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## Addendum No. 2

**To Offerors: Request for Proposals  
Construction Management Services  
Redevelopment of Pimlico Racing Facility**

**Date Issued: February 25, 2021**

This addendum is hereby made part of the Request for Proposals dated February 4, 2021, on the subject work, as amended, as though originally included therein. The following amendments, additions, and/or corrections shall govern this solicitation.

This addendum incorporates the following items:

1. A revised copy of Attachment I, Sample Request for Financial Proposals, is attached hereto. An excel version of the document can be accessed via the following link:

<https://mdstad.sharefile.com/d-s82a13397057640b896a7ded2a85a1663>

2. A copy of the Site Visit registration and attendee list is attached hereto.
3. A copy of the Outreach/Networking event attendee list is attached hereto.
4. An Architectural/Engineering firm has been selected to provide design services for the Pimlico Racing and Laurel Park Racing Facilities. The selected Architectural/Engineering firm is Ayers Saint Gross, Inc.
5. Section 4.3(f)(4) of the RFP has been revised to add the following language:

"One of the challenges must specifically address the requirement that Pimlico will continue to serve as the host site for the annual Preakness races throughout the preconstruction and construction phases."

The section shall now read, in its entirety:

"Project Challenges: Identify the five (5) most significant challenges to the execution of the Project in order of importance based upon the information made available in this RFP and any site visit(s). One of the challenges must specifically address the requirement that Pimlico will continue to serve as the host site for the annual Preakness races throughout the preconstruction and construction phases. Provide a brief description of the Offeror's approach to addressing each challenge, including specific experience resolving similar challenges."

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



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Yamillette Waite  
Procurement Officer

**End of Addendum 2**

**REQUEST FOR FINANCIAL PROPOSAL  
CM SERVICES  
REDEVELOPMENT OF PIMLICO RACING FACILITY  
ATTACHMENT A  
FINANCIAL PROPOSAL FORM**

1.0 Preconstruction Services:	\$	-
Allowance For Travel and Reimbursables:	\$	-
Subtotal:	\$	-
Owner Contingency (equal to 10% of Subtotal):	\$	-
Owner's Allowance (Software, Licenses, etc.):	\$	5,000.00
<b>Total Preconstruction Services Fee:</b>	<b>\$</b>	<b>5,000.00</b>

2.0 Percentage multiplier if the subtotal Cost of Work ( <i>Cell E12 on Attachment B</i> ) is between:	\$100,000,000 and \$130,000,000	\$130,000,001 and \$135,000,000	\$135,000,001 and \$140,000,000	\$140,000,001 and \$145,000,000
Trade Contractor P& P Bonds/Default Insurance ( <i>Cell B13 on Attachment B</i> ):	0.00%	0.00%	0.00%	0.00%
CM Contingency based on 95% CDs ( <i>Cell B15 on Attachment B</i> ):	0.00%	0.00%	0.00%	0.00%
CM Builder's Risk Insurance ( <i>Cell B19 on Attachment B</i> ):	0.00%	0.00%	0.00%	0.00%
CM Payment and Performance Bonds ( <i>Cell B21 on Attachment B</i> ):	0.00%	0.00%	0.00%	0.00%
CM Insurances (i.e GLI, Auto, etc.) ( <i>Cell B23 on Attachment B</i> ):	0.00%	0.00%	0.00%	0.00%
CM Fee ( <i>Cell B25 on Attachment B</i> ):	0.00%	0.00%	0.00%	0.00%

3.0 Estimated General Conditions Fee (Attachment C):	\$	-
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**REQUEST FOR FINANCIAL PROPOSAL  
CM SERVICES  
REDEVELOPMENT OF PIMLICO RACING FACILITY  
ATTACHMENT B  
GMP CALCULATION FORM**

	A	B	C	D	E
1	<b>GUARANTEED MAXIMUM PRICE SUMMARY</b>				
2	Cost of Work Item #1	1	LS	\$ -	\$ -
3	Cost of Work Item #2	1	LS	\$ -	\$ -
4	Cost of Work Item #3	1	LS	\$ -	\$ -
5	Cost of Work Item #4	1	LS	\$ -	\$ -
6	Cost of Work Item #5	1	LS	\$ -	\$ -
7	Cost of Work Item #6	1	LS	\$ -	\$ -
8	Cost of Work Item #7	1	LS	\$ -	\$ -
9	Cost of Work Item #8	1	LS	\$ -	\$ -
10	Cost of Work Item #9	1	LS	\$ -	\$ -
11	Cost of Work Item #10	1	LS	\$ -	\$ -
12	<b>Subtotal Cost of Work</b>			<b>\$ -</b>	<b>-</b>
13	Trade Contractor P&P Bonds / Default Insurance	0.00%	of	\$ -	\$ -
14	<b>Subtotal</b>			<b>\$ -</b>	<b>-</b>
15	CM Contingency (Based on 95% CDs)	0.00%	of	\$ -	\$ -
16	<b>Subtotal</b>			<b>\$ -</b>	<b>-</b>
17	General Conditions Fee	1	LS	\$ -	\$ -
18	<b>Subtotal</b>			<b>\$ -</b>	<b>-</b>
19	CM Builder's Risk Insurance	0.00%	of	\$ -	\$ -
20	<b>Subtotal</b>			<b>\$ -</b>	<b>-</b>
21	CM Payment and Performance Bonds	0.00%	of	\$ -	\$ -
22	<b>Subtotal</b>			<b>\$ -</b>	<b>-</b>
23	CM Insurances (i.e GLI, Auto, etc.)	0.00%	of	\$ -	\$ -
24	<b>Subtotal</b>			<b>\$ -</b>	<b>-</b>
25	CM Fee	0.00%	of	\$ -	\$ -
26	<b>Subtotal</b>			<b>\$ -</b>	<b>-</b>
27	CM Project Allowances & Holds (Attached):	1	LS	\$ -	<i>TBD</i>
28	Owner Contingency, Allowances & Holds	1	LS	\$ -	<i>TBD</i>
29	<b>TOTAL GUARANTEED MAXIMUM PRICE</b>			<b>\$ -</b>	<b>-</b>

**REQUEST FOR FINANCIAL PROPOSAL  
CM SERVICES  
REDEVELOPMENT OF PIMLICO RACING FACILITY  
ATTACHMENT B1  
CM ALLOWANCES AND HOLDS**

<b>ALLOWANCES &amp; HOLDS SUMMARY</b>						
Allowance/Hold Item #1	1	LS	\$	-	\$	-
Allowance/Hold Item #2	1	LS	\$	-	\$	-
Allowance/Hold Item #3	1	LS	\$	-	\$	-
Allowance/Hold Item #4	1	LS	\$	-	\$	-
Allowance/Hold Item #5	1	LS	\$	-	\$	-
Allowance/Hold Item #6	1	LS	\$	-	\$	-
Allowance/Hold Item #7	1	LS	\$	-	\$	-
Allowance/Hold Item #8	1	LS	\$	-	\$	-
Allowance/Hold Item #9	1	LS	\$	-	\$	-
Allowance/Hold Item #10	1	LS	\$	-	\$	-
<b>Subtotal</b>					<b>\$</b>	<b>-</b>
Subcontractor P&P Bonds / Subcontractor Default Insurance*	<input type="text" value="0.00%"/>		of \$	-	\$	-
<b>Subtotal of Direct Work</b>					<b>\$</b>	<b>-</b>
CM Contingency	1	LS	Included with GMP		Included with GMP	
<b>Subtotal Cost of Construction</b>					<b>\$</b>	<b>-</b>
General Conditions Fee	1	LS	Included with GMP		Included with GMP	
<b>Subtotal</b>					<b>\$</b>	<b>-</b>
CM Builder's Risk Insurance*	<input type="text" value="0.00%"/>		of \$	-	\$	-
<b>Subtotal</b>					<b>\$</b>	<b>-</b>
CM Payment and Performance Bonds*	<input type="text" value="0.00%"/>		of \$	-	\$	-
<b>Subtotal</b>					<b>\$</b>	<b>-</b>
CM General Liability Insurance*	<input type="text" value="0.00%"/>		of \$	-	\$	-
<b>Subtotal</b>					<b>\$</b>	<b>-</b>
CM Fee*	<input type="text" value="0.00%"/>		of \$	-	\$	-
<b>TOTAL ALLOWANCES &amp; HOLDS</b>					<b>\$</b>	<b>-</b>

\* Amounts from GMP Calculation Form

**REQUEST FOR FINANCIAL PROPOSAL  
CM SERVICES  
REDEVELOPMENT OF PIMLICO RACING FACILITY  
ATTACHMENT C  
ESTIMATED GENERAL CONDITIONS**

\*Rate is **Fully Loaded** to include all costs associated with the individual's assignment to the Project. This includes, but is not limited to, payroll burden expenses; vehicle costs, including lease, insurance, maintenance, repair and fuel; out-of-town travel expenses including per diem and overnight stay expenses.

<b>Category</b>	<b>Name</b>	<b>MONTHS</b>	<b>TOTAL HOURS</b>	<b>RATE*</b>	<b>TOTAL COST (Total Hours x Rate)</b>
Project Executive		0.00	-	\$ -	\$ -
Project Manager		0.00	-	\$ -	\$ -
Project Superintendent		0.00	-	\$ -	\$ -
Cost Estimator		0.00	-	\$ -	\$ -
Lead Scheduler		0.00	-	\$ -	\$ -
Project Manager #2		0.00	-	\$ -	\$ -
Assistant Project Manager		0.00	-	\$ -	\$ -
Assistant Superintendent		0.00	-	\$ -	\$ -
Project Engineer		0.00	-	\$ -	\$ -
Field Engineer		0.00	-	\$ -	\$ -
Accounting		0.00	-	\$ -	\$ -
QA/QC		0.00	-	\$ -	\$ -
MBE		0.00	-	\$ -	\$ -
BIM		0.00	-	\$ -	\$ -
Other:		0.00	-	\$ -	\$ -
Other:		0.00	-	\$ -	\$ -
Other:		0.00	-	\$ -	\$ -
Other:		0.00	-	\$ -	\$ -
<b>SUBTOTAL LABOR COST:</b>					<b>\$ -</b>
Safety and Site Security	First aid supplies; hardhats and goggles; safety signage; security locks.	0.00		\$ -	\$ -
Temporary Field Facilities and Services	Rent, set-up, and removal of trailers for the CM and for MSA site representative; field offices' utilities, security, communication services, and cleaning; temporary sanitary facilities; Project signs.	0.00		\$ -	\$ -

**REQUEST FOR FINANCIAL PROPOSAL  
CM SERVICES  
REDEVELOPMENT OF PIMLICO RACING FACILITY  
ATTACHMENT C  
ESTIMATED GENERAL CONDITIONS**

Field Offices' Equipment and Software	Field office equipment, maintenance and repair; field office furniture; field office computer equipment, software, maintenance, repair, and support; equivalent requirements for the MSA on-site field representative (with the exception of computer equipment and software).	0.00	-	\$	-	\$	-
Field Offices' Supplies and Postage/Shipping	Office supplies for CM and MSA; postage/ shipping.	0.00		\$	-	\$	-
Professional Services	Cost of Services Not Included in the CM's Construction Services Fee or Trade Contracts	0.00		\$	-	\$	-
Other:		0.00		\$	-	\$	-
Other:		0.00		\$	-	\$	-
Other:		0.00		\$	-	\$	-
Other:		0.00		\$	-	\$	-
Other:		0.00		\$	-	\$	-
Project Documentation and Reproduction	Per Requirements of Contract Documents	With General Requirements in Cost of Work					
Temporary Utilities	Consumption for Temporary Project Utilities	With General Requirements in Cost of Work					
Waste Management and Daily Cleaning	Cost of Services for Dumpsters, Street Sweeping, Etc.	With General Requirements in Cost of Work					
Weather and Other Protection	Temporary weather and dust protection not in Trade Contracts; site snow removal; materials for maintenance of erosion control not in Site Trade Contract.	With General Requirements in Cost of Work					
Material Handling	Chutes, Rental Equipment, etc.	With General Requirements in Cost of Work					
Elevator Operator(s)	If Applicable	With General Requirements in Cost of Work					
Miscellaneous Materials and Small Tools	Miscellaneous materials; small tools; surveying equipment.	With General Requirements in Cost of Work					
Protection of Finished Work	If Not Included In Trade Contracts	With General Requirements in Cost of Work					
Permit Fees	Cost of the Building Permit is by Owner. Costs associated with construction related permits are to be included in the GMP and/or the Trade Contracts.	Construction related permits included in Trade Contracts					
<b>SUBTOTAL NON-LABOR COST:</b>						\$	-
<b>TOTAL ESTIMATED GENERAL CONDITIONS (Labor plus Non-Labor Cost)**:</b>						\$	-





**Request for Proposals**  
**Construction Management Services**  
**Redevelopment of Pimlico Racing Facility**

**SITE VISIT REGISTRATION & ATTENDEE LIST**

**Tuesday, February 16, 2021**

<b>Company</b>	<b>Prime/Sub</b>	<b>First Name</b>	<b>Last Name</b>	<b>Email</b>
APSI Construction Management	Sub	Kevin	O'Donnell	kevin.odonnell@apsicm.com
Berg Coporation (with Gilbane)	Sub	Scott	Anderson	sanderson@bergdemo.com
Gilbane Building Company	Prime	Greg	Permison	gpermison@gilbaneco.com
Gilbane Building Company	Prime	Corey	Sarver	csarver@gilbaneco.com
The Blackstone Group	Prime	Patience	Brown	pb@blackstonegp.com
Turner Construction	Prime	Patrick	Huang	phuang@tcco.com
Turner Construction	Prime	Scott	Bulera	sbulera@tcco.com
Turner Construction	Prime	Mike	Whearty	mwhearty@tcco.com
Broughton Construction	JV	Vinson	Stringer	vstringer@broughtonconstruction.com
Park Heights Renaissance	Sub	Yolanda	Joggetts	yjiggetts@phrmd.org
Park Heights Renaissance	Sub	Tamara	Thomas	tthomas@phrmd.org

**Wednesday, February 17, 2021**

<b>Company</b>	<b>Prime/Sub</b>	<b>First Name</b>	<b>Last Name</b>	<b>Email</b>
Apercon	Sub	Abbey	Adepoju	apercon@aol.com
Arcadis	Prime	Dave	Dalo	dave.dalo@arcadis.com
Arcadis	Prime	Sam	Emara	hosam.emara@arcadis.com
Barton Malow	Prime	David	Coleman	david.coleman@bartonmalow.com
Barton Malow	Prime	Benjamin	Morgan	benjamin.morgan@bartonmalow.com
Bowen & Kron	Prime	Corey	Woods	corey@bowen-kron.com
Bowen & Kron	Prime	Eric	Bowen	erick@bowen-kron.com
Bowen & Kron	Prime	Travis	Rawl	travis.rawl@gmail.com
Clark Construction	Prime	Will	Englehart	will.Englehart@clarkconstruction.com
Clark Construction	Prime	Ryan	McKenzie	ryan.mckenzie@clarkconstruction.com
THG Companies (w/Clark)	Sub	Cheo	Hurley	cheohurley@thgcompaniesllc.com
Kiewit	Prime	Robert	Duran	robert.duran@kiewit.com
SEH Excavating Contractor (w/Gilbane)	Sub	Chris	Tackett	ctackett@sehexc.com
Skanska USA Building	Prime	James	Moon	james.moon@skanska.com
Skanska USA Building	Prime	Gary	Orton	gary.orton@skanska.com
Skanska USA Building	Prime	Tom	Strawbridge	tom.strawbridge@skanska.com
Whiting-Turner	Prime	Andy	Scherer	andrew.scherer@whiting-turner.com
Whiting-Turner	Prime	Steve	Pariseau	Steve.Pariseau@whiting-turner.com
Whiting-Turner	Prime	Bernie	LaHatte	Bernard.lahatte@whiting-turner.com

**Request for Proposals  
Construction Management Services  
Redevelopment of Pimlico Racing Facility**

**OUTREACH ATTENDEE LIST**

**Prime Firms**

<b>Company</b>	<b>Contact Name</b>	<b>Email</b>
Arcadis	Sam Emara Dave Dalo	hosam.emara@arcadis.com dave.dalo@arcadis.com
Barton Malow	Benjamin Morgan David Coleman Dannis Mitchell Denisha Greer	benjamin.morgan@bartonmalow.com david.coleman@bartonmalow.com dannis.mitchel@bartonmalow.com denisa.greer@bartonmalow.com
Clark	Will Englehart Kelvin Caple Wes Stith	will.englehart@clarkconstruction.com kelvin.caple@clarkconstruction.com wesley.stith@clarkconstruction.com
Gilbane	Greg Permison Corey Sarver	gpermison@gilbaneco.com csarver@gilbaneco.com
Skanska	Tyra Redus Gary Orton Tom Strawbridge Sabrina Donnick	tyra.redus@skanska.com gary.orton@skanska.com tom.strawbridge@skanska.com sabrina.donnick@skanska.com
Turner	Carolyn Ellison Mark Armstrong Ajmir Habib	cellison@tcco.com marmstrong@tcco.com ahabib@tcco.com
Whiting-Turner	Andrew Scherer Steve Pariseau Bernard LaHatte	andrew.scherer@whiting-turner.com steve.pariseau@whiting-turner.com bernard.lahatte@whiting-turner.com

**Subcontractors**

<b>Company</b>	<b>Contact Name</b>	<b>Email</b>
AB Consultants	Olta Deaner Kim Chan	olta.deaner@abconsultantsinc.com kim.chan@abconsultantsinc.com
APEX	Anthony Oniawah Lee Gladney	aonianwah@apexpetroleum.com ljgladney@apexpetroleum.com
APSI	Kevin O'Donnell	kevin.odonnell@apsimc.com
Armand Resources	Staci Tackie Gregory Jenifer	stackie@argdiversity.com gjenifer@argdiversity.com
Bowen Kron	Corey Woods Norm Bulter	corey@bowen-kron.com norm@bowen-kron.com
Crystal Steel	Bob Brady	bbrady@crystalsteel.net
Delon Hampton	Jacquelyn Glover James Gittens	jglover@delonhampton.com jgittens@delonhampton.com
Endesco	Chun Lee	chunlee@endescoinc.com

Foundation Test Group	Jeff Goodwin Kevin Tehansky	jgoodwin@foundationtestgroup.com ktehansky@foundationtestgroup.com
FTS Consultants	Kareem Sykes Robert Thompson	k.sykes@ftsconsultant.com
Hidden Levels	Tamara Thomas Darik Ellis	myhiddenlevels@gmail.com darik@hiddenlevels.com
Holmes Mechanical Contractors	Renee Holmes Brianna Holmes	rlholmes@holmes-mechanical.com bholmes@holmes-mechanical.com
JRF	Jacqueline Fontes	jacqueline.fontes@jrf-consulting.net
Kumi Construction Management	Kiana Smith	ksmith@kumicm.com
Ligon & Ligon	Sarah Ligon	srligon@ligonandligon.com
M.A. + Associates	Michael Withers	mwithers@ma-assoc.net
M.A. + Associates	Michael Withers	mwithers@ma-assoc.net
Mayson Dixon	Nick Dewey Jayson Williams Shevawn Innes Andrew Coonan Cheryl Stewart Geri Byrd	nicholas@maysondixon.com jayson@md-strategic.com shevawn@modern-builders.com
Mimar Architects	James Blake	jblake@mimarach.com
Morgan Construction	Angel Hackney	ahackney@morgancml.com
Navarro & Wright	Lauren Antenucci Rohan Perch Michael Phillips	lantenucci@navarrowright.com rperch@navarrowright.com mphillips@navarrowright.com
POST	Jocelyn Cruz	jcruz@punchoutteam.com
Promatech	Carrie Strehle Matthew Frantz	cstrehle@promatechinc.com mfrantz@promatechinc.com
Renascent	Nick Thomas	nthomas@renascentinc.com
Trac Flo	Anjaneya Naik	aj@tracflo.io
Vines Engineering	Kumasi Vines John Eskander	kumasi@vinesengineers.com john@vinesengineers.com