

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

**Ad Hoc Meeting Minutes**  
**Board of Directors**  
**Tuesday, July 21, 2020**  
**8:30 AM**

**OPEN MEETING**

**Attendance**

Board by Conference Lin

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

Maryland Stadium Authority

Michael Frenz\*\*  
Gary McGuigan  
Eric Johnson  
Rachelina Bonacci  
Linda Pohuski

\*Voted by text message due to audio difficulties.

\*\*In-person attendance in the Executive Boardroom

Counsel

Bruce Benshoof

**Call to Order**

Chairman Kelso called the meeting to order at 8:30 AM.

**Approvals**

Northwood Elementary School - Phase 1 - Guaranteed Maximum Price

Presentation by Mr. Johnson

Mr. Johnson recommended a Phase 1 Guaranteed Maximum Price (GMP) contract for \$27,840,394.26 with James G. Davis Construction Inc. (the CM) to replace Northwood Elementary School. The package includes general requirements, labor, site work, demolition/abatement, utilities, concrete, steel, mechanical, electrical, doors/hardware, and elevator packages as outlined in the CM's GMP submission. MSA's Board approved the CM's preconstruction contract in April 2019, which 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. The overall MBE

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participation goal for the project has been set at 30%, and the MBE participation for this early package represents a 30% commitment.

The CM solicited 273 firms and received 56 bids for the 16 bid packages advertised.

**Motion to Consider: Ms. Stanalonis**

**Second: Mr. Attman**

Discussion – None

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

**Unanimous by Roll Call**

Robert Coleman Elementary School - Phase 2 - Guaranteed Maximum Price

Presentation by Mr. Johnson

Mr. Johnson recommended an amendment to the MCN Build/Southway Builders LLC (the CM) Guaranteed Maximum Price (GMP) contract for \$17,917,118.00 related to the renovation of Robert Coleman Elementary School. The GMP #2 package includes the remaining trade packages for the comprehensive renovation 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 the combined GMPs meet the goals established for the project.

MSA's Board approved the CM's GMP #1 package in March 2020. The CM solicited 365 bidders and received 71 bids for the 23 bid packages advertised.

**Motion to Consider: Mr. Attman**

**Second: Ms. Stanalonis**

Discussion – None

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

**Unanimous by Roll Call**

Calverton Elementary School - Phase 3 Guaranteed Maximum Price

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Presentation by Mr. Johnson

Mr. Johnson recommended an amendment to the Whiting Turner Contracting Company (the CM) contract in the amount of \$11,256,202.00 related to the replacement of the Calverton Elementary/Middle School project. The Phase 3 Guaranteed Maximum Price (GMP) package includes the remaining trade packages for the comprehensive construction of the project as outlined in the CM's GMP submission. The overall MBE participation goal for the project has been set at 30%. The MBE participation for the overall project represents a 39% commitment.

The MSA Board approved the CM GMP 2 package for this project in March.

The CM solicited 167 firms and received 45 bids for the 18 trade packages advertised.

**Motion to Consider: Mr. Attman**

**Second: Mr. Mangum**

Discussion – None

**Motion to Approve: Mr. Attman**

**Second: Mr. Mangum**

**Unanimous by Roll Call**

Request for a motion to adjourn at 8:43 AM.

**Motion to Adjourn: Mr. Attman**

**Second: Mr. Bryce**

**Unanimous by Roll Call**