

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

**Board Meeting
Minutes
December 1, 2020
12:00 PM**

OPEN MEETING

Attendance

Board

Thomas Kelso
Leonard Attman
Joe Bryce
Gary Mangum
Carolyn Mozell
Manervia Riddick
Jodi Stanalonis

Maryland Stadium Authority

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

Counsel

Amy Mataban

*In-person - Executive Boardroom

Call to Order: 12:01 PM by Chairman Kelso

Approvals

Minutes

Introduction of the October 7, 2020 meeting minutes.

Motion to Consider: Mr. Attman

Second: Ms. Mozell

Discussion - None

Motion to Approve: Ms. Stanalonis

Second: Ms. Riddick

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Affirming: Attman, Bryce, Mangum, Mozell Riddick, Stalalonis, Kelso

Contracts

Camden Yards Sports Complex

Presentation by Mr. Samoryk

Stadium Janitorial Services

Mr. Samoryk recommended MSA enter into a contract with Aramark Management Services Limited Partnership (“Aramark”) to provide stadium janitorial services at the Camden Yards Sports Complex. The proposed term of the contract is three years with two options to renew the contract for one year each at the sole discretion of MSA. The commencement date for the proposed contract is February 1, 2021. Approval is requested to authorize funding for this contract in an amount not to exceed \$13,481,743.57. This amount is equal to the estimated cost to provide janitorial services at Oriole Park at Camden Yards and M&T Bank Stadium for three years, plus a contingency of ten percent for additional work and/or events beyond those anticipated at the time of award.

Motion to Consider: Ms. Riddick

Second: Mr. Bryce

Discussion – 1. Confirmed that other companies have had this contract in the past and that 35% MBE requirements have and will continue to be met.

2. Hourly rates for special projects are based on time and material.

Motion to Approve: Mr. Riddick

Second: Mr. Bryce

Affirming: Attman, Bryce, Mangum, Mozell Riddick, Stalalonis, Kelso

Baltimore City Public Schools

Presentation by Mr. Eric Johnson

Northwood Elementary School Phase 2 Guaranteed Maximum Price

Mr. Johnson recommended awarding James G. Davis Construction Inc. (CM) a Phase 2 Guaranteed Maximum Price (GMP) contract in the amount of

\$17,854,228.00 for the replacement of Northwood Elementary School. The GMP

#2 package was negotiated to achieve a savings of \$374,915, and includes the remaining trade packages and associated costs as outlined in the CM’s GMP submission. The overall MBE participation goal for the project has been set at 30%, and the MBE participation for this package represents a 42% commitment and an overall project participation of 33%.

MSA’s Board approved the GMP #1 contract in July 2020.

Construction packages were advertised and documents were issued by the CM for trade contractor participation on April 23, 2020 in the following publications: eMaryland Marketplace, MSA’s website, the CM’s website, Construct Connect, Construction Journal,

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Dodge Data, iSqFt the 21st Century Schools' website, as well as directly solicited to numerous trade contractors.

MSA and the CM conducted a pre-bid meeting on May 4, 2020 and site visit meetings on May 8, 2020. All attendees were provided with summary project information and afforded the opportunity to tour the project site.

On May 22, 2020 competitive, sealed trade contractor bids were received and opened at the CM's offices in Rockville, Maryland. Post-bid scope review meetings were hosted and conducted virtually October 6 and October 8, 2020 by the CM. All bid openings and scope reviews were attended by MSA. The CM solicited 812 firms and received 214 bids for the 45 bid packages advertised.

**Motion to Consider: Mr. Attman
Second: Ms. Stanalonis**

Discussion – None

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

Affirming: Attman, Bryce, Mangum, Mozell Riddick, Stanalonis, Kelso

Baltimore City Public Schools

Presentation by Ms. Perez-Fowler

Polytechnic Institute and Western High School Feasibility Study

Ms. Perez-Fowler recommended to award a contract to CannonDesign, ("Cannon") in the amount of \$145,605 to perform the feasibility study for Baltimore Polytechnic Institute & Western High School, as it pertains to the 21st Century School Construction Program (Program). In the past, feasibility study contracts were procured by MSA, but the contracts were held and administered by Baltimore City Public Schools (BCPS). To maintain the Program schedule, and with concurrence from BCPS, this contract will be held by MSA.

The Procurement was initially advertised as a Request for Qualifications in January 2014. Thirty-one firms were selected to participate in the Architectural/Engineering project pool and thus given the opportunity to receive project specific Requests for Proposals ("RFP"). In April 2015, a lottery drawing was held to randomly assign firms to each of the four lots of feasibility studies.

Recently, MSA was tasked with conducting feasibility studies for five additional school projects. As in 2015, MSA randomly assigned schools to each of the four feasibility studies lots. The RFP for this project was issued on September 8, 2020. Three firms submitted

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technical proposals and the Selection Committee determined it would be in the best interest to shortlist all three firms and request pricing. After pricing was reviewed, a unanimous decision was reached by the Selection Committee to award the contract to Cannon, which had the highest overall ranking and offered the lowest fee.

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

Discussion – None

**Motion to Approve: Mr. Attman
Second: Ms. Riddick
Affirming: Attman, Bryce, Mangum, Mozell, Riddick, Stanalonis, Kelso**

Maryland Stadium Authority

Presentation by Mr. Raith
Maryland Stadium Authority Budget FY 2022

Mr. Raith provided the FY2022 budget in writing to the Board.

**Motion to Consider: Mr. Attman
Second: Ms. Riddick**

Discussion – None

**Motion to Approve: Mr. Attman
Second: Ms. Riddick**

Affirming: Attman, Bryce, Mangum, Mozell, Riddick, Stanalonis, Kelso

Presentation by Mr. Raith
Hippodrome Theater – Memorandum of Understanding

A Memorandum of Understanding (MOU) between the University of Maryland, Baltimore (UMB), the Hippodrome Foundation, Inc. (HFI) and the Maryland Stadium Authority (MSA). The purpose of the MOU is for UMB to contribute \$250,000 towards the renovation of the Eutaw Street bank building at the Hippodrome Performing Arts Center. For several years, the HFI has been raising funds for the purpose of renovating the Eutaw Street bank building. The renovations of the bank building will make the space a multi-purpose area that will enable a wide variety of events to be held in the space to potentially generate more income. UMB's funding to MSA is just a pass-through to the project and MSA will have no risk.

**Motion to Consider: Ms. Mozell
Second: Ms. Bryce**

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Discussion – None

Motion to Approve: Ms. Mangum

Second: Mr. Bryce

Affirming: Attman, Bryce, Mangum, Mozell, Riddick, Stalalonis, Kelso

Presentation by Mr. McGuigan

Coppin State University – New Public Safety Building Preliminary Design request

Coppin State University has requested that MSA oversee a preliminary design for a new proposed Public Safety Building in the City of Baltimore. The General Assembly of Maryland has identified the new proposed Public Safety Building as a priority project. Coppin State University will fully fund the design cost of \$ 450,000 through the State Capital Budget (SB 191).

Motion to Consider: Mr. Stalalonis

Second: Mr. Mangum

Discussion None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Affirming: Attman, Bryce, Mangum, Mozell, Riddick, Stalalonis, Kelso

Informational

Executive Director's Report

- Ravens vs. Steelers home game had 4,300 fans in the stadium adhering to COVID-19 health guidelines. Due to increase in positive COVID cases the Ravens have returned to no fans in the stadium on game days.
- The complex has been successfully used for the following community service and philanthropic events:
 - Homecoming ceremony after a year of deployment for 140 National Guard members.
 - Bozeman Foundation Thanksgiving Food donations.
 - Unite Here Local 7 food give away for members of the hotel, hospitality and tourism industry.
 - Amigos of Baltimore County will hold a toy drive at the complex on December 19, 2020.
- Employee Announcements
 - Altha Weaver named MSA Equal Employment Officer.
 - Carmina Perez-Fowler becomes MSA Minority Enterprise Liaison and was recently named one of the 2020 *Constructech* Women in Construction.
- Michael Frenz, Altha Weaver and Terry Hasseltine are participating in Visit

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- Baltimore's Diversity, Equity and Inclusion trainings.
- Linda Pohuski and Diane Connelly retirements announced.

Security Report

- Three home games held with no security issues.
- Football season is commencing with no safety or security incidents. The Ravens have returned to COVID-19 restrictions which preclude fans in the stands.
- Camden Yard parking and buildings were used for Early Voting and Election Day voting without incident.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Lumen pulse Lighting System Annual Service Contract MSA Project No. 21-024
Pixelumen Lab LLC

M&T Bank Stadium

- Expansion Joint Replacement Change Order No. 2
MSA Project No. 20-033 Quinn Construction Inc.

BCPS

- Robert Poole Building, Testing & Inspection Closeout, DIW Group, Inc. dba Specialized Engineering **(\$11,243)**
- Pimlico Elementary/Middle School, Testing & Inspection Closeout, Hillis-Carnes Engineering Associates **(\$51,050.85)**
- Cross Country Elementary/Middle School, Basement/Crawl Space Waterproofing, Colimore Architects **\$72,336**
- Montebello Elementary/Middle School, Additional Design Services, Crabtree Rohrbaugh & Associates **\$75,730**
- Commodore John Rodgers Elementary/Middle School, Feasibility Study Additional Planning and Preliminary Design Services, GWWO Architects **\$61,586.00**

CPDG

- Department of Legislative Services Building Improvements, Additional Design Services, Murphy & Dittenhafer **\$267,523.87**

Baltimore City Public Schools and C.O.R.E. Update

CORE: 965 notices to proceed; 773 units demolished and returned to the city; 127 in procurement and demolition; and 65 in HazMat evaluation.

BCPS: 15 Schools open; 2 are opening this winter; 7 in construction; 3 in design; and 1 moving toward procurement for design.

Leasing Report

Mr. Raith updated the status of three late Warehouse rent payments and informed the Board of one tenant resolution.

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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 and his team have submitted a mandatory questionnaire for World Cup 2026. Financial commitments and in kind support continues from companies statewide along with continued solicitation. Fair Hill is progressing toward 2021 and Maryland Sports is looking forward to the award letter from FEI providing 5 year approval of Five Star status. Preparations for the 2021 Maryland Cycling Classic are moving forward. Along with Team Maryland, a youth sports strategy and COVID response plan for spring/summer 2021 continues to be a priority.

Call for Adjournment: 12:49 PM

Motion to Adjourn: Mr. Mangum

Second: Mr. Bryce

Unanimously affirmed by voice vote.