

SAGAMORE DEVELOPMENT COMPANY ISSUES A REQUEST FOR QUALIFICATIONS (RFQ) FOR LIGHT RAIL PLANNING AND PRELIMINARY DESIGN.

For more information, please visit our website www.buildportcovington.com and download the RFQ.

PORT COVINGTON

Port Covington represents one of the largest urban renewal projects in America and will have a fundamental and far-reaching positive impact on Baltimore, its economy and its future. The total master planned development site contains 235 acres of land with approximately 2.5 miles of waterfront. When completed, Port Covington will be the home of the new 3.9 million square foot Under Armour Global Headquarters on 50 acres and the 185 acre balance of the site will contain an additional 18.5 million square feet of mixed use real estate.

THE PROJECT

As part of Port Covington's multi-modal design approach, a light rail spur is proposed along the northern edge of Port Covington just south of I-95. The proposed light rail spur ties into the existing Maryland Transit Administration Light Rail alignment located within Westport and is anticipated to consist of two tracks, two stations, a crossover and a trail track located at the end of the proposed alignment.

The proposed light rail alignment is comprised of a structure which spans the Middle Branch of the Patapsco River between Westport and Port Covington and transitions to an at-grade alignment once touching down in Port Covington. The at-grade alignment is anticipated to run within the median of the proposed McComas Street. The first center station platform is proposed just west of Hanover Street, while the second station is proposed along the east side of Port Covington to maximize pedestrian access within the proposed development and multi-modal hubs.

The current concept cost estimate for the proposed light rail alignment is \$161,689,000 and includes the cost of the structures, track components, overhead catenary system, train control and traction power. Sagamore, however, expects the planning process to yield ideas for innovative design and cost reduction and containment measures. The proposed Light Rail alignment plays an important role in connecting Port Covington to neighborhoods west, north and south and is essential in achieving Port Covington's mode split goals.

This project initially consists of planning and preliminary design on behalf of Sagamore in its role as master developer of Port Covington, and may evolve to include support for federal and state agencies' compliance with federal and state environmental review requirements. Firms are asked to respond to the Request for Qualifications no later than June 16, 2017. Responses are to be submitted to Sagamore Development Company, 1000 Key Highway East, Baltimore, MD 21230, ATTN: Caroline Paff. Please submit six hard copies of your response. Each copy should contain only 8 1/2" x 11" paper in three ring binders.

STATEMENT OF QUALIFICATIONS SUBMITTAL REQUIREMENTS

The Statement of Qualifications submittal shall include and be organized as follows:

CONTACT INFORMATION

The individual responsible for the relationship, her or his title and full contact information.

OPENING STATEMENT

Provide a one page statement on why the firm is the best choice to provide the requested professional services.

AVAILABLE RESOURCES TO PERFORM THE WORK

Describe the firm's current workload and its ability to complete these services in a timely manner.

- a. Submit a specific organizational chart of personnel to be assigned to the services together with the specific project tasks that will be performed by the designated individual.
- b. List resources currently available to perform the work for this contract.
- c. List other ongoing projects performed by members of the proposed team.
- d. Describe the firm's internal measures that will ensure timely completion.
- e. Identify the person who is responsible for maintaining the schedule.
- f. Identify the firm's record for project completion and other recent clients.
- g. Identify and list the qualifications of any sub-consultants that may be used to complete any portion of the work.
- h. Describe the firm's policies and track record regarding minority- and women-owned business participation, local Baltimore City hiring, mentoring and utilization of small, disadvantaged or veteran-owned businesses.

TEAM EXPERIENCE IN A SIMILAR CAPACITY

Describe the team's experiences in dealing with the various aspects that will be involved in these services.

- a. Identify the type and location of similar work performed that characterizes the work quality.
- b. Identify recent, local projects of similar scope the team has successfully completed.
- c. Discuss specific challenges and successful outcomes of similar projects.

QUALIFICATIONS OF THE FIRM

Describe the firm's qualifications for preparing studies, reports, plans, specifications, and estimates.

- a. Describe the firm's management and organizational capabilities.
- b. Describe internal procedures and policies related to work quality and cost control.
- c. Discuss the firm's experience and relationship with the local, state and federal agencies necessary for successful completion of the project.

EXPERIENCE OF THE TEAM AND TEAMMATES

Discuss the specific experience of the key teammates.

- a. Identify the relationship manager and lead project manager for the project.

- b. Team experience on similar projects.
- c. Relevant individual teammates' experience for each of the projects identified in response to above.

OTHER RELEVANT INFORMATION

Provide other relevant information, limited to a maximum of three pages.

REFERENCES

List specific references with contact information such as name, address, phone, mobile phone and email. References must be for projects similar in size and scope to those presented in response to above.

INSURANCE

Demonstrate ability to obtain and maintain minimum insurance requirements for the team, including sub-consultants. Below is an example of Port Covington Master Developer (the "Developer") standard contracting language.

a. During the Term, Consultant (for example, the firm) shall, at its own expense, procure and maintain the types and minimum limits of insurance specified below covering the Consultant and the performance of the Services. Any Approved Subcontractor providing Services or entering onto the Property shall also be required to comply with the insurance requirements set forth in this Section. The Consultant shall procure all insurance solely from insurers authorized to do business on an admitted basis in the State of Maryland, and otherwise acceptable to Developer. The Consultant shall procure all insurance through an insurance carrier or carriers, each of which shall have at least an A-/XI rating from A.M. Best. All insurance herein, except the professional liability insurance, shall be written on an "occurrence" basis and not a "claims-made" basis. In no event shall the Consultant commence performing any part of the Services until the Consultant has delivered to Developer the required proof of insurance. The insurer or Consultant shall provide for at least thirty (30) days prior written notice to Developer in the event the Consultant and its insurer or insurers materially change, cancel or non-renews any insurance policy. The Consultant shall name the Indemnified Parties (for example, the Developer, the property owners and affiliates) as additional insureds on the general liability insurance policy, and the Consultant shall ensure that its insurer so endorses this policy pursuant to a blanket endorsement. The certificate for the Consultant's general liability policy shall state that (a) the coverage afforded the Indemnified Parties as additional insureds shall be primary to any other coverage available to them, and (b) no act or omission of an Indemnified Party shall invalidate the coverage, other than an act or omission that constitutes willful misconduct or gross negligence. The following insurance coverage is required:

b. General Liability Insurance. Limits of Liability: \$2,000,000 per occurrence combined single limit for bodily injury, including death, and property damage liability; \$1,000,000 advertising injury; \$2,000,000 general aggregate, and \$2,000,000 aggregate for products and completed operations. The general liability insurance shall cover: premises operations; blanket contractual liability, personal injury liability; products and completed operations; the Indemnified Parties as additional insureds; cross-liability; and broad form property damage including completed operations. Developer may reasonably require higher liability limits or aggregate coverages at any time during the Term if in Developer's sole discretion, the risk warrants. Developer will give Consultant reasonable notice of requirement for higher

liability limits or aggregate coverages and any agreed-upon change to the liability limits or aggregate coverages would be made effective upon renewal of the insurance policy at issue. [INSURANCE MAY BE INCREASED DEPENDING ON SCOPE AND NATURE OF WORK]

c. Professional Liability Insurance. Limit of Liability: \$2,000,000 with a deductible not to exceed \$100,000. The professional liability insurance shall cover errors and omissions, including liability assumed under this Agreement. The Consultant may permit its insurer to write this coverage on a claims-made basis, provided that the Consultant shall maintain coverage for occurrences arising out of the performance of the Services in full force and effect under the policy or “tail” coverage for a period of at least three (3) years after completion of the work, or shall provide for an extended reporting period of at least three (3) years after cancellation of the policy. The Consultant warrants that any applicable retroactive date precedes the date the Consultant first performed Services under this agreement. [INSURANCE MAY BE INCREASED DEPENDING ON SCOPE AND NATURE OF WORK]

d. Automobile Liability Insurance. Limit of Liability: \$1,000,000 per occurrence combined single limit for bodily injury, including death, and property damage liability, arising from owned, non-owned, and hired vehicles when any motor vehicle is used in connection with the Services.

e. Workers’ Compensation and Employer’s Liability. Workers’ Compensation limits shall be the statutory limits, and employers’ liability insurance, with limits of (1) \$100,000 Each Accident–Bodily Injury by Accident; (2) \$100,000 Each Employee-Bodily Injury by Disease; and (3) \$500,000 Policy Limit-Bodily Injury by Disease. Consultant shall provide a waiver in favor of Developer and the Property Owners for their workers’ compensation coverage.

f. The Consultant shall deliver the certificate of insurance and endorsements providing proof of insurance to Developer at least ten (10) days before commencing the Services and if any of the insurance policies initially obtained by Consultant is scheduled to expire prior to completion of the Services, then no later than ten (10) days prior to the expiration of such policy, Consultant shall provide to Developer a renewal certificate of insurance providing proof of continuous coverage in accordance with the requirements of this Agreement. Under no circumstances shall the Consultant actually begin work without providing the evidence of insurance. The Consultant shall not self-insure any of the coverages required under this Agreement without the prior written consent of Developer. Developer reserves the right to require the Consultant to provide certified copies of the original policies of all insurance required under this Agreement at any time upon ten (10) days written notice to the Consultant subject to Developer’s agreement to keep such policies confidential.

ACKNOWLEDGEMENT OF ADDITIONAL REQUIREMENTS

By submitting a response to this Request for Qualifications, the firm acknowledges the Developer may or may not elect to engage the firm in additional discussions regarding the Project. If the Developer elects not to engage the firm further, original, non-electronic materials will be returned to the firm. If the Developer elects to engage the firm in additional discussions about the project, the Developer will provide the firm with additional, specific requirements for contracting the project, subcontracting and hiring.

SAGAMORE DEVELOPMENT COMPANY

Sagamore Development is a Baltimore-based commercial real estate development company, majority-owned by Kevin Plank, the founder, chairman and CEO of Under Armour. Sagamore Development was co-founded by Plank and Marc Weller, who serves as president and is a principal of Sagamore Development. Sagamore is a full-service real estate development company with expertise in property

management, leasing, construction and development. A member of the Plank Industries group of companies, Sagamore Development is the master developer for Port Covington, a large scale urban mixed-use redevelopment project in South Baltimore. Sagamore Development is also the master developer for a variety of projects including City Garage, Sagamore Pendry Baltimore and the Sagamore Spirit Distillery. For more information, visit www.buildportcovington.com, www.citygarage.vc, www.pendryhotels.com/baltimore/, and www.sagamorespirit.com.