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Addendum No. 2

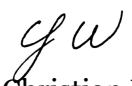
**To Offerors: Request for Proposals
Pre-Construction Management Services
Regency Furniture Stadium Improvements**

Date Issued: July 30, 2026

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This addendum is hereby made part of the Request for Proposals ("RFP") dated July 22, 2026, as amended, on the subject work as though originally included therein. Please read this addendum carefully, and in its entirety. The following amendments, additions, and/or corrections shall govern this solicitation.

1. MSA is rescheduling the site visit to Monday, August 3, 2026 at 10:30 a.m., Local Time. Please use the Eventbrite link below to register:
<https://www.eventbrite.com/e/site-visit-pre-construction-management-services-regency-furniture-stadium-tickets-1996095175403?aff=oddtcreator>
2. The deadline for the submission of questions is hereby extended to August 4, 2026 at 1:00 p.m., Local Time, via Euna.
3. The copy of the pre-proposal conference presentation is attached hereto.
4. The list of pre-proposal conference attendees is attached hereto.
5. The Anticipated Project Schedule (Attachment Q) is attached hereto.

Note: Offeror must acknowledge all addenda in its Technical Proposal.

 for
Christian Kramer
Procurement Officer



REQUEST FOR PROPOSALS
Pre-Construction Management Services
Regency Furniture Stadium Improvements

PRE-PROPOSAL CONFERENCE

July 27, 2026 – 1:00 PM

PRE-PROPOSAL CONFERENCE

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.

PROCUREMENT & PROJECT TEAM



Yai Waite
Associate VP, Procurement



Christian Kramer
Procurement Officer



Ryan Carter
Project Manager



POINT OF CONTACT

Christian Kramer

Maryland Stadium Authority

351 West Camden Street, Suite 300

Baltimore, Maryland 21201

Telephone: 443.202.3885

Email: ckramer@mdstad.com

KEY DATES

	<u>ACTIVITY</u>	<u>DATE (Local Time)</u>
	Request for Proposals Issued	July 22, 2026
	Pre-Proposal Conference	July 27, 2026, at 1:00 p.m.
	Site Visit	July 28, 2026, at 10:30 a.m.
	Questions Due	July 30, 2026, at 1:00 p.m.
	Technical and Financials Due	August 20, 2026 at 1:00 p.m.
	Oral Presentations	September 8-9, 2026
	Anticipated NTP	October 2026

SCOPE OF SERVICES

The Maryland Stadium Authority is requesting proposals from prime contractors to provide the scope of services set forth in the RFP.

It is expected that Contractor will work closely with the Project Team under the direction of MSA to perform preconstruction services, which shall include – but shall not be limited to:

- A. Design Phase Project Cost Estimating and Budgeting (i.e. concept, schematic design, design development, bid/construction documents);
- B. Scheduling;
- C. Project Phasing/Site Logistics;
- D. Constructability Reviews;
- E. Value Management/Engineering;
- F. Quality Assurance;
- G. Trade Contractor Capacity Analysis;
- H. Scope Definitions; and
- I. Procurement Strategy, Bid Packaging, and Preparations.

Please refer to Section 3 of the RFP for the full scope of work related to this project.

OFFEROR'S QUALIFICATIONS

At a minimum the Offeror shall meet the following qualifications to be considered for award:

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, and construction management services acting as the prime Construction Manager at Risk performing the following tasks:
 - A. Constructability reviews;
 - B. Estimating and budget control;
 - C. Critical Path Method ("CPM") scheduling;
 - D. Value engineering;
 - E. Quality assurance/quality control;
 - F. Detailed site logistics planning; and
 - G. Evaluation and implementation of innovative construction techniques.

To demonstrate that Offeror meets this requirement, Offeror shall present three (3) sample projects of similar size and complexity that reached substantial completion within the past five (5) years.

QUALIFICATIONS CONT.

3. Offeror has a minimum of five (5) years of experience in the planning and construction of LEED certified and/or Net Zero Energy buildings.
4. Offeror has the ability to meet the bonding capacity requirement set forth in this solicitation. Offeror shall provide a letter from Offeror's surety company indicating Offeror's ability to comply with the requirements if awarded a contract.
5. Offeror has the ability to meet the insurance coverage requirements set forth in this solicitation. Offeror shall demonstrate its ability to meet this requirement by providing:
 - A. A copy of its current certificate of insurance showing the types and limits of insurance in effect as of the Proposal submission date; or
 - B. A statement from Offeror's insurance carrier, on the carrier's letterhead, indicating Offeror's ability to comply with the requirements.

Key Personnel Qualifications

1. Project Executive

The Project Executive shall have served in a similar role on no less than three (3) projects. One of these projects shall have had a construction cost of at least \$30 Million.

2. Project Manager(s) for design and construction

Project Managers shall have served in a similar role on no less than three (3) projects. One of these projects shall have had a construction cost of at least \$30 Million.

3. Project Superintendent

The Project Superintendent shall have served in a similar role on no less than three (3) projects. One of these projects shall have had a construction cost of at least \$30 Million.

4. Lead Cost Estimator

The Lead Cost Estimator shall have served in a similar role during the preconstruction/design phase on no less than three (3) projects utilizing the construction management at risk or design build delivery method. All of these projects shall have had a construction cost of at least \$30 Million. Explain specific experience estimating early design concepts and value engineering.

5. Lead Scheduler

The Lead Scheduler shall have served in a similar role on no less than three (3) projects. One of these projects shall have had a construction cost of at least \$30 Million.

MINORITY BUSINESS ENTERPRISES

- **This RFP has a minimum MBE subcontractor participation goal of:**
 - 20% overall with no sub-goals
- All subcontractors named by the Offeror as part of their MBE Schedule must be certified with the Maryland Department of Transportation (“MDOT”).
- Keep in mind we are looking for MBE certified firms (NOT SBE, DBE, etc.).
- MBE shall be currently – and must remain throughout the contract term; appropriately certified.
- The most current information on certified MBE firms is available at the MDOT website at <https://marylandmdbe.mdbecert.com/>. On the right side, select the button labelled “Search Directory of Certified Firms”.
- **Review Section 1.21 of the RFP for Minority Business Enterprise**
- **Note:** The fully executed subcontractor agreements must be submitted within 10 Business Days after receipt of the notice of Award Recommendation.

MINORITY BUSINESS ENTERPRISES

- **D-1A must be fully completed and submitted with your Proposal.**
- Must include the MBE's:
 - Complete legal name – as it appears in the MDOT Directory of Certified Firms, e.g. “xyz, Inc.” vs. “xyz Inc”, etc.
 - MDOT issued MBE Certification Number
 - Classification
Note: check only one box even if an MBE is dually certified, e.g., as African American-owned and Women-owned
 - NAICS code(s)
Note: do not include codes that are not relevant
 - Type of service, e.g., “Furnish and Install and other Services...”
 - Percentage of total contract amount
 - Description of work: “Professional Services” does not suffice
- Math needs to add to up.
- The Governor’s Office of Small, Minority & Women Business Affairs has issued Sample MBE Forms on how to fill out the D-1A form. The samples are available at the GOSBA website at <https://gomdsmallbiz.maryland.gov/Pages/mbe-Program.aspx>. On the right side, select the link labelled “[Sample MBE Forms](#)”.

PROPOSAL SUBMISSIONS

All submissions must be sent electronically via Euna. Please see details on the Key Information Summary Sheet. See Section 4 of the RFP for all submission requirements, including formatting.

❖ Technical Proposal

- Transmittal letter
- Title and Table of Content
- Executive Summary
- Experience and Qualifications
- Personnel Experience and Qualifications
- Work Plan
- Other Required Submissions
 - Bid/Proposal Affidavit (Attachment A)
 - Conflict of Interest Disclosure (Attachment B)
 - MBE Form D1-A (Attachment D)
 - Corporate Profile (Attachment I)
 - Staffing Plan (Attachment J)
 - Capacity Summary Worksheet (Attachment K)
 - Project Experience Form (Attachment L)
 - Corporate Diversity Addendum (Attachment O)
 - Prime Contractor List of All Subcontractors (Attachment P)
 - Proof of Insurance and Bonding Capacity

Continuation...

❖ Financial Proposal:

- Financial Proposal Form (Attachment F)
- Bid/Proposal Bond (Attachment N)

EVALUATION AND SELECTION

- See Section 5 of the RFP
- Technical criteria has greater weight than Financial criteria.
- Proposals will be evaluated based on the adequacy of their proposed work plan, Offeror's and Key Personnel's experience and qualifications, and past performance, among others.
- The Selection Committee will review the Offerors' Technical Proposals. Firms deemed as meeting all requirements will be ranked based on the achieved scoring.
- After the Technical Evaluation, the Selection Committee will short-list Offerors to participate in oral presentations.
- Once oral presentation conclude, the selection committee will short-list firms to participate in the financial phase of the procurement.
- An award will be made to the Offeror whose Proposal is determined to be the most advantageous, considering technical and financial evaluation factors.

SUBMISSION REMINDERS

- Make sure to use the forms issued with the RFP, or its addenda. Outdated forms will be returned for Offeror's correction and could impact overall quality of submission.
- DO NOT ALTER State issued forms.
- MBE forms need to include both the NAICS code, and the description of the work to be performed by the MBE.
DO NOT LIST NAICS codes that are not relevant to the description of work of the prime or sub-contractor.
- SDAT Compliance – Make sure that your firm is in Good Standing with the Maryland Department of Assessments and Taxation.
- Review the RFP (including attachments) and its addenda in their entirety.

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 published on the MSA website.

**Capital Projects Development Group
Pre-Proposal Conference
Pre-Construction Management Services
Regency Furniture Stadium Improvements**

7/27/2026

Name	Company	Email	Prime or Subcontractor	MDOT MBE Certified	CSB Certified	Attended
Roli Rathore	Banneker ventures	rrathore@bannekerventures.com	Subcontractor	Yes	Yes	Yes
Brian Mechanick	BFW Group, LLC	brian@bfwgroup.net	Subcontractor	Yes	Yes	Yes
Haritha Krishnamaraju	BVF Engineering	krishnamaraju@bvf-engineering.com	Subcontractor	Yes	Yes	No
Will Englehart	Clark Construction Group, LLC	will.Englehart@clarkconstruction.com	Prime	No	No	Yes
Jesse Hartman	CMI General Contractors, Inc.	jesse.hartman@cmigc.com	Prime	No	Yes	Yes
Paul Abonjuah	Combo Solutions	paulabonjuah@combo-solutions.com	Prime	Yes	Yes	Yes
Latrina Braxton	Combo Solutions	trina.braxton@combo-solutions.com	Prime	Yes	Yes	Yes
Victor Ojo	Combo Solutions	victor.ojo@combo-solutions.com	Prime	Yes	Yes	Yes
Marwa Ghoniema	DME	marwa.ghoniema@dmeconsulting-us.com	Prime	Yes	No	No
Momen Emad	DME	memad@dmeconsulting-us.com	Prime	Yes	No	Yes
Nagy Elansary	DME	nelansary@dmeconsulting-us.com	Prime	Yes	No	No
Musab Altamimi	DME	maltamimi@dmeconsulting-us.com	Prime	Yes	No	Yes
Corey Sarver	Gilbane	csarver@gilbaneco.com	Prime	No	No	Yes
Matt Karle	Gilbane	mattkarle@hotmail.com	Prime	No	No	Yes
Logan Green	Gilbane Building Company	lgreen@gilbaneco.com	Prime	No	No	Yes
Greg Permison	Gilbane Building Company	gpermison@gilbaneco.com	Prime	No	No	Yes
Jeff Policicchio	HESS Construction Company, LLC	JPolicicchio@hessconstruction.com	Prime	No	No	No
Rodrigo Avellaneda	HESS Construction Company, LLC	RAvellaneda@hessconstruction.com	Prime	No	No	Yes
Iliana Ortiz-Leizman	HESS Construction Company, LLC	ILeizman@hessconstruction.com	Prime	No	No	Yes

Kathleen Langan	HESS Construction Company, LLC	klangan@HessConstruction.com	Prime	No	No	Yes
Aimee Ibacache	HESS Construction Company, LLC	aibacache@HessConstruction.com	Prime	No	No	Yes
Robert Sok	ICM - Integrity Construction Management	rsok@icm-va.net	Prime	No	Yes	Yes
Katrina Lyles	Kumi Construction Management Corporation	klyles@katconsultingpro.com	Prime	Yes	No	No
Gjayde Bissessar	Kumi Construction Management Corporation	gbissessar@kumicm.com	Prime	Yes	No	No
Elizabeth Ross	Midpoint Technology Group	lross@midtechgroup.com	Subcontractor	No	No	No
Antonio Jones	M-TEC Services	tonyj.3591@gmail.com	Prime	Yes	Yes	Yes
Tom Rabah	Newbridge Operational Group	Newbridgeoperational@gmail.com	Subcontractor	No	Yes	Yes
Daryl Starks	Procon Consulting	Dstarks@proconconsulting.com	Prime	Yes	No	Yes
Sandra Kiser	Procon Consulting	skiser@proconconsulting.com	Prime	No	No	No
Ginny Moorehead	Procon Consulting	gmoorehead@proconconsulting.com	Prime	No	No	Yes
Alex Stipa	RK&K, LLP	astipa@rkk.com	Prime	No	No	Yes
Matthew Hayek	RK&K, LLP	mhayek@rkk.com	Prime	No	No	Yes
Mo Faraj	SC Engineers, P.C.	mo.faraj@scengineerspc.com	Prime	No	Yes	Yes
Jessica Milne	Scheibel Construction	jmilne@scheibelconstruction.com	Prime	No	No	Yes
Jeannine Nelson	Toscano Clements Taylor	j.nelson@tctcost.com	Subcontractor	Yes	Yes	Yes
Greg Dolan	Transwestern	greg.dolan@transwestern.com	Prime	No	No	Yes
Matt Muscella	Transwestern	Matthew.muscella@transwestern.com	Prime	No	No	Yes
Henry Escobar	Warren Builds	henry@warrenbuilds.us	Prime	Yes	Yes	Yes

Regency Furniture Stadium Project Estimated Schedule

NTP for pre-construction services: October 2026

70% CDs Submission: February 2027

100% CDs Submission: April 2027

Construction Set: June 2027

Southern Maryland Blue Crabs Season Start: April 2027

Construction of new Facility and Site Improvements: 2027-2028

Synthetic Turf Field Improvements: Offseason 2027-2028

Substantial Completion: April 1, 2028