

**Maryland Stadium Authority**  
**333 West Camden St, Baltimore, MD**  
**BOARD MEETING MINUTES**

**May 1, 2018**

**OPEN MEETING**

**Attendance**

**In Person:**

Thomas Kelso  
Leonard Attman  
Manervia Riddick  
James Smith  
Jodi Stanalonis  
Gary Mangum

**Absent:** Joe Bryce

**MSA:**

Michael Frenz  
David Raith  
Gary McGuigan  
John Samoryk  
Vern Conaway  
Eric Johnson  
Carmina Perez-Fowler  
Al Tyler

**Counsel:**

Cynthia Hahn

**Other:**

Amanda Yeager, Baltimore Business Journal

Chairman Kelso called the meeting to order at 3:05 PM and welcomed those present.

Mr. Frenz announced the passing of MSA's Vice President of Human Resources, Rodger Dorsey. Rodger had retired shortly before his death and worked until a few weeks prior to his hospitalization. Mr. Frenz regarded Rodger as kind, smart, wise and said he had sought Rodger's counsel on many issues. He will be missed.

Mr. Kelso asked for a motion to consider the minutes of April 3, 2018.

**Motion to Consider: Mr. Attman**

**Second: Mr. Smith**

Discussion: None

**Motion to Approve: Mr. Attman**

**Second: Mr. Smith**

**Unanimous**

**Contracts**

**Camden Yards Sports Complex**

**Presentation by Mr. Samoryk**

**Chilled Water and Heating Plant Operations and Maintenance –  
Second Year Option Renewal and Scope of Work Addition**

Mr. Samoryk recommended the renewal of the second and final option on the Veolia contract with a modification to the scope of the work to include steam, hot water, and auxiliary equipment. The term of the contract is June 4, 2018 to June 3, 2019, with an authorization not-to-exceed \$104,145.

**Motion to Consider: Ms. Riddick**

**Second: Mr. Attman**

Discussion: The scope of Veolia's work has increased as MSA's in-house staff has decreased. This is the reason for a \$30,000 base scope increase and a one-time \$75,000 assessment for time and equipment.

**Motion to Approve: Ms. Riddick**

**Second: Ms. Staloni**

**Unanimous**

**Presentation by Mr. Samoryk**

**Vertical Transportation Maintenance Repairs - Second and Final Renewal Option**

Mr. Samoryk recommended the second and final renewal option on the Schindler Elevator Corporation contract. The term is from May 13, 2018 to May 12, 2019.

**Motion to Consider: Ms. Staloni**

**Second: Ms. Riddick**

Discussion: None

**Motion to Approve: Ms. Staloni**

**Second: Mr. Mangum**

**Unanimous**

**Presentation by Mr. Conaway**

**Access Control System Maintenance and Repair Services**

Mr. Conaway recommended a contract with Vision Technologies, Inc. for \$664,912.50 to provide access control system maintenance and services at OPCY. The term is for three years with 2 one-year options. The amount of the initial term is \$389,737.50

**MSA, 333 West Camden St, Baltimore BOARD MEETING MINUTES**

**Motion to Consider: Mr. Attman**

**Second: Mr. Mangum**

Discussion: The bidding and procurement processes were reviewed, including hourly rates, projected equipment costs, and proprietary software.

**Motion to Approve: Mr. Attman**

**Second: Mr. Smith**

**Unanimous**

**Baltimore City Public Schools**

**Presentation by Ms. Perez-Fowler**

**Cherry Hill Elementary / Middle School –**

**Bill of Materials – Furniture, Fixtures and Equipment**

Ms. Perez-Fowler recommended a Purchase Order to School Specialty for design, furnishing and installation of FF&E. She outlined the procurement process.

**Motion to Consider: Mr. Attman**

**Second: Mr. Smith**

Discussion: None

**Motion to Approve: Mr. Attman**

**Second: Mr. Smith**

**Unanimous**

**Presentation by Mr. Johnson**

**Cherry Hill Elementary / Middle School (CHEMS) and Robert Poole Building**

**Secondary AV/IT/DAS Packages**

Mr. Johnson presented the AV/IT/DAS packages together. He recommended an amendment to the CHEMS for \$2,177,245. Mr. Johnson also recommended the amount of \$2,443,815 for the Robert Poole Building. Details of the comprehensive packages and bid processes were shared with the Board. The packages meet or exceed the programmatic requirements associated with the 21<sup>st</sup> Century program.

**Motion to Consider: Ms. Riddick**

**Second: Mr. Smith**

Discussion: Moving forward, the AV/IT packages will be built into the overall GMPs for the remaining schools. The process MSA uses now for these for assigning and bidding the packages has resulted in a 27% savings. The savings are anticipated to be higher once these packages are included with the overall GMPs.

**Motion to Approve: Ms. Riddick**

**MSA, 333 West Camden St, Baltimore BOARD MEETING MINUTES**

**Second: Mr. Mangum**

**Unanimous**

**Presentation by Ms. Perez-Fowler**

**Fairmount-Harford Building - Testing & Inspection**

Ms. Perez-Fowler recommended an award of a professional services contract for testing and inspection to ECS Mid-Atlantic, LLC in an amount not-to-exceed \$74,503.20. The bid and procurement process were outlined.

**Motion to Consider: Ms. Staloni**

**Second: Ms. Riddick**

Discussion: The contract has a 10% MBE participation goal and the firm is a certified MBE contractor.

**Motion to Approve: Mr. Smith**

**Second: Ms. Staloni**

**Unanimous**

**Presentation by Mr. Johnson**

**Fairmount-Harford Building - Design/Build Construction Contract**

Mr. Johnson recommended a design/build contract to MCN Build/Southway Builders, LLC for \$49,216,622. This contract represents the submission of 24 construction trade packages, including AV/IT/DAS as requested by the Board. The MBE participation goal is set at 32%. The Board approved the design/build concept and preconstruction contract in August 2017 with the intent to award the remaining design and construction phase based on performance and a successful negotiation of the GMP. The procurement process was outlined.

**Motion to Consider: Mr. Mangum**

**Second: Mr. Smith**

Discussion: The student body is 870 pupils. The firm has done other work for MSA and for BCPS.

**Motion to Approve: Mr. Attman**

**Second: Mr. Mangum**

**Unanimous**

**Presentation by Mr. Johnson**

**Arlington Elementary/Middle School**

**Guaranteed Maximum Price Construction Contract**

Mr. Johnson recommended the award of this GMP contract to Dustin Construction, Inc. for \$37,262,000 for renovation and addition. This contract was initially administered by BCPS, but MSA was asked to assume all existing and future management of the project and program. The GMP includes the construction for the project, as well as the AV/IT/ Das. MBE goal was 30 % and exceeds participation with 31%. The bid and procurement packages were outlined for the Board. Seventy bids were received for 29 packages.

**MSA, 333 West Camden St, Baltimore BOARD MEETING MINUTES**

**Motion to Consider: Mr. Smith**

**Second: Mr. Mangum**

Discussion: None

**Motion to Approve: Mr. Smith**

**Second: Ms. Stalalonis**

**Unanimous**

**Maryland Stadium Authority**

**Presentation by Mr. Tyler**

**Pedestrian Bridge - North Bethesda Conference Center**

**Construction Management Services**

Mr. Tyler recommended a contract to Keller Brothers, Inc. for \$2,307,680. He reviewed for the Board, the Montgomery County Parking Garage project history and funding concept. The County's overall budget for the work was \$21 million. The estimated construction cost and fees will be approximately \$18.4 million. The County proposes using the unexpended budgeted funds for a pedestrian bridge. The process for achieving the final scope of work and pricing were highlighted for the Board.

**Motion to Consider: Ms. Riddick**

**Second: Mr. Smith**

Discussion: The parking garage has 650 spaces. Generally, costs are \$30,000 per space, or \$40,000 for a poured-in-place structure, or \$60,000 for underground garage design. The Board discussed the related design issues.

**Motion to Approve: Mr. Smith**

**Second: Ms. Riddick**

**Unanimous**

**Presentation By Mr. Raith**

**The Warehouse - Lease Approval - Pennoni Associates, Inc.**

Mr. Raith recommended an amendment to the office lease of Pennoni Associates, Inc. and briefed the Board on the space increase, relocation, and other details associated with the amendment.

**Motion to Consider: Mr. Attman**

**Second: Ms. Stalalonis**

Discussion: None

**Motion to Approve: Mr. Attman**

**Second: MS. Stalalonis**

**Unanimous**

**Presentation By Mr. Raith**

**The Warehouse - Lease Approval - Melissa Menkel McGuire LLC**

Mr. Raith recommended a lease amendment to the office lease of Melissa Menkel McGuire LLC and briefed the Board on the term extension and other details.

**Motion to Consider: Mr. Attman**

**Second: Mr. Smith**

Discussion: None

**Motion to Approve: Mr. Attman**

**Second: Ms. Riddick**

**Unanimous**

**Informational**

**Executive Director's Report**

Mr. Frenz reported on the Ravens' Phase II renovations to vertical transportation, the club level, the suites, video board notches and the sound systems. He commended Phil Hutson and Kelly Smulovitz for project oversight.

Mr. Frenz summarized several legislative bills passed during the 2018 session ending April 9:

HB311/SB400 – Extends the State subsidy of operating deficit/capital contribution to BCCC to 2029

SB40 - MSA exempted from specific DoIT provisions

SB1084/HB1548 – Provides C.O.R.E. \$30 million for 2020 and \$25 million for 2012-2024

HB161/SB187 – BRFA funds a \$350 thousand grant program through MD Sports

HB1783 – Alters the requirements for awarding school construction contracts and establishes criteria for the IAC. MSA will work with IAC to provide technical support.

Mr. Frenz recapped information from a press release on Top Golf's 2019 opening in the entertainment corridor between M&T and the Casino.

**Security Report**

Mr. Conaway reported on a tabletop exercise on hurricane preparedness that he and Mr. Frenz attended at the State House. For hurricane and related weather events, MSA's role would primarily be to support the State and City resources directly involved. Additionally, Mr. Conaway reported no change in the threat level at Camden Yards, as well as an uneventful baseball season to date.

**Report of Small Procurements and Change Orders**

Mr. Samoryk reported four items:

CYSC- Material Testing and Inspection Services – Second Renewal

Fire Alarm Testing and Inspection – Second Option

OPCY – Annual Service Agreement – Ross Video Ltd.

Warehouse – South Warehouse renovation of fourth floor for new tenant.

**MSA, 333 West Camden St, Baltimore BOARD MEETING MINUTES**

Mr. McGuigan reported six items:

- BCPS – Fairmount Harford Design-Build, MCN Build/Southway Builders, JV
  - John Eager Howard Elementary School, A/E Services
  - John Eager Howard Elementary School, Testing and Inspection Services
  - Cherry Hill Elementary / Middle School, A/E Services
  - John Ruhrah Elementary / Middle School – Leasing for Portable Classrooms for Swing Space and Swing Space Renovation Services – Emergency Procurement
- CORE – Environmental Testing and Inspection Services

**Update on Baltimore City Public Schools and Project CORE**

Mr. McGuigan reported on CORE projects in 7 major areas of the City. Currently MSA has 248 notices to proceed (NTP) in 52 locations. 181 demolitions have been completed in 32 locations with an additional 66 demolitions contracted in 19 locations. One property is in procurement.

Mr. McGuigan’s update on BCPS noted 4 schools complete, 5 schools opening in the near future, and another in 2019. One school is on hold waiting for decisions from the City. The BCPS project will be substantially complete in 2021.

**Leasing Report**

Mr. Raith reported that two tenants were late with rent payments this month. Mr. Raith also reported on two inquiries for rental space, with one requiring a subdivision of space on the 8<sup>th</sup> floor, North Warehouse.

**Financial Report**

Mr. Raith submitted the March 2018 Revenues and Expense Report for MSA, Camden Yards, and BCPS Construction.

Chairman Kelso thanked the managers for their reports and asked the Board for a motion to close the open meeting at 4:10 PM.

**Motion to close the open meeting: Mr. Attman**

**Second: Mr. Mangum**

**Unanimous**

A closed meeting followed the May 1, 2018 open meeting of the MSA Board of Directors for the purpose of having counsel update members on the status of pending and potential litigation involving MSA. No Board action was taken. The closed meeting opened at 4:10 PM and closed at 4:15 PM.

Mr. Kelso asked for a motion to open the open meeting at 4:15 PM.

**Motion to open the open meeting: Mr. Attman**

**Second: Mr. Mangum**

**Unanimous**

Having no other business, Chairman Kelso asked for a motion to adjourn at 4:15 PM.

***MSA, 333 West Camden St, Baltimore BOARD MEETING MINUTES***

**Motion to Adjourn: Ms. Riddick**

**Second: Mr. Attman**

**Unanimous**