

September 17, 2025

TO: All Prospective Proposers

FROM: Joseph Lee
Contracting Specialist
University of Maryland Baltimore, Construction and Facilities Strategic Acquisitions

RE: **ADDENDUM #2**
NAME OF PROJECT: EMERGENCY REMEDIATION/MITIGATION AND
RESTORATION AND RECONSTRUCTION SERVICES
RFP: 91186 JL

The following amends the above referenced solicitation documents and is issued as Addendum #2 dated September 17, 2025. The due date and time for the Initial Technical Proposal **has been change to Tuesday, October 7, 2025 on or before 2:00 p.m.** Receipt of this addendum is to be acknowledged by completing the enclosed "Acknowledgement of Receipt of Addenda" form and including it with your Technical Proposal.

The University is providing responses to questions received as of 8/26/2025, 8/28/2025, 9/5/2025

1. Will UMB accept client access through XactAnalysis to meet the seat access requirement for Xactimate, or is a dedicated Xactimate license seat expected?

UMB RESPONSE: A dedicated license is required.

2. For electronic equipment/media recovery and document recovery, can past performance where the prime managed subcontractors on those scopes be used to meet the experience requirements?

UMB RESPONSE: Yes, if services are subcontracted out, please provide the process for procuring and managing electronic equipment/media recovery and document recovery.

3. Does UMB provide or require designated staging/storage spaces on campus for emergency response equipment, or should contractors plan to stage entirely from their own facilities?

UMB RESPONSE: No, the contractors are responsible for staging from their facility.

4. Can you clarify whether the two-hour response requirement applies to all University System of Maryland institutions statewide, or only to UMB's Baltimore campus and immediate surrounding facilities?

UMB RESPONSE: Yes, the contract terms specify a 2-hour response time for all University System of Maryland institutions.

5. The attachment numbering is misleading. It starts with "8. Due Date and Time." Where are paragraphs 1-7 that pertain to Terms and conditions? This is crucial in ensuring that NorthStar's legal

review of the University of Maryland Baltimore's Terms and Conditions are fully understood and completed in a timely manner.

UMB RESPONSE: Refer to Addendum 1

6. On page 15, Section 2.2.3 lists "Equipment and Supplies to Be Provided." In subsection A, certain items are listed as equipment that "the Contractor must have ... in order to qualify to be awarded this contract" (e.g., eight industrial desiccant dehumidifiers, five carpet and pad water extractors, four carpet steam cleaners, space heaters). Subsection B then states that other equipment may be satisfied by having "access" within six hours.

Can you please clarify whether the items listed in subsection A must be owned and maintained directly by the contractor in their facility, or if documented access (via rental agreements, supplier relationships, or subcontract arrangements) would be sufficient to meet this requirement?

UMB RESPONSE: Yes, the items listed in subsection A must be owned and maintained by the contractor.

7. Section 3.1.2 (B)(1) and (2) indicates that firm and project experience will be evaluated based on similarity in size, function, setting, and complexity to the types of services under this contract. Can you clarify whether "similarity in size and complexity" should be interpreted with respect to the holistic scope of services outlined in the RFP, or if UMB intends proposers to benchmark against the actual size and complexity of prior UMB task orders under this contract? If the latter is the case, can potential respondents be provided details on prior losses?

UMB RESPONSE: Project experience will be evaluated based on similar size and complexity, such as square footage, higher education learning facilities, laboratory space, animal facilities, and work performed in occupied settings.

8. Section 2.2.3(A) includes "Generator (Large) – minimum of 2" as required equipment. Can you please clarify what capacity or specification is considered "large" for the purposes of this requirement?

UMB RESPONSE: 8500kw generator

9. Will UMB provide access to existing restoration plans or historical data for buildings affected by prior incidents to aid in rapid assessment and proposal development?

UMB RESPONSE: No

10. The RFP requires a 2-hour response time for emergencies. Can UMB confirm whether this applies to all locations within the USM system, or only to the UMB campus?

UMB RESPONSE: Refer to question number 4

11. Is there a penalty or consequence if the contractor is unable to meet the 2-hour response time due to extreme weather or traffic conditions?

UMB RESPONSE: Yes, University may elect to reach out to other source.

12. Are equipment substitutions allowed if equivalent performance can be demonstrated (e.g., alternative dehumidifiers or air scrubbers)?

UMB RESPONSE: Yes, must be University approved equal and demonstrated to PM.

13. Is there a limit on the percentage of work that can be performed by subcontractors?

UMB RESPONSE: No, there are no restrictions. However, the prime contractor's field superintendent must be on-site 100% of the time during active construction activities.

14. Will UMB require formal subcontractor agreements to be submitted with the technical proposal, or only upon award?

UMB RESPONSE: No

15. Will UMB provide a sample project scope or scenario for shortlisted firms to base their price proposals on?

UMB RESPONSE: Yes

16. Are there minimum insurance coverage limits required beyond what is listed in the general conditions?

UMB RESPONSE: No

17. Will UMB provide dedicated parking or staging areas for equipment and crews during emergency response?

UMB RESPONSE: No

18. Are there restrictions on work hours in sensitive areas (e.g., labs, classrooms, dormitories), and will off-hour work be compensated differently?

UMB RESPONSE: Yes, there are restrictions on work hours in certain sensitive areas. The UMB Project Manager (PM) will notify the contractor in advance if work in these areas needs to be scheduled during specific hours or off-hours to minimize disruption. Contractor will submit their off-hour compensation pricing at the price proposal phase.

19. Will UMB provide templates or systems for invoicing, reporting, and change order submissions?

UMB RESPONSE: Yes, to the awarded firm.

20. Is there a preferred format or platform for documenting and submitting project estimates and schedules?

UMB RESPONSE: Yes, all documentation for project schedules and projects estimates should be emailed to the UMB Project Manager (PM).

21. Can we use project experience/reference from UMB?

UMB RESPONSE: You are permitted to include UMB project and UMB personnel as references in your proposal.

ADDENDUM #2

**NAME OF PROJECT: EMERGENCY REMEDIATION/MITIGATION AND RESTORATION AND
RECONSTRUCTION SERVICES
RFP: 91186 JL**

END OF ADDENDUM #2 DATED 9/17/2025

Enclosed: Addenda Acknowledgment Form

RFP NO.: 91186 JL

**RFP FOR: EMERGENCY REMEDIATION/MITIGATION AND RESTORATION AND
RECONSTRUCTION SERVICES**

TECHNICAL PROPOSAL DUE DATE/TIME: Tuesday, October 7, 2025 on or before 2:00 p.m.

NAME OF PROPOSER: _____

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA

The undersigned, hereby acknowledges the receipt of the following addenda:

Addendum No. 1 dated 8/26/2025

Addendum No. 2 dated 9/17/2025

Addendum No. _____ dated _____

Addendum No. _____ dated _____

**Receipt of this addendum is to be acknowledged by completing the enclosed
“Acknowledgement of Receipt of Addenda” form and including it with your Technical
Proposal.**

Signature: _____

Printed Name: _____

Title: _____

Date: _____