

November 21, 2025

TO: All Prospective Proposers

FROM: Daryl Moore
Senior Buyer
University of Maryland, Baltimore

RE: **ADDENDUM # 4**
NAME OF PROJECT: MODERNIZATION OF ELEVATORS
PROJECT NO.: IFB91191DM

The following amends the above referenced solicitation documents and is issued as Addendum #4 dated 11/21/2025. Receipt of this addendum is to be acknowledged by completing the enclosed "Acknowledgement of Receipt of Addenda" form and including it with your bid price.

The University is providing responses to these questions received as of date 11/21/2025:

1 Please confirm that a bid bond is required for our bid submission.

Answer: All bids in excess of \$100,000 must include a 5% Bid Bond.

2 Attachment I 22. Bid and Payment and Performance Bonds indicates to refer to Solicitation Sections 00200, Article M for info regarding Bid Bond requirements (if any). There is no Section 00200, Article M. If a Bid bond is required, please provide the % of the bid value it should be for and if there's a specific form that must be used.

Answer: All bids in excess of \$100,000 must include a 5% Bid Bond.

3 Please provide Section 00700 as called out in Attachment I 21. Insurance Requirements which indicates to refer to Sections 00700 Paragraph 6.04 and 6.05 of the Solicitation. Table of Contents indicates Section 00700 UMB Std Maintenance General Conditions (Issued Separately).

Answer: Please refer to UMB Std Maintenance General Conditions (Issued Separately

4 Please advise of Liquidated damages amount for Attachment H-6 as referenced In Solicitation Document Item J Minority Business Enterprise Notices 1.2 and 1.12(f).

Answer: There are no liquidated damages

5 Please define the liquidated damages amounts for the overall contract.

Answer: There are no liquidated damages

6 Please advise if there will be any retainage withheld and if so, details of amount(s) and duration(s).

Answer: 10% will be held at the start of the project and reduced during the duration of the project agreed to by the owner and contractor.

7 Please confirm if project duration of seven (7) months is for the units in both buildings to be modernized concurrently.

Answer: Period of Performance for Health Sciences Facility I: 445 days

Period of Performance for Institute of Human Virology: 365 days

8 Please confirm ownership will extend the seven (7) month contract duration to a more attainable contract duration. With equipment lead times, and typical pre-construction activity durations, along with the specified phasing plan, seven months is not nearly enough time to complete this project.

Answer: Period of Performance for Health Sciences Facility I: 445 days

Period of Performance for Institute of Human Virology: 365 days

9 Please confirm that an administrative NTP will be provided to procure long lead items (prior to the official construction NTP) as the current contract duration is not attainable.

Answer: NTP will be after award.

10 Please confirm if supervisory personnel can be used at multiple locations (one person for both buildings).

Answer: Confirmed, this person will need to be the same person throughout duration of both projects and indicated on the proposal. Keep in mind these will be issued as two separate POs.

11 Please provide point of contact for incumbent Fire alarm system servicer and/or the make/model of the fire alarm system for the Human Virology Building (was not shown on the site

visit).

2.4 FIRE ALARM SYSTEM

A. General Requirements:

1. UMB does not have a service contract with any other company to work on the existing fire alarm system. Any certified **Notifier** Fire Alarm System distributor can work on the existing system. Upon request the contractor shall provide proof of their Notifier Engineered System Distributor Agreement to the University.
2. The existing UMB Campus Notifier Network System is under warranty with MC Dean. Any required work with the Network System must be coordinated with the UMB Project Manager.

B. Existing Fire Alarm System NOTIFIER:

FIRE ALARM, SAFETY AND SECURITY

280000 - 11

University of Maryland, Baltimore
Institute of Human Virology Elevator Modernization
Bid Documents

Project No: 23-385
May 1 2025

1. Fire Alarm Control Panel Model NFS2-640 with display.
2. Digital Voice Command (DVC), Voice Evacuation Control System.

12 Please confirm that engineered / stamped project design drawings for building permit acquisition are not required.

Answer: Stamped drawings are not required for permit acquisition as UMB performs all inspections outside of DLLR and will need to be scheduled/coordinated. FA and Sprinkler shop drawings are required to be stamped.

2. Shop Drawings shall be prepared by persons trained and certified by the manufacturer in fire-alarm system design. Shop drawings shall be signed or **stamped** by an individual with one of the following qualifications:
 - a. NICET fire-alarm technician, Level IV minimum.
 - b. Professional Engineer registered in the State of Maryland.
 - c. The qualified individual signing the shop drawings must attend any and all review comment resolution meetings requested by the University.

13 Please clarify the access control requirements. Will the contractor or the owner be required to furnish and install the card readers for the elevators?

Answer: The contractor will furnish Access Control and project in general and considered of as Turnkey. Provisions for all elevators, cab and hall station. Details on hardware expectations below.

IHV

- Service –
 - Access control to be provided in the cab for floor control. Anticipate activating access control for Penthouse.
- Passenger - Provisions only, no access control hardware.

HSF1

- Service –
 - Access control to be provided in the cab for floor control. Anticipate activating access control for floors 6 and penthouse.
 - Access control to be provided at the Hallstation on lobby dock side only)
- Passenger – Provisions only, no access control hardware.

14 Please confirm that no HVAC work (and any associated HVAC system BAS integration) for the elevators will be required for this project (HVAC as needed to be completed by others).

Answer: If required, please elaborate on the scope of work required. HVAC and BAS related to HVAC is NOT part of this project. BAS for floor integration is required and, in the specification, if there are questions related to this please let us know.

15 Approximately when will be the anticipated NTP?

Answer: NTP will be after award.

16 Is full time on-site supervision required from the prime contractor or will it be acceptable for the elevator contractor's foreman to act as the supervisor when only elevator-specific work is taking place?

Answer: Whoever is awarded the contract as the prime shall have full-time on-site supervision.

17 Will the contractor be required to obtain a building.

Answer: please see question number 12.

18 Is builder's risk insurance required?

Answer: No.

19 Please confirm that this project is not subject to Buy American Act requirements.

Answer: Confirmed. There are no Buy American requirements

20 Please confirm that this project will not be subject to prevailing wage law requirements. Please provide the prevailing wage rates to be used for bidding purposes if they will be required.

Answer: Confirmed. Prevailing wages do not apply.

21 Will restroom access be provided to on-site workers?

Answer: Yes, UMB facilities are available to the team awarded to the project.

22 Will free parking be provided to on-site workers?

Answer: No

23 Please confirm that if hazardous materials are encountered, abatement is not the responsibility of the contractor.

Answer: Confirmed, UMB will be responsible for any removal.

24 Will the offeror be required to construct 8' hard temporary barricades at each elevator entrance throughout the modernization period for each elevator?

Answer: The specifications state to provide barricades to protect open hoist ways or shafts. Nowhere does it state 8' hard temporary barricades at each elevator. However, in the event this or something similar is required in order to protect the shafts, it will be the responsibility of the elevator contractor.

25 Please confirm that on-site staging areas will be provided to the contractor for each building within the building interior.

Answer: UMB will do their best to provide some staging area but cannot guarantee how much square footage until determined with the awarded contractor.

26 Please confirm that all work will be awarded to one (1) contractor and that offerors shall price this project as if this will be one (1) single concurrent project to eliminate overlap of general conditions and other costs between the two buildings.

Answer: UMB has the right to award the projects separately and or together. Either way each project will be given a separate PO and contract.

27 Please confirm that elevator entrances not scheduled to receive new stainless-steel cladding are to be electrostatically painted and this scope is the responsibility of the contractor.

Answer:

- IHV: Electrostatic painting of door panels and entrances
- HSF1
 - Elevators 1, 2, 3 and 5: Main lobby cladding only
 - Elevator 4: Cladding at all floors

28 Human Virology Bldg - 010100, 1.2, C. Confirm this is a clerical error and the one hydraulic elevator at the Maryland Bar Center is not part of this contract.

Answer: Specs do not include the hydraulic elevator.

29 Human Virology Bldg - 010100, 1.2, A. This section references three (3) elevators but not the sidewalk lift. Please confirm that we are to include the sidewalk lift in our pricing.

Answer: Sidewalk lift included.

30: Please confirm that elevator pit floor and walls are to be damp-proofed for each elevator being modernized.

Answer:

IHV: Pits are to be damp proofed.

HSF1: Pits are to be damp proofed.

31 Please confirm that full-time quality control or dedicated safety personnel are not required for this project.

Answer: Confirmed.

32: Please confirm that MBE form H-3A can be provided within 10 days of notice of award.

Answer: Confirmed

Question 33: Human Virology Bldg - It is understood that only one (1) passenger elevator can be taken out of service at one time. Please confirm that the service elevator and sidewalk lift may be taken out of service and modernized concurrently with a single passenger elevator (up to three units at the same time).

Answer: Confirmed.

Question 34: 140120 - Please define the start date of the interim elevator maintenance service for each unit. Will it be from the date of award (purchase order) up until the unit is taken out of service for modernization?

Answer: Interim maintenance begins once the first elevator is taken out in the bank for each building.

Question 35: Please clarify if new elevator pit sump pumps shall be included within our price. If yes, will the new sump pumps be required to be integrated into the BAS?

Answer: sump pits shall be replaced if they are existing sumps. We are not adding sumps if they are not already existing. No BAS integration is required.

Question 36: If new elevator pit sump pumps are required, please confirm the sump pumps do not need oil separators and only oil minders (which is the industry standard for elevator modernizations).

Answer: Sump pumps should be compliant with local AHJ requirements and be equipped with alarm and backflow preventer.

Question 37: Please clarify the tax exemption. It is our understanding that sales tax for permanently installed equipment/construction materials will not be required. Can UMD provide the tax-exempt certificate?

Answer: Anything purchased by a contractor is not tax exempt. Only the University has a tax-exempt status when purchasing directly, so this would not apply to a contractor. The contractors should include sales tax in their price.

Question 38: Please allow for a second site visit.

Answer: This was completed on 10/28/2025

Question 39: Please confirm that the addition of emergency generator power to elevators that are not currently operating on generator power is not a requirement of this project.

Answer: Reference specification sections 1.5 and 2.3.

Question 40: Please confirm that there are no requirements for the installation of an Elevator Management System (EMS) for any of the elevators.

Answer: EMS systems are not required. Elevators are to be equipped with BACNet Modules and integrated to the existing building automated control network. BAS integrations provided by the awarded contractor.

Question 41: Can UMD clarify where the existing IT closets are in relation each elevator machine room (rooms where network cabling will be pulled from for the two-way communications systems equipment).

Answer: This will need to be identified after award however Siemens should be able to provide that information.

Question 42: Please confirm that no BAS or card reader work is required for the Human Virology Building Sidewalk Lift.

Answer: There are no requirements for BAS or security at the sidewalk life.

Question 43: There is a total of \$320,000 of cab allowances. Please confirm that these are to be included within our bid and calculated.

Answer: Confirmed. Allowances are to be included in bid.

Question 44: There is no place on the bid form for cab allowances for the Human Virology Center elevators. Please modify the bid form or confirm these allowances are to be included within our base bid.

Answer: Please see attached revised bid forms dated 11/21/2025

Question 45: For means of access into elevator machine rooms (as applicable), please confirm that structural engineering and PE stamped drawings are required for any modifications to the structure (hoist beams, etc.).

Answer: Confirmed.

Question 46: Please confirm that the contractor is responsible for the actual Siemens BAS integration (including wiring and programming) into the new elevator controllers (and that this responsibility is not the owner's).

Answer:

- Wiring, BACNet modules, controller capabilities, assistance and coordination are to be by elevator contractor.
- Integration is to be by Siemens and provided by the awarded contractor as turnkey.

Question 47: The Division 14 specs make reference to alternate unit prices. Please clarify if there are any alternates to be submitted as the bid form does not indicate any.

Answer: There are no alternate pricing for either IHV or HSF1.

Question 48: Please consider a 2-week bid due date extension to allow bidders to respond to the RFI responses.

Answer: This has been extended to December 9, 2025. Please see attached revised bid forms

Question 49: Please clarify if any new CCTV cameras (not associated with the two-way communications systems in the elevator COPs) are to be installed in any of the elevator cabs by the contractor. If yes, please clarify if there is an incumbent vendor with a POC that can be provided. The specification calls for new wiring provisions only in the elevator traveling cables. Often new CCTV work is completed by the owner under a separate contract.

Answer: Wiring provisions and assistance is to be included in base bid. Installation of any new cameras will be by others.

Question 50: Virology Building Sidewalk Lift - the specification indicates we are to install sprinkler coverage within the pit. Please confirm this is not required.

Answer: If there is a sprinkler there now it should remain, if there is no sprinkler then it is not required.

Question 51: It was stated on the site visit that sump pumps shall not be required where none existing, however the specification implies that sump pumps are required in each pit. Please clarify scope intent.

Answer: For both locations: If there is a sump pump present, it shall be replaced and brought up to code. Sump pumps are not required where they currently do not exist.

Question 52: Please confirm that no ICRA barricading will be required at any work locations / elevator entrances for this project. We understand that some locations have active research / testing activities that may be sensitive. If required, please identify the areas.

Answer: Currently there are no ICRA requirements in the spec. They are not required.

Question 53: Please confirm that no ICRA barricading will be required at any work locations / elevator entrances for this project. We understand that some locations have active research / testing activities that may be sensitive. If required, please identify the areas.

Answer: Currently there are no ICRA requirements in the spec. They are not required.

Question 54: Virology Building - Elevator #3. This elevator machine room has two (2) entrances. Please confirm that we are to demo the entrance that is obstructed by the rooftop access ladder and infill with CMU post modernization to meet code.

Answer: Both doors shall remain. Provide new auxiliary disconnect adjacent to 2nd entrance door.

Question 55: Please confirm that in both buildings, new elevator status panels will be required within the elevator lobbies (main level) to meet code.

Answer: Install new status panels/hall stations with code compliant switches, indicators and alarms.

Question 56: Health Sciences Building - Elevator #4. Please confirm that the metal raised sheave platform within the machine room can be retained in place.

Answer: The existing platform may be reused. However, it should be modified per the specifications (ladder cage) per the specifications.

Question 57: Please provide a bid due date extension of two (2) weeks to allow contractors to prepare proposals once RFI responses are released.

Answer: This has been extended to December 9, 2025. Please see attached revised bid forms

Question 58: Also, while reviewing the manufacturer section of the specifications, I noticed that Hyundai Elevator is not listed among the pre-approved manufacturers.

Could you please confirm if Hyundai Elevator can be submitted as an approved equal for the traction elevator system under this project?

Answer: The base bid is to provide elevator equipment as specified in the "Pre-Approved Equipment Manufacturers" section of the specs. The contractor may provide a voluntary alternative to utilize other equipment. However, it is highly unlikely that we would approve the use of Hyundai Elevator equipment.

For reference I checked 2.2-A.2 in the specification, which says that;

2. **Original Equipment Manufacturers may substitute** their own branded equipment as an Alternate under **Contractors Value Engineering Options**, subject to the following:

a. All requirements of the specifications are met regarding performance, appearance, serviceability and support.

➔ **Able to meet the requirement.**

b. A full stock of all regular and critical replacement parts required for this project are maintained at a facility within fifty (50) miles of the project site.

1) Any parts not stocked at the above referenced facility shall be identified with the location of the nearest source and shall be available for next day delivery upon demand.

→ Able to provide Spare Parts.

c. All parts and software shall be made available for purchase to a qualified elevator maintenance firm with one (1) business day delivery without direct Owner involvement.

1) Provide details of parts supply facility and a list of current parts pricing for all major components required for the installation.

→ SEAPAC will buy & store parts in advance, then is able to do sales & distribution.

d. All specialized tools, equipment, software, and passwords, required to maintain, repair, adjust the operation, and perform code mandated inspections are provided to the Owner as part of the base installation.

1) Updates to these items shall be available via the parts supply facility referenced above.

→ Able to provide required items.

e. Technical support of the product(s) shall be available to the Owner's elevator service provider.

→ Able to provide technical support as required.

END OF ADDENDUM #4 DATED 11/21/2025

Enclosed: Addenda Acknowledgment Form
Revised Bid Forms dated 11/21/2025

PROJECT NO.: IFB91191DM

PROJECT: MODERNIZATION OF ELEVATORS

BID DUE DATE/TIME: December 9, 2025, by 2:00 p.m.

NAME OF BIDDER: _____

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA

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

Addendum No. 1 dated 10/23/2025

Addendum No. 2 dated 10/31/2025

Addendum No. 3 dated 11/13/2025

Addendum No. 4 dated 11/21/2025

Signature _____

Printed Name _____

Title _____

Date _____

REVISED BID PRICE FORMS

11/21/2025

BID NO: **IFB91191DM**
BID PRICE DUE: **December 9, 2025 at 2:00 p.m.**
BID FOR: **MODERNIZATION OF ELEVATORS AT HEALTH SCIENCES FACILITY I & INSTITUTE OF HUMAN VIROLOGY**

NAME OF BIDDER: _____

FID NUMBER: _____

DATE: _____

Daryl Moore
University of Maryland, Baltimore
Strategic Sourcing and Acquisition Services
The Saratoga Building
220 Arch St. Rm. 02-100
Baltimore, MD 21201

Dear Mr. Moore:

The undersigned, hereby submits its Bid Price to provide all labor, materials, supplies, equipment, travel, safety control devices, supervision and any other necessary resources as required for the scope of work to supply and maintenance of air filters as set forth in Bid documents UMB, IFB91191DM dated Friday, September 26, 2025.

Having received clarification on all matters upon which any doubts arose, the undersigned Bidders are to complete the work for the guaranteed pricing listed below. BIDDERS ARE NOT TO AMEND, ALTER, ADD TO, DELETE ANYTHING OR LEAVE BLANK ANY ITEMS FROM THE BID PRICE FORMS. Blank items in the Bid Price Forms may result in the Bid being regarded as non-responsive and may not be considered for award.

BASIS OF AWARD – An award will be made to the lowest total responsive and responsible bidder meeting the specifications and requirements set forth in the bid document.

A. Modernization Elevators - Health Sciences Facility I & Institute of Human Virology

	Price:
1. Health Sciences Facility I – Elevator Modernization	\$
2. Institute of Human Virology – Elevator Modernization	\$
TOTAL MODERNIZATION PRICE:	\$

B. Allowances - Health Sciences Facility I for Passenger Elevators No.1 – No.3 and No.5 & Service Elevator No.4:

	Price:
Allowance No. 1: Health Sciences Facility I – Carry the following allowances for Passenger Elevators No.1 – No.3 and No.5: Passenger Elevator Cab Interior Allowances	\$45,000.00 (Per Passenger Elevator)
Allowance No. 2: Health Sciences Facility I – Carry the following allowances for Service Elevator No.4: Service Elevator Cab Interior Allowances	\$25,000.00 (Per Service Elevator)
TOTAL ALLOWANCES PRICE:	\$

C. Allowances - Institute of Human Virology for Passenger Elevators No.1 and No.2 & Service Elevator No.3:

	Price:
Allowance No. 1: Institute of Human Virology – Carry the following allowances for Passenger Elevators No.1 and No.2: Passenger Elevator Cab Interior Allowances	\$45,000.00 (Per Passenger Elevator)
Allowance No. 2: Institute of Human Virology – Carry the following allowances for Service Elevator No.3: Service Elevator Cab Interior Allowances	\$25,000.00 (Per Service Elevator)
TOTAL ALLOWANCES PRICE:	\$

Initials of signer to Identify Page _____

BID NO: **IFB91191DM**
BID PRICE DUE: **December 9, 2025 at 2:00 p.m.**
BID FOR: **MODERNIZATION OF ELEVATORS AT HEALTH SCIENCES FACILITY I & INSTITUTE OF HUMAN VIROLOGY**

Total Pricing for:

A. Total Modernization Elevator Health Sciences Facility I &

Institute of Human Virology: \$ _____

B. Allowance No.1 & 2 – Health Sciences Facility I

for Passenger Elevators No.1 – No.3 and No.5 & Service Elevator No.4:
(Service & Passenger Elevator Cab Interior Allowances): \$ _____

C. Allowance No.1 & 2 – Institute of Human Virology

for Passenger Elevators No.1and No.2 & Service Elevator No.3 (Service & Passenger
Elevator Cab Interior Allowances): \$ _____

TOTAL BID PRICE for:

- A. Total Modernization Elevators Health Sciences Facility I & Institute of Human Virology +**
B. Allowance No.1 & 2 – Health Sciences Facility I for Passenger Elevators No.1 – No.3 and No.5 & Service Elevator No.4 (Service & Passenger Elevator Cab Interior Allowances) +
C. Allowance No.1 & 2 – Institute of Human Virology for Passenger Elevators No.1and No.2 & Service Elevator No.3 (Service & Passenger Elevator Cab Interior Allowances) =

\$ _____
(Figure)

_____/ Dollars
(Words)

The bidder shall state all contract pricing in dollars and cents, in both words and figures where indicated. If there is any question or difference between the written words and figures, the written words shall govern.

Initials of signer to Identify Page ____

The offeror represents, and it is a condition precedent to acceptance of this bid, that the offeror has not been a party to any agreements 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_____

TELEPHONE NO. _____

In Presence of Witness:

_____ as to

BY _____ (Partner)

Printed Name:

_____ as to

BY _____ (Partner)

Printed Name:

_____ as to

BY _____ (Partner)

C. CORPORATE PRINCIPAL

(Name of Corporation)

ADDRESS: _____

TELEPHONE NO.: _____

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

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

BY:

hour

Signature of Officer and Title

Printed Name

Title