

March 18, 2024

TO: Shortlisted Proposers
FROM: Michael Lacey
Construction and Facilities Strategic Acquisitions

RE: COLWELL CENTER DEFERRED MAINTENANCE AT UMBC
Solicitation #24-321 ML
Addendum #4 dated 3/18/2024

The following information is made available on the above referenced solicitation and is issued as Addendum #4 dated 3/18/2024. The due date and time for the Phase 2 Technical and Price Proposal Submittals remains Friday, March 29, 2024, 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 within your Technical Proposal.

1. Page 13, Section 3, Article 2: Summary of CM Services, **Delete:**

F. **Project Construction Budget:** The Project Construction Budget (or Design-to-Dollar (DTD) amount) are those funds available for the construction of the Project inclusive of all CM construction costs (i.e., CM construction fee, staff reimbursables, general conditions and CM/GMP contingency) exclusive of the University's contingency and the A/E fees. **The DTD amount for this project is Nineteen Million Eight Hundred Sixty Thousand Dollars (\$19,860,000).** The A/E is obligated to design the Project within this specified amount, and the CM is obligated to keep GMP costs within this specified amount based on the project program.

And replace with:

F. **Project Construction Budget:** The Project Construction Budget (or Design-to-Dollar (DTD) amount) are those funds available for the construction of the Project inclusive of all CM construction costs (i.e., CM construction fee, staff reimbursables, general conditions and CM/GMP contingency) exclusive of the University's contingency and the A/E fees. **The DTD amount for this project is Seventeen Million Nine Hundred and Seven Thousand Dollars (\$17,907,000).** The A/E is obligated to design the Project within this specified amount, and the CM is obligated to keep GMP costs within this specified amount based on the project program.

2. Page 14, Section 3, Article 2: Summary of CM Services, **Delete:**

H. **Project Schedule:** The project construction is to provide for Substantial Completion within the identified time frame for the project. Phase 1 and Phase 2 will run concurrently, and both have separate substantial completion dates, so there are **two substantial completion dates** for this project.

The **Pre-Construction CM Services** time frame is as follows:

Tensile Roof Replacement:

- Pre-construction Services CM Award through 100% Documents
 - (NTP anticipated May)
 - Design Coordination (16 weeks)
- Bidding/GMP (8 weeks)
- Submit draft GMP to UMB Design & Construction
 - Estimated review (2 weeks)
- Submit GMP to CFSA – no later than July/August 2024
- Board of Public Works approval – anticipated August/September 2024

The **Construction CM Services Tensile Roof Replacement** time frame is:

- Nine (9) Months from Construction Notice to Proceed to Substantial Completion. The anticipated start date is April 2025.

The following graphical representation is for demonstration purposes only:

Month	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Total		
Design																					10	
Pre-Construction																						10
Bidding																					3	
Construction																				9		

Central Plant Refurbishment:

- Pre-construction Services CM Award through 100% Documents
 - (NTP anticipated May)
 - Design Coordination (28 weeks)
- Bidding/GMP (8 weeks)
- Submit draft GMP to UMB Design & Construction
 - Estimated review (2 weeks)
- Submit GMP to CFSA (February 2025)
- Board of Public Works approval – anticipated March 2025

The **Construction CM Services Central Plant Refurbishment** time frame is:

- Twelve (12) Months from Construction Notice to Proceed to Substantial Completion.

The following graphical representation is for demonstration purposes only:

Month	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	Total	
Design																								7
Pre-Construction																								10
Bidding																								3
Construction																								12

And replace with:

H. **Project Schedule:** The project construction is to provide for Substantial Completion within the identified time frame for the project. Phase 1 and Phase 2 will run concurrently, and both have separate substantial completion dates, so there are **two substantial completion dates** for this project.

Tensile Roof Replacement:

The **Pre-Construction CM Services** time frame is as follows:

Pre-construction Services CM Award through 100% Documents

- NTP Anticipated May 2024
- Design/Submittals August 2024
- GMP (6 weeks) September 2024
- BPW Approval October 2024

The **Construction CM Services Tensile Roof Replacement** time frame is:

Fourteen (14) Months from Construction Notice to Proceed to Substantial Completion. The anticipated start date is October 2024 following the GMP.

Central Plant Refurbishment:

The **Pre-Construction CM Services** time frame is as follows:

Pre-construction Services CM Award through 100% Documents

- NTP Anticipated May 2024
- Design Coordination (41 weeks, anticipate bid documents in February 2025)
- Bidding/GMP (8 weeks, anticipate GMP proposal in April 2025)
- Anticipate need to pre-purchase long lead equipment so there may be an interim GMP prior to April 2025 to meet a June 2026 substantial completion date.
- Submit draft of GMP to University (estimated review two (2) weeks)
- BPW Approval June 2025

The **Construction CM Services Central Plant Refurbishment** time frame is:

- Twelve (12) Months from Construction Notice to Proceed to Substantial Completion. Anticipate Substantial Completion date in June 2026.

3. Page 55, Section 4, Article 2: Phase 2 Technical Proposal and Oral Interviews, 4.2.1, **Delete:**

- B. Provide a project plan, which should align with the University's requirements. Please include the following in a single A3.
 - (1) Confirm proposed project team and roles.
 - (2) Project approach to renovations in an occupied research building.
 - (3) Site safety/logistics considerations.
 - (4) Certification by an authorized representative of the firm that the information provided is to the best of their knowledge complete and accurate.
- C. Schedule and Cost assessment (Single A3)
 - (1) Schedule, including procurement.
 - (2) Assessment of the project budget. (We are NOT asking for detailed cost estimate at this point)
 - (3) Cost management techniques.
- D. After review of the information provided, identify the key issues for a successful project. Provide examples where you have successfully addressed these issues in other projects. (Single A3)
- E. How your team will advance UMB Core Values, including working with external partners and MBE participation goals. (Single A3)
- F. Cost Proposal: The University will not review cost information until after the technical proposal review is complete, but the cost proposal will be considered when selecting the firm. Please provide all cost information in a separate Microsoft Excel-Compatible file in the format provided.
- G. Provide a cost proposal with the following costs which are to be provided in accordance with this RFP, including terms and scope of services. For this proposal, presume total project costs and schedule provided in this RFP. If the team believes a different approach is warranted, please clearly label as an alternative.

And replace with:

- A. Provide a project plan, which should align with the University's requirements. Please include the following in a single A3.
 - (1) Confirm proposed project team and roles.

- (2) Project approach to renovations in an occupied research building. Please specifically comment on the HVAC and roofing scopes of work that are part of this renovation project.
- (3) Site safety/logistics considerations. How will your firm deal with the challenging site logistics of this project?
- (4) Certification by an authorized representative of the firm that the information provided is to the best of their knowledge complete and accurate.

B. Schedule and Cost assessment (Single A3)

- (1) Schedule, including procurement. The University anticipates two or three GMP's to be submitted for BPW approval that may include early material procurement. It is possible we will need to bring the roof GMP to BPW before the subcontractor procures material, currently anticipated to begin June 2024 (see Birdiar preliminary schedule). What is your proposed procurement plan? Include alternatives that may bring value to the project.
- (2) Assessment of the project budget. (We are NOT asking for detailed cost estimate at this point)
- (3) Cost management techniques. How will your firm perform a cost analysis/pricing verification of a sole source subcontractor?

C. After review of the information provided, identify the key issues for a successful project. Provide examples where you have successfully addressed these issues in other projects. (Single A3)

D. How your team will advance UMB Core Values, including working with external partners and MBE participation goals. (Single A3)

E. Cost Proposal: The University will not review cost information until after the technical proposal review is complete, but the cost proposal will be considered when selecting the firm. Please provide all cost information in a separate Microsoft Excel-Compatible file in the format provided.

F. Provide a cost proposal with the following costs which are to be provided in accordance with this RFP, including terms and scope of services. For this proposal, presume total project costs and schedule provided in this RFP. If the team believes a different approach is warranted, please clearly label as an alternative.

4. Page 58, Section 4, Article 4: Price Proposal/Final Evaluation and Selection, 4.4.1 Price Proposal Submittal, **Delete:**

G. CM Cost Proposal:

- (1) **CM Pre-Construction Phase:** The University is assigning an allowance of \$250,000 for preconstruction services for all costs associated with providing

the CM services in the pre-construction phase for the Project and inclusive of the pre-construction allowances. (see Section 3 for details, and Section 3 Article 3 for allowance amounts); and,

And replace with:

B. CM Cost Proposal:

(1) **CM Pre-Construction Phase:** The University is assigning an allowance of \$400,000 for preconstruction services for all costs associated with providing the CM services in the pre-construction phase for the Project and inclusive of the pre-construction allowances. (see Section 3 for details, and Section 3 Article 3 for allowance amounts);

5. **Add:** Price Proposal Form;
6. **Add:** Birdair Preliminary Schedule;
7. **Add:** Architectural Drawings; and,
8. **Add:** Structural Drawings.

END OF ADENDUM #4

Attachments: Acknowledgement of Receipt of Addenda
Price Proposal Form
Birdair Preliminary Schedule
Architectural Drawings
Structural Drawings

RFP NO.: 24-321 ML

RFP FOR: Colwell Center Deferred Maintenance at UMBC

DUE DATE/TIME: Friday, March 29, 2024 at 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 02/16/24

Addendum No. 2 dated 02/26/24

Addendum No. 3 dated 03/13/24

Addendum No. 4 dated 03/18/24

Signature _____

Printed Name _____

Title _____

Date _____

FID #: _____

PRICE PROPOSAL

DATE _____

Michael Lacey
Construction & Facilities Strategic Acquisitions
University of Maryland, Baltimore
Saratoga Street Offices, Room 02-100
220 Arch Street
Baltimore, MD 21201-1531

Dear Mr. Lacey:

The undersigned, hereby submits a price proposal for the construction management services for the **RFP FOR Colwell Center Deferred Maintenance at UMBC** as set forth in the University of Maryland at Baltimore RFP #24-321 ML dated DATE and Addenda as follows:

Addendum No. 1 Dated 2/16/24
Addendum No. 2 Dated 2/26/24
Addendum No. 3 Dated 3/13/24
Addendum No. 4 Dated 3/18/24
Addendum No. Dated
Addendum No. Dated

Having received clarification on all matters upon which any doubt arose, the undersigned proposes to complete the work for the following guaranteed maximum price:

We understand that by submitting a proposal, we are agreeing that (i) the Project schedule will be met and (ii) the total hard construction cost for the Project, as set forth in the Contract shall not exceed the amount of the Project Construction Budget as noted above. We understand that any and all savings accrued during the Construction Phase of the Project are for the benefit of and shall revert to the University.

We understand that for any or no reason the University, at its sole discretion, can decline to accept the Construction Manager's GMP for a trade package or group of trade packages and can decline to amend the contract to reflect these items and the applicable Construction Phase CM fee and thereupon, without penalty, the Construction Manager's agreement will terminate automatically according to its terms. We further understand that the approval by the Board of Public Works and/or the University System of Maryland Board of Regents for the amendment(s) to the Contract, if applicable, may be withheld at its sole discretion. If such approval is withheld, the Contract will terminate automatically according to its terms.

We understand that Prevailing Wages (to be provided by the University prior to the bidding of trade packages by the CM) are to be paid during the construction phase and these wages will apply on entire Project. We understand that a Bid Bond is required with this Price Proposal. We understand that a 100% Performance & Payment Bond is required with the issuance of any Construction Contract Amendment to incorporate trade work into the CM Contract.

We also understand that the Bid/Proposal Affidavit, MBE Attachment H1-A, Part 2, proof of the Proposer's Contractor's license under Article 56, Section 180, Annotated Code of Maryland and our MBE participation commitment above the 8% requirement, if any, provided with our Technical Proposal remain in force under this Price Proposal phase.

We understand that the University reserves the right to award a contract (or contracts) for all items, or any parts thereof, as set forth in detail under the information furnished in the RFP document.

Attachments: 24-321 ML Cost Proposal Form (xls.)

(Signatures should be placed on following page.)

The offeror represents, and it is a condition precedent to acceptance of this proposal, that the offeror has not been a party to any agreement to submit a fixed or uniform price. Sign where applicable below.

A. INDIVIDUAL PRINCIPAL

In Presence of Witness: _____

FIRM NAME _____

ADDRESS _____

TELEPHONE NO. _____

SIGNED _____

PRINTED NAME _____

TITLE: _____

B. CO-PARTNERSHIP PRINCIPAL*

(Name of Co - Partnership)

ADDRESS _____

In Presence of Witness:

TELEPHONE NO. _____

_____ as to

BY _____

(Partner)

Printed Name: _____

_____ as to

BY _____

(Partner)

Printed Name: _____

_____ as to

BY _____

(Partner)

Printed Name: _____

C. CORPORATE PRINCIPAL

(Name of Corporation)

ADDRESS _____

TELEPHONE NO. _____

Attest:

[Printed Name of Corporate (or Assistant Corporate) Secretary]

[Corporate (or Assistant Corporate) Secretary Signature for Identification]

BY: _____

Signature of Officer and Title

Printed Name

Title

BID BOND

Bond No. _____

We, _____ as Principal, hereinafter called the Principal, and _____, a corporation duly organized under the laws of the State of _____, as Surety, hereinafter called the Surety, are held and firmly bound unto the State of Maryland, hereinafter called "State", for the sum of _____ for the payment of which sum, the Principal and the Surety bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for (Identify project by number and brief description):

NOW, THEREFORE, if the Principal, upon acceptance by the State of its bid identified above, within the period specified therein for acceptance (ninety (90) days, if no period is specified), shall execute such further contractual documents, if any, and give such bond(s) as may be required by the terms of the bid as accepted within the time specified (ten (10) days if no period is specified) after receipt of the forms, or in the event of failure so to execute such further contractual documents and give such bonds, if the Principal shall pay the State the difference not to exceed the penalty hereof between the amount specified in Principal's bid and such larger amount for which the State may in good faith contract with another party to perform the work covered by said bid, then the above obligation shall be void and of no effect.

The Surety executing this instrument hereby agrees that its obligation shall not be impaired by any extension(s) of the time for acceptance of the bid that the Principal may grant to the State, notice of which extension(s) to the Surety being hereby waived; provided that such waiver of notice shall apply only with respect to extensions aggregating not more than ninety (90) calendar days in addition to the period originally allowed for acceptance of the bid.

Individual Principal

In Presence of:

Witness

(Name)

(SEAL

as to

)

Partnership Principal

In Presence of:

Witness:

(Name of Partnership)

(SEAL

as to

)

Partner

(SEAL

as to

)

Partner

(SEAL

as to

)

Partner

Corporate Principal

(Name of Corporation)

AFFIX

SEAL

Attest:

By:

Secretary

President

Attest:

—

Signature

(Surety)

Bonding Agent's Name

By:

—

—

Agent's Address:

SEAL

Title: _____

—

—

(Business Address of Surety)

Approved as to form and legal sufficiency
this

_____ day of _____ 20 __

—

Assistant Attorney General