

Maryland Stadium Authority
333 W. Camden Street, Baltimore, MD 21201
Executive Boardroom

Board Meeting
Minutes
February 2, 2021 - 12:00 PM

OPEN MEETING

Attendance

Board

Thomas Kelso
Leonard Attman
Joe Bryce
Gary Mangum
Manervia Riddick
Jodi Stalalonis
Terrance Jennings (non-voting)

Maryland Stadium Authority

Michael Frenz*
David Raith
Gary McGuigan Eric Johnson
Jocelyn Grogan-Jones Rachelina Bonacci
Vernon Conaway Joseph March
John Samoryk Kristy Taylor
Jeff Provenzano Joe March

Counsel

Amy Mataban

*Present in Executive Conference Room
All other participants attended using teleconferencing

Call to Order:

Chairman Kelso called the February Meeting to order at 12:01 PM.

Approvals

Minutes

Introduction of January 5, 2021 closed and open ad hoc meeting minutes.

Motion to Consider: Mr. Attman

Second: Mr. Mangum

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Discussion - None

**Motion to Approve: Mr. Mangum
Second: Ms. Staloni**

Affirming: Attman, Bryce, Mangum, Riddick, Staloni, Kelso

Contracts

Camden Yards Sports Complex

Presentation by Mr. Samoryk

General Painting, On Call Welding and Fabrication, and General Plumbing Services

Mr. Samoryk presented and recommended approval of three general service contacts for Camden Yards Sports Complex as follows:

- George's Construction and Remodeling, Inc. to provide on-call general painting services on a time and materials basis for the Camden Yards Sports Complex. The term of the proposed contract is two years.
- Dias Quality Services, LLC to provide on-call welding and fabrication services on a time and materials basis for the Camden Yards Sports Complex. The term of the proposed contract is two years.
- Maryland Mechanical Systems, Inc. to provide on-call general plumbing services on a time and materials basis for the Camden Yards Sports Complex. The term of the proposed contract is two years.

**Motion to Consider: Mr. Attman
Second: Mr. Mangum**

Discussion – None

**Motion to Approve: Mr. Bryce
Second: Mr. Attman**

Affirming: Attman Bryce, Mangum, Riddick, Staloni, Kelso

Maryland Stadium Authority

Presentation by Mr. Johnson

Montebello Elementary/Middle School Phase I Guaranteed Maximum Price (GMP)
contract

Mr. Johnson recommended The Board award to CAM Construction Inc. (CAM) a Phase 1 GMP contract in the amount of \$3,176,078 for the renovation of Montebello Elementary/Middle School. The GMP #1 package includes general requirements, labor, demolition/abatement, temporary fencing, and initial utility work packages as outlined in GMP submission by CAM. The MBE participation goal for the project has been set at

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30%, and the participation for this early package represents a 10% achievement. MSA's Board and the Board of Public Works approved the CM's preconstruction contract in August 2020. The approvals identified that MSA intended to return with a recommendation to award construction services if pre-construction performance is satisfactory and an acceptable GMP is negotiated. Pending MSA approval, this item is being presented at the February 10, 2021 BPW Meeting

**Motion to Consider: Ms. Riddick
Second: Ms. Stalonis**

Discussion – None

**Motion to Approve: Mr. Mangum
Second: Ms. Stalonis**

Affirming: Attman Bryce, Mangum, Riddick, Stalonis, Kelso

Informational

Executive Director's Report

Camden Yards Sports Complex

- MSA joint budget briefing took place on Thursday, Jan. 28. The meeting lasted around 15 minutes and the committee members had no questions.
- Governor's vaccination PSA event took place on Friday, Jan 29 in DHL and seemed to be a success.
- MTBS scheduled to be used as a mass vaccination site on or around end of February.

Security Report

- Continue preparation for upcoming baseball and football seasons. Purchasing request and contract agreements will be presented for approval at future board meetings.
- Safety and security priorities continue along with the groundwork for M&T Stadium as a vaccination site.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Third Party Escalator and Elevator Inspection, MSA Project No. 21-027, Allsafe Elevator Inspection
- Two Way Radio Maintenance and Repairs, MSA Project No. 18-038, First Renewal, Communications Electronics, Inc.

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- Website Hosting and Maintenance, MSA Project No. 17-003, Second Renewal, The Canton Group, LLC
- Maryland Time, MSA Project No. 21-028, 3C Solutions

Oriole Park at Camden Yards

- Oriole Park and Warehouse Heating System Treatment – MSA Project No. 21-033 – Klenzoid, Inc.
- Master Energy Metering Plan – MSA Project No. 16-053 – Change Order No. 9 – Electrical Automation Services, Inc.

Warehouse

- General Contractor for Elevator Modernization, MSA Project No. 18-061, Change Order No. 11, Quandel/J. Vinton Schafer and Sons

BCPS

- BCS, Arlington Elementary School, Furniture, Fixtures & Equipment Closeout, Douron, Inc. **(\$26,098.44)**
- BCS, Forest Park High School, Furniture, Fixtures & Equipment Closeout, Douron, Inc. **(\$31,325.55)**
- BCS, Walter P. Carter/Lois T Murray Elementary/Middle School, Observation & Testing Services, ECS Mid-Atlantic, LLC **(\$15,340.00)**
- BCS, Fairmount-Harford Building, Cafeteria Epoxy Flooring, MCN Build **(\$152,197.00)**

CPDG

- CPDG, Baltimore Convention Center Renovation/Expansion, Additional Services for Property Condition Assessment, Ayers Saint Gross **(\$141,000.00)**

Capital Projects Group Update

BCPS: 17 schools open; 7 in construction; 3 in design; and 1 moving toward design.

DLS Building: Design study is complete and moving on to systematic design. Construction is anticipated to start June 2020.

Racing – Procurement will require an *ad hoc* meeting.

Ocean City Convention Center – scheduled to be open end of 2021.

CORE: 992 notices to proceed; 774 units demolished and returned to the city; 120 in demolition; and 79 in procurement.

Hagerstown Multi-Use Sports and Events Stadium: Feasibility study should be released spring 2021.

Prince George's County Proposed Tennis Complex: Feasibility study is underway and scheduled for completion fall of 2021.

Coppin State University Proposed Public Safety Building: Memorandum of Understanding negotiations continue and should be complete for March board meeting.

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Leasing Report

Mr. Raith updated the status of four tenant payment issues. Two tenants have late payment due to the back log of the postal service, one tenant has requested to pay late and one tenant will terminate lease as part of closing business.

Finance Report

Mr. Raith verbally updated the board on the Statement of Revenues and Expenditures for the Maryland Stadium Authority.

Maryland Sports Update

Mr. Hasseltine provided updates for the following sporting events:

- Maryland's bid for the World Cup continues and a site visit remains contingent upon COVID travel restrictions. Fundraising to support site visit is well underway.
- Maryland Cycling Classic continues to design route for 2021 cycling event. Baltimore City and Baltimore County are assisting with the route design. April is the goal for design completion.
- Maryland Sports will continue strategic planning with partners, focusing on post COVID recovery.

Motion to Adjourn: Ms. Stanalonis

Second: Ms. Riddick

Unanimously affirmed by voice vote.