

CERTIFICATION OF PUBLICATION
CITY OF BALTIMORE
OFFICE OF BOARDS AND COMMISSIONS
PUBLIC NOTICE

REQUEST FOR PROPOSAL - PROJECT NO. 1430
NORTHEAST POLICE DISTRICT STATION REPLACEMENT – CONSTRUCTION
MANAGER AS CONSTRUCTOR

PROCUREMENT OF CONSTRUCTION MANAGER SERVICES

The City of Baltimore Department of General Services (DGS), Capital Projects Division, has been authorized to request the Office of Boards and Commissions (OBC) to advertise Project No. 1430 for Northeast Police District Station Replacement – Construction Manager as Constructor from qualified firms to provide preconstruction and construction services. It is the expectation of the City's that interested firms providing these services must demonstrate and document the following for the City of Baltimore.

The Project consists of the construction of a five-story building, with the primary structure of the first four levels constructed of concrete and the fifth level constructed of steel. The Project requires the Construction Manager (CM) to integrate construction, utilizing the firm's skills and knowledge of general contracting to contribute to the development of the Project during the preconstruction phase and then the CM will negotiate a Guaranteed Max Price (GMP) for the Construction phase of the work. During the construction phase, the CM will be responsible for building the Project within the GMP and providing all necessary construction services.

The work to be performed may include, but will not be limited to, the following:

- a. Preconstruction services
- b. Construction of five-story building
- c. Mechanical and plumbing work as necessary;
- d. Electrical work as necessary;
- e. Waterproofing and fireproofing;
- f. Interior finishes;
- g. Landscaping

The City intends to select one (1) Construction Manager at Risk (CMAR) firm to provide Construction Manager as Constructor services for the Project for an estimated budget range of \$50,000,000.01 to \$60,000,000, and under an initial term of four (4) years. At the City's sole discretion, the agreement may be extended beyond the initial term as deemed necessary to accommodate project requirements.

DGS encourages all contracting firms that have the experience and capacity to work on this scope to submit their proposals. All firms must demonstrate and document their capacity and resources to deliver the required services on time. Projects must comply with the 2006 edition of "The Specifications for Materials, Highways, Bridges, Utilities and Incidental Structures". City personnel will utilize the City of Baltimore Guidelines for the Performance Evaluation of Design Consultants and Construction Contractors for this contract/project.

Should you have any questions regarding the scope of the project, please contact Ms. Karla Brent by email at karla.brent@baltimorecity.gov

Submittal Process

All firms listed in this specific proposal for the Project **must** be prequalified by the Office of Boards and Commissions including each discipline prior to submission for this Project. The prequalification category required for this RFP is **E13002 - Over Three Story**. Any firm listed in this specific proposal to perform work in any existing or related category must also be prequalified. It is the responsibility of the Firm submitting the SF255 verify and *include a copy of each of the firm's current Prequalification Certificate in the submission package*. Information regarding the prequalification process can be obtained by calling the Office of Boards and Commissions on 410.396.6883.

Each firm responding to this Request for Proposal (RFP) Project #1430 is required to complete and submit **an original** Standard Federal Form (SF) 255 / 330 unless otherwise specified in this RFP. This is in addition to the submission requirements stated in this RFP. Provide one **(1) original** submittal, along with **five (5) additional** copies to the Office of Boards and Commissions at **4 South Frederick Street, Baltimore, Maryland 21202** on or prior to the due date by **NOON Friday, October 2, 2026**. Submittals *will not* be accepted after the due date (NOON) and *cannot* be emailed.

The Federal Standard Form (SF) 255 **cannot** be supplemented with additional pages, or additional information such as graphs, photographs, organization chart, etc. All such information should be incorporated into the appropriate pages. Applications should not be bound; simply stapled in the upper left-hand corner.

Each firm responding to this Request for Proposal (RFP) Project #1430 is required to complete and submit the RFP with all the required information. A copy of the RFP can be obtained by e-mailing Lauren Hoover at Lauren.Hoover@baltimorecity.gov.

Each firm responding to this Request for Proposal (RFP) Project #1430 must submit a resume for each person listed as key personnel and/or specialist, including those from MBE and WBE, and must be shown on the page provided within the application.

Firms interested in submitting a proposal for this Project shall address a "Letter of Interest" to the Office of Boards and Commissions, or you may email: OBC.consultants@baltimorecity.gov. Letters of Interest will be utilized to assist small minority and women business enterprises in identifying potential teaming partners and should be submitted within five (5) days of the date of the project's advertisement. The Letter of Interest must provide the name and number of your firm's contact person. Failure to submit a "Letter of Interest" will not disqualify a firm submitting a proposal for the project.

Only individual firms (including, for example, individuals, sole proprietorships, corporations, limited liability companies, limited liability partnerships, and general partnerships) or formal Joint Venture (JV) may apply. Two firms may not apply jointly unless they have formed a joint venture.

COSTS OF RFP RESPONSE

There will be no payment or compensation provided to firms' who desire to participate in any part of the submittal. All related expenses to the preparation of a response, including additional requested information, interviews, and any other necessary information, will be the sole

responsibility of the firm. The City, its staff, or its representatives will not be responsible for reimbursing any costs or expenses incurred resulting in providing a submission to this RFP.

Baltimore City reserves the right to waive minor irregularities, to negotiate in any manner necessary to best serve the public interest, and to make a whole award, multiple awards, a partial award, or no award. Baltimore City reserves the right to cancel this RFP, prior to closing date.

MBE/WBE Requirements – Mayor’s Office (SMBA&D)

It is the policy of the City of Baltimore Mayor’s Office of Small and Minority Business Advocacy & Development (SMBA&D) to promote equal business opportunity in the City’s contracting process. Pursuant to Article 5, Subtitle 28 of Baltimore City Code (2000 Edition) – Minority and Women’s Business Program, Minority Business Enterprise (MBE) and Women’s Business Enterprise (WBE) participation goals apply to this contract.

The MBE goal is 30%

The WBE goal is 11%

Both the proposed Minority and Women’s Business Enterprise firms must be named and identified as an MBE or WBE within Item 6 of the Standard Form (SF) 255 in the spaces provided for identifying outside key consultants/associates/firms anticipated for utilization for this project.

Any submittals that do not include the proper MBE/WBE (in some instances DBE) participation will be disapproved for further consideration for this project.

Verifying Certification

Each firm submitting a SF 255 for consideration for a project is responsible to verify that all MBEs and WBEs to be utilized on the project are certified by the SMBA&D prior to submitting the proposal. A directory of certified MBEs and WBEs is available from SMBA&D. Since changes to the directory occur daily, firms submitting SF 255s should call SMBA&D at (410) 396-3818 to verify certification, expiration dates and services that the MBE or WBE is certified to provide.

Non-Affiliation

A firm submitting a proposal may not use an MBE or WBE to meet a contract goal if:

- The firm has a financial interest in the MBE or WBE
- The firm has an interest in the ownership or control of the MBE or WBE
- The firm is significantly involved in the operation of the MBE or WBE (Article 5, Subtitle 28-41).

Insurance Requirements

The firm selected for the award of this project shall provide commercial general liability, auto liability, umbrella liability, workers’ compensation, employment liability, and builder’s risk insurances along with Property Insurance as required by the City of Baltimore.

Local Hiring Law

Article 5, Subtitle 27 of the Baltimore City Code, as amended (the “Local Hiring Law”) and its rules and regulations apply to contracts and agreements executed by the City on or after the Local Hiring Law’s effective date of December 23, 2013, which is applicable to all vendors. The Local Hiring Law applies to

every contract for more than \$300,000 whether by original contract award total or by later modification, made by the City, or on its behalf, with any person. It also applies to every agreement authorizing assistance valued at more than \$5,000,000 to a City-subsidized project. Please visit www.oedworks.com for details on the requirements of the law.

Bond Premium & Payment and Performance Bonds

Payment and Performance Bonds shall be provided in accordance with the Green Book, Section 00 51 00.06-Contract Bond. Bond premiums are to be included in the cost submitted to the City at the time of GMP request, and the City shall receive copies of the bonds prior to commencement of the construction phase services. Performance and Payment Bonds shall be provided within 5 days of construction phase services award.

Additional Information

Pre-proposal Conference:

A Teams meeting will be held for all interested firms. Interested parties who sent a "Letter of Interest" to the Office of Boards and Commissions must e-mail Lauren.Hoover@Baltimorecity.gov to receive a Teams invite for the Pre-proposal Conference.

A second pre-proposal conference will not be held.

Any firm submitting a SF255 in response to the RFP that fails to comply with the requirements of Article 5, Subtitle 28 of Baltimore City Code when executing a contract is subject to the following penalties: suspension of a contract; withholding of funds; nullification of contract based on material breach; disqualification as a consultant from eligibility to provide services to the City for a period not to exceed 2 years; and payment for damages incurred by the City.

Please be advised that for the purpose of reviewing price proposals and invoices, the City of Baltimore defines a principal of a firm as follows:

A principal is any individual owning 5% or more of the outstanding stock of an entity, a partner of a partnership, a 5% or more shareholder of a sub-chapter 'S' Corporation, or an individual owner.

Out-of-State Corporations must identify their corporate resident agent within the application.

Firms providing a SF255 Submission in response to this RFP who do not follow guidelines within this RFP including being prequalified, meeting SMBA&D goals at the time of the submittal due date will be deemed nonresponsive. Failure to follow the guidelines of this advertisement will cause disqualification of a firm(s) Submission for this project and will disqualify the entire team for further participation in the project.

Deena Joyce, Executive Secretary
Chief, Office of Boards and Commissions

Issue of: 7/24/2026

The Afro-American

The Baltimore Sun

The Baltimore Times

The Daily Record

eMaryland Marketplace