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Governor

Michael J. Frenz  
Executive Director

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Maggie McIntosh  
Manervia W. Riddick  
Jodi C. Stanalonis  
Justin A. Williams

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**Addendum No. 5**

**To Offerors: Request for Proposals  
Construction Management Services  
Redevelopment of the Pimlico Racing Facility**

**Date Issued: June 04, 2024**

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This addendum is hereby made part of the Request for Proposals dated April 16, 2024, 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 second Pre-proposal Conference presentation slides are attached hereto;
2. A copy of the second Pre-proposal Conference attendance list is attached hereto;
3. Copies of the Site-Visit attendance lists are attached hereto;
4. A copy of the Questions and Answers document is attached hereto;
5. A copy of the proposed demolition areas labelled "Pimlico 2024-2025 Demo Diagram.pdf" is attached hereto; and
6. An updated Project Experience Form (Attachment F) is attached hereto, and can be accessed following the link below:

<https://mdstad.sharefile.com/d-s909862166e27455f8b2a80d590192cof>.

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

Yamilette Waite  
Procurement Officer

**Attachments**



## **MARYLAND STADIUM AUTHORITY**

# **CONSTRUCTION MANAGEMENT SERVICES REDEVELOPMENT OF THE PIMLICO RACING FACILITY**

**Request For Proposals – 2nd Pre-Proposal Conference**

**May 22, 2024 – 10:00 A.M.**

**Disclaimer:** In participating you agree that you will not record, keep, share or post any content of this session without prior express permission from MSA. In particular, for the time of this meeting, the use of automated tools as provided, for instance, by open-loop Artificial Intelligence is strictly prohibited.

# INTRODUCTION OF THE PROCUREMENT & PROJECT TEAM



**YAI WAITE**  
**PROCUREMENT OFFICER**



**CHRISTIAN KRAMER**  
**PROCUREMENT OFFICER**



**CHRIS DEREMEIK**  
**PROJECT MANAGER**

# SOLE POINT OF CONTACT

**Yamillette Waite**

Maryland Stadium Authority








351 West Camden Street, Suite 300

Baltimore, Maryland 21201

Telephone: 443-602-0681

Email: [ywaite@mdstad.com](mailto:ywaite@mdstad.com)

# KEY DATES

	<u>ACTIVITY</u>	<u>DATE (Local Time)</u>
	Request for Proposals Issued	April 16, 2024
	Pre-Proposal Web Conference	April 24, 2024 at 10:00 a.m. & May 22, 2024 at 10:00 a.m.
	Site Visit	See addendum No. 4 to the RFP
	Questions Due	May 30, 2024 at 1:00 p.m.
	Proposals Due – see section 1.10	June 14, 2024 at 1:00 p.m.
	Oral Presentations	July 15-16, 2024
	Notice to Proceed	Mid/late August 2024

# SCOPE OF SERVICES

MSA issued this RFP to engage a highly qualified CM firm to provide preconstruction services related to the Project.

The Project will develop the “Pimlico Option 2” concept per the Racing & Training Center Development Report, dated January 5, 2024. The work includes, but is not limited to, demolition of the existing racing facility, rotation and construction of the tracks, construction of a new clubhouse, barns, infield tunnels, utilities, roadways, parking lots and equine facilities.

The scope of work for preconstruction services includes, but is not limited to, design and constructability reviews, logistics planning, cost estimating, and project scheduling. Addendum No. 4 to the RFP added a Training Center to the Scope of Work. Potential sites are the Mitchell Farm and the Shamrock Farm locations.

Please refer to Section 3 of the RFP, ***as amended***, for the full scope of work.

# OFFEROR MINIMUM QUALIFICATION

- a. Has been in business for at least five years;
- b. License to operate in the State of Maryland;
- c. Experience completing projects of similar size, scope and complexity;
- d. Experience completing projects under the Construction Manager at Risk, or similar, delivery method;
- e. Experience providing the following services during both preconstruction and construction phases: quality assurance/quality control, estimating and budget control, CPM scheduling, value engineering, and evaluation and implementation of innovative construction techniques;
- f. Experience completing highly complex construction projects that require working in locations that pose logistical challenges, occupied building environments, and the hosting of large gatherings/public events during construction operations;
- g. Experience with community workforce development and implementation of training programs; and
- h. Ability to meet the bonding and insurance requirements set forth in the RFP, as amended. Addendum No. 4 increased the required bonding capacity to \$350 million.

# MINORITY BUSINESS ENTERPRISES

- ❖ **This RFP has MBE sub-contract participation goals:**
  - ❖ **32% overall**, with sub-goals for
    - ❖ **African American owned firms: 8%** and
    - ❖ **Woman owned firms: 11%**
- ❖ 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 of Certified Firms is available at <https://marylandmdbe.mdbecert.com/> - Click on the “Search Directory of Certified Firms” button at the right side of the website.
- ❖ The most current information on MBE’s is available at the MDOT website.
- ❖ Trainings and additional information regarding the State’s socio-economic programs and a Procurement Forecast is available on the Governor’s Office of Small, Minority & Women Business Affairs website at <https://gomdsmallbiz.maryland.gov/Pages/default.aspx>.



# MINORITY BUSINESS ENTERPRISES

- ❖ **Submit D-1A form with your proposal. Make sure the form is fully completed.**
- ❖ Math needs to add to up.
- ❖ MBEs shall be currently and appropriately certified. Check the MDOT MBE directory to make sure that your proposed MBE firms are certified by MDOT.
- ❖ Keep in mind we are looking for MBE certified firms (**NOT** SBE, DBE, etc.).
- ❖ Check ONE box for the firm's classification (i.e. African-American, woman owned, etc.).
- ❖ Please review section 1.20 of the RFP, Minority Business Enterprise for subcontractor agreement information.

# PROPOSAL SUBMISSIONS

- ❖ All submissions must be sent electronically. DO NOT send them via email. Use the link provided in the Key Information Summary Sheet.
- ❖ See Section 4 of the RFP for all proposal and submission requirements, including format requirements.
- ❖ Technical Volume:
  - Transmittal letter
  - Title and Table of Contents
  - Executive Summary (must include acknowledgment of all addenda)
  - Work Plan, Offeror's and Key Personnel Experience
  - CPM Schedule – Preconstruction
  - Bid/Proposal Affidavit (**Attachment A**)
  - Conflict of Interest Disclosure (**Attachment B**)
  - MBE Form D1-A “MBE Utilization and Fair Solicitation Affidavit and MBE Participation Schedule” (**Attachment D**)
  - Corporate Profile (**Attachment E**)
  - Capacity Summary Worksheet for Key Personnel (**Attachment Q**)
  - Corporate Diversity Addendum and Affidavit (**Attachment R**)
  - Prime Contractor List of All Subcontractors (**Attachment S**)
  - Exceptions to Contracts (see section 4.3.e.1.d.) – Redlined Agreements
  - Proof of Insurance/ability to meet insurance requirements

# PROPOSAL SUBMISSIONS CONT.

- ❖ Financial Volume: Will be requested from short-listed Offerors only.
  - Sample Request for Financial Proposals (**Attachment I**)

# EVALUATION CRITERIA

- ❖ Technical criteria have 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. 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 conduct an oral presentation.
- ❖ After oral presentations, the selection committee will short-list Offerors to participate in the financial phase of the procurement.
- ❖ An award will be made to the Offeror whose proposal is determined to be the most advantageous, considering technical and financial evaluation factors.

# SUBMISSION REMINDERS

- ❖ Make sure to indicate your availability for oral presentations in your proposal.
- ❖ Make sure to use the forms issued with the RFP or its addenda. Outdated forms will be returned for Offeror's correction – could impact overall quality of submission.
- ❖ DO NOT ALTER State issued forms.
- ❖ MBE forms need to include both the NAICS code and a description of the work to be performed by the MBE on the project.
- ❖ SDAT Compliance – Make sure that your firm is in good standing with the Maryland Department of Assessments and Taxation.
- ❖ Review the RFP, as amended (including attachments) in its entirety.

# QUESTIONS

- ❖ **This section is for informational purposes only. All questions regarding the respective RFP, must be submitted to the Procurement Officer in writing via the link included in the Key Information Summary Sheet 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.**
- ❖ Addenda will be sent via eMaryland Marketplace Advantage (eMMA), and 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.

Line Item 2

**Capital Projects Development Group**  
**Pre-Proposal Conference**  
**Construction Management Services Pimlico Racing Facility**  
**Wednesday, May 22, 2024**  
**10:00 am**

<b>Company</b>	<b>Name</b>	<b>Email</b>	<b>Prime or Subcontractor</b>	<b>MDOT MBE Certified</b>	<b>SBR Certified</b>	<b>Attended</b>
AEI Design Build LLC	Derrick Burnett	aeidesignbuild@gmail.com	Subcontractor	No	No	No
Anthony Management Group	Enyinna Anthony	enyinna.anthony@anthonymanagementgroup.com	Subcontractor	Yes	Yes	No
Anthony Management Group	Sandra Bourdeaux	sandra.bourdeaux@anthonymanagementgroup.com	Subcontractor	Yes	Yes	Yes
As-Sabur Engineering	Ahmed Mohamed	as.sabur.eng@comcast.net	Subcontractor	Yes	Yes	Yes
Barton Malow Builders	Derrick Foster	derrick.foster@bartonmalow.com	Prime	No	No	Yes
Barton Malow Builders	Allen Turnbaugh	allen.turnbaugh@bartonmalow.com	Prime	No	No	Yes
Barton Malow Builders	David Coleman	david.coleman@bartonmalow.com	Prime	No	No	Yes
Barton Malow Builders	Benjamin Dearborn	benjamin.dearborn@bartonmalow.com	Prime	No	No	Yes
Barton Malow Builders	Benjamin Morgan	benjamin.morgan@bartonmalow.com	Prime	No	No	Yes
Bowen & Kron	Jr Roloson	jr@bowen-kron.com	Subcontractor	No	No	Yes
Centruian Construction	John Chapman	john@centurianmanagement.com	Subcontractor	Yes	Yes	No
Centruian Construction	Doug Forbes	doug@forbesdesigncenter.com	Subcontractor	Yes	Yes	Yes
Clark Construction Group, LLC	Kelsey Forlini	kelsey.forlini@clarkconstruction.com	Prime	No	No	Yes
Delon Hampton and Associates	Colisa Harris	charris@delonhampton.com	Subcontractor	Yes	Yes	Yes
Express Employment Professionals	Irvin Lewis	owingsmillsmid@expresspros.com	Subcontractor	No	Yes	Yes
Gilbane Building Company	Greg Permison	gpermison@gilbaneco.com	Prime	No	No	Yes
Gilbane Building Company	Brian Malanchuk	bmalanchuk@gilbaneco.com	Prime	No	No	Yes
Gilbane Building Company	Matt White	mwhite1@gilbaneco.com	Prime	No	No	Yes
Gilbane Building Company	Corey Sarver	mwhite1@gilbaneco.com	Prime	No	No	Yes
Gilbane Building Company	Katie Biggs	kbiggs@gilbaneco.com	Prime	No	No	Yes
Kim Engineering	Andrew Sailo	andrewsailo@kimengineering.com	Subcontractor	Yes	Yes	Yes
Kumi Construction Management Corp.	Kiana Smith	ksmith@kumicm.com	Subcontractor	Yes	Yes	Yes
Mahogany	Juan Gordon	juan.gordon@mahoganyinc.com	Prime	Yes	No	Yes
Mahogany / Hilltop Partners	John Sargent	john.sargent@mahoganyinc.com	Prime	Yes	No	Yes
McKissack & McKissack	Trae Francois	trae.francois@mckinc.com	Subcontractor	Yes	No	No

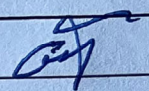
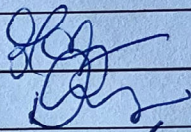
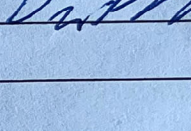
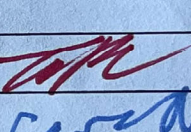
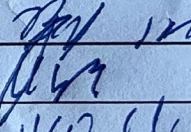
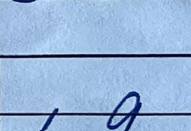
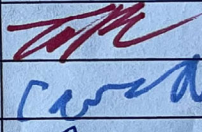
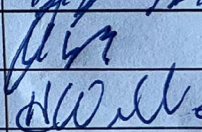
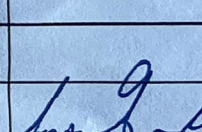
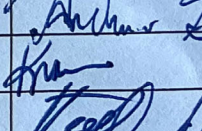
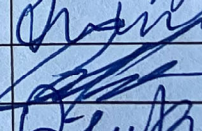
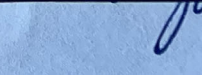
P & J Contracting Company, Inc	Sham Vij	sham.vij@pandjcontracting.com	Prime	Yes	Yes	No
Plexus Group	Alexis Crawford	acrawford@plexus-group.net	Subcontractor	Yes	Yes	Yes
Promatech, Inc.	Carrie Strehle	cstrehle@promatechinc.com	Subcontractor	Yes	Yes	Yes
Ruppert Landscape	Sean Sullivan	ssullivan@ruppertcompanies.com	Subcontractor	No	No	Yes
Skinner Consulting Services LLC	Raymond Skinner	skinnerconsults@gmail.com	Subcontractor	No	No	No
Stratified Inc	Jesse Dixon	jdixon@stratified.us	Prime	Yes	Yes	Yes
Synergy Forces	Dawn Rhine	facilitatordawn@synergyforces.com	Subcontractor	No	Yes	Yes
The Whiting-Turner Contracting Company	Drew Sprow	drew.sprow@whiting-turner.com	Prime	No	No	Yes
The Whiting-Turner Contracting Company	Desiree Benjamin	desiree.benjamin@whiting-turner.com	Prime	No	No	Yes
The Whiting-Turner Contracting Company	Kate Sprague	kate.sprague@whiting-turner.com	Prime	No	No	Yes
The Whiting-Turner Contracting Company	Scott Schweitzer	scott.schweitzer@whiting-turner.com	Prime	No	No	No
The Whiting-Turner Contracting Company	Andy Scherer	andrew.scherer@whiting-turner.com	Prime	No	No	Yes
Toscana Clements Taylor LLC	Monique Walton	mw Walton@tctcost.com	Subcontractor	Yes	Yes	Yes
Trinity Subsurface	Evan Mowbray	emowbray@trinitysubsurface.com	Subcontractor	No	No	Yes
WarrenBuilds	Jon Okeefe	jono@warrenbuilds.us	Prime	Yes	Yes	No
WarrenBuilds	Shane Warren	shane@warrenbuilds.us	Prime	Yes	Yes	Yes

End of Line Item 2



Line Item 3

**Capital Projects Development Group  
Site Visit  
Construction Management Services  
Pimlico Racing Facility (Training Locations)  
Thursday, May 23, 2024  
10:00 a.m. & 2:00 p.m.**

Company	Name	Email	Prime or Subcontractor	MDOT MBE Certified	SBR Certified	Signature
AEI Design Build LLC	Derrick Burnett	aeidesignbuild@gmail.com	Subcontractor	No	No	
Barton Malow Builders	Allen Turnbaugh	allen.turnbaugh@bartonmalow.com	Prime	No	No	
Barton Malow Builders	David Coleman	david.coleman@bartonmalow.com	Prime	No	No	
Barton Malow Builders	Benjamin Morgan	benjamin.morgan@bartonmalow.com	Prime	No	No	
Barton Malow Builders	Derrick Foster	derrick.foster@bartonmalow.com	Prime	No	No	
Barton Malow Builders	Benjamin Dearborn	benjamin.dearborn@bartonmalow.com	Prime	No	No	
Bowen & Kron	Jr Roloson	jr@bowen-kron.com	Subcontractor	No	No	
Bowen & Kron	Travis Rawl	travis@bowen-kron.com	Subcontractor	No	No	
Centruian Construction	John Chapman	john@centurianmanagement.com	Subcontractor	Yes	Yes	
Clark Construction Group, LLC	Timothy Campbell	timothy.campbell@clarkconstruction.com	Prime	No	No	
Clark Construction Group, LLC	Caitlin Kearns	caitlin.kearns@clarkconstruction.com	Prime	No	No	
ECS Mid-Atlantic, LLC	Brad Hardesty	bhardesty@ecslimited.com	Subcontractor	No	No	
ECS Mid-Atlantic, LLC	Chuck Shaw	cshaw1@ecslimited.com	Subcontractor	No	No	
Gilbane Building Company	Hailey Williams	hwilliams@gilbaneco.com	Prime	No	No	
Gilbane Building Company	Christian Broyles	cbroyles@gilbaneco.com	Prime	No	No	
Gilbane Building Company	Justin Hooper	jhooper@gilbaneco.com	Prime	No	No	
Hilltop Partners	Juan Gordon	juan.gordon@mahoganyinc.com	Prime	Yes	No	
Kim Engineering	Andrew Sailo	andrewsailo@kimengineering.com	Subcontractor	Yes	Yes	
Kumi Construction Management Corporation	Kiana Smith	ksmith@kumicm.com	Subcontractor	Yes	Yes	
McKissack and McKissack	Ted Johnson	ted.johnson@mckinc.com	Subcontractor	Yes	No	
McKissack and McKissack	Tia Harris	tia.harris@mckinc.com	Subcontractor	Yes	No	
The Whiting-Turner Contracting Company	Drew Sprow	drew.sprow@whiting-turner.com	Prime	No	No	
The Whiting-Turner Contracting Company	Desiree Benjamin	desiree.benjamin@whiting-turner.com	Prime	No	No	




















Capital Projects Development Group

Site Visit

Construction Management Services Redevelopment of the Pimlico Racing Facility

Friday, May 24, 2024

10:00 am

Company	Name	Email	Prime or Subcontractor	MDOT MBE Certified	SBR Certified	Signature
AEI Design Build LLC	Derrick Burnett	aeidesignbuild@gmail.com	Subcontractor	No	No	
Barton Malow Builders	Benjamin Morgan	benjamin.morgan@bartonmalow.com	Prime	No	No	
Barton Malow Builders	Benjamin Dearborn	benjamin.dearborn@bartonmalow.com	Prime	No	No	
Barton Malow Builders	Derrick Foster	derrick.foster@bartonmalow.com	Prime	No	No	
Barton Malow Builders	Allen Turnbaugh	allen.turnbaugh@bartonmalow.com	Prime	No	No	
Barton Malow Builders	Nataschu Brooks	nataschu.brooks@bartonmalow.com	Prime	No	No	
Bowen & Kron	Jr Roloson	jr@bowen-kron.com	Subcontractor	No	No	
Bowen & Kron	Travis Rawl	travis@bowen-kron.com	Subcontractor	No	No	
Bowen & Kron	Eric Bowen	jr@bowen-kron.com	Subcontractor	No	No	
Centruian Construction	cweller@ecslimited.com	john@centurianmanagement.com	Subcontractor	Yes	Yes	
Centruian Construction	Doug Forbes	doug@forbesdesigncenter.com	Subcontractor	Yes	Yes	
Clark Construction Group, LLC	Kelsey Forlini	kelsey.forlini@clarkconstruction.com	Prime	No	No	
Clark Construction Group, LLC	Justin George	justin.george@clarkconstruction.com	Prime	No	No	
Clark Construction Group, LLC	Timothy Campbell	timothy.campbell@clarkconstruction.com	Prime	No	No	
ECS Mid-Atlantic, LLC	Christopher Weller	cweller@ecslimited.com	Subcontractor	No	No	
Gilbane Building Company	Hailey Williams	hwilliams@gilbaneco.com	Prime	No	No	
Gilbane Building Company	Corey Sarver	csarver@gilbaneco.com	Prime	No	No	
Gilbane Building Company	Joshua Herr	jherr@gilbaneco.com	Prime	Yes	Yes	
Gilbane Building Company	Christian Broyles	cbroyles@gilbaneco.com	Prime	No	No	

Gilbane Building Company	Justin Hooper	jhooper@gilbaneco.com	Prime	No	No	
Gilbane Building Company	Brian Mullinix	bmullinix@gilbaneco.com	Prime	No	No	<i>[Handwritten signature]</i>
Kim Engineering	Andrew Sailo	andrewsailo@kimengineering.com	Subcontractor	Yes	Yes	<i>Andrew P</i>
Kumi Construction Management Corporation	Kwame Kumi	kkumi@kumicm.com	Subcontractor	Yes	Yes	
Kumi Construction Management Corporation	Kiana Smith	ksmith@kumicm.com	Subcontractor	Yes	Yes	<i>[Handwritten signature]</i>
Life Create Spring	Spring Covington	lifecreatespring@gmail.com				
LSY Architects	Raven Hawkins	rhawkins@lsyarchitects.com	Subcontractor	Yes	No	<i>[Handwritten signature]</i>
Mahogany/Hilltop Partners	John Sargent	john.sargent@mahoganyinc.com	Prime	Yes	No	<i>[Handwritten signature]</i>
McKissack and McKissack	Ted Johnson	ted.johnson@mckinc.com	Subcontractor	Yes	No	<i>[Handwritten signature]</i>
McKissack and McKissack	Tia Harris	tia.harris@mckinc.com	Subcontractor	Yes	No	<i>Tia Harris</i>
P & J Contracting Company, Inc	Sham Vij	sham.vij@pandjcontracting.com	Prime	Yes	Yes	<i>[Handwritten signature]</i>
PMS Parking, Inc.	Amsale Geletu	tazg22093@gmail.com	Prime	Yes	No	
Promatech, Inc.	Carric Strehle	cstrehle@promatechinc.com	Subcontractor	Yes	Yes	<i>[Handwritten signature]</i>
Stratified Inc.	Jesse Dixon	jdixon@stratified.us	<del>Prime</del> <i>SUB</i>	Yes	Yes	<i>[Handwritten signature]</i>
The Whiting-Turner Contracting Company	Scott Schweitzer	scott.schweitzer@whiting-turner.com	Prime	No	No	
The Whiting-Turner Contracting Company	Andy Scherer	andrew.scherer@whiting-turner.com	Prime	No	No	
The Whiting-Turner Contracting Company	Kate Sprague	kate.sprague@whiting-turner.com	Prime	No	No	
The Whiting-Turner Contracting Company	Emily Giovannone	emily.giovannone@whiting-turner.com	Prime	No	No	<i>[Handwritten signature]</i>
The Whiting-Turner Contracting Company	Desiree Benjamin	desiree.benjamin@whiting-turner.com	Prime	No	No	<i>[Handwritten signature]</i>
The Whiting-Turner Contracting Company	Drew Sprow	drew.sprow@whiting-turner.com	Prime	No	No	<i>[Handwritten signature]</i>
The Whiting-Turner Contracting Company	Clint Kehres	clint.kehres@whiting-turner.com	Prime	No	No	<i>[Handwritten signature]</i>
The Whiting-Turner Contracting Company	Dean Nash	dean.nash@whiting-turner.com	Prime	No	No	<i>[Handwritten signature]</i>
The Whiting-Turner Contracting Company	Chris Smoker	chris.smoker@whiting-turner.com	Prime	No	No	

Toscano Clements Taylor LLC	Monique Walton	mw Walton@tctcost.com	Subcontractor	Yes	Yes	<i>M Walton</i>
Trinity Subsurface	Evan Mowbray	emowbray@trinitysubsurface.com	Subcontractor	No	No	
WarrenBuilds	Shane Warren	shane@warrenbuilds.us	Prime	Yes	Yes	

*RUPPERT LANDSCAPE SEAN SULLIVAN SSULLIVAN@RUPPERTCOMPANIES.COM*  
*SUB NO NO*  
*JUAN GORDON JR JUAN. GORDON@MATLOGANYINC.COM*  
*Gary Permison GILRANE gpermison@gilbanco.com NO NO*

*Signature*

**Addendum No. 5 - Line Item 4**

**Request for Proposals  
Construction Management Services  
Redevelopment of the Pimlico Racing Facility  
Questions & Answers No.1**

	<b>Question</b>	<b>Answer</b>
1.	<p>RFP pg. 24 makes reference to "j. Collaborative Efforts. MSA expects the CM to develop plans addressing ways to maximize local economic benefits, which include; work-based learning, apprenticeship training, and contracting opportunities. Additionally, all trade contractors selected by the CM to perform on-site work on this project will be required to document and report the number of City residents employed on the project. To support this effort, CM's shall include and account for the following as part of their submission:..." The MSA then goes on to stipulate the requirements for 1a., 1b., and 1c. Will MSA please confirm that only the requirements listed in paragraph 1a. are required for the actual proposal submission itself?</p>	<p>Yes, only the completed Job Projections and Skills Requirements form is required.</p>

	<b>Question</b>	<b>Answer</b>
2.	Pg. 33 of the RFP states, "Using the Project Experience Form (Attachment F) provide information regarding three (3) relevant projects, valued at approximately \$250 million or greater, that have achieved Substantial Completion within the past (10) years, and which demonstrate the Offeror's experience and any of its proposed subconsultants." However, Attachment F provides a framework for providing five projects. Will MSA please confirm that five projects should be provided and all five projects will be evaluated?	Confirmed. Addendum No. 5 includes an updated Attachment F to only request three (3) relevant projects.
3.	Please confirm if the training facilities will be included in the scope of this RFP. If so, please provide the location and the expected schedule.	Please refer to Addendum No. 4.
4.	Please confirm that the "Future Parking Garage +200 cars/floor" is not part of the scope of this RFP.	Confirmed.
5.	Will the MSA and/or the MTROA utilize a program manager or an owner's representative during the preconstruction and construction phase? If so, could this firm be identified?	MSA will not be engaging a Program Manager for the Project.
6.	Could you please provide a list of consultants already working on the Project?	<p>Ayers Saint Gross, in partnership with Populous, is the lead designer/architect on the Project.</p> <p>Rider Levett Bucknall is under contract with MSA to provide consulting services associated with cost estimating, schedule evaluation and risk management.</p>

	<b>Question</b>	<b>Answer</b>
7.	Are consultants precluded from bidding on the project?	Every responsive Proposal submitted by a responsible Offeror that meets the Minimum Qualifications as described in Section 2 of the RFP is eligible to be considered of being selected for award.
8.	Please provide a date when the existing operations will be vacated from all buildings and the awarded contractor will be able to continue demo operations of all remaining buildings after the 2025 Preakness Stakes race weekend (start of Phase 2).	This is to be determined during the Pre-Construction phase.
9.	On the Pre-Proposal Conference it was stated that MSA is currently working with the City utility companies. Can you please confirm the scope of work being coordinated with BGE, Verizon, etc.	MSA has engaged utility companies to analyze the existing and future service capacities.
10.	Regarding the Early Demo Package that was mentioned on the pre-proposal conference - can you confirm if MSA is currently soliciting bids for Demolition and if so – what specifically is being demolished in an early package - aside from the stated SOW in the RFP to meet the Project Schedule?	It is MSA’s intention to issue a separate solicitation for the early demolition package. This package will include selective demolition and salvage of portions of the existing grandstand; and demolition and removal of the Backstretch Barns except for Barns #3, 4 and 5. See the sketch labelled “Pimlico 2024-2025 Demo Diagram.pdf”, and attached to the RFP via Addendum No. 5 for reference.
11.	Please confirm that the overall MBE participation is 32% overall and there is not a stated Preconstruction Goal as well as a Construction Goal.	The 32% overall goal established for this solicitation is for pre-construction services. MBE goal(s) for construction services will be established prior to the first GMP.
12.	Can MSA share any environmental reports on the existing CH and GS at Pimlico as well as the Stakes Barns?	This information will be provided to the successful Offeror once a Notice to Proceed (NTP) is issued for Pre-Construction Services.



	<b>Question</b>	<b>Answer</b>
13.	Is there a Design schedule available?	No. The design schedule is currently in development.
14.	Please indicate whether the Lead Scheduler needs to attend "All" Pre-Construction Meetings.	Yes.
15.	Confirm MSA is looking for (4) estimate deliverables (SD, DD, 50% CD & 70% CD)	Confirmed.
16.	During the site walk, it was discussed that the backstretch barns are part of the early demo to occur before Preakness 2025. Can you confirm the scope or identify which barns?	See Question #10.
17.	On the Mitchell Farm site – can you confirm CREG will install either a temp road or full service road to use for construction before mobilization?	This will be determined during the Pre-Construction phase.
18.	Can MSA confirm when 1/ST & MJC will have completely vacated the existing Pimlico Clubhouse and ancillary buildings?	See Question #8.
19.	Please advise if the pricing for General Conditions should be broken out to describe how the cost is allocated to the Pimlico work versus the Training Facility Work.	Yes. The pricing for General Conditions should be broken out to describe how the cost is allocated to the Pimlico work versus the Training Facility Work. A revised Request for Financial Proposals ( <b>Attachment I</b> ) will be issued to short-listed Offerors.
20.	Please provide a high-level bullet point schedule for the Training Facility work similar to the bullet point schedule provided for Pimlico in Section 3.2a.	This will be determined during the Pre-Construction phase.

	<b>Question</b>	<b>Answer</b>
21.	Please provide a list of anticipated bid packages for the Training Facility work similar to the list of packages provided for Pimlico in Section 3.2b.	This will be determined during the Pre-Construction phase with input from the CM.
22.	Please confirm which barns on the back stretch are to remain through Preakness 2025.	See Question #10.
23.	Please advise whether the parking lots bordered by Northern Parkway, Pimlico Road, Belvedere Avenue, and Preakness Way will be available for staging and construction prior to Preakness 2025.	The parking lots bordered by Northern Parkway, Pimlico Road, Belvedere Avenue, and Preakness Way will not be available for staging and construction prior to Preakness 2025.

**End of Addendum No. 5 - Line Item 4**

# Pimlico Proposed Demolition Areas August 2024-March 2025

## Proposed Demolition Areas May/June 2025



keep curbs and walks along Northern Parkway

keep curbs and walks along Northern Parkway

Old Grandstand Removed. Gravel or asphalt Apron in place for 2025 Preakness overlay, no utility service

Potential location for temporary horse stalls, if required

keep ROGERS AVE

Demolish

Area of demolition to be determined if possible

Need phased development of Winner. Winner & Hayward needs to stay open during construction

2025 Demolish remainder of Site Elements

Keep curbs and walks along PARK HEIGHTS BLVD

2025 DEMO TRACKS & INFIELD

2025

2025 TUNNEL

2025

2025

2025

2025 DEMO TOTE AND VIDEO

2025 - SALVAGE CUPOLA AND CHALET

2025 PIMLICO ROAD

All buildings, site elements and utilities to be demolished. Graded site may be accessible for parking

Barn 3  
Barn 4  
Barn 5

Project Experience Form

	PROJECT #1	PROJECT #2	PROJECT #3
Project Name and Location			
Owner Name, Contact Person, Email & Phone Number			
Offeror's Role in the Project			
Project Type (New, Renovation, etc.)			
Gross Square Footage of Project			
Project Delivery Method (CMR, CM Agency, DB, Negotiated GMP, GC, etc.)			
Similarities/Relevance to this Project			
Original Completion Date			
Actual Completion Date			
Reason(s) for Variance (if applicable)			
Original Construction Cost			
Final Construction Cost			
Reason(s) for Cost Difference (if applicable)			
Offeror's Original Contract Amount			
Offeror's Final Contract Amount			
Reason(s) for Cost Difference (if applicable)			
Preconstruction Services Provided (Yes / No. If Yes, detail the level of services provided.)			
Construction Services Provided (Yes / No. If yes detail the level of services provided.)			
Project Executive			
Project Manager			
Field Superintendent			
Project Scheduler			