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Michael J. Frenz
Executive Director

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October 3, 2023

The Honorable Ben Barnes
Appropriations Committee Chair
121 House Office Building
6 Bladen Street
Annapolis, Maryland 21401

The Honorable Guy Guzzone
Senate Budget & Taxation Committee
Chair
121 James Senate Office Building
11 Bladen Street
Annapolis, Maryland 21401

**RE: Baltimore Convention Center Modernization
Baltimore, Maryland**

Dear Chairpersons,

Our statute requires the Authority to notify the budget committees and allow the committees thirty (30) days to review and comment prior to commencing any project or study proposed by state agency or local government.

As indicated on the attached letter, the Executive Director of the Baltimore Convention Center ("BCC") requests MSA's assistance with immediate capital infrastructure improvements and design work required for the future modernization of the Baltimore Convention Center ("BCC")

The BCC will be using supplemental funding from House Bill 200 that was assigned to MSA in the amount of \$25,700,000.

Please provide me with your comments at your earliest convenience.

Very truly yours,

Michael J. Frenz

Michael J. Frenz
Executive Director

Cc: Fagan Harris, Chief of Staff, Governor's Office
Kevin Anderson, Secretary, Commerce
Helene T. Grady, Secretary, DBM
Victoria Gruber, Executive Director, DLS
Patrick Frank, Analyst, DLS
Matthew D. Klein, Manager, DLS

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Mac Campbell, Executive Director, BCC
MSA Board Members
Gary McGuigan, Executive Vice President, MSA
Al Tyler, Vice President, MSA
Sarah Albert (5 copies), DLS

BCC Supplemental Capital Priorities List

Project Ranking

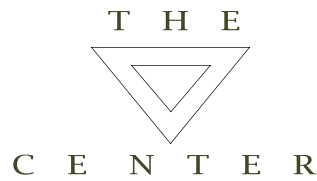
1. Relocation of Critical Operational Infrastructure
2. Voice Over IP Upgrade (VOIP)
3. Any MEP items deferred by City FY25 CIP
4. Restroom Renovations
5. Charles Street Bridge Renovation/Restoration
6. Exhibit Hall Renovations - Ceiling & Paint
7. Architectural Lighting
8. Exterior Terrace and Lobby Audio
9. Sustainable Balcony Conversion
10. Exterior Placemaking and Landscaping

Study & Design Requests

1. Enabling Engineering and Design for Modernized BCC (approx. \$5m)
2. Fireproofing follow-up from MEP Report
3. Enabling HVAC Upgrades Considerations for Westside
4. Lighting upgrades to Exhibit Halls
5. Water Intrusion

Guiding Information/Principles

1. Are the projects feasible/practical with impending modernization of east side?
2. Are projects enabling east side modernization while addressing current concerns?
3. Intentionality of design and procurement with LEED and Sustainable Event Standard criteria is at the forefront of planning.
4. More information is needed to proceed with Placemaking and Landscaping design including remaining funding after other priorities have been flushed out.
5. Can items identified be funded through other processes? (i.e., City CIP Fund, Energy Performance, Operating, 400k funding)



Brief Descriptions

Projects

Relocation of Critical Operational Infrastructure

- Relocate the network systems related to Fire Alarm, Video Surveillance, and Building Automation from the East Side Security Office to the West Building.
- Create a dedicated server room with intentionally designed power, HVAC, cable management, and physical access control.
- Leave potential for full Security Office transition to West Building in the event of an East Building Renovation/Demolition.

Voice Over IP Upgrade (VOIP)

- Upgrade current copper line phone system to modern network-based phone system.
- Includes the upgrade of current network switches to support infrastructure.

Any MEP items deferred by City FY25 CIP

- BCC has provided the City Department of General Services a list of capital needs such as fire pumps, public safety hardening, and ceiling hang-point inspection and repair
- Should any of these items be deferred, the BCC requests the work be done under MSA funding

Restroom Renovations

- Renovate all exhibit hall men's, women's, and single stall restrooms.
- Renovate staff restrooms, locker room, and adjacent break room in East Building.

Charles Street Bridge Renovation/Restoration

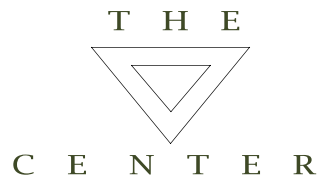
- The assessment, design, and renovation of the failing structure of the two Charles Street Bridges that connect the Convention Center to the Hyatt Hotel and One East Pratt properties.
- Project to be managed by MSA, with funding in conjunction with Department of Transportation.

Exhibit Hall Renovations - Ceiling & Paint

- Ceiling Replacement/Removal
 - Study to determine the best course of action to upgrade or remove the existing grid drop ceiling that improves aesthetics and maintains acoustics.

Architectural Lighting

- Multi-function and color lightings incorporated into existing truss and wall structure.
- Programmable and remotely controllable uplighting.



Exterior Terrace and Lobby Audio

- Addition of integrated audio that can be linked to lobby spaces adjacent to the terraces.
- Camden Terrace and Lobby, Main Terrace, and Lobby.

Sustainable Balcony Conversion

- Repurposing of a non-exit balcony on the West Side building to be a sustainable focused space.
- Landscape design to support a Honeybee Hive and Home.

Placemaking and Landscaping

- Intentional landscape design with local and native species that support surrounding ecology.
- People and community centric spaces on the exterior of the building with intent to bring the public to our spaces.
- Specific incorporation to our existing structures.

Studies

Enabling HVAC Upgrades Considerations for Westside

Fire Proofing on Steel Beams (Study)

- Replacement of fire proofing on steel beams was previously identified in a site survey.
- Study is needed to determine full scope and necessity.

Exhibit Hall Renovations - Lighting (Study)

- Lighting - ability to upgrade existing lighting fixtures to increase efficiency and provide industry standard lighting.
- Ability for a partnership, rebate, and grant potential for this project.

Water Intrusion (Study)

- Reinspection and assessment of current and future water intrusion into roof and flat surfaces on both sides of the building.

SIGNATURE CERTIFICATE



REFERENCE NUMBER

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TRANSACTION DETAILS

Reference Number

6A5E92EA-5FDD-4A52-A0C2-2B11E049F7B5

Transaction Type

Signature Request

Sent At

10/06/2023 12:47 EDT

Executed At

10/06/2023 12:48 EDT

Identity Method

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Distribution Method

email

Signed Checksum

4628163274676ff433f893793dcb45dd10a2edf34beb943e0f47ff3d742c6065

Signer Sequencing

Disabled

Document Passcode

Disabled

DOCUMENT DETAILS

Document Name

Combined Chairs 30 Day Letter BCC Modernization

Filename

Combined_Chairs_30_Day_Letter_BCC_Modernization.pdf

Pages

6 pages

Content Type

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735 KB

Original Checksum

390c859e54fa819e62de25c29af5ba1f77817ea8691d41dfe758f1bd407dbd31

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
<p>Name Mike Frenz</p> <p>Email mfrenz@mdstad.com</p> <p>Components 1</p>	<p>Status signed</p> <p>Multi-factor Digital Fingerprint Checksum fa08291df2c8ad3345bf43c2d5835ced5723468fc7919bddfa65fc9c52b514f3</p> <p>IP Address 98.192.200.114</p> <p>Device Chrome via Windows</p> <p>Typed Signature </p> <p>Signature Reference ID 6AF6616D</p>	<p>Viewed At 10/06/2023 12:48 EDT</p> <p>Identity Authenticated At 10/06/2023 12:48 EDT</p> <p>Signed At 10/06/2023 12:48 EDT</p>

AUDITS

TIMESTAMP	AUDIT
10/06/2023 12:47 EDT	Malaika Damon (mdamon@mdstad.com) created document 'Combined_Chairs_30_Day_Letter_BCC_Modernization.pdf' on Chrome via Windows from 107.1.62.148.
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