

Maryland Stadium Authority
333 W. Camden Street, Baltimore, Maryland 21201
Board Minutes, August 15, 2017

OPEN MEETING

Attendants:

By Teleconference:

Thomas Kelso, Chair
Jodi Stanalonis
Gary Mangum
Lenny Attman
James Smith, Jr.
Manervia Riddick
Joe Bryce

Staff:

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| Michael Frenz | Carmina Perez-Fowler |
| Gary McGuigan | Rachelina Bonacci |
| Terry Hasseltine* | Linda Pohuski |

Counsel:

Cynthia Hahn*
Amy Mataban*

* by teleconference

Call to Order

Chairman Kelso called the meeting to order at 8:03 a.m. at MSA and presided over the open and closed meetings.

Motion: Mr. Smith

Second: Mr. Bryce

Unanimous

Approvals

Baltimore City Public Schools

Presentation by Mr. Johnson on Fairmount-Harford Building- Design Build (D/B)
Early Concept/Budget Phase Package

Mr. Johnson recommended approval of a contract to MCN Build/Southway Builders JV, LLC. This scope includes conceptual and schematic design, site due diligence, building investigations, cost-estimating and budget establishment, scheduling, project phasing, and constructability.

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reviews for the Fairmount-Harford Building project. The presentation included a brief history of the project, and the D/B delivery method was adopted following the initial feasibility study and estimate results, which were considerably over the initial budget forecast. Each offerer was asked to establish a team of architects and design engineers to identify an entirely new concept for the efficient use of the building while meeting the required building program and base needs of the educational specifications. Each concept offered was unique. The offerors were evaluated on their concepts and subsequently, pricing associated with developing those concepts into a comprehensive package to be approved as the Enhanced Approval Package (EAP) by the four parties of the MOU.

Motion to Consider: Mr. Attman

Second: Mr. Bryce

Unanimous

Discussion: The process outlined in the presentation was discussed. The differences and rationale between this project delivery process and MSA's typical bid process were explained, including schedule restraints, budget, project scope, and subsequent building closure of the Lake Clifton Building, where the current high school program is located. The choice to accept this proposal rather than lower offers was based first on the conceptual designs that were submitted by the teams, and identifying the benefits of the efficiency and overall programmatic building, site, historic, and adaptive re-use associated with the project. Additionally, the recommended offeror submitted a conceptual design that is anticipated to be a more cost effective solution, and the associated pricing was comprehensive to the required scope for establishing the EAP.

Motion to Approve: Mr. Smith

Second: Mr. Bryce

Chairman Kelso polled the members: 7 in favor, 0 opposed

Chairman Kelso asked for a motion to close the open meeting at 8:27 a.m. to discuss a matter of recommendation to the Governor concerning proposed legislation and to obtain legal advice from counsel in connection with that matter..

Motion to close the open meeting: Mr. Attman

Second: Ms. Riddick

Unanimous

CLOSED MEETING SUMMARY

Chairman Kelso presided over the closed meeting which opened at 8:29 a.m. and lasted until 8:38 a.m.

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During the closed meeting, the Executive Director advised the Board on a specific informational matter that may involve legislation during the 2018 Legislative Session.

No Board action was taken on this matter.

Chairman Kelso asked for a motion to open the open meeting for the purpose of discussing an informational item at 8:38 a.m..

Motion to open the open meeting: Ms. Staloni

Second: Ms. Riddick

Unanimous

Mr. Kelso reported that MSA and DNR have briefly discussed the Fair Hill MOU. Additional discussions with stakeholders are scheduled this week. The window to complete the necessary capital improvements is very tight and by default MSA maybe the driving force. Mr. Hasseltine was acknowledged for much of the progress to date.

In addition, Mr. Smith asked about the expected scope and timetable for Phase II of the study of the Pimlico Racetrack. After brief discussion, Mr. McGuigan explained that Phase II would require a new MOU and significant additional funding. After agreement on the financing of the study, the new MOU would be submitted to the Board for approval and would require budget committee review and comment.

Chairman Kelso asked for a motion to close the open meeting and adjourn at 8:47 a.m..

Motion to close and adjourn: Mr. Attman

Second: Ms. Staloni

Unanimous