



Wes Moore
Governor

Manervia W. Riddick
*Acting Executive
Director*

Members

Craig A. Thompson
Chairman

Leonard J. Attman

Joseph C. Bryce

William H. Cole, IV

Lee Coplan

Artis G.

Hampshire-Cowan

John P. Hussman, PhD

Adam Kane

Faith Leach

Maggie McIntosh

Manervia W. Riddick

Addendum No. 1

To Offerors:

**Request for Proposals
Testing and Inspection Services
Kent County Middle School**

Date Issued:

July 22, 2026

.....
This addendum is hereby made part of the Request for Proposals dated July 10, 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 web pre-proposal PowerPoint, is attached hereto.
2. A copy of the pre-proposal attendee list, is attached hereto.
3. A copy of the questions submitted along with their respective answers, is attached hereto.
4. A copy of the revised Financial Proposal Form (Attachment F) can be accessed via Euna.

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
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

WELCOME

Web Pre-Proposal Conference

Request for Proposals Testing and Inspection Services Kent County Middle School

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

THE PRE-PROPOSAL CONFERENCE WILL BEGIN AT 10:00 AM

**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
Testing and Inspection Services
Kent County Middle School
Pre-Proposal Conference**

July 17, 2026

PROCUREMENT & PROJECT TEAM



PAIGE SWEITZER
PROCUREMENT OFFICER



YAI WAITE
ASSOCIATE VICE
PRESIDENT, PROCUREMENT



DAWN SANDERS
PROJECT MANAGER



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

KEY DATES

	<u>ACTIVITY</u>	<u>DATE (Local Time)</u>
	Request for Proposals Issued	July 10, 2026
	Pre-Proposal Web Conference	July 17, 2026 at 10:00 a.m.
	Offeror Questions Due	July 21, 2026 at 1:00 p.m. <u>via Euna</u>
	Technical and Financial Proposals Due	July 31, 2026 at 1:00 p.m. <u>via Euna</u>
	Anticipated NTP	September 2026

SCOPE OF SERVICES

The Maryland Stadium Authority is issuing this Request for Proposals to select a qualified Offeror to provide testing and inspection services for the Kent County Middle School project.

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

OFFEROR QUALIFICATIONS

The Offeror shall clearly demonstrate in its Technical Proposal that it meets the qualifications listed below as of the Proposal Closing Date and Time the Offeror. For each listed requirement, the Executive Summary shall include a reference(s) to the page number(s) in the Proposal where such evidence can be found.

1. Is a firm that is licensed to operate in the State of Maryland.
2. Has a minimum of five (5) years of experience as the prime contractor providing testing and inspection services. List projects that demonstrate how you meet this requirement. You must include all of the following items in your response:
 - a. Earthwork/soils;
 - b. Asphalt;
 - c. Erosion and Sediment Control;
 - d. Concrete;
 - e. Masonry;
 - f. Steel;
 - g. Roofing;
 - h. Fireproofing/Fire Resistant Materials;
 - i. Waterproofing.

OFFEROR QUALIFICATIONS

CONT.

3. Is able to provide testing and inspection services in accordance with the applicable codes and practices, including, without limitation, the 2021 International Building Code, American Council of Independent Laboratories, Kent County's Code, and as specified in the applicable Project construction documents.
4. Offeror shall clearly and accurately demonstrate specialized knowledge and experience in the aforementioned categories, as well as with the requirements for testing and inspections set forth in the project-specific documents (Attachment M).
5. Has the ability to meet the insurance coverage requirements stated in the Sample Contract (Attachment G).

NOTE: An Offeror meeting these requirements does not guarantee that the Offeror will be deemed responsible or have its Technical Proposal deemed reasonably susceptible of being selected for award.

MINORITY BUSINESS ENTERPRISES

- ❖ This RFP has a minimum MBE subcontractor participation goal of:
 - 10% overall; 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 CSB, 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 submitted via Euna. 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 on 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
 - Offeror and Personnel Experience and Qualifications
 - Bid/Proposal Affidavit (Attachment A)
 - Conflict of Interest Disclosure (Attachment B)
 - MBE D-1A Form (Attachment D)
 - Corporate Profile (Attachment H)
 - Capacity Summary Worksheet (Attachment I)
 - Proof of Insurance/ability to meet insurance requirements
 - Prime Consultant's List of all Subcontractors(Attachment K)

PROPOSAL SUBMISSIONS

Cont.

❖ Financial Proposal:

- Financial Proposal Form (Attachment F)

❖ 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 5.2.1 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 Proposal Phase.
- ❖ 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 H. 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.

**Built to Learn
Pre-Proposal Conference
Testing and Inspection Services
Kent County Middle School**

7/17/2026

Name	Company	Email	Prime or Subcontractor	MDOT MBE Certified	CSB Certified	Attended
Guy Sheets	Eurofins Lancaster Laboratory Environment Testing, LLC	guy.sheets@et.eurofinsus.com	Subcontractor	No	No	Yes
Samantha Bragan	Mayoka Services, LLC	sam@mayokaservices.com	Prime	Yes	No	No
Marguerite Connolly	Stratified, Inc.	mjconnolly@stratified.us	Prime	No	Yes	No
Clive Diaz	Stratified, Inc.	Cdiaz@stratified.us	Prime	No	Yes	Yes

Request for Proposals
Testing & Inspection Services – Kent County Middle School
Questions & Answers
Addendum No. 1

Action Item

	Question	Answer
1.	Is bonding required?	No.
2.	On the pricing sheet I see no specific laboratory tests requested. Is this part of the contract?	Yes. This is part of the contract. See revised Attachment F – Financial Proposal Form. The Offeror shall also provide estimated quantities based on its review of the Project's drawings and specs.