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Governor

Michael J. Frenz
Executive Director

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

Addendum No. 1

**To Offerors: Request for Proposals
Preliminary Design Services
Regency Furniture Stadium Improvements**

Date Issued: December 6, 2024

This addendum is hereby made part of the Request for Proposals dated November 21, 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 Pre-Proposal Conference attendance list is attached hereto.
2. A copy of the Pre-Proposal Conference presentation slide deck is attached hereto.
3. A copy of the Site-Visit attendance list is attached hereto.
4. The following attachments to the RFP can be accessed via the link below:
 - a. As-Built Documents (Attachment C.3);
 - b. Sample Contract (Attachment G);
 - c. Sample Architect Design Agreement (Attachment O); and
 - d. Sample Construction Manager Agreement (Attachment P):

<https://mdstad.sharefile.com/d-s7948f9d5d214477d8d418870e559f9c1>.

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


Christian Kramer
Procurement Officer

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Attachments

**Capital Projects Development Group
Pre-Proposal Conference Registration List
AE Services -Regency Furniture Stadium Improvements
11/26/2024**

Name	Company	Email	Prime or Subcontractor	MDOT MBE Certified	SBR Certified	Attended
Aaron Smith	A. Morton Thomas and Associates, Inc.	asmith@amtengineering.com	Subcontractor	No	No	Yes
Franco Tartaglia	Allen + Shariff Corporation	ftartaglia@allenshariff.com	Subcontractor	Yes	No	Yes
Lola Ferguson	AOMARCPR on WHEELS LLC	aomarcpr@gmail.com	Subcontractor	Yes	No	No
Joe Solway	Arup	joe.solway@arup.com	Subcontractor	No	No	Yes
Eric Einhorn	BallParchitecture	eeinhorn@ballparchitecture.com	Subcontractor	No	No	No
Michael Iannaco	Bjarke Ingels Group	michael@big.dk	Prime	No	No	Yes
Cynthia Fraser	cfraser@mahanrykiel.com	Mahan Rykiel Associates Inc.	Subcontractor	Yes	No	No
Colin Mohler	Charles County Gov	mohlerc@charlescountymd.gov	Prime	No	No	No
Jessica Remshard	CMTS llc	Jremshard@cmtslc.com	Subcontractor	Yes	No	No
Harry Sigley	CMTS, LLC	hsigley@cmtslc.com	Subcontractor	Yes	No	No
Alison Nemecc	Colimore Architects	anemecc@colimore.com	Prime	Yes	Yes	No
Ash Belgi	Colimore Architects	abelgi@colimore.com	Prime	Yes	Yes	Yes
Amanda Davis	Convergence Design	amanda@anamcaracommunications.com	Prime	No	No	Yes
Ervin Rogers	Delon Hampton & Associates	erogers@delonhampton.com	Subcontractor	Yes	Yes	No
Richard McGill	Delon Hampton & Associates	rmcgill@delonhampton.com	Subcontractor	Yes	Yes	Yes
Alem Hagos	Delon Hampton and Associates	ahagos@delonhampton.com	Subcontractor	Yes	Yes	Yes
Will Jovel	Design Collective	wjovel@designcollective.com	Prime	No	No	Yes
Michael Ajomale	DESIGN DEPICTIONS STRUCTURAL ENGINEERING, P.C.	majomale@ddsengr.com	Subcontractor	Yes	Yes	Yes
Sung Jung	DLA+ Architecture & Interior Design	sjung@dlaplus.com	Prime	No	No	Yes
Danny Williams	dp+partners architects	dwilliams@dppartnersarchitects.com	Prime	Yes	No	No
Alice Storm Jones	Floura Teeter Landscape Architects	astormjones@flourateeter.com	Subcontractor	Yes	Yes	Yes

Kareem Sykes	FTS Consulting Group LLC.	k.sykes@ftsconsultant.com	Subcontractor	Yes	Yes	No
Dan Gotimer	GHD	Dan.Gotimer@GHD.com	Subcontractor	No	No	No
Adrienne Harris-Kupfer	Harris-Kupfer Architects, Inc.	adrienne@harriskupferarchitects.com	Subcontractor	Yes	Yes	No
Stacey Juran	IMEG Corporation	stacey.l.juran@imegcorp.com	Subcontractor	No	No	No
Deven Przybylski	Intreegue Design	dprzybylski@Intreeguedesigns.com	Subcontractor	Yes	Yes	Yes
Jeremy Dalton	Keystone Sports Construction	Jeremy.D@Keyssc.com	Prime	No	No	No
Jonathan Park	Kim Engineering	jonathanpark@kimengineering.com	Subcontractor	Yes	Yes	Yes
Keith Brown	Kim Engineering, Inc.	keithbrown@kimengineering.com	Subcontractor	Yes	No	Yes
Jason Kanak	Kimley-Horn	jason.kanak@kimley-horn.com	Subcontractor	No	No	Yes
Gavin Myers	Little Diversified Architectural Consulting	GAVIN.MYERS@LITTLEONLINE.COM	Subcontractor	No	No	No
Cynthia Fraser	Mahan Rykiel Associates Inc.	cfraser@mahanrykiel.com	Subcontractor	Yes	No	Yes
Crystal Denunzio	McKissack and McKissack	crystal.denunzio@Mckinc.com	Prime	Yes	Yes	Yes
Monica Henderson	MDM Office Solutions	Mhenderson@mdmstandard.com	Prime	Yes	Yes	No
Elizabeth Ross	Midpoint Technology Group	lross@midtechgroup.com	Subcontractor	No	No	Yes
Amelia Popovic	Moody Nolan Inc.	amelia.popovic@moodynolan.com	Prime	No	No	No
Nick Wilson	Morris & Ritchie Associates, Inc	ncwilson@mragta.com	Subcontractor	No	No	Yes
Laura Schlicht	NFD, Inc. Interior Planning + Design	lschlicht@nfd.com	Subcontractor	Yes	Yes	Yes
Teresa Carlisle	OSPORTS	teresa.carlisle@osports.com	Prime	No	No	Yes
David Leone	OSPORTS	david.leone@osports.com	Prime	No	No	Yes
Michaela Simpson	Pendulum	michaela.simpson@pendulumkc.com	Prime	Yes	No	Yes
Vedas Harris Bey	Project Management Professionals	vedasbey@yahoo.com	Subcontractor	No	Yes	No
Kim Sescoe	Public Engagement Associates	Kim@publicengagementassociates.com	Subcontractor	Yes	No	No
Leika Wirt	Rider Levett Bucknall Ltd.	leika.wirt@us.rlb.com	Subcontractor	No	No	Yes
Matthew Thomasson	RK&K	mthomasson@rkk.com	Prime	No	No	Yes
Phil Jones	Salas O'Brien	phil.jones@salasobrien.com	Subcontractor	No	No	Yes

Michael A Lentz	Setty & Associates	Michael.Lentz@setty.com	Subcontractor	Yes	No	No
Charles Bergen	Sheladia	cbergen@sheladia.com	Subcontractor	Yes	No	Yes
Mark Bayer	Silman Structural Solutions	mark.bayer@silman.com	Subcontractor	No	No	Yes
Scott Stewart	SK&A Structural Engineers	scotts@skaengineers.com	Subcontractor	No	Yes	Yes
Nicole White	Symmetra Design	nwhite@symmetradesign.com	Subcontractor	Yes	Yes	Yes
Monique Walton	TCT COST CONSULTANTS	mwalton@tctcost.com	Subcontractor	Yes	Yes	No
Jennifer Greenawalt	Thornton Tomasetti	JGreenawalt@thorntomasetti.com	Subcontractor	No	No	No
Geoff Smith	TYLin	geoff.smith@silman.com	Subcontractor	No	No	Yes
Kanika Puri	Weigand Associates, Inc.	kpuri@wainet.net	Subcontractor	Yes	Yes	No
(443) -462-1519						



REQUEST FOR PROPOSALS PRE-PROPOSAL CONFERENCE

PRELIMINARY DESIGN SERVICES REGENCY FURNITURE STADIUM IMPROVEMENTS

November 26, 2024 – 11:00am

Notice

In participating in this session 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.

PROCUREMENT & PROJECT TEAM



Yai Waite
Procurement Officer



Christian Kramer
Procurement Officer



Chris Deremeik
Project Manager



POINT OF CONTACT

Christian Kramer

Maryland Stadium Authority

351 West Camden Street, Suite 300

Baltimore, Maryland 21201

Telephone: 443.202.3885

Email: ckramer@mdstad.com

KEY DATES

	<u>ACTIVITY</u>	<u>DATE (Local Time)</u>
	Request for Proposals Issued	November 21, 2024
	Pre-Proposal Conference	November 26, 2024, at 11:00 a.m.
	Site Visit	December 5, 2024, at 12:30 p.m.
	Questions Due	December 16, 2024, at 1:00 p.m.
	Proposals Due	January 3, 2024, at 1:00 p.m.
	Oral Presentations	January 24 & 27, 2024
	Anticipated NTP	March 2024

SCOPE OF SERVICES

MSA and Charles County entered into a Memorandum of Agreement that formalizes the relationship and role of each in the execution of necessary improvements to Regency Furniture Stadium to ensure compliance with the Professional Development League Standards.

MSA is issuing this solicitation to select a highly qualified firm to provide preliminary design services related to the improvements for the Regency Furniture Stadium. The stadium is located in Waldorf, MD and is the home of the Southern Maryland Blue Crabs (an Atlantic League Professional Baseball team).

Refer to Section 3 of the RFP for the full scope of work and all references to attachments relevant to this RFP.

OFFEROR QUALIFICATIONS

- Has been in business for at least five years;
- Is an architectural/engineering firm that has members registered to practice in the State of Maryland;
- Has experience in providing design services for Government and/or commercial clients;
- Has substantial design experience related to the renovation and or expansion of existing athletic clubhouse and training facilities at the collegiate level or above;
- Has experience in innovative design methods to meet programmatic goals of building efficiencies, on-time delivery, cost containment, and value engineering strategies; and
- Has the ability to meet the insurance coverage requirements indicated in the RFP.

MINORITY BUSINESS ENTERPRISES

This RFP has a minimum MBE subcontractor participation goal of:

- 29% overall with subgoals of:
 - 7% African-American owned, and
 - 11% Women owned
- 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 <https://marylandmdbe.mdbecert.com/> On the right side, select the button labelled “Search Directory of Certified Firms”
- 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 <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 - subgoals and overall goal.
- 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.).
- **Review Section 1.20 of the RFP - Minority Business Enterprise:** Notice that the agreements must be submitted to MSA after Award Recommendation, but before the NTP.

PROPOSAL SUBMISSIONS

- All submissions must be sent electronically via the ShareFile links provided in the Key Information Summary Sheet. No other form is permissible!
- See Section 4 of the RFP for all submission requirements, including formatting
- Technical Proposal
 - Transmittal letter
 - Title and Table of Contents
 - Executive Summary (must include proposed language for exceptions)
 - Work Plan
 - Offeror's and Key Personnel Experience and Qualifications
 - Bid/Proposal Affidavit (Attachment A)
 - Conflict of Interest Disclosure (Attachment B)
 - MBE Utilization and Fair Solicitation Affidavit and MBE Participation Schedule (Attachment D)
 - Staffing Plan (Attachment F)
 - Corporate Profile (Attachment J)
 - Capacity Summary Worksheet for Key Personnel (Attachment K)
 - Prime Contractor List of All Subcontractors (Attachment M)
 - Corporate Diversity Affidavits (Attachment N)
 - Proof of Insurance/ability to meet insurance requirements

PROPOSAL SUBMISSIONS

- Financial Proposal
 - Financial Proposals must be password protected.
 - Password will be requested from short-listed Offerors only.
 - Financial Proposal Form (Attachment H)

MSA is transitioning the procurement process to Bonfire.

EVALUATION AND SELECTION

- Technical Criteria have more weight than Financial Criteria.
- Proposals will be evaluated based on the adequacy of the Work Plan, Offeror's and Key Personnel's experience and qualifications, past performance, and proposed exceptions, among other criteria listed in Section 5.1 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" to conduct Oral Presentations.
- After Oral Presentations, the Selection Committee will short-list Offerors to participate in the financial phase of the procurement.
- Offerors will be required to provide the password to their Financial Proposal within one (1) Business Day of MSA's request.
- 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 and 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. See the sample MBE Forms:
https://gomdsmallbiz.maryland.gov/Documents/MBE_Toolkit/SAMPLE%20FORMS_AttachmentDMBE-Forms-1%20as%20of%202.2021%20AS%20OF%209.15.2021.pdf
- SDAT Compliance – Make sure that your firm is in Good Standing with the Maryland Department of Assessments and Taxation.
- Review the RFP (including attachments) and its addenda in their 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 in order to receive an official response from the Maryland Stadium Authority.

Only responses provided in writing by MSA's Procurement Officer will be considered official answers to questions regarding this RFP.

Addenda will be issued via GovDelivery, eMMA, Bonfire, and published on MSA's website. Please check your junk/spam folders and update your e-mail settings to ensure that you receive MSA Contracting GovDelivery e-mails.

**Capital Projects Development Group
Site Visit - Request for Proposals
Architectural/Engineering Services
Regency Furniture Stadium Improvements**

November 5, 2024

12:30 pm

Name	Company	Email	Prime or Subcontractor	MDOT MBE Certified	SBR Certified	Attended
Derrick Adams ✓	ADG	dadams@the-adg.com				YES
Eric Einhorn	BallParchitecture	eeinhorn@BallParchitecture.com	Subcontractor	No	No	YES
Michael Glaros	Cannon Design	mglaros@cannondesign.com	Prime	No	No	YES
Steven Sinclair	Cerami & Associates	ssinclair@ceramiassociates.com	Subcontractor	No	No	YES
Harry Sigley	CMTS, LLC	hsigley@cmtslc.com	Subcontractor	Yes	No	Yes
Alison Nemecek Priya Iyer	Colimore Architects	anemec@colimore.com piyer@colimore.com	Prime	Yes	Yes	Yes
Richard McGill	Delon Hampton & Associates	rmcgill@delonhampton.com	Subcontractor	Yes	Yes	
Jill Handy	Design and Integration	jhandy@designandintegration.com				
Michael Ajomale	DESIGN DEPICTIONS STRUCTURAL ENGINEERING, P.C.	majomale@ddsengr.com	Subcontractor	Yes	Yes	
Brian Oster	EwingCole	boster@ewingcole.com	Prime Y	No	No	
Dan Gotimer	GHD	dan.gotimer@ghd.com	Subcontractor	No	No	
David Rafinski	JPR Source	drafinski@jprsource.com	Prime	NO	No	YES
Michael Fabrikant	K Dixon Architecture	mfabrikant@kdixonarchitecture.com	PRIME/SUB	YES	YES	YES
Gavin Myers	Little Diversified Architectural Consulting	GAVIN.MYERS@LITTLEONLINE.COM	Subcontractor	No	No	
Monica Henderson	MDM Office Solutions	mhenderson@mdmstandard.com	Prime	Yes	Yes	
Todd Ferry	Pendulum	todd.ferry@pendulumkc.com	Prime	Yes	No	YES
Pandora Beasley-Timpson	PLBT Designs	Pandora@PLBTdesigns.com	Subcontractor	No	Yes	
Verdas Harris Bey	Project Management Professionals	vedasbey@yahoo.com	Subcontractor	No	Yes	YES
Charles Michell	Rkk	cmitchell@rkk.com				COM
Michael Lentz / Tony DiCola	Setty & Associates	michael.lentz@setty.com TonydeSetty.com	Subcontractor	Yes	No	Tony D
Charles Bergen	Sheladia	cbergen@sheladia.com				
Monique Walton	TCT Cost Consultants	mwalton@tctcost.com	Subcontractor	Yes	Yes	
Pandora Timpson		plbtimpson@gmail.com				
Anara Mock		rsvpviptamara@gmail.com				

