

Maryland Stadium Authority
333 W. Camden Street
Baltimore, Maryland 21201

Board Meeting Minutes
Executive Boardroom
Tuesday, August 4, 2020
12:00 PM

OPEN MEETING

Attendance

Board

Thomas Kelso*

Leonard Attman

Joe Bryce

Gary Mangum

Manervia Riddick

Carolyn Mozell

Absent: Jodi Stanalonis

Maryland Stadium Authority

Michael Frenz*

Eric Johnson

David Raith*

Carmina Perez-Fowler

Gary McGuigan

Terry Hasseltine

Phil Hutson

Rachelina Bonacci

John Samoryk

Joe March

Vernon Conaway*

Linda Pohuski

Counsel

Bruce Benshoof

*In-person in the MSA Boardroom

CALL TO ORDER:

Chairman Kelso Called the Meeting to order at 12:01 PM

APPROVALS

Minutes

July 7, 2020 Open Meeting Minutes

Motion to Consider: Mr. Attman

Second: Ms. Mozell

Discussion - None

Motion to Approve: Mr. Bryce

Second: Ms. Mozell

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

July 7, 2020 Closed Meeting Minutes

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

Discussion - None

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

July 21, 2020 Ad Hoc Open Meeting Minutes

Motion to Consider: Mr. Attman
Second: Mr. Bryce

Discussion - None

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

Contracts

M&T Bank Stadium

Building Commissioning Services

Presentation by Mr. Hutson

Mr. Hutson recommended a contract with Setty and Associates International, PLLC (Setty) to provide building commissioning services for the HVAC controls, lighting controls and submetering systems upgrade at M&T Bank Stadium. The total contract amount will be \$69,200, including the base bid and alternate for the chiller plant controls at Oriole Park. This project will ensure that all designs, constructions and post construction related services will meet the operational, functional and performance requirements of MSA. Seventeen firms were evaluated for technical merit and price. Setty received the highest technical ranking and submitted the lowest price. A scope review meeting was conducted with Setty to ensure that the pricing was accurate and complete.

Motion to Consider: Ms. Riddick
Second: Mr. Mangum

Discussion - None

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

Baltimore City Public Schools

Construction Management Services - Montebello Elementary/Middle School

Presentation by Ms. Perez-Fowler

Ms. Perez-Fowler recommended a professional services contract to CAM Construction Company, Inc. (CAM), in the amount of \$113,944, to provide pre-construction services for Montebello Elementary/ Middle School. Fifteen firms responded to a Request for Qualifications during August 2016 with the opportunity to receive the project specific Request for Proposals (RFP). The revised RFP was issued on May 7, 2020. Seven firms submitted technical proposals and four firms were short-listed for oral presentations,

followed by a request for best and final offers. If the selected offeror performs well and an acceptable Guaranteed Maximum Price can be negotiated, a recommendation to modify the existing contract for the construction phase will be requested. CAM had the highest overall score and offered a competitive combined fee for pre-construction and construction.

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

Discussion - None

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

Govans Elementary School - Phase 2 Guaranteed Maximum Price (GMP)
Presentation by Mr. Johnson

Mr. Johnson recommended an amendment to the Dustin Construction Inc. (the CM) GMP contract in the amount of \$10,599,059.20 for the replacement of Govans Elementary School. This GMP #2 package includes the remaining 14 trade packages for the project. The overall MBE participation goal for the project has been set at 30%, and the MBE participation for the combined GMPs meets the established goals. MSA's Board and the Board of Public Works approved the CM's GMP #1 package in April 2020. On June 16, 2020 competitive, sealed trade contractor bids were received and opened at the CM's offices. Post-bid scope review meetings were then conducted via teleconferences hosted by the CM at their office in Ijamsville, MD. The CM solicited 128 firms and received 47 bids for the 14 packages advertised. All bid openings and related meetings were attended by MSA.

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

Discussion -

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

INFORMATIONAL

Executive Director's Report

Mr. Frenz reported on the appointment of MSA's first Equal Opportunity Officer, Altha Weaver, a long time employee of MSA. The new office is a mandate from the state to have such a role, but this is also MSA's continuing attempt to be proactive in addressing issues of diversity and inclusion.

On July 28, members from the U.S. Secret Service (USSS) were at Camden Station as part of a previously scheduled explosive detection K9 training session. The USSS have used Oriole Park at Camden Yards (OPACY) for explosive detection K9 training on a frequent basis for more than 10 years without incident. OPCY was not available due to MLB's return to play protocols for COVID-19. This scheduled training was not related to federal troops being sent to various cities to quell riots. There was no citizen concern or media interest in this week's training.

Mr. Conaway and Mr. Provenzano along with their teams were congratulated on the preparations for the Orioles' opening day. The advance work of each gentlemen with preparations for Hurricane Isaias was noted. Ballpark crisis management team members, including Baltimore City Police were activated to review Hurricane Preparedness and Response Planning and MSA facility teams conducted inspections to avoid wind and water damage to the stadiums, exposed equipment and portable concessions. BGE requested the use of Lots G & H to stage storm restoration equipment crews.

Security Report

Mr. Conaway reported baseball resumed without fans and had no significant safety or security issues. Operational and staffing adjustments have been made to reflect the conditions at the ballpark. The NFL has cancelled the remaining two preseason games since the last board meeting. Discussions are ongoing with the NFL and Ravens on various scenarios and contingency plans regarding the eight home games to be played at M&T Bank Stadium.

Report of Small Procurements and Change Orders

Mr. Samoryk reported

- Camden Yards Sports Complex
 - Sprinkler System Maintenance and Testing
Contract Modification No. 1
Anaconda Protective Concepts
- Oriole Park at Camden Yards
 - Support for Building Automation System
Siemens Industry Inc.
 - Rental of Four-Beltpack Wireless Intercom Kits
Jetwave Wireless, LLC
- M&T Bank Stadium
 - Fire Sprinkler Modifications
Change Order No. 3
Continental Fire Sprinkler Company
 - Expansion Joint Replacement
Change Order No. 1
Quinn Construction Inc.

Mr. McGuigan reported

- BCPS
 - Robert W. Coleman Elementary School
Traffic Engineering
Modification, RRMM Lukmire
 - Arundel Elementary/Middle School
Preconstruction Services, MCN
Build/Southway Builders Joint Venture

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

Mr. McGuigan reported

CORE: 965 Notices to Proceed, 773 residential properties demolished, 127 units in procurement, 65 with HazMat completed, and 1 warehouse completed.

BCPS: 14 schools open, 9 in construction with 1 scheduled to open later this summer, 2 in GMP negotiations, 2 in design, and 1 in feasibility study scheduled for procurement of design services by year's end.

Leasing [and Finance] Report

Mr. Raith began his report with an update on the BCPS bond sale occurring since the last meeting. He provided an overview of a successful sale leading to \$114.3 million in premium. The construction fund is \$341.9 million. For the entire program deposits were about \$1.2 billion. The green bond was fairly well received and could be considered again for a potential future project.

Four tenants remain delinquent and we are working with two of them to finalize the rent referral agreement and hope to have it completed within two weeks. Mr. Raith has been in collection efforts with the other two tenants and would expect partial payments shortly. The state is considering renting Warehouse space while doing renovations on buildings for some agencies. MSA has about 18,000 sq. ft. available.

Fiscal year-end figures are not complete and are expected to be provided to the board in September. Revenues are expected to be down, but the Ravens have made a payment for the year for admissions taxes which improved the numbers for a few months, but will have a negative impact on projections going forward.

Maryland Sports Monthly Update

- Maryland 5 Star at Fair Hill (October 15-18, 2020)

Mr. Hasseltine reported hopes that Hurricane Isaias increased the retaining pond levels used for the irrigation system at Fair Hill where Maryland is hosting a test event August 7-9, 2020. This is a no fans event. We are capped at 30 competitors with a waiting list of 60 competitors.

- Maryland Cycling Classic (September 4-6, 2020)

Postponed until 2021. UCI and US Cycling application for 2021 submitted and the route is being discussed. Sponsors have agreed to remain committed in 2021: United Health Care as presenting sponsor: \$750k and additional sponsorship of ~\$1.3 million to date.

- Baltimore-Maryland 2026 FIFA World Cup Efforts: BaltimoreMD2026

A delegation team of Roy Sommerhof, Mr. Frenz, Al Hutchinson and Mr. Hasseltine, led by Lt. Governor Rutherford presented to FIFA and the US Soccer Federation on July 20, 2020.

Chairman Kelso called for a motion to close the open meeting and adjourn at 12:28 PM.

Motion: Mr. Attman

Second: Mr. Mangum

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