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**Addendum No. 2**

**To Offerors: Request for Proposals  
Abatement and Demolition Services  
BVRI-002 – 1601 E Lombard Street**

**Date Issued: April 10, 2025**

This addendum is hereby made part of the Request for Proposals dated April 4, 2025, as amended, on the subject work as though originally included therein. The following amendments, additions, and/or corrections shall govern this solicitation.

This addendum incorporates the following items:

1. Section 4.2.e) Required Submissions was amended to include the item:  
“11. A completed Prime Contractor List of ALL Subcontractors (**Attachment R**).
2. A copy of the Pre-Proposal Conference attendance list is attached hereto.
3. A copy of the Pre-Proposal Conference presentation slide deck is attached hereto

**Note: All addenda must be acknowledged by the Offeror in the Technical Proposal.**

Christian Kramer  
Procurement Officer

**Attachments**

Capital Projects Development  
The Warehouse at Camden Yards  
351 W. Camden Street, Suite 300  
Baltimore, MD 21201  
410-223-4150  
1-877-MDSTADIUM  
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**Capital Projects  
Pre-proposal Conference  
Baltimore Vacants Reinvestment Initiative (BVRI) Abatement & Demolition Services-002  
04/10/2025**

Name	Company	Email	Prime or Subcontractor	MDOT MBE Certified	SBR Certified	Attended
Oluwaseun Sarr	A1 Staffing	Oluwaseunsarr@gmail.com	Prime	No	No	Yes
Ahmed Mohamed	As-Sabur Engineering	<a href="mailto:as.sabur.eng@comcast.net">as.sabur.eng@comcast.net</a>	Subcontractor	Yes	Yes	Yes
Pedro Navarro	Atlantic Environmental Solutions	atlanticenviro@gmail.com	Subcontractor	Yes	No	Yes
Baka Kasule	ATLAS ENVIROCARE & ABATEMENT SERVICES, LLC	customerservice@atlasenvirocare.com	Subcontractor	Yes	Yes	Yes
Caleb Boucher	Berg Demo Group LLC	<a href="mailto:cboucher@bergdemo.com">cboucher@bergdemo.com</a>	Subcontractor	No	No	Yes
Mario Simpson	BM Elite Construction	clientcare@bmelitegroup.com	Prime	No	Yes	Yes
James Lang	Compliance Construction & Remediation	tlang@cchrhubzone.com	Prime	Yes	No	Yes
Katrina Lyles	D2 Sitework, LLC	katrinal@d2sitework.com	Subcontractor	Yes	Yes	Yes
Paul Hoercher	EnviroVantage	paulh@envirovantage.com	Subcontractor	No	No	Yes
Joe Gross	Envirovantage Inc.	joeg@envirovantage.com	Prime	No	No	Yes
Joe Chimah	FIRST POTOMAC ENVIRONMENTAL CO	info@fpecinc1.com	Prime	Yes	Yes	Yes
John Monroe	Foundation for Fair Contracting - Mid-Atlantic Region	<a href="mailto:jmonroe@ffc-mar.org">jmonroe@ffc-mar.org</a>	Subcontractor	No	No	Yes
Anthony Pascuzzi	Manafort Brothers Inc	apascuzzi@manafort.com	Prime	No	No	Yes
Brett Purinton	Mayoka Services	brett@mayokaservices.com	Prime	Yes	Yes	Yes
Mohammed Arafat	Modulus, LLC	marafat@moduluscompany.com	Prime	Yes	Yes	Yes
SHAM VIJ	P&J Contracting Co.Inc.	sham.vij@pandjcontracting.com	Prime	Yes	Yes	Yes
Agustin Martinez	Ritter & Paratore Contracting Inc	agustin@rpci.biz	Prime	No	No	Yes
Michael Ritter	Ritter & Paratore Contracting Inc	michael@rpci.biz	Prime	No	No	Yes
Ed Muiruri	SolvdIT Solutions	edward@solvditsolutions.com	Subcontractor	No	No	Yes
William Henson	TEC Solutions Services	William_Henson@hotmail.com	Subcontractor	No	No	Yes
Samad Khan	Tejy Inc.	skhan@tejy.com	Subcontractor	Yes	No	Yes
Shawn Wells	The Berg Corporation	swells@bergdemo.com	Subcontractor	Yes	No	Yes
Scott Anderson	The Berg Group	sanderson@bergdemo.com	Prime	No	No	Yes
Terry Styer	universal marine construction inc	tstyer@hcvsd.org	Prime	Yes	Yes	Yes



# **REQUEST FOR PROPOSALS**

## **Abatement and Demolition Services - BVRI-002**

### **PRE-PROPOSAL CONFERENCE**

**April 10, 2025 – 1:00 PM**

# PROCUREMENT & PROJECT TEAM



Yai Waite  
Associate VP, Procurement



Christian Kramer  
Procurement Officer



Ryan Carter  
Project Manager



# POINT OF CONTACT

Christian Kramer

Maryland Stadium Authority







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Baltimore, Maryland 21201

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Email: [ckramer@mdstad.com](mailto:ckramer@mdstad.com)

# KEY DATES

	<u>ACTIVITY</u>	<u>DATE (Local Time)</u>
	Request for Proposals Issued	April 4, 2025
	Pre-Proposal Conference	April 10, 2025, at 2:00 p.m.
	Site Visit	<b>April 22, 2025, at 9:00 a.m.</b>
	Questions Due	April 24, 2025, at 1:00 p.m.
	Technical & Financial Due	May 2, 2025, at 1:00 p.m.
	Anticipated NTP	June 2025

# SCOPE OF SERVICES

The Maryland Stadium Authority is requesting proposals from prime contractors to provide the scope of services set forth in **Attachment E – Scope of Services**, generally relating to abatement, and demolition for properties identified and selected under the Baltimore Vacants Reinvestment Initiative (“BVRI”), formerly know as Project C.O.R.E.

MSA is seeking proposals for abatement, and demolition services for the property identified in **Attachment M – Property List**. The property is located at 1601 E Lombard Street in Baltimore City, Maryland. The work shall be completed per the Project Manual requirements included in the RFP as **Attachment H**.

The successful Offeror must coordinate with MSA and the City to obtain all permits required to complete abatement and demolition operations.

**Please refer to Section 3 of the RFP and Attachment E of the RFP for the full scope of work related to this project.**

# OFFEROR'S QUALIFICATIONS

At a minimum the Offeror shall meet the following qualifications to be considered for award:

- a. The Offeror shall be a firm experienced with providing services as a prime contractor for projects similar in size and scope;
- b. The Offeror shall have significant experience participating in all phases of construction including pre-construction, construction, and post-construction;
- c. The Offeror shall have a minimum of five (5) years of experience providing prime contracting services on abatement and demolition projects;
- d. The Offeror's confirmation that it will meet the agreed upon schedule as set forth in Section 3.11 of the RFP;
- e. The Offeror or its subcontractors shall be appropriately certified, and have a minimum of five (5) years experience handling hazardous materials;
- f. The Offeror's understanding of the Program Protocols, standards, laws and conditions as they apply to the work to be performed under this project, see **Attachment E**; and
- g. Has the ability to meet the insurance and bonding requirements as set forth in Sections 3.8 and 3.9 of the RFP, and the **Attachment G**.



# MINORITY BUSINESS ENTERPRISES

- **This RFP has a minimum MBE subcontractor participation goal of:**
  - 35% overall with no sub-goal
- All subcontractors named by the Offeror as part of their MBE Schedule must be certified with the Maryland Department of Transportation (“MDOT”).
- Keep in mind we are looking for MBE certified firms (NOT SBE, DBE, etc.).
- MBE shall be currently – and must remain throughout the contract term; appropriately certified.
- The most current information on certified MBE firms is available at the MDOT website at <https://marylandmdbe.mdbecert.com/>. On the right side, select the button labelled “Search Directory of Certified Firms”.
- **Review Section 1.14 of the RFP for Minority Business Enterprise**
- **Note:** The fully executed subcontractor agreements must be submitted within 10 Business Days after receipt of the notice of Award Recommendation.

# MINORITY BUSINESS ENTERPRISES

- **D-1A must be fully completed and submitted with your Proposal.**
- Must include the MBE's:
  - Complete legal name – as it appears in the MDOT Directory of Certified Firms, e.g. “xyz, Inc.” vs. “xyz Inc”, etc.
  - MDOT issued MBE Certification Number
  - Classification  
Note: check only one box even if an MBE is dually certified, e.g., as African American-owned and Women-owned
  - NAICS code(s)  
Note: do not include codes that are not relevant
  - Type of service, e.g., “Furnish and Install and other Services...”
  - Percentage of total contract amount
  - Description of work: “Professional Services” does not suffice
- Math needs to add to up.
- The Governor’s Office of Small, Minority & Women Business Affairs has issued Sample MBE Forms on how to fill out the D-1A form. The samples are available at the GOSBA website at <https://gomdsmallbiz.maryland.gov/Pages/mbe-Program.aspx>. On the right side, select the link labelled “Sample MBE Forms”.

# PROPOSAL SUBMISSIONS

All submissions must be sent electronically via the ShareFile links provided on the Key Information Summary Sheet. See Section 4 of the RFP for all submission requirements, including formatting. No other form is permissible!

- Technical Proposal
  - Transmittal letter
  - Experience and Qualifications
  - Work Plan
  - Schedule
  - Other Required Submissions
    - Bid/Proposal Affidavit (Attachment A)
    - Conflict of Interest Disclosure (Attachment B)
    - Proof of Insurance/ability to meet insurance requirements
    - Corporate Profile (Attachment O)
    - Surety Letter/Proof of bonding capacity
    - MBE Form D1-A (Attachment D)
    - Project Requirements Worksheet (Attachment Q)
    - Capacity Summary Worksheet (Attachment S)
    - Prime Contractor List of All Subcontractors (Attachment N)
- Financial Proposal
  - Financial Proposals must be password protected.
  - Password will be requested from short-listed Offerors only.
  - Financial Proposal Forms (Attachment F)
  - Bid/Proposal Bond (Attachment P)

# EVALUATION AND SELECTION

- See Section 5 of the RFP
- Technical criteria have more weight than Financial criteria.
- Proposals will be evaluated based on the adequacy of their proposed work plan, Offeror's and Key Personnel's experience and qualifications, and past performance, among others.
- The Selection Committee will review the Offerors' technical Proposals. Firms deemed as meeting all requirements will be ranked based on the achieved scoring.
- After the Technical Evaluation, the Selection Committee will short-list Offerors to participate in the financial phase of the procurement.
- Offerors will be required to provide the password to their financial Proposal within one (1) business day of MSA's request.
- An award will be made to the Offeror whose Proposal is determined to be the most advantageous, considering technical and financial evaluation factors.

# SUBMISSION REMINDERS

- Make sure to use the forms issued with the RFP, or its addenda. Outdated forms will be returned for Offeror's correction and could impact overall quality of submission.
- DO NOT ALTER State issued forms.
- MBE forms need to include both the NAICS code, and the description of the work to be performed by the MBE. DO NOT LIST NAICS codes that are not relevant to the description of work of the prime or sub-contractor.
- SDAT Compliance – Make sure that your firm is in Good Standing with the Maryland Department of Assessments and Taxation.
- Review the RFP (including attachments) and its addenda in their entirety.
- Prevailing wage & compliance - fee needs to take into account prevailing wage rates

# QUESTIONS

**All questions regarding the RFP, must be submitted to the Procurement Officer in writing via the link included in the Key Information Summary Sheet prior to the deadline in order to receive an official response.**

Only responses provided in writing by MSA's Procurement Officer will be considered official answers to questions regarding this RFP.

Addenda will be issued via GovDelivery, eMMA, Bonfire, and will be published on MSA's website. Please check your junk/spam folders and update your e-mail settings to ensure that you receive MSA Contracting GovDelivery e-mails.