



**PRE-PROPOSAL MEETING  
ON CALL BUILDING ENVELOPE & MEP  
COMMISSIONING SERVICES AT  
UNIVERSITY OF MARYLAND, BALTIMORE**

*RFP# 91187 MC*  
**AUGUST 20, 2025**

# INFORMATION AVAILABLE TO PROPOSERS

- Contract documents are available via eBid Board at <http://www.umaryland.edu/procurement/ebid-board/>.
- Documents include:
  - RFP inclusive of:
    - Attachment A – Technical Proposal Forms
    - Attachment B – Draft Price Proposal Form
    - Attachment C – Sample On Call Consultant Services Master Contract & Contract Affidavit
    - Attachment D – Solicitation Terms & Conditions
    - Attachment H – MBE Forms

# SECTION 1: SOLICITATION SCHEDULE

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<b>ISSUE DATE:</b>	AUGUST 13, 2025
<b>PRE-PROPOSAL CONFERENCE DATE:</b>	WEDNESDAY, AUGUST 20, 2025 AT 1:00PM
<b>QUESTIONS REGARDING SOLICITATION DUE:</b>	WEDNESDAY, AUGUST 27, 2025 ON OR BEFORE 2:00 PM
<b>PHASE 1 TECHNICAL PROPOSAL DUE:</b>	WEDNESDAY, SEPTEMBER 10, 2025 OR BEFORE 2:00 PM
<b>PHASE 2 TECHNICAL PROPOSAL DUE:</b>	TUESDAY, OCTOBER 14, 2025 ON OR BEFORE 2:00 PM
<b>INTERVIEW ORAL PRESENTATION SESSIONS FOR SHORT LISTED FIRMS</b>	Thursday, October 16, 2025
<b>Price Proposal Due Date:</b>	TUESDAY, NOVEMBER 4, 2025 AT OR BEFORE 2:00 PM
<b>UMB Notifies Selected Firms:</b>	ANTICIPATED BY NOVEMBER 6, 2025
<b>Master Contract executed by selected Firms:</b>	NOVEMBER 20, 2025 (PROJECTED)
<b>Board of Public Works Approval:</b>	JANUARY 7, 2026 (PROJECTED)
<b>Contract Commencement:</b>	JANUARY 8, 2026 (PROJECTED)

# **SECTION 1: GENERAL INFORMATION**

## **Solicitation Purpose:**

The purpose of the On Call Mechanical/Electrical/Plumbing and Building Envelope Commissioning Consulting Services Request for Proposal (RFP or Solicitation) is to procure MEP and BE Consulting Services (MEP/BE) on an 'on call as needed basis for the University of Maryland, Baltimore (UMB).

# SECTION 1: GENERAL INFORMATION

## Response to this RFP

- Technical Proposal: all potential Proposers
  - Make sure to indicate which Category your firm is submitting a proposal form – can submit for MEP, BE or both.
- Price Proposal (shortlisted firms only)

# SECTION 2: SCOPE OF WORK/REQUIREMENTS

## 1. General Information

- Institutional Profiles for Institutions anticipated to utilize this Contract
  - University of Maryland, Baltimore
  - Coppin State University
  - Towson University
  - University of Baltimore
  - University of Maryland, Baltimore County
- Contract Term
  - Initial contract term of three (3) years with the University retaining the sole option to renew these contracts for one (1) additional two-year renewal option
- Contract Amount
  - It is UMB's intent that all awarded Firm receive a reasonable level of the available work, however, there is no guarantee of a minimum dollar amount or number of projects to any Firm. There will be no limit on the scope of each contract, however, UMB's CFSA will monitor the spend associated with each Firm.
- Use of Master Contracts
  - Rotational under \$100,000 and Competitive Task Order over \$100,000

## SECTION 2: SCOPE OF WORK/REQUIREMENTS

### 2. Scope of Work

- M/E/P Commissioning Scope of Work
- BE Commissioning Scope of Work

## SECTION 2: SCOPE OF WORK/REQUIREMENTS

### 3. Deliverables

- Generally, the Commissioning Deliverables are specified above in Paragraph 2. However, UMB may specify in its request/TORP any additional required deliverables to be produced/provided by the commissioning consultant. The consultant shall provide the deliverables in an agreed-upon format to UMB. It is anticipated that a minimum of one draft deliverable will be provided to UMB for review and comment prior to finalization. A two-week UMB review period is to be assumed for scheduling purposes.
- UMB shall own all deliverables resulting from any TORP/TOC and must be able to use the deliverables as UMB deems in its best interest.



## SECTION 2: SCOPE OF WORK/REQUIREMENTS

### 4. Firm Performance

- The University reserves the right to evaluate a firm (Prime Consultant and all subcontractors/subconsultants) on their performance on individual task orders, and/or wholistically against the Master Contract for performance issues.

# EXAMPLE OF AN A3 FORMAT

## WHY GRANGER CONSTRUCTION

(Est. 1959 | Licensed Michigan Corporation since 1960)

Granger Construction has been serving Michigan State University since our inception as a company over 60 years ago. Our team will bring passion, creative solutions and a CAN-DO attitude to the Dairy Cattle Teaching and Research Center Project. We are MSU's best construction partner because of our team's:

- Capabilities and capacity to self-perform key trade work like Holsting, Concrete and Carpentry to maximum project scope, reduce cost and mitigate an ongoing sub labor shortage.
- 30-year working relationship with our sister-company, Granger Energy, on dozens of Waste to Energy projects across the state.
- Experience with digesters and sustainable technology at Granger is second to none, so we can provide real value in the planning and execution phases.
- Recent experience to draw from regarding Pre-Engineered buildings that will help provide certainty when it comes to cost, procurement and execution in the field.
- A rich history and current working relationship with DTMB on campus and all over Michigan. We are ready to assist the team as we work through the submission milestones.
- The ability to integrate specialized equipment and technologies. Whether its robotic milking, cutting edge lab equipment or mass timber, we are able to manage the unconventional and make it conventional by the way we manage the decision making process.

Address: 6267 Aurelius Rd, Lansing, MI 48911

Federal ID Numbers: 38-1620255

Granger's Bonding Capacity:

**\$1.5 BILLION** Total Bonding Capacity **\$500 MILLION** Single Project Bonding Capacity **\$472.5 MILLION** Bonding Capacity Guaranteed

Identify if your firm/team is an MBE, WBE, or other DBE (xBE): Granger Construction is not a diverse supplier, but we are committed to encouraging participation from diverse partners. One of our strengths includes relationships from across the entire state and experience with many contracting entities - all of which will allow us to find additional opportunities to engage with diverse firms on this project.

Does your firm/team have an Affirmative Action Plan(s) approved by the Michigan Department of Civil Rights? Granger Construction Company has long held a Certificate of Awardability issued by the Michigan Department of Civil Rights and is firmly committed to affirmative action and no bias in any of our engagement or hiring practices. The Michigan Department of Civil Rights issues a Certificate of Awardability to those firms who demonstrate an effective and proactive internal Affirmative Action plan and commitment. They do not approve Affirmative Action Plans per se.

Granger Contact Person:



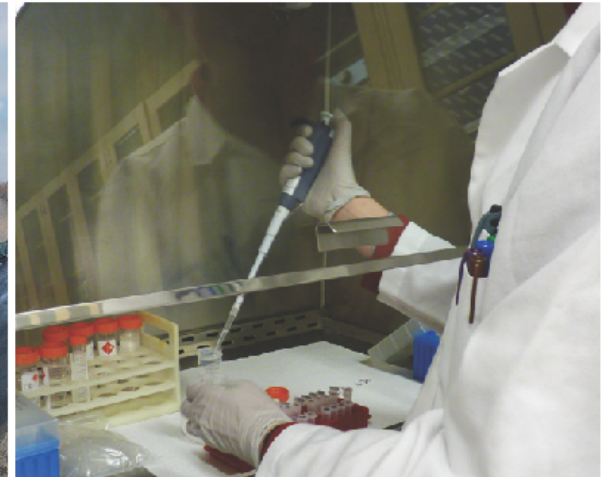
Tim VanAntwerp, PE, Esq.  
Project Executive / Vice President  
(517) 719-5864 | tvanantwerp@grangerconstruction.com

*Tim VanAntwerp*

Certification by officer of firm: I certify to the best of my knowledge that the information provided is complete and accurate.



**MDOT MONROE FACILITIES PROJECT:** The DTMB funded project required a deep understanding of the DTMB budgeting process and pre-engineered metal building costs.



**MSU VETERINARY DIAGNOSTIC LAB (VDL):** This flagship MSU facility required a unique combination of research space planning and construction, highly specialized equipment and engagement of multiple stakeholders from MSU and the State of Michigan.

## PROFESSIONAL STAFF Total Permanent Employees: 228

10	Principals or Officers	58	Field Managers / Superintendents	49	Project Admin / Project Managers
11	IT/Marketing and Communications	29	Project Engineers	12	Support or Admin Persons
24	Forepersons / Yard Support	18	Resource Personnel	04	Virtual Design + Construction/BIM
12	Pre-Construction / Project Estimators	11	Certified Professional Engineers	01	Registered / Licensed Attorney
19	LEED AP Certified	03	CM LEAN Certified	02	LEED GA Certified

## DISTRIBUTION OF PROJECTS

% of Revenue (\$)

In response to the Addendum #2 clarification, and in lieu of providing a complete project listing (for brevity's sake), Granger certifies that we have available and adequate capacity to complete this project, and would not risk our relationship with MSU by overselling or over promising our teams.



9%

less than \$5M



42%

greater than \$5 million but less than \$50M



49%

greater than \$50M

## COMMITMENT TO DIVERSITY, EQUALITY & INCLUSION (DEI)

Granger is fully committed to supporting and advancing Diversity, Equity & Inclusion. Enhancing MSU's campus isn't possible without considering the positive impacts of improved DEI efforts. We applaud the work of MSU to be agents of change; Granger is also taking a critical, holistic look at our business with regard to subcontractor engagement, business practices, community engagement and corporate culture.

Alexis Nelson, our Pre-Construction Bid Coordinator, has been instrumental in improving Granger's subcontractor diversity program by leveraging BuildingConnected to establish baseline measurements and tools for tracking our progress. Through BuildingConnected we are able to measure xBE subcontractor participation across all of our projects. These measurements of Invited, Submitted and Awarded help us understand if we are intentionally inviting diverse subcontractors, cultivating the right fit and

establishing an equitable environment where our xBE subcontractors can be successful among their non-diverse peers.

Innovation and ingenuity come from the diversity of ideas, experiences and perspectives, and Granger believes this inclusivity will push us all forward into the next generation of construction. To facilitate this growth, we have made efforts to improve Granger's website, making it easier for new subcontractors to connect with us on BuildingConnected and increase opportunities to bid and win work on Granger projects. Other examples of how we make an impact at MSU include community engagement, forums, and partnerships in action.

Please refer to Question #6 for a project specific DEI plan.

## **SECTION 3: PROCUREMENT PHASES AND EVALUTION PROCESS**

- Technical Submittals
  - Phase 1 Technical Proposal
  - Phase 2 Technical Proposal ( if requested by University)
    - Oral Presentation (if requested by University)
- Price Proposal Submittals

# SECTION 3: PROCUREMENT PHASES AND EVALUTION PROCESS

## Phase 1 Technical Proposal Submittals RFP Section 3.1

- Open to all Proposers:
  - General Information
  - Project Team
  - Sample Commissioning Documents
  - Firm Experience
  - Success with Task Order Assignments
  - Attachment A Forms
- Due by: September 10, 2025 no later than 2:00 PM

## SECTION 3: PROCUREMENT PHASES AND EVALUATION PROCESS

### Phase 2 Technical Proposal Submittals

- Required at discretion of the University
- Only requested from Short-Listed proposers:
  - Special/Unique Qualifications (narrative)

## SECTION 3: PROCUREMENT PHASES AND EVALUATION PROCESS

### Oral Presentations

- Oral Presentations: At the sole discretion of the University.
- Anticipated date: October 16, 2025
  - Advised to set aside these dates on calendars of key personnel whose attendance is required.

## SECTION 3: PROCUREMENT PHASES AND EVALUATION PROCESS

### Price Proposal

- Only shortlisted firms following Technical Proposal evaluation will be asked to provide a price proposal.

## SECTION 3: PROCUREMENT PHASES AND EVALUATION PROCESS

### *Award*

- After successful completion of the evaluation, UMB will proceed with the contract awards.
- The successful firms will be required to sign the University's MEP/BE Cx contract prior to Board of Public Works submission.
- After approval by BPW the University shall fully execute the contract with the successful firm. Anticipated: January 7, 2026.
  - Contract Commencement is anticipated to be January 8, 2026



# ATTACHMENT D: SOLICITATION TERMS AND CONDITIONS

**Issuing Office:**

UMB Office of Construction & Facilities Strategic Acquisitions

**Contact:**

**Michelle Compton**

at

[mcompton@umaryland.edu](mailto:mcompton@umaryland.edu)

## **ATTACHMENT D: SOLICITATION TERMS AND CONDITIONS**

- MBE Participation will be set at the Task Order level
- Joint Venture
- Electronic Funds Transfer
- eMaryland Marketplace Advantage
- Contract Documents

# KEY POINTS TO REMEMBER

- Questions must be submitted in writing via email to [mcompton@umaryland.edu](mailto:mcompton@umaryland.edu)
- Follow directions in the RFP
- Amendments, Q&A, and other documents will only be published on the UMB eBid Board at [www.umaryland.edu/procurement/ebid-board/](http://www.umaryland.edu/procurement/ebid-board/).

# KEY POINTS TO REMEMBER

- Amendments must be acknowledged with your submittal(s)
- Late proposals will not be accepted
- Set dates aside for oral presentations

