Brandon Bonnanno & Paul Siebert	Gray & Son, Inc.	bbonanno@graynson.com/psiebert@graynson.com
Corey Woods	Bowen & Kron Enterprises Inc	corey@bowen-kron.com
Derrick Harris	dharris@reclaimco.com	dharris@reclaimco.com
Dilan Mack	Modulus	dmack@moduluscompany.com
Dorothy Quigley	All Phase Solutions, LLC	dorothy@allphase.org
George Brunson	New World Construction	gbrunson@new-world-inc.com
Jaideep Nair & Holly Y. Porter	All Phase Solutions, LLC	jnair@allphasesolutions.com/estimating@ALLPhase.org
Jazmine Chartrand	Priestly Demolition Company	jchartrand@priestly.ca
Juan Boston	B.S. Environmental Inc.	juan@bsenvironmental.com
Michael Withers	M.A. + Associates, LLC	mwithers@ma-assoc.net
Pranathi Seri	Arya Civil LLC	pranathi@aryacivil.com
Samantha Bragan	Mayoka Services, LLC	sam@mayokaservices.com
Sean Carney	RBS	rodgersbros@gmail.com
Yolanda Lofties	Goel Services, Inc.	yolanda.lofties@goelservices.com

**Request for Proposals
Project C.O.R.E.
Abatement and Demolition Services- DD-011
Questions & Answers**

Action Item

	Question	Answer
1.	Is only the technical section due to reach the shortlist?	Please refer to section 4.1(b) of the RFP, as Revised via Addendum No. 1 to the RFP and section 5 of the RFP.
2.	Will we have an opportunity to see the properties?	A site visit is not scheduled for this procurement. Offerors are responsible for their own visits.
3.	Is there a dollar range projected?	This information is not provided to potential Offerors.
4.	Is this a single award?	Yes.
5.	Any underground tanks/contaminated soil?	Please review Hazmat Reports.
6.	HAZMAT Reports for 1606-1612 N. Port Street could not be located. Will they be provided at a later time?	Yes.
7.	For the demolition of a house at the corner of 2 streets, can we have driven fence on the main street closing one lane and portable fence at the property line of house along the other street, keeping most of the sidewalk open and not	No. Offerors are to assume all fence to be driven posts. The use of portable fence for certain conditions can only be done on a case-by-case basis with approval from MSA.

	replacing that sidewalk, keeping the LOD at property line of the house; like it is done at the alley	
8.	Please confirm that soil compaction requirements are 90%.	Confirmed.
9.	For some of the recent State Demolition Projects, wage rates for temporary Fence Erector are the Common Laborer Rate; please provide clarification as to the difference in the Wage Rates on CORE Projects, preferably from the State Wage Commission.	MSA does not establish prevailing wage rates. The prevailing Wage rates are established by the Maryland Department of Labor (DLLR) based on MSA project specific information.
10.	Who is responsible for hiring the Certified Industrial Hygienist?	The Contractor is responsible for providing an Industrial Hygienist per section 2(d) of the RFP and Attachment H to the RFP - Project Manual. Specifically, please review section II - The Contractor (page 1) of the The Project Manual dated June 22, 2016 .
11.	Who is responsible for quantifying the Hazardous and regulated materials?	See Hazmat Reports.
12.	If any buildings are deemed unsafe, will they be able to be demolished with ACM in-place under an approved variance?	MDE will be responsible for that determination upon request from the awarded firm.
13.	Will a Structural Engineer be able to assess if any buildings are deemed unsafe prior to the removal of any Hazardous and Regulated materials?	Structural Engineer can assess the integrity of the building however, MDE is responsible for the final determination upon request from the awarded firm.