

# Maryland Stadium Authority

333 W. Camden St., Baltimore, MD

## Board Meeting Minutes

Monday, April 1, 2019

8:00 AM

### OPEN MEETING

#### ATTENDANCE

##### **Board**

##### Conference Line

Tom Kelso

Joe Bryce

Gary Mangum

Manervia Riddick

Jim Smith

Leonard Attman \*

##### Absent

Jodi Stanlonis

##### **Counsel**

Cynthia Hahn\*

\* joined at 8:15.

##### **MSA**

Michael Frenz

David Raith

John Samoryk

Phil Hutson

Carmina Perez-Fowler

Eric Johnson

Rachelina Bonacci

##### **Call to Order:**

Chairman Kelso called the meeting to order at 8:10 AM and presided over the open meeting on April 1, 2019.

#### **APPROVALS**

##### **Contracts**

##### **Camden Yards Sports Complex (CYSC)**

##### **General Contractor – Parking Lot Control Renovations**

##### **Presentation by Mr. Hutson**

Mr. Hutson recommended approval of a contract with Gilbane Building Company (Gilbane) for \$1,376,000 to provide general contractor services for renovations to the parking lot systems contained on the CYSC. The project includes modernizing existing parking kiosks and automated entry lanes on all lots. Gilbane submitted the lowest priced of three responsive bids received and committed to an MBE subcontractor goal of 29%.

**Motion to Consider: Mr. Smith**

**Second: Mr. Mangum**

Discussion –

1. On the MSA Bid Tab form, Gilbane was identified as not being an MBE firm.
2. The renovations will take place after the baseball season.

**Motion to Approve: Mr. Smith**

**Second: Mr. Bryce**

**Voice vote: Unanimous to approve (Bryce, Mangum, Riddick, Smith, and Kelso)**

### **M&T Bank Stadium (MTBS)**

#### **General Contractor – Operations Office Renovations**

Presentation by Mr. Hutson

Mr. Hutson recommended approval of a contract with Plano-Coudon LLC (Plano-Coudon) for \$465,848 to provide general contractor services for renovations to operations office at MTBS. The project includes the conversion of general shop and storage space into office space for stadium operations personnel. Plano-Coudon submitted the lowest priced of 13 responsive bids received and committed to an MBE subcontractor goal of 29%.

**Motion to Consider: Mr. Attman**

**Second: Mr. Smith**

Discussion - None

**Motion to Approve: Mr. Smith**

**Second: Ms. Riddick**

**Voice vote: Unanimous to approve (Attman \*, Bryce, Mangum, Riddick, Smith, and Kelso)**

### **Warehouse**

#### **Building Commissioning Services for Warehouse Improvements**

Presentation by Mr. Hutson

Mr. Hutson recommended approval of a contract with Setty & Associates (Setty) for \$154,757.72 to provide building commissioning services for the warehouse improvements project. The contract will ensure that all HVAC systems and equipment installed as part of the project will perform in accordance with design and performance requirements. Setty's offer was deemed to represent the best value as the second lowest priced of eight responsive bids received. Setty is an MDOT-certified MBE firm and registered small business.

**Motion to Consider: Mr. Bryce**

**Second: Mr. Attman**

Discussion –

1. Despite the variance in pricing and technical scores, the selection committee was confident in selecting Setty due to their understanding of the scope of work and the quality of previous work performed for MSA.

2. A best and final offer would probably not lead to different results.

**Motion to Approve: Mr. Attman**

**Second: Mr. Mangum**

**Voice vote: Unanimous to approve (Attman, Bryce, Mangum, Riddick, Smith, and Kelso)**

### **Baltimore City Public Schools**

#### **Walter P. Carter Elementary/Middle School Phase 2 GMP**

Presentation by Mr. Johnson

Mr. Johnson recommended approval of an amendment to the Whiting-Turner Contracting Company's (CM) contract in the amount of \$10,448,349 related to the replacement of the school. The phase 2 GMP includes underground utilities, site work, concrete, and early foundation work. The construction packages were advertised and documents issued on 2/6/19 in a variety of publications, with pre-bid and site visits conducted by MSA and the CM on 2/14/19, and competitive, sealed bids opened on 3/4/19. The CM solicited 27 firms and received 11 bids for the three trade packages advertised. The MBE participation for the phase 2 GMP is 74%, with the overall project goal at 30%. The MSA board and Board of Public Works approved the GMP1 early release package for this project in January 2019.

**Motion to Consider: Mr. Bryce**

**Second: Ms. Riddick**

Discussion –

1. The board earlier approved GMP1 in January 2019 for approximately \$902 thousand for swimming pool and recreation center demolition.

**Motion to Approve: Mr. Attman**

**Second: Mr. Smith**

**Voice vote: Unanimous to approve (Attman, Bryce, Mangum, Riddick, Smith, and Kelso)**

#### **Northwood Elementary School (Northwood) Architectural and Engineering Services**

Presentation by Ms. Perez-Fowler

Ms. Perez-Fowler recommended approval of a contract with Smolen Emr Ilkovitch (SEI) for \$2,097,733.40 to provide planning, design and construction administration services for the Northwood project. Of 32 firms in the eligible pool, nine submitted offers, four were short listed, and three were asked to submit financial proposals after presentations. After the selection committee requested a best and final offer from SEI, the highest ranked offeror, the committee unanimously selected SEI, which had the highest overall score and lowest fee.

**Motion to Consider: Mr. Smith**

**Second: Mr. Bryce**

Discussion - None

**Motion to Approve: Ms. Riddick**

**Second: Mr. Smith**

**Voice vote: Unanimous to approve (Attman, Bryce, Mangum, Riddick, Smith, and Kelso)**

**Northwood Elementary School (Northwood) Construction Management –  
Pre-construction Services**

Presentation by Ms. Perez-Fowler

Ms. Perez-Fowler recommended approval of a contract with James G. Davis Construction Corporation (Davis) for \$179,216 to provide pre-construction services for the Northwood project. Seven firms submitted offers, four were short listed and asked to submit financial proposals after presentations. After the selection committee requested a best and final offer from Davis, the highest ranked offeror, the committee unanimously selected Davis, which had the highest overall score and lowest combined fee.

Discussion - None

**Motion to Approve: Mr. Bryce**

**Second: Mr. Smith**

**Voice vote: Unanimous to approve (Attman, Bryce, Mangum, Riddick, Smith, and Kelso)**

Chairman Kelso asked for a motion to close the open meeting and adjourn at 8:32 AM.

**Motion to Adjourn: Mr. Attman**

**Second: Mr. Bryce**