



**Request for Qualifications
Construction Management Services**

Renovation Projects at M&T Bank Stadium

1101 Russell Street, Baltimore, MD 21230

January 9, 2023

The Maryland Stadium Authority (“MSA”) is inviting interested Offerors to submit a Statement of Qualifications in response to this Request for Qualifications (“RFQ”), to participate in the procurement of Construction Management Services for renovations and improvements to the M&T Bank Stadium in Baltimore, Maryland. This RFQ is the first step in procuring the aforementioned services from a qualified construction management (“CM”) firm. Through this RFQ, MSA will establish a pre-qualified list of Offerors that will be able to submit proposals in response to the Request for Proposals (“RFP”) that will subsequently be issued to procure the aforementioned services.

At the conclusion of the pre-construction period, the CM firm will have the possibility of entering into a Guaranteed Maximum Price (“GMP”) contract for the construction of the renovations and improvements at M&T Bank Stadium. The renovations will consist of

several projects with various phasing and duration requirements while the stadium remains operational.

Interested Offerors shall demonstrate in their Statement of Qualifications that the following minimum qualifications and requirements are met, in order to be pre-qualified. In their Statement of Qualifications, Offerors shall address the qualifications and requirements in the order shown below, and include specific documentation/narrative to demonstrate how they meet or exceed the stated minimum qualifications. Please note that an Offeror may add a cross-reference to projects that meet multiple minimum qualifications.

1. Offeror is a Construction Management firm licensed to operate in the State of Maryland. Provide a copy of licensing certificate.
2. Offeror has a minimum of ten (10) years of experience providing pre-construction planning services. List a project(s) that your firm has performed as a prime contractor that demonstrates how you meet this requirement. You must include all of the following items in your response:
 - Project Title
 - Owner
 - Contract Amount
 - Dates of Performance (Start and Completion)
 - Location
 - Briefly describe your firm's involvement in the pre-construction planning services offered for the project.
3. Offeror has a minimum of ten (10) years of experience providing the following services during both the pre-construction and construction phases of a project: quality assurance/quality control, estimating and budget control, CPM scheduling, value engineering, and evaluation and implementation of innovative construction techniques. List a project(s) that your firm has performed as a prime contractor that demonstrates how you meet this requirement. You must include all of the following items in your response:
 - Project Title
 - Owner
 - Contract Amount
 - Dates of Performance (Start and Completion)
 - Location
 - Briefly describe your firm's involvement providing these services.
4. Offeror has a minimum of ten (10) years of construction experience, specifically related to renovations, renovations with additions, and/or new or replacement buildings. Experience with stadium/professional sports facilities construction is preferred. List a project(s) that your firm has performed as a prime contractor that demonstrates how you meet this requirement. You must include all of the following items in your response:
 - Project Title
 - Owner

- Contract Amount
 - Dates of Performance (Start and Completion)
 - Location
 - Briefly describe your firm’s involvement in providing these services.
5. Offeror has the ability to meet a free bonding capacity requirement of \$150 million. Submit proof from your underwriter.
6. Offeror has experience completing projects under the Construction Manager at Risk delivery method. List a project(s) that your firm has performed as a prime contractor that demonstrates how you meet this requirement. You must include all of the following items in your response:
- Project Title
 - Owner
 - Contract Amount
 - Dates of Performance (Start and Completion)
 - Location
 - Briefly describe your firm’s involvement in providing these services.
7. Offeror shall list a minimum of three (3) completed projects that demonstrate it has proven experience with the successful completion of similar projects. Offeror shall include the following information for each project:
- Project Title
 - Owner
 - Contract Amount
 - Dates of Performance (Start and Completion)
 - Location
 - Briefly describe your firm’s involvement in providing these services.
8. Offeror has knowledge of local Minority Business Enterprises (“MBE”) and small business contracting community. List a project(s) that your firm has performed as a prime contractor that demonstrates how you meet this requirement. You must include all of the following items in your response:
- Project Title
 - Owner
 - Contract Amount
 - Dates of Performance (Start and Completion)
 - Location
 - Briefly describe your firm’s involvement in providing these services.
9. Offeror has significant experience working in occupied buildings. List a project(s) that your firm has performed as a prime contractor that demonstrates how you meet this requirement. You must include all of the following items in your response:
- Project Title
 - Owner
 - Contract Amount
 - Dates of Performance (Start and Completion)
 - Location

- Briefly describe your firm's involvement in providing these services.

Statements of Qualifications shall include:

1. Cover letter
2. Offeror's legal firm name
3. Offeror's point of contact information (preferably 2 individuals) including:
 - a. name(s)
 - b. title(s)
 - c. email address(es)
 - d. phone number(s)
4. Qualifications in the manner indicated above.

Statements of Qualifications shall be uploaded to the following ShareFile link, no later than **January 19, 2023 at 1:00 p.m., Eastern Time**. Qualifications submitted in any other manner will not be accepted.

<https://mdstad.sharefile.com/r-r347f128c1c0544389de6529521040982>

Following the deadline for submission, Statements of Qualifications will be reviewed by the selection committee formed for this project and the Offerors deemed qualified will be pre-qualified to participate in the RFP process.

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