



Wes Moore, Governor · Aruna Miller, Lt. Governor · Atif Chaudhry, Secretary

ADDENDUM # 2

July 31, 2025

STATE OF MARYLAND

DEPARTMENT OF GENERAL SERVICES

Atif Chaudhry, Secretary

PROJECT NO. BC-235-201-003

Three Elevators Upgrades at Joseph D. Carter District Court

This Addendum is issued to clarify, add to, delete from, correct and/or change the bid documents to the extent indicated and is hereby made a part of the said bid documents on which the construction contract will be based. Acknowledge receipt of the Addendum by inserting its number and date on the Invitation to Bid Form. Failure to acknowledge receipt of this Addendum may subject offer to disqualification. All questions should be addressed to the Procurement Officer.

This Addendum includes:

- Contractor Questions and Answers
- Bid due date extension from 8/11/2025 to 8/18/2025 at 2PM

End of Addendum #2

Issued by:

State of Maryland
Office of State Procurement
301 W. Preston Street, Room 1204
Baltimore, MD 21201

Justin Whitcome

Justin Whitcome
Procurement Officer

BC-235-201-003 Three Elevators Replacement @ Joseph D Carter DC/MSC
(Leonardtown DC/MSC)

Contractor Questions:

July 30, 2025

1. 011000, 1.5 - Please clarify the desired phasing for this project. How many elevators can be taken out of service at one time? **Only one elevator at a time can be out of service.**
2. 011000, 1.5 - Due to the long lead time of elevator equipment and potential of multiple multi-month construction phases, will DGS be open to extending the contract duration to 365 calendar days? Note that Section 142400, 3.04 "Project Phasing" conflicts with Section 011000,1.5 and is more in line with an elevator modernization project of this size and scope.
Let's allow 4 weeks for submittals, 16 Weeks for Equipment lead time, 10 Weeks per elevator for installation. $4+16+30(10 \times 3) = 50$ Weeks total?
3. Due to current lead times and the overall specified contract duration, please confirm that DGS is willing to provide an administrative NTP to procure long lead materials prior to the official construction NTP. **DGS will work with the contractor to make sure there is sufficient time to complete the project.**
4. In the unlikely event that a wellhole collapses during the jack and piston replacements, please confirm that redrilling will be completed via additive change order as this is an unforeseen and unusual event. **Drilling issues will suspend the contract duration from the point of notice until the hole has been cleared.**
5. 012100, 3.3 - Please confirm that the allowance of \$250,000 shall be included in the offeror's base bid. **Yes**
6. Please confirm that there is no required price form and that the offeror is to submit a lump sum price via the EMMA portal. **Confirmed**
7. Please confirm the intent with the elevator entrance frames. Is the intent to clad each elevator entrance frame with stainless steel or electrostatically paint? **Clad with Stainless Steel.**
8. Please confirm that there is no HVAC work required for this project in the elevator machine rooms. Section 2.02 of the Division 14 specifications states to install new HVAC systems, however nothing is shown on the drawings. **HVAC will be required to pass state elevator inspection.**
9. Please confirm that there is no sprinkler work required for this project in the elevator-related areas. No sprinkler work is shown on the drawings, however there are modifications required to meet code. **Modification required to pass the code must be completed in order to pass inspection.**

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Contractor Questions:

10. Please provide the POC of the incumbent fire alarm servicer. **This information will be provided In next project phase.**
11. Please confirm that the new elevator pit sump pumps do not need to be integrated into BAS. If so, please provide the POC for the incumbent BAS contractor. **Integration into the BAS will not be required.**
12. Please clarify if elevator card readers are within the scope of the contractor. If yes, please provide a specification for the new equipment. **Controllers should be provided with security lockouts per floor.**
13. Please confirm that the contractor will be given access to the restrooms in the facility free of charge. **Confirmed**
14. Will the contractor be given parking at the facility free of charge? **Yes**
15. Will the contractor be required to construct full-size hard temporary barricades at each elevator lobby entrance during the modernization period? **Yes**
16. 015000 - 2.2. Please confirm that a common use field office is not required for this project. **Confirmed**
17. Please confirm that a full-time on-site safety manager is not required for this project.
A full-time, licensed Safety Coordinator is required for this project; however, the role may be fulfilled by the Project Manager, provided they possess the necessary qualifications.
18. Does DGS anticipate any hazardous materials abatement on this project? Has testing been completed? Please define the contractor's responsibilities for hazmat. **Contractor will be responsible for providing notice of any hazardous materials found onsite. Options to mitigate hazardous materials will be provided to the owner. DGS will cover the cost if Hazmat materials are found.**
19. Is the contractor responsible for the building permit fee? **Yes**
20. 142400, 2.10 - Please confirm that no elevator cab work is to be performed as a part of this project. **No cab work will be required during the modernization period.**

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21. Please confirm that the installation of proprietary elevator equipment is not acceptable for this project. **Confirmed**
22. Please confirm that the 7/9 site visit was mandatory in order to bid on this project.
DGS suggest that bidders become familiar with the project before bidding; however, it is not mandatory.
23. Please confirm that the contractor will not be billed for the facility's night shift staff for any night work that will be required for the project. **Confirmed**
24. Please confirm that the owner / or the facility will provide the contractor with uninterrupted access to the tunnel serving the lower landing of Elevator #3 during the project
Access will be coordinated by DGS; however, it will require strong communication and coordination with District Court staff and the Sheriff's Office.
25. Please clarify the requirements for the elevator monitoring station at the front lobby security desk. Please confirm that a new conduit is to be installed from each hoist to this location to serve the new elevator panel/equipment at this location. **If not present, a new conduit must be provided for monitoring station.**
26. Please confirm that new network cabling from the IT closets to the elevator controllers to serve the new two-way communications systems in the cabs (per ASME 17.1 2029 code) will be required for this project. If yes, please clarify if this is a contractor or owner responsibility.
Contractor to provide cellular system to comply with the new communications requirements.
27. Please clarify when the interim elevator maintenance begins for each elevator: at construction NTP or once the elevator has been modernized and turned over for public use? **Interim maintenance will begin upon NTP.**
28. At the site visit there were discussions regarding the off-hours work requirements for Elevator #3. Please define the working hours requirements for this elevator. Please also confirm Elevators #1-2 can be completed during normal hours. **Elevator #3 must be completed on an expedited basis. Recommend working six (6) twelve (12) hours until completed.**
29. The elevator #1-2 machine room door and frame did not have a fire-rating label. Please confirm that the door, frame, and hardware shall be replaced to meet code as a part of this project. **If it is not labeled, door should be replaced to meet code requirements.**

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30. At the site visit, it was observed that there were some missing fire alarm relays associated with elevator recall and shunt trip operation. Please confirm that all required fire alarm devices shall be included in the price. **Provide all fire alarm devices to meet code requirements.**
31. The drawings show new heat detectors at the top of each elevator shaft. There are no sprinklers existing at the top of the shafts. Please confirm that all fire alarm devices are to be removed from the hoist ways to meet code. **Provide heat detectors within 24" of sprinkler heads. Disregard the adding any heat detection is sprinkler head are not present.**
32. The project drawings do not indicate any elevator machine room lighting replacement. Please clarify if this will be a requirement as it is typically a code requirement enforced by the elevator inspector. **There should be a minimum of 19 footcandles lighting level maintained, in order to meet the code requirements.**
33. Please confirm if Prevailing Wages/ Davis Bacon wages are applicable for this project.
Confirmed
34. Division 14, 2.02.G.c – Please confirm that this is a fire control panel for fire alarm devices or if the intent is to have a elevator lobby panel with LED PI's and additional fire service key switch/ indicators? Additionally, please provide quantity and where these will be located.
Confirmed fire control panel for fire alarm devices.
35. Division 14, 2.02.G – Confirm that battery lowering is not required – states that a generator will be added at a future date and the controller have the ability to run on generator power. Additionally, shall the elevator be installed with an emergency service key switch and light indicator at this time, as it will not be functional if the generator is not currently installed.
Are there plans to install an emergency generator? Confirm battery lowering is required because we are not certain on when the generator is installed. Provide emergency power provisions on the controller. Delete key and light in hall station.
36. Division 14, 2.02.I – Car to Lobby – Please confirm if car to lobby feature is required. States a panel shall be provided at the 7th floor lobby however there are only 3 floors.?
Disregard Car to Lobby per 2.02.1
37. Division 14, 2.02.J – Emergency power – Please see RFI 3 regarding battery lowering or emergency power for unit. **Same answer as #35**
38. Division 14, 2.03.B – Will a submersible power unit be acceptable? **Yes**

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39. Division 14, 2.03.D.2 – Please confirm card readers will be installed for the project and please advise where (Hall/Car). Additionally, please confirm that card readers will be the responsibility of the owner to install and integrate. **Controllers need to have provisions for security.**
40. Division 14, 2.03.D.4 – Please confirm that CCTV for elevator cabs will be provided and installed by owner. The elevator contractor will have the cable available in the elevator machine room and the elevator cab for CCTV only. **Cameras will be installed by owner. Elevator contractor must provide wiring to the top of the elevator for CCTV system.**
41. Division 14, 2.05.B – Please confirm multi section jack is acceptable. **Confirmed**
42. Division 14, 2.08.D – Confirm Hall Stations are to be surface mounted. This will be determined at the pre-construction meeting.
43. Division 14, 2.11 – Please confirm if a cellular audio/video dialer will be installed and if the owner will be responsible for the monthly monitoring service charge? **Confirmed**
44. Division 14, Please confirm this work will be performed during normal business hours. With the noise requirements it was discussed that installation should be completed on off hours. **Please see the answer to your question #28 above.**
45. Division 14, Please confirm for elevator 3 there will be unobstructed access to the elevator and elevator machine room during installation. **The Facility Manager will make Elevator #3 as accessible as possible for the contractor. However, any work that may disrupt District Court occupancy or operations should be scheduled during off-hours or at weekends, as requested.**
46. Division 14, Please confirm if the owner would like pricing to expediate installation on any of the elevators. **There is no expedited installation offer on this contract.**

End of the questions and responses