



Maryland Stadium Authority

Request for Qualifications

Construction Management Services

Baltimore Polytechnic Institute/Western High School Campus

Issued: April 1, 2025

Notice

A Prospective Offeror that has received this document from a source other than eMarylandMarketplace Advantage ("eMMA") at <https://emma.maryland.gov/> should register on eMMA.

MINORITY BUSINESS ENTERPRISES ARE ENCOURAGED TO RESPOND TO THIS RFQ.

A. Purpose

The Maryland Stadium Authority (“MSA”) is inviting interested Offerors to submit a Statement of Qualifications (“SOQ”) in response to this Request for Qualifications (“RFQ”) to participate in the procurement of Construction Management Services (“CM”) for the Baltimore Polytechnic Institute/Western High School Campus. 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 selected CM firm will have the possibility of entering into a Guaranteed Maximum Price contract for the construction of the project.

B. Background Information

This project is pursuant to the Built to Learn Act of 2020 (“Act”), which became effective on March 14, 2021 as a result of the Legislature’s veto override of HB1300-2020. The Act authorizes 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 Polytechnic Institute/Western High School Campus, and to make recommendations regarding the design strategy to replace this structure. The final design must accomplish the following goals on time and on/under budget:

1. Academic Upgrade: Ensure educational adequacy of all program components and spaces to meet the site-specific educational specifications to accommodate 21st century learning.
2. Building Upgrade: Renovate the existing building, including interior and exterior elements and systems.
3. Limited Site Upgrade: Improve vehicular and pedestrian access to the site as well as accommodate ADA, safety, and security upgrades.

The site-specific educational specifications established the total square foot area of this building to be 681,095 square feet. The student capacity of the building is set at 3,430 students. The modernization of the building will consist of a complete renovation of the existing facility, along with the possibility of 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.**

C. Minimum Qualifications

Interested Offerors shall address the Minimum Qualifications and requirements in the order shown below and **include specific documentation and narratives to clearly demonstrate how the Offeror meets or exceeds the stated Minimum**

Qualifications and requirements. Please note that Offerors must **list completed projects that the Offeror has performed as the prime contractor** and add cross-references to projects that address multiple Minimum Qualification items as follows:

1. Offeror is a construction management firm registered to do business in the State of Maryland, and licensed to operate in the State of Maryland. Provide a copy of a valid licensing certificate.
2. Offeror has a minimum of ten (10) years of experience providing pre-construction planning services.
3. Offeror has a minimum of ten (10) years of construction experience acting as the prime construction manager related to renovations, modernizations, additions and/or replacement of educational facilities; preferably secondary schools, in an urban environment.
4. 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: Constructability reviews, estimating and budget control, CPM scheduling, value engineering, quality assurance/quality control, and evaluation/implementation of innovative construction techniques.
5. Offeror has a minimum of ten (10) years of significant experience with K-12 projects that have Construction Manager at Risk delivery methods.
6. Offeror presents a **minimum** of five (5) sample projects that demonstrate it has proven experience with the successful completion of projects of similar size, and complexity.
7. Offeror has a minimum of five (5) years of experience in the planning and construction of LEED certified and/or Net Zero Energy buildings.
8. 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.
9. Provide a detailed narrative highlighting your knowledge of and experience with the local trade contracting community.
10. Offeror has the ability to meet a **free** bonding capacity requirement of \$240 million. Provide a letter from the Offeror's bonding company indicating that the Offeror can obtain bonding that meets the RFQ requirements if awarded a contract.
11. Offeror has the ability to meet the insurance coverage requirements for a project of this size and complexity. Minimum limits are listed below. Additional information regarding insurance will be provided to the Offerors who meet the minimum qualifications established in this RFQ. Provide an

insurance certificate and/or a letter from the Offeror's insurance carrier showing limits, as listed below, that demonstrates that the Offeror can obtain insurance that meets the RFQ requirements if awarded a contract.

- A. Commercial General Liability (CGL) - \$2,000,000 per occurrence, \$4,000,000 general aggregate limit and \$4,000,000 products/completed operations limit.
- B. Business Automobile Liability (BAL) - Minimum \$2,000,000 combined single limit on coverage.
- C. 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.
- D. 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's Name;
- Gross Square Footage;
- Project Construction Budget
- Contract Amount – Initial and Final Value;
- Dates of Performance - Start and Completion, and
- Description of the Offeror's involvement in the project.

D. Submission Requirements

Construction Management firms that are interested in being considered for this opportunity must submit a Statement of Qualifications ("SOQ") responding to this RFQ. The SOQ must include the following:

1. Letter of Transmittal, including the following:
 - A. RFQ title;
 - B. Offeror's full legal name and d/b/a (if any);
 - C. Federal Tax Identification Number;
 - D. eMMA account number;
 - E. Joint Venture information (if any) – include the legal name of the joint venture and legal names of the firms that comprise the joint venture.
NOTE: If a joint venture is pre-qualified in response to this RFQ, proposals in response to the RFP will only be accepted from the pre-qualified joint venture comprised of the identified joint venturers. The prequalification of a joint venture in response to this RFQ shall not be construed as individual pre-qualification of any of the joint venturers comprising that joint venture, nor of any other joint venture comprised of any of the joint venturers.

- F. Offeror's point of contact information (2 individuals) including for each:
 - a. Name;
 - b. Title;
 - c. Email address; and
 - d. Phone number.
- 2. Proof of Qualifications presented **in the manner indicated in Section C** of this RFQ.

E. Submission of Questions

All questions regarding this RFQ must be uploaded via the following ShareFile link, no later than **April 18, 2025, at 1:00 p.m., Eastern Time**:

<https://mdstad.sharefile.com/r-r5218433736a840ae832fc5af2d656b63>

F. Statements of Qualifications – Submission Closing Date and Time

Statements of Qualifications ("SOQ") labelled "Offeror Name - CM- Baltimore Polytechnic Institute / Western High School Campus -SOQ" shall be uploaded to the following ShareFile link, no later than **April 25, 2025, at 1:00 p.m., Eastern Time**. SOQ submitted in any other manner will not be accepted. SOQ submitted after the indicated date and time will be rejected.

<https://mdstad.sharefile.com/r-rc0522ef9fec43d99c37a094288b833b>

G. Evaluation

A uniform evaluation procedure will be applied to evaluate all timely submissions. Offerors deemed qualified will be shortlisted and invited to respond to the subsequent RFP. The names and point of contact information of all pre-qualified Offerors will be posted to the MSA website and eMMA.

H. Procurement Officer

Paige Stinnett
Maryland Stadium Authority
351 West Camden Street, Suite 300
Baltimore, MD 21201
(443) 286-1630
pstinnett@mdstad.com