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Addendum No. 1

To Offerors:

**Request for Qualifications
Construction Management Services
Lockerman Middle School**

Date Issued:

April 29, 2026

This addendum is hereby made part of the Request for Qualifications dated April 21, 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. A copy of the questions submitted, along with their respective answers, is attached hereto.
2. The deadline for the submission of qualifications is hereby extended to **May 7, 2026 at 1:00 p.m. Local Time.**

Note: All addenda must be acknowledged by the Offeror in the Statement of Qualifications.

PS

Paige Sweitzer
Procurement Officer

Capital Projects Development
The Warehouse at Camden Yards
351 W. Camden Street, Suite 300
Baltimore, MD 21201
410-223-4150
1-877-MDSTADIUM
Fax: 410-333-1888

cpdginfo@mdstad.com
www.mdstad.com

Voice: 800-201-7165
TTY: 800-735-2258

**Request for Qualifications
Construction Management Services
Lockerman Middle School
Questions & Answers
Addendum No. #1**

Action Item

	Question	Answer
1.	Please confirm whether this procurement is strictly for Construction Management (CM) Services during preconstruction and construction, or if it is intended for a CM at Risk (CMAR) Contractor who will also hold the construction contract.	This solicitation was issued to establish a pool of pre-qualified offerors that will receive the project specific RFP. Please refer to Section A of the RFQ. The RFP that will be issued after the pool is established will be for Preconstruction services, with the intent of entering a Construction Manager at Risk (CMaR) agreement, provided performance during the preconstruction period is satisfactory, and an acceptable GMP can be negotiated.
2.	The RFQ indicates the selected CM may enter into a Guaranteed Maximum Price (GMP) contract following preconstruction. Is it the Owner's intent that the selected CM will automatically transition into the CMAR constructor, or will there be a separate procurement for the construction contract?	See question #1.
3.	Section C.a requires the Offeror to be "licensed to operate in the State of Maryland." Please clarify whether this refers to: <ul style="list-style-type: none"> • Registration to do business in Maryland only, or • A Maryland General Contractor's License, or other 	Licensed to do business in the state of Maryland for construction management.

	specific construction-related licenses.	
4.	For firms submitting as an Owner’s Representative / Agency CM, is a contractor’s license required if the firm does not intend to self-perform construction work?	Please refer to question 1. Ultimately, the project will require a CMaR project delivery.
5.	Several minimum qualifications (Sections C. b–e) reference a requirement of ten (10) years of experience. Please clarify whether Offerors may demonstrate compliance through the experience of proposed key personnel (including experience obtained at prior firms), particularly in cases where the firm itself has been established for a shorter duration but is staffed with individuals who meet or exceed the required experience thresholds.	The offeror shall have 10 years of experience as a firm. The qualifications cannot be met through any key personnel.
6.	The RFQ requires offerors to submit a minimum of five projects of similar complexity, but all we are told is the square footage, occupancy, and location. The feasibility study will only be released to firms that pass this RFQ. Are there any special requirements that would affect the complexity of the design?	Sample projects shall be comparable in size, occupancy, location, and construction type (i.e. renovation or replacement).
7.	Section C. g references experience on occupied K-12 sites. Given that this project is a new replacement facility on a separate site, how will this experience be weighted in evaluation?	This is a minimum qualification. All minimum qualifications must be met in order for an offeror to be pre-qualified for the RFP phase.

8.	<p>Has a designer/architect been selected for this project? If so, please identify the firm and current design phase.</p>	<p>The architect has not been selected.</p>
9.	<p>What is the anticipated timeline for design commencement and completion, and at what stage will the CM be engaged?</p>	<p>Design will begin in June 2026 and end in June 2027. The CM will be engaged during concept design.</p>
10.	<p>Will the CM be expected to provide input during program validation and design development, or only after a certain design milestone?</p>	<p>The CM will be involved throughout the entire design process.</p>
11.	<p>Can the Owner provide additional detail regarding the expected level of effort during preconstruction, including:</p> <ul style="list-style-type: none"> • Frequency of cost estimating updates • Scheduling requirements (e.g., CPM level of detail) • Value engineering expectations 	<p>This information will be provided to pre-qualified firms during the RFP phase.</p>
12.	<p>Will the CM be responsible for stakeholder engagement and community coordination, or will this be led by MSA/CCPS?</p>	<p>The CM will be responsible for community/stakeholder engagement during construction. MSA and CCPS will assist in the coordination.</p>
13.	<p>Section C. k requires demonstration of \$90M bonding capacity. Please confirm whether this is:</p> <ul style="list-style-type: none"> • Required at the SOQ stage, or • Only applicable if the firm proceeds to the GMP phase. 	<p>Each Offeror is required to provide proof of \$90M bonding capacity as a minimum requirement of the RFQ.</p>

14.	Will bonding be required for preconstruction services, or only for the construction (GMP) phase?	Bonding is required for the construction phase.
15.	Are there any anticipated phasing or early work packages that require separate bonding or procurement?	Not at the present time.
16.	<p>Are the insurance limits listed in Section C. I applicable to:</p> <ul style="list-style-type: none"> • The preconstruction phase, or • Only the construction (GMP) phase? 	<p>The insurance limits are applicable to the offeror's minimum preconstruction selection requirements (also see questions #1 & #4). There will be an OCIP in place for the construction phase. Additional details will be provided to the pre-qualified offerors only in the RFP.</p>
17.	Will professional liability (E&O) insurance be required for CM advisory services?	See question #1 & #4.
18.	Since the RFQ states that only prime Offeror qualifications are to be evaluated, should teams exclude key subconsultants (e.g., estimators, schedulers) entirely from the SOQ, or can they be referenced in a limited capacity?	Yes, unless the offeror is submitting a joint venture. If so, qualifications of both parties to the JV need to be submitted collectively.
19.	Are joint ventures encouraged for this procurement, and if so, how will experience be evaluated across JV partners?	See question #18.
20.	Will there be a shortlist or interview phase prior to issuance of the RFP, or will all pre-qualified firms advance directly?	There will be a shortlist of pre-qualified firms prior to the RFP phase. Please refer to the RFQ document.
21.	Can the Owner provide any preliminary information regarding:	This information will be provided to pre-qualified firms during the RFP phase.

	<ul style="list-style-type: none"> • Site constraints at the North Caroline High School campus • Utility availability or required upgrades • Known environmental or permitting challenges 	
22.	Will the project require coordination with ongoing school operations at the adjacent high school?	Yes.
23.	What is the anticipated project budget range for construction?	The anticipated budget for trade costs is \$74M.
24.	What is the target project schedule, including key milestones for design, GMP establishment, and construction completion?	This information will be provided to pre-qualified firms during the RFP phase.
25.	Will the Owner consider alternative delivery enhancements such as early trade partner involvement or progressive GMP development?	Yes. This will be addressed in the RFP phase.
26.	Are there any local participation goals (MBE/WBE) or workforce requirements that will be included in the subsequent RFP?	An MBE goal has not yet been set for this project. MBE requirements will be included in the subsequent RFP.
27.	Given the close timeline between question submission deadline and the proposal due date, the timeline between response receipt and due date will be even tighter. Will there be any consideration to extend the due date so that there is adequate time to consider responses for our proposal submissions?	See Addendum No. 1.