



**Maryland Stadium Authority
Request for Qualifications
Construction Management Services**

Baltimore City College High School
3220 The Alameda
Baltimore, Maryland 21218

June 22, 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 the Baltimore City College High School, a National Register of Historic Places structure and a Baltimore City Landmark Building. This RFQ is the first step in procuring the aforementioned services for MSA and Baltimore City Public Schools (“City Schools”). 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 Baltimore City College High School project.

This project is pursuant to the Built to Learn Act of 2020 (“the Act”), which became effective on March 14, 2021, as a result of the Legislature’s veto override of HB1300-2020. The Act authorizes the MSA to engage in the renovation and/or replacement of City Schools buildings and will be implemented and administered through a combination of MSA and City Schools staff.

A feasibility study was conducted to determine the current conditions of the Baltimore City College High School building and make recommendations regarding a design strategy to modernize this historic structure. The final design will accomplish the following goals on time and on/under budget.

- Academic Upgrade: Ensure educational adequacy of all program components and spaces to meet the site-specific educational specifications and accommodate 21st century learning.
- Building Upgrade: Modernize the building, including all interior and exterior elements and systems, while respecting its historic nature.
- Site Upgrade: Improve vehicular and pedestrian access to the site as well as accommodate ADA and safety and security upgrades.

The site-specific educational specifications established the total square foot area of this building to be 296,618 square feet. The student capacity of the building is set at 2,061 students. The modernization of the building will consist of a complete renovation of the existing facility, along with the construction of a small addition to address ADA concerns. A copy of the feasibility study and other relevant project information **will be provided to the Offerors who meet the minimum qualifications established in this RFQ.**

Interested Offerors shall clearly demonstrate in their Statement of Qualifications submitted in response to this RFQ that the following minimum qualifications and requirements are met in order to be pre-qualified. **Statements of Qualifications must address the qualifications and requirements in the order shown below and include specific documentation/narrative to clearly demonstrate how they meet or exceed the stated minimum qualifications (see page 4 of this RFQ).**

- Offeror is a construction management firm licensed to operate in the State of Maryland. Provide a copy of a valid licensing certificate.
- Offeror has a minimum of ten (10) years of experience providing pre-construction planning services.
- Offeror has a minimum of ten (10) years of experience providing the following services during both 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.

- Offeror has a minimum of ten (10) years of construction experience related to modernizations, additions and/or replacement of educational facilities, preferably secondary schools in an urban environment.
- Offeror has a minimum of ten (10) years of construction experience related to modernizations of and additions to historic National Register and/or local landmark buildings, preferably buildings in an urban environment.
- Offeror has a minimum of five (5) years of significant experience with K-12 projects that have Construction Manager at Risk delivery methods.
- Offeror presents a minimum of five (5) sample projects that demonstrate it has proven experience with the successful completion of projects of similar size, cost and complexity.
- Offeror has a minimum of five (5) years of experience in the planning and construction of LEED certified buildings.
- Offeror has and demonstrates knowledge of the local trade contracting community.
- Offeror has a minimum of five (5) years of experience with community, school-level administrative and other stakeholder involvement during the planning, design and construction phases of a project.
- Offeror has a minimum of five (5) years of experience with community workforce development, including any experience implementing workforce training programs (as applicable).
- Offeror has the ability to meet a free bonding capacity requirement of \$150 million. Provide a letter from the Offeror's bonding company that the Offeror can obtain bonding meeting the RFQ requirements if awarded a contract.
- Offeror has the ability to meet and provide proof of the minimum insurance coverage requirements outlined below for a project of this size, cost and complexity. Additional information regarding insurance will be provided in the RFP issued to the Offerors who meet the minimum qualifications established in this RFQ. Provide an insurance certificate showing limits as listed below and/or a letter from the Offeror's insurance carrier that the Offeror can obtain insurance meeting the RFQ requirements if awarded a contract.
 - Commercial General Liability (CGL) - \$2,000,000 per occurrence, \$4,000,000 general aggregate limit and \$4,000,000 products/completed operations limit.
 - Business Automobile Liability (BAL) - Minimum \$2,000,000 combined single limit on coverage.
 - Worker Compensation and Employers Liability – Part A (Workers Compensation) – statutory requirements of the jurisdiction in which the work is being performed, Part B (Employers Liability) - \$1,000,000 for each accident, \$1,000,000 for each employee and a \$1,000,000 aggregate policy limit for disease.
 - Excess Liability/Umbrella Liability - \$25,000,000 coverage per occurrence.

When listing projects to demonstrate that an Offeror meets or exceeds the minimum qualifications listed above, all of the following information **shall** be provided for each project:

- Project Title and Location
- Owner and Owner Reference
- Gross Square Footage
- Contract Amount - Initial and Final Value (if available)
- Project Construction Value
- Dates of Performance - Start and Completion (Actual or Projected)
- Description of the Offeror's involvement in the project

Note that Offerors may add cross references to projects that address multiple minimum qualification items.

All questions regarding this RFQ must be uploaded via the following ShareFile link, no later than July 6, 2023 at 1:00 p.m. Eastern Time:

<https://mdstad.sharefile.com/r-rf07f84a60212437b91f3a3ca24b80058>

Statements of Qualifications must be uploaded to the following ShareFile link, no later than July 13, 2023 at 1:00 p.m., Eastern Time. RFQ responses submitted in any other manner will not be accepted:

<https://mdstad.sharefile.com/r-rf95e6c03e47642239096b07a6745ad27>

Following the RFQ response period, the responses will be reviewed by a selection committee formed for this project, and the Offerors deemed qualified will be issued a Request for Proposals (RFP).

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