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**Addendum No. 2**  
**To Offerors: Request for Proposals  
Building Commissioning Services  
Renovation Projects at Oriole Park at Camden  
Yards**

**Date Issued: May 21, 2025**

This addendum is hereby made part of the Request for Proposals dated May 5, 2025, as amended, 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 questions submitted along with their respective answers, is attached hereto.

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

*PS*

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**Request for Proposals  
Building Commissioning Services  
Renovation Projects at Oriole Park at Camden Yards  
Questions & Answers  
Addendum No. 2**

**Action Item**

	<b>Question</b>	<b>Answer</b>
1.	Fire and life safety systems are not included in list of equipment to be commissioned. Please confirm fire and life safety systems are not part of the scope?	Fire and life safety are part of the scope of work. In addition to the normal fire and life safety aspects of each project, please refer to the FCA scope for fire alarm upgrade project.
2.	Is certified payroll under the Davis Beacon Act mandatory?	Prevailing Wages do not apply to commissioning services.
3.	Will Owners Project Requirements and Basis of Design be provided or should we assume CxA to assist in their development?	There is no involvement needed from the CxA in the creation of these documents.
4.	Please confirm LEED status, what LEED target are we trying to achieve. Should we assume LEED Silver and Fundamental and Enhanced Cx with option 1 as well as option 2 including Building Envelope Cx?	Oriole Park has an existing LEED O&M: Existing Building certification. There are no new certification goals for this project. The only LEED requirements are to maintain the existing certification.
5.	Will there be any renewable energy sources in the project?	No.
6.	Will TAB be performed by a separate TAB firm?	Yes – TAB is the responsibility of the CM.
7.	What is the overall construction budget for 2026 projects and 2027 projects?	That information is not being provided at this time.

8.	What is the total square footage for 2026 projects and 2027 projects?	Please refer to the drawings provided in the RFP. Please note that the term RFP includes all attachments to the RFP document and subsequent addenda.
9.	We did not see any MEP drawings on Bonfire, will those be provided?	Please refer to the drawings provided in the RFP.
10.	Article 3.2.b (p25) - Currently it says, "Formal design reviews are required, at the conclusion of each phase of A/E document submission (CD 95%)." This seems to indicate 1 review. Please clarify how many design reviews are to be provided.	One review for each project is correct. CxA will be expected to work with the design team to address any CxA comments until resolved.
11.	Article 3.2.h (p27) – Currently it says "...review the construction documents..." Please clarify how many design reviews are to be provided.	Please see answer to Question 10.
12.	Article 3.2.k (p27) – Can we assume 1 mock-up, or can you provide a quantity for us to price?	Assume one mock-up per enclosure system.
13.	Article 3.2.l (p27) – Can you provide a quantity of site visits that you feel is appropriate for us to price?	CxA should calculate this on their own based on the scope of work.
14.	Article 3.2.n (p27) – Can you provide a quantity of the building enclosure tests to be specified?	CxA should calculate this on their own based on the scope of work.
15.	When will the contract be provided for review?	A copy of the Sample Contract (Attachment J) was issued with Addendum No. 1.
16.	Is there any Required testing? If so what Testing to be specific?	MSA needs more details in order to answer this question.

17.	Do we need to include any past performance metrics?	Please see Section 4.3 for proposal requirements.
18.	Can we be considered as both Sub and Prime on the project?	Firms that are already performing as subcontractors on the CM or the AE teams, cannot submit proposals in response to this RFP.
19.	Can you confirm the MBE goal for this contract?	The MBE goal is provided in the RFP, Key Information Summary Sheet.
20.	It states the Technical and Financial Proposals are due on the same date. The RFP states there are drawings in specific packages that have not been provided for our Financial Proposal. Please provide a set of drawings for each tentative project or a design narrative for a more defined scope of work.	The drawings currently available are included in the RFP. Project narratives are included in the RFP.
21.	Please confirm if the Building Enclosure Commissioning (BECx) services are only limited to the Press Club (item c in 2026 projects) and Control Room (item d in 2026 projects) conversions	CxA shall refer to the drawings and RFP to confirm this scope.
22.	The RFP states on Page 8 “To be considered both technical and financial proposals must be submitted via Bonfire no later than May 27th” – Is this correct? Past MSA proposals we would submit technical only first, then if shortlisted, we would then submit financial proposals.	Correct. Both the Technical and Financial proposals are due on May 27 <sup>th</sup> , 2025 at 1:00 p.m. (Local Time) per section 1.10 of the RFP.
23.	Can you confirm the submission type of proposal? The RFP states submitted through Bonfire. Is this correct or will you be providing a	Correct. Proposals are to be uploaded via the Bonfire portal.

	link, similar to where we submit questions?	
24.	<p>RFP page 20 of 102 (e.) states: Offeror shall have a minimum of three (3) years of experience working with LEED accreditation requirements and building techniques;</p> <p>Please provide a LEED scorecard.</p>	See answer to question 4.
25.	<p>The May 13 project walkthrough was more abbreviated than anticipated and did not provide adequate opportunities to review the renovated areas.</p> <p>Would the MSA consider allowing individual site visits for contractors to better assess the project scope?</p>	MSA is not considering another site visit at this time.
26.	<p>Are we to assume that all of the MEP equipment referenced in the facility condition assessment projects (NOT specifically called out in “2026/7 Projects”) will also need to be commissioned? (section 3 on page 24)</p>	Correct.
27.	<p>During the construction / commissioning phases of this projects, will the Cx team need to be escorted or will there be a badging process in place?</p>	No escort will be needed.
28.	<p>Will the commissioning provider be verifying the Test and Balance work?</p>	CxA should review the TAB reports along with the design team.
29.	<p>During the facility condition assessment, were the ductwork</p>	These items are not relevant to the SOW for this project.

	cleanliness and the heating/chilled water quality confirmed?	
30.	Is there any intention to upgrade existing pneumatics to DDC? Some were observed on the hot water systems during the site walk.	Please refer to the RFP scope of work. An entire new BAS is being installed with this project.
31.	Please confirm what DDC system is currently in place for the AHU's.	Please refer to the RFP scope. An entire new BAS is being installed with this project.
32.	Please confirm if the scope of work for DDC systems is to consolidate to a single controls platform, or if multiple platforms/vendors are expected.	Single controls platform.
33.	Since drawings have not been started for the 2027 projects we would recommend taking advantage of the opportunity for additional/earlier reviews. Would you consider add alternate pricing for reviews at phases such as DD, CD50% and/or CD 70%?	Not at this time.
34.	Could you specify which tasks in the 3 phases outlined in the Scope of Services require building enclosure commissioning?	Please refer to the scope as written in the RFP.
35.	Is there an expected number, or frequency, of commissioning meetings?	Frequency of meetings will depend on where we are in the Cx process. There is not a set frequency right now and will be discussed with CxA as the project progresses.
36.	During the pre-proposal meeting, it was noted that any conflict of interest noted between Cx Offerors and the design or construction teams would be a disqualifier.	Firms that are part of the AE or CM teams, including their subcontractors/subconsultants, are precluded from participating in this procurement.

37.	What is the anticipated scope of building enclosure systems as a part of the 2027 projects (i.e. exterior walls at new restrooms at left field beer garden)?	New exterior walls at left field restrooms, storefront replacement in the suites, and any service level clubhouse expansions.
38.	What is the anticipated scope of building enclosure systems as part of the FAC projects?	Scope will be minimal and limited to any walls that need to move for larger sized equipment.
39.	Is the building enclosure testing scope owned by the contractor, or should pricing to perform testing of the building enclosure be included in the response to this RFP?	Pricing for building enclosure testing shall be provided in the Offeror's financial proposal in response to this RFP.
40.	Does the project have a LEED goal? If there is a LEED goal, does the project anticipate obtaining the LEED points for Building Enclosure Commissioning?	See answer to question 4.
41.	Has an OPR been developed for the project? If not, should the Cx anticipate developing one for the project with the owner's input?	There is no involvement needed from the CxA in the creation of these documents.
42.	How many design reviews are requested? Paragraph i (Page 27) indicated that a review is required during the design phase, Paragraph b (Page 25) indicates that formal reviews are required at the conclusion of each phase of A/E document submission (CD 95%)?	One review for each project is correct. CxA will be expected to work with the design team to address any CxA comments until resolved.
43.	What is the estimated cost of construction for the renovations?	That information is not being provided at this time.
44.	Will the Commissioning Plan be submitted in two phases or the entire CxPlan is to be submitted during Phase 1?	Either is acceptable by MSA.

45.	Is all required envelope testing & scope identified on the provided DD drawings?	Please see question 37 and refer to the drawings for the scope of work to be included.
46.	Is the full OPR (Owner Project Requirements) and BOD (basis of design) documents already prepared and available? or is it expected that the CxA assist in the development of these documents?	There is no involvement needed from the CxA in the creation of these documents.
47.	Is there any additional equipment information available for components added after the original construction? Any equipment information that is not included on the provided drawings?	No.
48.	Who is the designer of record for the AV and Broadcast system?	The architect on the project is Populous. Salas O'Brien is the designer of record for the AV/Broadcast systems.
49.	Please provide a copy of the AV and Broadcast specifications.	The available documents have been provided.

End of Q&A document