

July 16, 2025

TO: All Prospective Proposers

FROM: Daryl Moore
Senior Buyer
University of Maryland, Baltimore

RE: **ADDENDUM # 6**
NAME OF PROJECT: MODERNIZATION OF ELEVATORS
PROJECT NO.: IFB91172DM

The following amends the above referenced solicitation documents and is issued as Addendum #6 dated 7/16/2025. **The bid due date for has been changed to July 31, 2025, by 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 bid price.

DELETE: Construction Documents Project Specifications, "Section 142423.B.1.a. – Contractor shall be responsible for drilling of the jack hole and removal of resultant debris should the existing jack hole collapse."

ADD: Construction Documents Project Specifications:

SECTION 010300 – ALTERNATES

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements governing Alternates.

1.3 DEFINITIONS

- A. Definition: An alternate is an amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to or deducted from the Base Bid amount if the University decides to accept a corresponding change in either the amount of construction to be completed, or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.

- 1. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate each Alternate into the base Work. No other adjustments are made to the base

Contract Sum.

1.4 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent Work as necessary to completely and fully integrate that Work into the Project.
1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not mentioned as part of the Alternate.
- B. Notification: Immediately following the award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate whether alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.
- C. Execute accepted alternates under the same conditions as other Work of this Contract.

PART 2 – PRODUCTS (Not Applicable)

PART 3 – EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. Alternate 1: Furnish and install all necessary labor and materials to provide a functional and code-compliant jack hole in accordance with the project specifications, as an additive alternate (or separate line item/change order) to the base bid.

END OF SECTION 010300

The University is providing responses to these questions received as of date 7/8/2025:

1	Who is the access control provider for the campus?	See specification 142123-33
2	Who is the fire alarm provider for the 3 different buildings?	See specification 280000-11 / 280000-12
3	Will parking and staging areas be provided or will parking need to be paid for?	See Specification 010100 - 2. Parking is not provided and the responsibility of the contractors/subs. UMB will work with the awardee to identify dumpster and laydown locations but should assume it will be very limited.
4	Confirm interim maintenance will be required when cars get taken out of service and not at NTP or contract execution date.	Interim maintenance to begin for entirety of the elevators related to the project, as soon as first car is taken out of service.
5	There was talk of allowances for drilling and cleanout of casing when piston is replaced. Bid form will need to be adjusted for this to happen.	Please see revised bid specifications and revised bid forms

6	Confirm \$25,000 per cab allowance is for Allied Health Only	\$25,000 is for both Allied Health and GRB. Not Pratt as a specified design is included for that location.
7	There was mention that GRB Building has a very high water table. Is it acceptable to place sump pump on pit floor? Excavating for a sump pump crock may introduce more ground water into the pit.	Replace as is in its current location.
8	Please confirm the extensive list of spare parts is required?	Yes, per spec
9	Will a quality control manager be required?	No. You are required to have project supervision on the job that can be a working foreman.
10	Are background checks required?	There are no sensitive buildings that require clearances.
11	Are barriers required to be built around elevator entrances while we are working on them?	During dust producing activities, that are public facing, the team should plan on working under plastic to keep down the dust
12	Please confirm spare parts list is to be included in the base bid for each building.	Confirmed
13	Can the spare parts list be changed to an allowance to be carried in the base bid for each building?	Spare Parts are to be required and should be included as part of base bid.
14	Are the elevator fronts to be retained and new applied car operating panels installed in the existing swing return, or are new swing returns required to be installed in the retained / existing car shell.	The entire cab including the swing return is to be replaced.
15	Can Drilling be made an alternate for the Allied Health building.	Yes
16	Section 1.J – Term of Contract – In this section it states that modernization of elevators shall be completed within 7 months of NTP. Please clarify if/ and what installation durations would be applicable to each of the three buildings.	(7) months from PO or within reasonable for equipment lead times. The intent of this is to ensure that as soon as the PO is cut a kickoff meeting is scheduled and that the submittal process begins. It is not intended to escalate work and or incur costs above normal.
17	Section 1.H – Please confirm with the variations in pricing due to tariffs that pricing should still be held for 120 days.	Price accordingly to account for tariff increases. Most vendors have already provided tariff increases.
18	Please confirm if prevailing wages apply to this bid.	No, prevailing wages do not apply.
19	Section 2.J – Please confirm that there is 15% MBE goal with an additional 3% African American MBE for a total of 18% MBE GOAL.	There is 15% MBE goal with an additional 3% African American
20	Section 2.O – Can you please advise is there are any cost associated with E-builder software.	There are no costs with Ebuilder, username will be provided once awarded and project team identified.

21	Part 3.3.A – Confirm an allowance of \$25,000 per elevator should be included in the base bid price for the modernization.	Confirmed. \$25,000 per elevator for both Allied Health and GRB. Not Pratt as a specified design is included for that location.
22	Section 13000.1.F – Confirm if physical product samples are needed for elevator finishes.	Should be provided upon request as needed.
23	Section 13000.F – Confirm standard shop /layout drawings are sufficient and drawings do not need PE Stamped.	Confirmed
24	Section 16000 – Please advise if this is a buy American requirement for materials.	There are no Buy American requirements
25	Section 140120 – Confirm interim maintenance shall start the day the first elevator is taken out of service and end upon acceptance of both units completion.	Interim maintenance to begin for entirety of the elevators related to the project, as soon as first car is taken out of service
26	Section 142423-2.1 – Please confirm that the following items are to be retained. Jack/Cylinder , Buffers. Section 142423-2.6 states new while 2.1 states to reuse	Jack assembly and buffers are to be replaced
27	Section 142423.B – Please confirm that well hole drilling costs should be included or if they shall be issued as a change order if the existing well hole collapses while replacing the jack/piston assembly	This will be added as an add alternate. Please see revised bid specifications and revised bid forms
28	Section 142423-2.10 – Fixtures – Please confirm if hall fixtures shall be flush or surface mounted	Flush per section 2.10, A., 6., a., 1).
29	Section 142123-2.1 Please confirm that following items are to be retained. Buffers/ hoistway entrance Sills	Buffers are Reuse/Refurbish. Hoistway sills are to be retained car sills are to be replaced
30	Section 142123-2.1 Please confirm that following items are to be retained. Buffers/ hoistway entrance Sills.	Flush per section 2.10, A., 6., a., 1).
31	Section 122123.2.10 – Fixtures - Please confirm if hall fixtures shall be flush or surface mounted	This should be in the spec, if not assume to match existing.
32	Please confirm if project duration of seven (7) months is for all three buildings to be modernized concurrently.	(7) months from PO or within reasonable for equipment lead times. The intent of this is to ensure that as soon as the PO is cut a kickoff meeting is scheduled and that the submittal process begins. It is not intended to escalate work and or incur costs above normal.
33	Please consider extending the seven (7) month contract duration to a more attainable contract duration	UMB does not expect nor want to incur costs for escalation to meet this timeline. This will absolutely be considered and is just a starting point depending on the schedules provided as part of the bid.
34	Please confirm that an administrative NTP will be provided to procure long lead items (prior to the	NTP will be after award.

	official NTP) as the current contract duration may not be attainable	
35	Please confirm if supervisory personnel can be used at multiple locations	Confirmed.
36	During the site visit, drilling costs were told to be put as an alternate. Will the bid form be changed to reflect this alternate	Yes. Please see revised bid specifications and revised bid forms
37	Please provide point of contact for incumbent Fire alarm system servicers for each building	See specification 280000-11 / 280000-12
38	Is BAS integration required for new HVAC and sump pumps? If yes, please provide point of contact for incumbent BAS contractor for each building	Yes. There is also a requirement for BAS controls for the elevators for all projects, per specification 142423-33.
39	Please confirm that engineered / stamped project design drawings for building permit acquisition are not required	Confirmed
40	Please clarify the access control requirements. Will the contractor be required to furnish and install card readers? If so, please provide the incumbent POC for each building for access controls.	Yes. See Specification 142423-28.
41	Please confirm HVAC scope of work for each project / elevator machine room.	HVAC only being provided at Pratt Street.
42	Please provide finish schedules if available	N/A
43	Please confirm that the specified cab interior allowances include the new elevator cab flooring	Flooring is included in the allowance for all accept Pratt Street. Pratt Street is to have Terrazzo flooring that should be included in the base bid.
44	Please consider a 2-week bid due date extension to allow bidders to respond to the RFI responses	Bid due date has been extended to July 31, 2025
45	Approximately when will be the anticipated NTP	NTP will be after award.
46	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?	Full time on-site supervision is required and is acceptable to be the elevator contractor (ie working foreman) when only elevator specific activities are taking place.
47	Is builder's risk insurance required?	No
48	Please confirm a bid bond is required for our bid submission.	Bid Bonds are required for bids over \$100,000.
49	Will the contractor be required to obtain a building permit for this project?	Contractor and subs will be responsible for permits. However, there are no building permits. The contractor will be required to coordinate with DLLR for decommissioning and installation of the elevator.
50	Please confirm that this project is not subject to Buy American Act requirement	There are no Buy American requirements

51	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	There are no prevailing wage law requirements.
52	Will restroom access be provided to on-site workers?	UMB facilities are open for use.
53	Will free parking be provided to on-site workers?	No
54	Please confirm that if hazardous materials are encountered, abatement is not the responsibility of the contractor	Confirmed
55	Will the offeror be required to construct 8' hard temporary barricades at each elevator entrance throughout the modernization period for each elevator?	During dust producing activities, that are public facing, the team should plan on working under plastic to keep down the dust
56	Please confirm that on-site staging areas will be provided to the contractor for each building.	See Specification 010100 – 2. UMB will work with the awardee to identify dumpster and laydown locations but should assume it will be very limited.
57	Please confirm that all work will be awarded to one (1) contractor.	UMBs intent is to award Allied and GRB together and Pratt separately. However, UMB has the right to award all or none of the projects as it sees in the best interest of the institution.
58	Please confirm whether resumes of proposed staff are required to be submitted with the proposal.	This is not required.
59	Will all elevators that are out of compliance be in compliance upon start of interim maintenance?	If the elevator is out of service at the time of execution contractor will be required to fix it. However, this probably will not be an issue because they are all duplex (2 car) groups.
60	Is this project wage scale?	No
61	Will any contractor parking be available?	No
62	Will there be any designated staging areas?	See Specification 010100 – 2. UMB will work with the awardee to identify dumpster and laydown locations but should assume it will be very limited.
63	Where is the dumpster to be located?	See Specification 010100 – 2. UMB will work with the awardee to identify dumpster and laydown locations but should assume it will be very limited.
64	Are we to expect any off hours work?	Off hours testing and button changeovers as needed.
65	Who is responsible for the permit?	Elevator contractor and subs will be responsible for permits. However, there are no building permits. The contractor will be required to coordinate with DLLR for decommissioning and installation of the elevator.
66	Has the permit been applied for yet?	No

67	Will the GC be required to get temporary restrooms?	UMB facilities are open for use.
68	Is the GC required to have fencing around our dumpster?	UMB will work with the awardee to identify dumpster and laydown locations but should assume it will be very limited. If in a area open to the public the awardee will be required to secure the dumpster.
69	What is the recommended protection for the gym floor?	The contractor will need to determine what is needed based off how they intend on getting equipment and people in and out of the EMR.
70	Are hard barriers of protection required?	During dust producing activities, that are public facing, the team should plan on working under plastic to keep down the dust
71	Please confirm if the GC is able to use (1) superintendent for the elevator's replacement in Allied and General Research.	Yes, or a working foreman
72	What is the weight differential between the existing elevators and new elevators?	5% tolerance per code requirements and the specifications.
73	Please confirm that Pratt Street Garage elevators will be awarded separately from the other (2) locations	Confirmed, all three will have separate PO's.
74	If Pratt Street can be awarded separately, is the GC required to independently accomplish the MBE goal on both Pratt Street project as well as Allied/General Research	No, MBE goal applies to the whole solicitation.
75	Please confirm that only one elevator can be down at a time in the Pratt Street Garage	Only One elevator may be out at a time no matter of the bank it is in. (1) of of the (4) elevators can only be worked on at a time.
76	Please confirm that only one elevator can be down at a time in Allied	Confirmed
77	Please confirm that only one elevator can be down at a time in General Research	Confirmed
78	Is an allowance to be carried for unforeseen conditions?	No. All costs should be accounted for. If there is a specific concern provide additional RFI
79	Is an allowance to be carried for any issues with counterweight?	Adding or removing weights to the counterweight frame to counterbalance the elevator is included in the specifications However, if this should occur, lead weights can be substituted. New cab interiors should not exceed 5% of existing per code. As stated above, lead weights can be used if needed'
80	Is there a required end date for any of the elevators?	No

81	ITB states 7 months from NTP to substantially complete. Please advise because this is not enough time for completing all the elevators.	(7) months from PO or within reasonable for equipment lead times. The intent of this is to ensure that as soon as the PO is cut a kickoff meeting is scheduled and that the submittal process begins. It is not intended to escalate work and or incur costs above normal.
82	Please provide the shop drawings for the new gym flooring system in the Pratt Street Garage Building.	See provided documents
83	Please provide the existing structural drawings for the Pratt Street Garage.	See provided documents
84	In the Pratt Garage gym area, please provide the load capacity ratings for the upper level (running track above the lower gym floor) floor slab.	See provided documents
85	Please confirm that the offeror is to provide UMD staff with a rigging and protection plan that is stamped by a structural engineer for the Pratt Street Garage Elevator machine room access plan (which requires protection of the gym flooring and hoisting/rigging to the above running track).	Confirmed
86	Please confirm the contractor is responsible for the actual Siemens BAS integration (including wiring and programming) into the new elevator controllers. The specification is not 100% clear on whether this is by the owner or the contractor.	Confirmed. This is included in the base bid for all projects and is procured and provided by the awarded contractor.

END OF ADDENDUM #6 DATED 7/16/2025

Enclosed: Addenda Acknowledgment Form
Revised Bid Forms
Bid Bond
99-311 Campus Center - Volume 1 Dwgs
99-311 Campus Center Volume 2 Dwgs

PROJECT NO.: IFB91172DM

PROJECT: MODERNIZATION OF ELEVATORS

BID DUE DATE/TIME: July 31, 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 5/22/2025

Addendum No. 2 dated 6/13/2025

Addendum No. 3 dated 6/20/2025

Addendum No. 4 dated 6/25/2025

Addendum No. 5 dated 7/3/2025

Addendum No. 6 dated 7/16/2025

Signature _____

Printed Name _____

Title _____

Date _____

REVISED 7/16/25 BID PRICE FORMS

BID NO: **IFB91172DM**
BID PRICE DUE: **July 31, 2025 at 2:00 p.m.**
BID FOR: **MODERNIZATION ELEVATORS AT ALLIED HEALTH
BUILDING, GENERAL RESEARCH BUILDING, & PRATT STREET
PARKING GARAGE**

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, IFB91172DM dated Monday April 28, 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 - Allied Health Building & General Research Building

	Price:
1. Allied Health Building. Elevator – Modernization	\$
2. General Research Building – Elevator Modernization	\$
3. Part 3.3.A Cab Interior Allowances for Elevators PE1, PE2 \$25,000.00 (Per Elevator)	\$50,000.00
TOTAL MODERNIZATION PRICE:	\$

B. Alternate - Allied Health Building

	Price:
Allied Health Building – to furnish and install all necessary labor and materials to provide a functional and code-compliant jack hole in accordance with the project specifications	\$
TOTAL ALTERNATE PRICE:	\$

C. Modernization Elevators - Pratt Street Parking Garage

	Price:
Pratt Street Parking Garage. Elevator – Modernization	\$
TOTAL MODERNIZATION PRICE:	\$

Initials of signer to Identify Page _____

BID NO: **IFB91172DM**
BID PRICE DUE: **July 31, 2025 at 2:00 p.m.**
BID FOR: **MODERNIZATION ELEVATORS AT ALLIED HEALTH
BUILDING, GENERAL RESEARCH BUILDING, & PRATT STREET
PARKING GARAGE**

Total Pricing for:

A. Total Modernization Elevator Allied Health Building &
General Research Building & Allowances : \$ _____

B. Alternate - Allied Health Building: \$ _____

C. Total Modernization Elevator Pratt
Street Parking Garage: \$ _____

TOTAL BID PRICE for:

A. Total Modernization Elevators Allied Health Building & General Research Building & Allowances +
B. Alternate - Allied Health Building +
C. Total Modernization Elevator Pratt Street Parking Garage=

\$ _____
(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

BID BOND

Bond No. _____

KNOW ALL MEN BY THESE PRESENTS, that 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 said Principal and the said 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.

NOW, THEREFORE, if the Principal, upon acceptance by the State of its bid identified above, within the period specified herein for acceptance (one hundred and twenty (120) 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 for any cost of procuring the work which exceeds the amount of its 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 one hundred and twenty (120) calendar days in addition to the period originally allowed for acceptance of the bid.

In Presence of Witness

Individual Principal

.....as to

..... (SEAL)

In Presence of Witness

Co-Partnership Principal

.....(SEAL)
(Name of Co-Partnership)

.....as to

By:(SEAL)

.....as to

.....(SEAL)

.....as to

.....(SEAL)

Corporate Principal

Attest:

.....
(Name of Corporation)

Corporate Secretary

AFFIX
By: CORPORATE SEAL
President

.....
(Surety)

AFFIX
CORPORATE

Attest:

SEAL

Signature

Title:.....

Bonding Agent's Name:.....

.....
(Business Address of Surety)

Agent's Address

Approved as to legal form and sufficiency

thisday of 20.....

Asst. Attorney General