

March 27, 2024

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

RE: COLWELL CENTER DEFERRED MAINTENANCE AT UMBC
Solicitation #24-321 ML
Addendum #6 dated 3/27/2024

The following information is made available on the above referenced solicitation and is issued as Addendum #6 dated 3/27/2024. 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 59, Section 4, Article 4: Price Proposal/Final Evaluation and Selection, 4.4.1 Price Proposal Submittal, C. CM Reimbursable Costs to be quoted on a Not-to-Exceed Basis, (b) General Conditions Non-Personnel Items, **Delete:**

(iii) Include the \$20,000 Third-Party Testing & Inspection allowance. The Proposer is required to provide as part of The Price Proposal form a breakdown of costs these non-personnel items on the form provided.

And replace with:

(iii) Include the \$20,000 Third-Party Testing & Inspection allowance.

2. Question: Please clarify allowable shutdowns for the Chillers and Air Handlers.
Answer: A lot of this will depend on the time of year these pieces of equipment are scheduled by the CM/Mechanical Contractor to be worked on and what areas the AHU's service. Ideally, the chillers would be replaced in the winter when we would need only one to maintain chilled water system temperatures (mainly for the Aquaculture Research Center unless the engineers specify a fourth chiller for that duty and that is installed early) and the AHU's could operate on economizer mode. The AHU's will need to be done only one at time as the air balance in the building will be affected which cascades to chemical fume hood alarms in the laboratories. This needs to be avoided as the laboratories need to remain operational during all of this work. A reminder that the AHU's are paired 1 & 6, 2 & 5, 3 & 4. 1 & 6 handle the tent/hall area (85% recirc.), 2 & 5 handle corridors and offices (85% recirc.) and 3 & 4 handle the laboratories

(100% OA). The exhaust system Heat Recovery Units are north and south (lab exhaust fans 1 & 2 through the north unit with 3 & 4 through the south)

3. Question: 3.3.5-B.(4) indicates the Superintendent is to be on-site full time (100%) during Constructions. 4.4.1-B.(1) indicates CM Pre-Construction services will be billed as an allowance. The project schedule indicates that there is an overlap in CM Pre-Construction Services and CM Constructions services. Are we to assume that once the Superintendent is on-site for the Tensile Roof Replacement Construction, that costs will no longer be allowed to bill/reimburse against the Pre-Construction Allowance for the balance of the Central Plant Refurbishment Pre-Construction duration unless additional staff is assigned to that scope of work?

Answer: The CM will be allowed to bill/reimburse personnel against the Preconstruction Allowance as long as that personnel is performing preconstruction activities even after construction has started. The invoices and associated backup will have to make clear the hours and tasks that personnel are spending in preconstruction and construction. CMs may request additional staff for preconstruction. The University expects that appropriate justification and approval would be made and coordinated with the Project Manager.

4. Question: 3.3.5-B.(4) identifies what can be included in the Direct Personnel Expenses for the quoted hourly billing rates in the Price Proposal; these rates exclude any mark-ups for OH&P. The price proposal does not include any opportunity to list rates for positions such as Project Executive or provide a line item for Pre-Construction Fee; if the intent is to reimburse all Pre-Construction services out of the stated allowance (CM direct labor costs) is there an opportunity to be reimbursed during the Pre-Construction phase for items typically included in the CM's Fee (overhead, profit, Project Executive, etc.)?

Answer: The University expects all overhead and profit to be included in the Price Proposal CM Fee. There will not be any overhead and profit for preconstruction. The University also expects the Project Executive would be included in the project CM Fee; although the University would consider reimbursing this position if special circumstances would necessitate the Project Executive needing to be more deeply involved in a part of the project; if that were to occur the University and the CM would need to have a discussion and come to an agreement. Please add hourly rates for other positions, such as a Cost Estimator, to the Billing Rates spreadsheet that you would anticipate billing for in the preconstruction phase; please also include the hourly rate for the Project Executive should a special circumstance arise as described above.

5. Question: 3.2.2-H indicates Design/Submittals to commence in August 2024 for the roof replacement. If the University is allowing a sole-sourced contractor, BirdAir, what is the procurement method for retaining Birdair prior to the anticipated GMP award in October 2024? Would this procurement require BPW approval? Can this procurement include purchase of long-lead roofing materials?

Answer: The University anticipates including a design assist as part of the preconstruction allowance that will be approved at BPW on May 15th, 2024 to have the CM contract with Birdair and begin fabrication drawings. CMs should provide feedback/ideas on purchasing long-lead roofing materials and the

University looks forward to those discussions/suggestions. The University will more than likely not have enough funding until the next fiscal year starting on July 1st, 2024 to procure long-lead roofing materials.

6. Question: During the site visit on 3/15/24, it was mentioned that UMBC is the AHJ for the property and not Baltimore City. Please confirm our understanding that building permits, Fire Marshall inspections, etc. would fall under the jurisdiction of UMBC.

Answer: The State of Maryland owns the building to the use of the University System of Maryland (USM). UMBC simply operates the building on a daily basis for the USM. The State controls nothing outside of the drip line of the building and loading dock apron and driveway to the backside of the curb. The Pier V Hotel to the south of the Colwell Center controls the driveway to the west of the Colwell Center, Pierce's Park controls the area to the south of the Colwell Center and the City of Baltimore controls the area to the north and those areas to the west not identified directly with the driveway agreement with the City of Baltimore. Any operations outside of the drip line or apron/driveway areas will require "right of access" or City "right of use" permits for use of those spaces. I believe UMB/UMBC together act as the AHJ for any work inside the drip line of the building. I believe UMBC's Fire Marshal will support the project in regards to fire suppression and fire protection as well as hazmat removal if any is needed.

7. Question: If AHJ is UMBC; does UMBC own the rights for the road (adjacent to the Pier inlet) and plaza (adjacent to Pratt St.) or would Right of Way permits be required from Baltimore City for any staging needed for the roof replacement work?

Answer: See answer to Question #5.

8. Question: During the site visit on 3/15/24, it was mentioned that the University is considering adding another entry point into the mechanical penthouse at the Freight Elevator (guillotine door) for moving materials/equipment for both the construction phase as well as future maintenance needs. Does the University have information on the existing Freight Elevator (manuf. as-builts, age, etc.)? Does the DTD amount (amended in addenda 4) include costs to modify the elevator?

Answer: The elevator modifications and design would be inclusive of the MEP DTD amount. The University is currently looking in our archives for any documents related to the freight elevator and if any documents are found, they will be released via an Addendum.

9. Question: During the site visit on 3/15/24, it was mentioned that the existing structural steel system providing support for the exterior curtain wall assembly/building envelope was going to be evaluated for current code prescribed wind loads. Have costs been included in the DTD to include reinforcing/modifications to the existing structural system if analysis during the pre-construction phase determines renovations are required?

Answer: The structural analysis would be related only to the tensile roof to comply to wind load requirements. There is no intent to do a structural analysis of the wall assembly/building envelope. The cost of the analysis would be inclusive of the DTD as part of the tensile roof replacement. Birdair will be

releasing some updated information on calculation and some needed cable upgrades shortly.

10. Question: The Project Scope, Phase 2, indicates to “optimize the energy management control system (EMCS)” as well as new controls for the chiller plant system. During the site visit on 3/15/24, it was expressed that the HVAC system on the mechanical floor/mezzanine was pneumatic and that the University would like to upgrade controls to DDC. Is the extent of EMCS optimizing and new controls summarized in the scope limited to the new equipment/systems & refurbished equipment proposed in Phase 2 or is the intent to replace all of the existing control devices with DDC for all HVAC systems? Does the DTD amount include this scope? If the intent is to replace all pneumatic controls with DDC, does the DTD amount include this scope? If the intent is replace all pneumatic controls with DDC, will the scope extend to existing/original HVAC equipment outside of the mechanical room/mezzanines?

Answer: The Building Automation System (BAS) upgrade will be detailed by the MEP engineers engaged by the University. There are existing terminal boxes on all floors operating on Staefa Smart-II controllers that are not at this time part of the BAS upgrade but made be included if current funding allows.

11. Question: Addendum #4 included Architectural and Structural Drawings dated 3/10/93. Are the original mechanical plans (or as-builts) available?

Answer: Yes, see Addendum #5 for the mechanical, plumbing, and electrical drawings.

12. Question: In the RFP it says to have PX, PM, FS for the interview. Are we allowed to have four individuals and include our Chief Estimator during the interview stage?

Answer: Yes, that is acceptable. The PX, PM, and FS are required personnel for the interview.

13. Question: Section 4, Article 4 (4.4.1.C.(1).(b).(iii). The proposer is required to provide breakdown of the Non-personnel Items on the form provided. The bid form does not include any tab for Non-General Conditions. Also, is the 3% minimum Non-staff inclusive of the \$20,000 Third Party Fee, or exclusive?

Answer: See #1 in this Addendum #6; there is no tab for Non-Personnel General Conditions. The Non-Personnel General Conditions number in the Price Proposal should include the \$20,000 Third Party Testing and Inspection Allowance.

END OF ADENDUM #6

Attachments: Acknowledgement of Receipt of Addenda

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

Addendum No. 5 dated 03/21/24

Addendum No. 6 dated 03/27/24

Signature _____

Printed Name _____

Title _____

Date _____