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### Addendum No. 1

**To Offerors: Request for Proposals  
On- Call Building Commissioning Services**

**Date Issued: February 18, 2026**

This addendum is hereby made part of the Request for Proposals dated February 9, 2026, 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. Section 4.2.5 is hereby revised to include the following language:
  - b. Submit a completed Personnel Experience Form (**Attachment K**) for Key Personnel in Section 3.2.1.
2. A copy of the Personnel Experience Form (**Attachment K**), can be accessed via the Euna Platform.
3. A copy of the Pre-Proposal PowerPoint, is attached hereto.
4. A copy of the Pre-Proposal conference attendee list, is attached hereto.

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

*PS*

Paige Sweitzer  
Procurement Officer

Capital Projects Development  
The Warehouse at Camden Yards  
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# **WELCOME**

## **Web Pre-Proposal Conference**

### **Request for Proposals On-Call Building Commissioning Services**

**THANK YOU FOR YOUR INTEREST IN DOING BUSINESS WITH  
THE MARYLAND STADIUM AUTHORITY.**

**THE PRE-PROPOSAL CONFERENCE WILL BEGIN AT 1:30 PM**

PLEASE PROVIDE YOUR NAME, COMPANY NAME AND EMAIL ADDRESS IN  
THE CHAT ROOM UPON JOINING THIS CONFERENCE.

DURING THE PRESENTATION, THE LINES WILL BE MUTED AND QUESTIONS  
MAY BE SUBMITTED VIA THE CHAT ROOM. THE PHONE LINES WILL BE  
OPENED FOR ADDITIONAL QUESTIONS AT THE END OF THE  
PRESENTATION.



# **MARYLAND STADIUM AUTHORITY**

**Request for Proposals  
On-Call Building Commissioning Services**

**Pre-Proposal Conference**

***February 17, 2026***

# PROCUREMENT & PROJECT TEAM



**PAIGE SWEITZER**  
PROCUREMENT OFFICER



**YAI WAITE**  
ASSOCIATE VICE  
PRESIDENT, PROCUREMENT



**JONATHAN IRBY**  
PROJECT MANAGER



**JENNIFER GIBBS-KEITH**  
TASK ORDER ADMINISTRATOR



# POINT OF CONTACT

**Paige Sweitzer**

Maryland Stadium Authority

351 West Camden Street, Suite 300

Baltimore, Maryland 21201

Telephone: 443-286-1630

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

# KEY DATES

	<u>ACTIVITY</u>	<u>DATE (Local Time)</u>
	Request for Proposals Issued	February 9, 2026
	Pre-Proposal Web Conference	February 17, 2026 at 1:30 p.m.
	Offeror Questions Due	February 19, 2026 at 1:00 p.m. <u>via Euna</u>
	Technical and Financial Proposals Due	March 2, 2026 at 1:00 p.m. <u>via Euna</u>
	Anticipated NTP	April 2026

# SCOPE OF SERVICES

The Maryland Stadium Authority is soliciting proposals from qualified contractors to provide on-call building commissioning services on an as needed basis as set forth in Section 3.

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

# OFFEROR QUALIFICATIONS

The Offeror must clearly demonstrate that it meets the following minimum qualifications to be considered for award. The Offeror shall have:

- a. Is registered to operate in the State of Maryland. Provide a copy of the certificate.
- b. Offeror shall have a minimum of three (3) years of experience specializing in providing commissioning services and experienced in establishing, overseeing, monitoring, tracking, and reporting commissioning requirements;
- c. Offeror shall have a minimum of three (3) years of experience participating in all phases of construction including design review, submittal review, construction monitoring, owner training, O&M review, post acceptance, final and post occupancy commissioning;
- d. Offeror shall have a minimum of three (3) years of experience developing and implementing project specific commissioning plans for new construction projects;
- e. Offeror shall have a minimum of seven (7) years of experience providing fundamental and enhanced building enclosure commissioning services;

# OFFEROR QUALIFICATIONS CONT.

- e. Offeror shall have a minimum of three (3) years of experience working with LEED accreditation requirements and building techniques;
- f. Offeror shall have a minimum of three (3) years of experience in developing building and systems maintenance plans;
- g. Offeror shall present a minimum of three (3) projects to demonstrate its experience with complex integration of new systems in buildings 60,000GSF or larger;
- h. Offeror shall present a minimum of three (3) projects to demonstrate its experience with large public gathering venues such as athletic facilities, hotels/conference centers, convention centers, educational facilities, office buildings, etc; and,
- i. Offeror has the ability to meet the insurance coverage requirements outlined hereinafter in this RFP, and shall provide an insurance certificate and/or a letter from its insurance carrier that these requirements can be met if awarded a contract.

# OFFEROR QUALIFICATIONS CONT.

## **Other Offeror Qualifications:**

1. The Offeror must demonstrate in its Proposal that it has sufficient experienced personnel available to simultaneously manage multiple projects in various stages;

## **Personnel Qualifications:**

1. See Section 3.2 for the list of identified Key Personnel. Offeror must document in its Proposal that the proposed Key Personnel satisfy the required experience and certifications.

# MINORITY BUSINESS ENTERPRISES

- ❖ This RFP has a minimum MBE subcontractor participation goal of:
  - 10% overall with no subgoals.
- ❖ MBE form D-1A must be submitted with the Technical Proposal. **Failure to submit an accurately completed D-1A with your technical proposal may lead MSA to deem the proposal not reasonably susceptible for award.**
- ❖ All subconsultants named by the Offeror as part of their MBE Schedule must be certified with the Maryland Department of Transportation (“MDOT”).
- ❖ The most current information on certified MBE firms is available at the MDOT website <https://marylandmdbe.gob2g.com/>. On the right side, select the button labeled “Search Directory of Certified Firms”.
- ❖ 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 CONT.

- ❖ MBE's only will be accepted to count towards the MBE goal (not SBE, DBE, etc.)
- ❖ MDOT issued MBE Certification Number.
- ❖ Check only one box for the firm's classifications, even if an MBE is dually certified (i.e. African-American, Woman Owned, etc.)
- ❖ MBE forms need to include both the NAICS code and a description of the work to be performed by the MBE on the project. Do not list NAICS codes that are not relevant for this project.
- ❖ Math needs to add up.
- ❖ Review section 1.22 of the RFP for other MBE requirements.
- ❖ **Note:** The fully executed subcontractor agreements must be submitted within 10 Business Days after receipt of the notice of Award Recommendation.

# PROPOSAL SUBMISSIONS

- ❖ All submissions must be sent electronically. DO NOT send them via email. Technical and Financial proposals are due on the Proposal Closing Date and Time located in the Key Summary Sheet and per the instructions provided in Section 1.13 of the RFP.
- ❖ See Section 4 of the RFP for all proposal and submission requirements, including format requirements.
- ❖ Technical Proposal:
  - Transmittal letter
  - Title and Table of Contents
  - Executive Summary
  - Work Plan
  - Contractor's Project Experience Form (Attachment J)
  - Bid/Proposal Affidavit (Attachment A)
  - Conflict of Interest Disclosure (Attachment B)
  - MBE D-1A Form (Attachment D)
  - Corporate Profile (Attachment G)
  - Proof of Insurance/ability to meet insurance requirements
  - Prime Consultant's List of all Subcontractors (Attachment I)
  - Personnel Experience Form (Attachment K) **to be issued via addendum**

# PROPOSAL SUBMISSIONS

## Cont.

- ❖ Financial Proposal: (must be password protected)
  - Financial Proposal Form (Attachment E)
  - **Short-listed Offeror's will be required to provide the password to the Procurement Officer within 1 business day of the request.**
  
- ❖ **Euna Procurement, formerly known as Bonfire**
  - <https://mdstad.bonfirehub.com/>
  - Have your IT accept emails from “@gobonfire.com”
  - Create accounts for both Points of Contact
  - Have both Points of Contact upload the Proposal documents
  - Check your junk/spam folders frequently

# EVALUATION CRITERIA

- ❖ Technical criteria has 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 after the Proposal Closing Date and Time. Firms deemed as meeting all requirements will be ranked and, based on the achieved rankings, selected firms will then be "short-listed" to participate in the financial phase of the procurement.
- ❖ The Procurement Officer will request short-listed firms to provide the password to their Financial Proposal.
- ❖ The Selection Committee will review the Financial Proposals and rank the Proposals based on the overall proposed fee.
- ❖ The Offeror deemed by the Selection Committee to provide the most advantageous offer (technical and financial) to the Project will be recommended for award.

# GENERAL SUBMISSION ISSUES

- 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.
- SDAT Compliance – Make sure that your firm is in good standing with the Maryland Department of Assessments and Taxation.
- Review the RFP (including attachments) in its entirety.
- MSA checks references and will call those listed in Attachment G. Please make sure they are aware of this and that their contact information is current. DO NOT list MSA staff as references.

# QUESTIONS

- ❖ **All questions regarding the RFP must be submitted to the Procurement Officer in writing via the Euna portal, 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 MSA will be considered official answers to questions regarding this RFP.
- ❖ Addenda will be issued via Euna, eMMA and will be published on MSA's website.

**Capital Projects  
Pre-Proposal Conference  
On-Call Commissioning Services  
2/17/2026**

Name	Company	Email	Prime or Subcontractor	MDOT MBE Certified	SBR Certified	Attended
Danielle Donnelly	Advanced Building Performance, Inc	danielle@abpcx.com	Prime	No	No	Yes
Mohamed Abaza	Allen and Shariff	mabaza@allenshariff.com	Prime	Yes	No	Yes
Joseph Appertey	Allen and Shariff Engineering	jappertey@allenshariff.com	Prime	Yes	Yes	Yes
Kate Derrico	Aramark	derrico-kate@aramark.com	Prime	No	No	Yes
Christopher Skalski	Aramark Engineering Solutions	skalski-christopher@aramark.com	Prime	No	No	Yes
AHMED MOHAMED	As-Sabur Engineering	as.sabur.eng@comcast.net	Subcontractor	Yes	Yes	Yes
Mike Taylor	Bala Consulting Engineers	mtaylor@bala.com	Prime	No	No	No
Kole Fatunmbi	Batta Environmental Associates, Inc.	kolef@battaenv.com	Subcontractor	Yes	Yes	Yes
Jochen Schaefer	Baumann Consulting	j.schaefer@baumann-us.com	Prime	No	Yes	Yes
Brishae Hines	Boulevard Contractors Corp.	bhines@blvdcontractors.com	Prime	Yes	Yes	No
Kevin Barnett	Bowman Consulting Group Ltd	kbarnett@bowman.com	Prime	No	No	No
Nathan Cannon	Chinook Systems	npcannon@gmail.com	Subcontractor	Yes	Yes	Yes
Annie Lu	Chinook Systems	alu@chinooksystems.com	Prime	Yes	Yes	Yes
Pamela Coleman	Coleman Consulting LLC	pam@cc-engineers.com	Subcontractor	Yes	Yes	Yes
Benjamin Skelton	Cyclone Energy Group	bskelton@cyclone.energy	Prime	No	No	Yes
Edgardo Hernandez	EXP U.S. Services	edgardo.hernandez@exp.com	Prime	No	No	Yes
Jeremy Schein	Green Powered Technology dba GPTech	jschein@greenpwr.com	Subcontractor	Yes	Yes	Yes
Sam Silverman	HBW Construction	ssilverman@hbwconstruction.com	Prime	No	No	Yes
Rebecca Koch	Henry Adams, LLC	koch@henryadams.com	Prime	No	Yes	No
Sean Waag	Henry Adams, LLC	swaag@henryadams.com	Prime	No	Yes	Yes
Christina Kakumani	Henry Adams, LLC	ckakumani@henryadams.com	Prime	No	Yes	Yes
Stacey Juran	IMEG	stacey.l.juran@imegcorp.com	Prime	No	No	Yes
Jamil Aljasir	Impact Cx	jamil.aljasir@impactcx.net	Prime	No	No	Yes
Dan Himmer	JMT	dhimmer@jmt.com	Prime	No	No	Yes

Wade Myers	JMT	wmyers@jmt.com	Prime	No	No	Yes
Jessica Holler	JMT	jholler@jmt.com	Prime	No	No	Yes
Akia Izaguirre	Loring Consulting Engineers, Inc.	md-marketing@loringengineers.com	Prime	No	No	No
Mahesh Mittal	M2 Engineering, LLC	Mahesh@M2mep.com	Subcontractor	Yes	Yes	Yes
Desiree Thomas	Procon Consulting LLC	dthomas@proconconsulting.com	Prime	No	No	Yes
Tansu Sengezer	RIFE International	tsengezener@rifeintl.com	Prime	Yes	Yes	Yes
Stanley Fianko	RIFE International	sfianko@rifeintl.com	Subcontractor	Yes	Yes	Yes
Juwan Jones	RIFE International	jjones@rifeintl.com	Subcontractor	Yes	Yes	Yes
Fred Martinson	RIFE International	fmartinson@rifeintl.com	Prime	Yes	No	Yes
Sinchal Chettri	RIFE International LLC	schettri@rifeintl.com	Prime	Yes	Yes	No
Kofi Brown	RIFE International, LLC	kbrown@rifeintl.com	Prime	Yes	Yes	Yes
Jon Logue	RMF Engineering Inc.	jon.logue@rmf.com	Prime	No	No	No
Kyra Coley	RMF Engineering, Inc.	kyra.coley@rmf.com	Prime	No	No	Yes
Steve Frantz	S2N Technology Group	steven.frantz@s2ngroup.com	Subcontractor	No	No	Yes
Matthew Pastore	Setty and Associates	Matthew.pastore@setty.com	Prime	Yes	Yes	Yes
Rajiv Bhonsle	TAI Engineering	rajiv.bhonsle@taiengineering.com	Prime	No	No	No
William Wright	Wright Commissioning	will.wright@wrightcx.com	Prime	No	Yes	Yes
Karen Daley	WSP USA Buildings Inc.	Karen.Daley@wsp.com	Prime	No	No	Yes
Michael Gonzales	Allen and Shariff (Mohamed Abaza)	mabaza@allenshariff.com	Prime	Yes	No	Yes