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Addendum No. 3

**To Offerors: Request for Proposals
Design-Build Services
Hagerstown Multi-Use Sports and Events Facility**

Date Issued: October 25, 2021

This addendum is hereby made part of the Request for Proposals dated September 21, 2021, on the subject work, as amended, 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 Part 2 of the questions submitted to date, along with their respective answers, is attached hereto.
2. A copy of Attachment G, Staffing Plan – Design, is attached hereto. An excel version of the file is available via the link below.
<https://mdstad.sharefile.com/d-scd11ba3167584d859c2fb6d1c894cfb7>
3. A copy of site visit registration and 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 3

Addendum No. 3
Request for Proposals
Design-Build Services
Hagerstown Multi-Use Sports and Events Facility

Questions and Answers – Part 2
October 25, 2021

Action Item

	Question	Answer
1.	Will this Presentation be available for the participants in this Zoom?	Please see Addendum No. 1, issued on October 18, 2021, for the Pre-Proposal Conference powerpoint presentation and accompanying attendee list.
2.	Is there is any requirement for Building Information Modeling (BIM) in this project?	Please refer to Attachment J - Design Build Agreement, Section 2.17 Building Information Modeling Services.
3.	Does the GMP amount include design costs?	<p>As indicated in Attachment I of the RFP, Financial Proposal Form, a lump sum should be submitted is requested for Preconstruction Services which includes, but is not limited to, design costs as well as those items outlined in Attachment J - Design Build Agreement, Articles 2 and 3.</p> <p>Please be advised there are design costs also associated with the GMP including, but not limited to, advancing the design from 70% to 100% Construction Documents as well as Construction Administration services. See Attachment J - Design Build Agreement, Article 4.</p>
4.	Does the MBE requirement apply to all subcontractors or GCs only?	Please refer to RFP Section 1.20.
5.	What is your expectation for form D-1A for the Construction Phase when there is no design, no specific trade scopes defined yet, and competitive bidding has not taken place yet for the construction phase?	For the Construction Phase, the Offeror must submit MBE Form D-1A excluding Part 3, MBE Participation Schedule, which would be submitted as part of the GMP process. The intent of the submission of these forms with the Technical Proposal is to verify compliance with the established goals as identified on the Key Information Summary Sheet.
6.	Can we get a list of all participants on this call with contact info?	Please see Question #1 and its corresponding answer.

7.	Is there a minimum participation requirement for Maryland based firms/organizations during the design phase of the project?	Please refer to RFP Section 4.3 (f), Economic Benefits Factor, and Section 5.4, Reciprocal Preference.
8.	Can you address the schedule for the project?	Please refer to the Key Information Summary Sheet and RFP Section 4.3 (e), Work Plan.
9.	Are there any workforce development requirements on this project?	Please refer to Attachment J – Design Build Agreement, Section 4.9
10.	The Concept Design report reviews the acquisition of properties located at 80 West Baltimore Street, 32 West Baltimore Street, 140 Summit Avenue, and 100 Summit Avenue. Have any of these properties been acquired to date? If not, what is the anticipated timeline?	Anticipated completion is first quarter 2022.
11.	Is there an anticipated construction schedule for this project?	Please see Question #8 and its corresponding answer.
12.	Please confirm the design-to-budget GMP cost for construction, per section 3.2, is \$45M. Please confirm that design fees are in addition to the design-to-budget total cost for construction (GMP).	Please see Question #3 and its corresponding answer.
13.	What FFE is included in the construction GMP project budget, procured, and installed by the Design Build Contractor? Will there be any FFE procured by the Owner/Operator and Contractor installed?	Please refer to RFP Attachment C, Concept Design Report, Appendix H Building Program and RFP Attachment J, Exhibit A, Project Criteria.
14.	To provide a CPM Schedule, per the RFP, what is the anticipated NTP date that the Design-Build Team should use?	The anticipated NTP date is March 1, 2022.
15.	What is the earliest date that the site will be available to start any early package(s) or enabling work?	Please see Question #14 and its corresponding answer.
16.	What turnaround times should we anticipate for design phase approvals/comments from MSA for each design milestone/deliverable?	Please refer to Attachment J – Design Build Agreement, Exhibit I, Section 4.0 (w).
17.	What is the anticipated substantial completion date of the facility?	This is to be determined (TBD) by the Offeror. Offeror shall prepare a detailed CPM schedule, per the requirements of the Work Plan described in RFP Section 4.3(e)

		to clearly demonstrate the Offeror's understanding of the Project requirements.
18.	In the technical proposal – a corporate profile is to be submitted. Is that for the Design-Build Contractor or both the DBC and AE team proposing on this Design-Build RFP?	The expectation is to receive a Corporate Profile of the Prime/Lead of the Design Build Team.
19.	Can you confirm who will be permitting the work – is it Washington County or City of Hagerstown? What other authorities having jurisdiction (AHJs) are anticipated to be involved in document review, approvals and permitting?	See Senate Bill 926 modifications (link provided in Section 1.1 of the RFP) to Maryland Stadium Authority statute Section 10-620(e).
20.	Regarding Food service: Is the Owner/Operator securing the food service/concession agreement or will MSA be handling that? If a separate Food-Service Vendor will be hired, when will they be engaged and available for design/construction consultation?	The Owner/Operator will ultimately contract food service/concessions directly.
21.	Can the DBC team include any Design-Assist subcontractors in our response / team? Or will that exclude these D-A subs from competitively bidding packages once the project scopes have been finalized and available for bid?	Please refer to RFP Section 4.3 (a) Work Plan and Attachment J – Design Build Agreement, Article 3.
22.	Can you confirm the Relevant Projects for the Technical proposal that need to be submitted? Is it 5 total or 5 from the Design Build Contractor and 5 from the AE team?	Please see Question #1 to Q&A – Part 1, issued via Addendum No. 1 on October 18, 2021.
23.	Regarding MBE Participation in the Construction Phase – D1A – What is MSA's expectations for completing this form when there are currently no design documents, scopes of work, and the competitive bidding process has not taken place?	Please see Question #5 and its corresponding answer.
24.	Page 29 (page 73 of the MSA RFP) of the May 2021 Concept Design Report (CDR) includes several "Recommendations/Next Steps", most of which appear to be Owner due diligence activities that appear to be critical to advancing the project and starting design. Can you share if any of these activities have been completed, are ongoing, pending, or will be a part of the Design-Builder scope of services?	These activities are not part of the Design Builder scope of services.

25.	<p>Page 5 of the CDR (page. 49 of the MSA RFP) also mentions a 3'x5' stone and brick arch storm drain that runs across the property, and that per feedback from the COH, it is likely the culvert will need to be replaced. Can you confirm that this potential relocation is part of the \$45M GMP budget, and if that work is part of the Design-Builder scope of services or is the MSA or COH taking care of that?</p>	<p>Any work associated with the existing storm drain is part of the Design Builder's scope of services.</p>
26.	<p>Also mentioned in the CDR (page 14) is the likely need to abandon certain public rights of way on the site. Is that part of the Design-Builder scope of services or is the MSA or COH taking care of that?</p>	<p>This work is by MSA/City of Hagerstown.</p>
27.	<p>The RFP mentions the need for a LEED consultant. Can you confirm the level of LEED certification MSA is targeting?</p>	<p>Please refer to Attachment J – Design Build Agreement, Section 2.6 Green Building.</p>
28.	<p>Regarding the overhead power lines that are on the parcel – is it the owner's intent to have the COH, Hagerstown Light Department work with the selected Design-Build Team or to have the utility relocation scope owned by the City of Hagerstown?</p>	<p>Please refer to Attachment J – Design Build Agreement, Section 4.17 Coordination With Utilities.</p>
29.	<p>Will fire, security, structured cabling, telecommunications, and other low voltage services be required as part of the scope of work? Will these services be obtained through this RFP, the owner, or the GC?</p>	<p>These items are required as part of the Design-Builder's scope of work.</p>
30.	<p>Section 2.1_a indicates that Offeror should have at least five (5) years of experience in managing design-build projects. We would like to know if MSA will consider Offerors with CMr experience only.</p> <p>Article 3.1.1 of the General Provisions indicate that GMP is to be submitted after MSA approval of 70% CD submission. Article 3.2.3 indicates that Design-Builder shall solicit a minimum of three (3) competitive bids on all Trade Packages. Most of the requirement provided within the Design-Build Agreement are the same requirements provided within Construction Management at Risk.</p>	<p>Offerors shall meet the requirements set forth in RFP Section 2.1.</p>

31.	Section 2.1_a indicates that Offeror should have at least five (5) years of experience in managing design-build projects of similar size, scope, and complexity. Please advise if MSA will consider Offerors with K-12 experience with extensive sports facilities and fields.	Offerors shall meet the requirements set forth in the RFP Section 2.1.
32.	In order to “comment on the adequacy of the GMP Limit amount” of \$45 Million, please confirm what scope is included, or excluded from, the GMP Limit (i.e., FF&E, scoreboards, seating, food service, off-site infrastructure, fees, etc.).	The scope of work is defined in the RFP and its attachments including, but not limited to, Attachment J – Design Build Agreement.
33.	In order to “comment on the adequacy of the GMP Limit amount,” please provide the full estimate(s) prepared for the concept study and feasibility study.	Not applicable. The intention is for the Offeror to comment on the adequacy of the GMP limit to meet the requirements of the project criteria.
34.	Attachment G: Staffing Plan is to be provided for the Design and Preconstruction Phase and the Construction Phase. The form is absent of Design services. Please provide established parameters for Design services in order to baseline the hours of all proposers.	Please see Attachment G, Staffing Plan – Design, issued via Addendum No. 2.
35.	Regarding Corporate Experience: Attachment F—are you seeking a total of 5 projects only for the entire design/build team, or 5 projects for the Design Team and 5 projects for the Design/Build Contractor, or 5 projects for the Design Team and 5 for each of its subconsultants and 5 for the Design/Build Contractor? Please confirm the expectation for submission.	Please see Question 1 to Q&A – Part 1, issued via Addendum No. 1 on October 18, 2021.
36.	Does the project have any LEED requirements or goals?	Please refer to Attachment J – Design Build Agreement, Section 2.6 Green Building.
37.	What is the anticipated Substantial Completion date? What is the anticipated contract duration?	Please see Question #17 and its corresponding answer.
38.	Please confirm the funding source(s) for this project.	See Senate Bill 926 modifications (link provided in Section 1.1 of the RFP) to Maryland Stadium Authority statute Section 10-620(e).

39.	Please confirm which concept parameters on which to base our proposal.	The Design Builder is responsible for the final design.
40.	Please provide a contract limit line for the scope of work.	The question is unclear.
41.	What scope of work will be provided by others and not part of the CM's contract, (for example: food service equipment, scoreboard, FFE, technology, DAS, WiFi, seating, etc)?	Please see Question #32 and its corresponding answer.
42.	<p>Addendum 2 issued a "Project Criteria" document.</p> <p>The "Project Criteria" document states, "The Hagerstown Ballpark will be a state-of-the-art multipurpose facility meeting or exceeding Current Minor League Facility Standards for Double A prepared by Major League Baseball (Facility Standards). In the event of conflicts between this Project Criteria and the Facility Standards, the Facility Standards shall prevail." Please confirm the D/B team will be responsible to design-build a facility that meets Double A "Facility Standards".</p>	The Design Builder shall meet the requirements as set forth in the RFP.
43.	<p>Addendum 2 issued a "Project Criteria" document.</p> <p>Can you confirm the "3.2 Overview - The Guaranteed Maximum Price Limit (the "GMP Limit") for the Project is Forty Five Million Dollars (\$45,000,000)." is based upon the "Facility Standards" requirements?</p>	Please see Question #32 and its corresponding answer.

44.	<p>Guaranteed Maximum Price Limit (GMP Limit) is identified in the RFP and means the maximum amount available for the construction of the Project (including supervision, labor, materials, equipment, supplies, etc.). Please confirm if the \$45M GMP Limit includes the following:</p> <ul style="list-style-type: none"> a) Design Fees b) Design-Builder Fees c) Precon d) General Conditions e) Insurance f) Bonds g) Demo/Abatement h) Site prep/utilities i) Removal of Contaminated Soils 	No, please refer to Attachment J – Design Build Agreement, Article 3.
45.	The RFP and related documents state that the Design-Builder has testing and inspection, but on the site visit on 10/18/2021, it was stated that this was by MSA. Please clarify who is responsible for testing and inspection.	Please refer to Attachment J – Design Build Agreement, Section 2.12.1.
46.	Please advise who is responsible for demolition and abatement.	The Design Builder is responsible for demolition and abatement.
47.	Please advise who is responsible for permits.	Please refer to Attachment J – Design Build Agreement, Article 5.
48.	Please provide as-built utility drawings.	Please refer to RFP Attachment C – Concept Design Report, Appendix C Utility Availability Maps.
49.	Please advise if any of the east walkway is required to be saved.	To be determined during Preconstruction.
50.	Please provide a Topographical Survey for the site.	Please refer to Attachment J – Design Build Agreement, Section 2.10.1 (a).
51.	Please provide a traffic study for this project.	A traffic study is part of the Design Builder scope of work/due diligence.
52.	Which special systems is MSA looking for the proposed team to provide within the available low-voltage scope?	Please see Question #32 and its corresponding answer.
53.	Will MBE consultants under third-tier contracts count toward the goals or do they need to be under the Design Firm contracted directly with the Prime?	Yes.

54.	For both A/E and CM teams to get credit for a past shared project in the Corporate Experience section, does it need to be replicated under each firm's project experience list?	Yes, relevant experience should be listed by A/E and CM firms that represent the Design Build Team.
55.	Is there a timeline or known requirements for price proposals?	Please refer to RFP Section 4.4 and Section 5.
56.	On page 25, item 15 calls for a LEED Consultant. Since MSA is not seeking formal LEED Certification and therefore will not be registered, what paperwork will be needed to document the adherence to LEED Silver?	Please see Question #27 and its corresponding answer.
57.	Confirm that only code required signage is included in the scope of work, i.e. no branding.	To be determined during Preconstruction.
58.	Confirm extent of FFE scope.	Please see Question #13 and its corresponding answer.

Request for Proposals (RFP) - DB Services – Hagerstown Multi-Use Sports and Events Facility

Staffing Plan - Design

** List name, position and number of hours, as indicated. Include all key personnel listed in Attachment H. Add rows as needed.*

[illegible]

**Design Build Services - Hagerstown Multi-Use Sports and Events Facility Site Visit
Combined Registration + Attendance List**

Tuesday, October 19, 2021

Company	Prime/Sub	First Name	Last Name	Email	Attended
A. Morton Thomas	Sub	Mike	Wychulis	mwyhulis@amtengineering.com	Yes
A+F Engineers	Sub	Constantinos	Frantzis	cdfrantzis@af-engineers.com	
Alexander Perry Inc.	Prime	Pat	Sanford	psanford@alexanderperryinc.com	Yes
BallParchitecture	Sub	Eric	Einhorn	ericeinhorn@hotmail.com	Yes
Barton Malow Builders	Prime	David	Coleman	david.coleman@bartonmalow.com	
Barton Malow Builders	Prime	Shane	Corwell	Shane.Corwell@bartonmalow.com	Yes
Barton Malow Builders	Prime	Benjamin	Morgan	benjamin.morgan@bartonmalow.com	Yes
Blind Industries and Services of Maryland (BISM)	Sub	Tom	Owens	towens@bism.org	Yes
BLV Engineering	Sub	GLY	Mendon	blvengg2010@gmail.com	
Bowen & Kron	Sub	Corey	Woods	corey@bowen-kron.com	Yes
Brewer & Company of WV	Prime	Brad	Smith	brad.smith@brewerfire.com	Yes
Bushey Feight Morin Architects Inc	Sub	Brent	Feight	bfeight@bfmarchitects.com	Yes
Bushey Feight Morin Architects Inc	Sub	Pamela	Tetlow	ptetlow@bfmarchitects.com	Yes
Carroll Engineering, Inc.	Sub	Rachel	Barry	rbarry@ceiengineering.com	Yes
Denver-Elek	Sub	Dan	Shanahan	dshanahan@denver-elek.com	Yes
Dustin Construction, Inc.	Prime	Mike	Hoffman	mhoffman@dustinconstruction.com	Yes
Dustin Construction, Inc.	Prime	Sarah	Palmer	spalmer@dustinconstruction.com	Yes
DW Security Systems	Sub	Chris	Timberlake	ctimberlake@dwsecuritysystems.com	Yes
EAS Carpenters	Sub	Rob	Reckart	rreckart@eascarpenters.org	Yes
EwingCole	Prime	David	Gaudreau	dgaudreau@ewingcole.com	
EwingCole	Prime	Craig	Schmitt	cschmitt@ewingcole.com	Yes
First Capital Engineering, Inc.	Sub	Regina	Todd	reginat@fcap.com	Yes
Floura Teeter Landscape Architects	Sub	Alice	Storm Jones	astormjones@flourateeter.com	Yes
Gilbane Building Company	Prime	Scott	Earley	searley@gilbaneco.com	Yes
Gilbane Building Company	Prime	Greg	Permison	gpermison@gilbaneco.com	Yes
Gilbane Building Company	Prime	Corey	Sarver	csarver@gilbaneco.com	Yes
Howard Concrete Pumping	Sub	Russell	Kohler	rkohler@howardconcretepumping.com	
Jensen Hughes	Sub	Christine	Chatfield	cchatfield@jensenhughes.com	Yes
Kompan	Sub	Bob	Hoke	robhok@kompan.com	Yes
Kompan	Sub	Terri	Paddy	terpad@kompan.com	Yes
Lighthouse Electric	Sub	Mark	Bailey	mark.bailey@lighthouseelectric.com	Yes
Mahan Rykiel Associates	Sub	Scott	Rykiel	cfraser@mahanrykiel.com	Yes
Modulus, LLC	Sub	Nick	Hanna	nhanna@modulouscompany.com	Yes
Myers Building Systems	Sub	Tony	Dimaio	tdimaio@myersbuildingsystems.com	Yes
Noelker and Hull Associates	Sub	Michael	Allen-Hall	mallen-hall@noelkerhull.com	
Noelker and Hull Associates	Sub	Melanie	Hoffman	mhoffman@noelkerhull.com	
Pendulum KC	Sub	Jonathan	Cole	jonathan@pendulumstudio.com	
Polysonics Acoustics and Technology Consulting	Sub	Stan	Schelhorn	stanleys@polysonics.com	Yes
Populous	Sub	Steve	Caudle	steve.caudle@populous.com	Yes
Renascent DC	Sub	Nick	Thomas	nthomas@renascentdc.com	
RESTL Designers, Inc	Sub	Adlai	Luzuriaga	aluzuriaga@restl.com	Yes
Setty & Associates	Sub	Tony	DiCola	tonyd@setty.com	Yes
SG & Associates	Sub	Stephanie	Gross	sgross@sgandassociatesllc.com	Yes
Site Resources, Inc.	Sub	Michael	Fisher	mfisher@siteresourcesinc.com	Yes
Site Resources, Inc.	Sub	Kevin	Riley	kriley@siteresourcesinc.com	
Smoot Construction	Prime	Jeffrey	Henderson	jhenderson@srsmooot.com	
Specialized Engineering	Sub	Ira	Helms	ihelms@specializedengineering.com	Yes
Stratified, Inc	Sub	Gabrielle	Juriel	gjuriel@stratified.us	Yes
Studio 50 Design, LLC	Sub	Janet	Wilson	kwilson@studio50design.com	
Tejy Inc.	Sub	Sukh	Singh	ssingh@tejy.com	
TelePlus Corporation	Sub	Chuck	Eichelberger	ceichelberger@telepluscorp.com	Yes
Tetra Tech	Sub	Michael	Berninger	michael.berninger@tetrattech.com	Yes
Tetra Tech	Sub	Chuck	Dobbs	chuck.dobbs@tetrattech.com	Yes
The Adams Design Group	Sub	Derrick	Adams	dadams@theadg.com	Yes
The Jade Walk	Sub	Eddy	Arbouet	misty@thejadewalk.com	
The Jade Walk	Sub	Teri	Winston	misty@thejadewalk.com	
Triad Engineering, Inc.	Sub	Cyndi	Powell	cpowell@triadeng.com	
Triad Engineering, Inc.	Sub	Nicholas	Wolfe	nwolfe@triadeng.com	
Turner Construction Company	Prime	Scott	Bulera	sbulera@tcco.com	Yes
Turner Construction Company	Prime	Mark	McAbee	mmcabee@tcco.com	Yes
Turner Construction Company	Prime	Tom	Paci	tpaci@tcco.com	Yes
Turner Construction Company	Prime	George	VanSanford	gvansanford@tcco.com	Yes
WA Architects	Sub	Wade	Price	wprice@wa-inc.biz	

Wagman Geotechnical Construction	Sub	Jonathan	Bennett	jkbenett@wagman.com	
WFT Engineering	Sub	Reardon	Sullivan	sully@wfteng.com	Yes
WFT Engineering	Sub	Christine	Tremonti	christinet@wfteng.com	Yes