



**Maryland Stadium Authority
Baltimore Vacants Reinvestment Initiative**

**Request for Qualifications
Demolition Services 2026**

Solicitation No.: CPDG-BVRI-DEMO-2026

Issue Date: March 13, 2026

Notice

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

Minority Business Enterprises are encouraged to respond to this RFQ.

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A. Purpose

The purpose of this Request for Qualifications (“**RFQ**”) is to solicit Statements of Qualifications (“**SOQ**”) from qualified contractors to provide abatement and demolition services for properties identified and selected under the Baltimore Vacants Reinvestment Initiative (“**BVRI**”, or the “**Program**”). Demolition as used in this RFQ means the abatement of hazardous substances, razing or demolishing of structure(s), removal of any debris, and water and sewer shut-off.

Through this RFQ, the Maryland Stadium Authority (“**MSA**”) will establish a pool of pre-qualified Contractors (“**Eligible Contractors**”) eligible to participate in subsequently issued Requests for Proposals (“**RFP**”) for specific abatement and demolition projects.

B. Background Information

BVRI is a component of the Reinvest Baltimore Program (“**Reinvest Baltimore**”) established by Executive Order 01.01.2024.34, and is a collective effort among the State of Maryland (the “**State**”), Baltimore City, and local organizations to eliminate concentrations of vacant properties, revitalize neighborhoods, and maximize the economic potential and quality of life for residents in Baltimore City.

Pursuant to terms set forth in a Memorandum of Understanding (“**MOU**”) dated November 17, 2025, among MSA, the Baltimore City Department of Housing and Community Development (“**City**”), and the Maryland Department of Housing and Community Development (“**Department**”), MSA will oversee the Program to include deconstruction, demolition, site development, stabilization, and renovation of vacant and abandoned properties throughout Baltimore City.

C. Minimum Qualifications

The following minimum qualifications shall be met for an Offeror to be considered as an Eligible Contractor pursuant to this RFQ:

1. Offeror shall have a minimum of five (5) years of experience providing prime contracting services on abatement and demolition projects, including but not limited to: participating in all phases of construction, e.g., pre-construction (procurement, submittal review, etc.), construction (contract administration and enforcement, scheduling, budgeting, etc.), and post-construction (close out documentation, final reporting, etc.);
2. Offeror shall have experienced personnel available to manage multiple projects in various stages of demolition and construction simultaneously. MSA identifies the following personnel as Key Personnel:
 - a. Project Executive;
 - b. Project Manager;

- c. Field Superintendents (1 for each crew proposed); and
 - d. Industrial Hygienist;
3. Offeror shall be authorized to do business in the State;
 4. Offeror shall have a valid Demolition Certificate issued by Baltimore City; and
 5. Offeror shall meet or exceed the insurance requirements as set forth in Section 3.8 of the sample RFP.

D. E-Procurement Platforms

1. e-Maryland Marketplace Advantage (“eMMA”)

eMMA is the electronic commerce system for the State of Maryland. In order to receive a contract award, a vendor must be registered on eMMA. Registration is free. You can register at: <https://emma.maryland.gov>. Click on “New Vendor? Register Now” to begin the process and follow the prompts.

2. Euna Procurement (“Euna”)

Euna, formerly known as Bonfire, is the electronic procurement system used by MSA.

Any transaction, submission, or communication, unless otherwise directed by the Procurement Officer, shall be facilitated electronically via Euna. You can register at: <https://mdstad.bonfirehub.com/>.

Warning: Offerors will not be able to receive or respond to communications related to this RFQ, or any subsequently issued RFP, if their designated points of contact for this RFQ do not have individual accounts. It is Offeror’s responsibility to make sure that communication can be conducted in a timely manner. Offeror’s points of contact are responsible for logging into Euna periodically to check for updates.

E. Pre-Proposal Conference

A virtual pre-proposal conference will be held on **March 20, 2026, at 10:00 a.m., Eastern Time**. Please click on the registration link below for details regarding the pre-proposal conference and to RSVP to the event.

https://us02web.zoom.us/meeting/register/oUodc_3RTJKknHQBo_Yd8w

Consistent with the Americans with Disabilities Act, the Annotated Code of Maryland State Personnel and Pensions Article, Title 2-302 and Title 5-2. State Government Article, Title 20, it is the policy of the Maryland Stadium Authority to provide reasonable accommodation when requested by a procurement event participant with a disability, unless such accommodation would cause an undue hardship. If reasonable accommodation is needed, please contact the Procurement Officer at your earliest convenience.

F. Questions

Questions regarding this RFQ shall be submitted via Euna, no later than **March 27, 2026, at 1:00 p.m., Eastern Time.**

Based on the availability of time to research and communicate an answer, the Procurement Officer will decide whether an answer can be given before the SOQ submission date. Answers to all substantive questions not previously answered, and that are not clearly specific to the requestor, will be provided via addendum.

Only responses provided by written addendum to the solicitation are binding on MSA. Any other communication is deemed informal, whether delivered verbally or in writing, and shall not be construed as an addendum to the RFQ.

G. Statement of Qualifications

1. Submission Instructions

Offerors interested in being considered Eligible Contractors shall submit an SOQ labeled “BVRI-DEMO-2026 - SOQ – Offeror Name” via Euna, no later than by the Closing Date and Time of **April 7, 2026, at 1:00 p.m., Eastern Time** . An SOQ submitted in any other manner will not be accepted. An SOQ submitted after the SOQ Closing Date and Time will be rejected. Requests for extensions of the SOQ Closing Date and Time will not be granted.

2. SOQ Submission Requirements

The SOQ must include the following items in the order listed below:

- A. **Transmittal Letter** – The transmittal letter shall be brief, signed by an individual who is authorized to commit the Offeror to the services and requirements as stated in this RFQ, and shall including the following:
 - a. RFQ title, and solicitation number;
 - b. Offeror’s full legal name as registered with SDAT, and d/b/a (if any);
 - c. Federal Tax Identification Number;
 - d. Offeror’s points of contact information (2 individuals) to include:
 - 1) Name;
 - 2) Title;
 - 3) Email address; and
 - 4) Direct phone number;
 - e. Joint Venture information – include the legal name of the joint venture, and legal names of the firms that comprise the joint venture. If Offeror does not propose as part of a joint venture, Offeror shall so state;

NOTE: If a joint venture is pre-qualified in response to this RFQ, Proposals in response to any subsequently issued 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. Written acknowledgment that Offeror received, read, understands, and takes no exceptions to this RFQ, the Sample RFP, and all attachments thereto – including, but not limited to the Sample Contract;
- g. Written acknowledgment of the receipt of any and all addenda associated with this RFQ; and
- h. A table with cross-references to each requirement, identified in Section 2 and Section 3 of the RFP, with the location in the submission (section and page number) where the Offeror has demonstrated or documented that it meets the requirement.

B. Offeror Experience and Qualifications – Offeror shall address the following:

- a. Provide a completed **Attachment A – Corporate Profile**. The form must be completed by the Offeror and all joint venture partners, if applicable.
- b. Provide a copy of its Maryland business license.
- c. Provide a copy of its valid Baltimore City demolition certificate.

Note: An updated demolition certificate may be required based on expiration date and any contract award.

- d. Project Examples: For the Offeror, and every proposed subcontractor, the SOQ shall include information on at least three (3) relevant projects that have achieved Substantial Completion within the past five (5) years, and which demonstrate the Offeror’s and every proposed subcontractor’s experience and qualifications.
 - 1) A summary of the project examples must be submitted on the **Attachment B – Project Experience Form**.
 - 2) For each project example, Offeror shall also provide the following:
 - (a) A brief narrative detailing Offeror’s project-specific approach; and
 - (b) A minimum of 3 color photographs of the project.

C. Personnel Experience and Qualifications – Offeror shall address the following:

- a. Provide an Organizational Chart, listing all proposed personnel, to include, but not limited to: their name, title, role, and employer.

- b. Provide resumes of the proposed personnel. Resumes must include:
 - 1) An employment history, including: dates, titles;
 - 2) A list of completed projects in which the proposed personnel previously served in a similar capacity – to include, but not limited to: brief project descriptions, cost of work, commencement and completion dates; and
 - 3) MDE Lead and Asbestos Supervisor Certifications, if applicable.
- D. Provide a **Certificate of Liability Insurance**, or a letter from the Offeror’s insurance provider indicating that Offer has the ability to meet the insurance requirements as set forth in Section 3.8 of the **Sample RFP**.
- E. Provide a letter from the Offeror’s bonding company stating Offeror current free bonding capacity.

Note: Eligible Contractors may be required to provide Bid/Proposal Bond, and Payment and Performance Bond in the amounts and for the coverages set forth in the project specific RFPs.

H. Evaluation

The Statements of Qualifications will be reviewed after the Closing Date and Time for the submission of Statements of Qualifications. Each SOQ will be reviewed by a selection committee. Offerors that demonstrate in their SOQ that they meet all the minimum qualifications stated in section C above will be pre-qualified to participate in the pool of pre-qualified consultants that will receive a project specific RFP.

The names and point of contact information of all pre-qualified Offerors will be posted to the MSA website.

I. No Guaranty of Work

No Eligible Contractor is guaranteed any minimum amount of work or compensation.

J. List of Attachments

MSA reserves the right to make changes to any attachment. MSA will notify Eligible Contractors of substantial changes in writing.

Attachment A – Corporate Profile

Attachment B – Project Experience Form

Attachment C – Sample RFP

End of document