

Subject: RFI#1 - BID# 9786.1 Goshen ES Elevator Modernization

Information Required:

1. General Conditions and Specifications - II. Contract Administration, Section E. – Please confirm that the Maryland Buy American Steel Act does not apply to this project if the steel required is under 10,000 lbs.

Ans: Bid as Specified

2. Due to the project being scheduled to be completed during the summer break of 2026, please confirm whether MCPS will allow for additional material escalation costs beyond the contractor's control once the equipment is ordered in spring of 2026 (if applicable).

Ans: No escalation

3. Please confirm that all work on site will occur during normal working hours.

Ans: Contractor may request additional hours in order to complete the project by the completion dates.

4. 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?

Ans: A representative must be on site whenever project work is in progress.

5. Will the new HVAC and sump pump equipment be required to be integrated into the building automation system (BAS)? If so, please provide the main point of contact for the incumbent BAS provider.

Ans: CTA - HVAC does not need to be tied into BAS. No sump pump.

6. Please clarify what the security requirements will be for the elevator. Will the contractor be responsible for the low voltage device installation (CCTV, card readers, etc.) or will ownership provide security provisions under a separate contract? If required from the contractor, please provide a specification for the card reader equipment.

Ans: The contractor shall provide the roughing for the low-voltage devices and coordinate the installation and programming of devices with MCPS. MCPS Security Team will provide Card Reader equipment.

7. Please confirm the contractor is responsible for running new network cabling to the elevator machine room to meet ASME 17.1 2019 code requirements for the elevator cab two-way communications system.

Ans: Yes, bid as specified

8. Please clarify the sprinkler scope (if any). Sprinkler work is not clearly identified on the drawings.

Ans: CTA - Existing elev machine room and shaft are already sprinklered. No sprinkler work.

9. Approximately when will be the anticipated NTP?

Ans: Pre-Award notice will be sent following bid opening.

10. Will damp-proofing of the elevator pit floor and walls be required for this project?

Ans: No

11. Please clarify the extent/scope for the elevator parts and labor warranty that is to be provided with the base bid scope.

Ans: Bid as specified

12. Please define the extent/scope for the elevator maintenance that is to be provided with the base bid scope. Note that the bid form has a segregated cost for elevator maintenance (separate from the base bid).

Ans: Maintenance and Capital projects are funded from two different budgets. So, Maintenance services are separated from the project cost.

13. If MCPS elects to not accept the segregated pricing for elevator maintenance, will the contractor be required to respond to elevator callbacks due to warranty issues for the installed materials even if the elevator equipment is not actively maintained.

Ans: Yes

14. We recommend including the elevator maintenance in the base bid and revising the bid form to eliminate any potential defects caused by neglected elevator maintenance within the 2-year warranty period.

Ans: Bid as Specified

15. The specifications require a new elevator pit sump pump, however there is nothing shown on the drawings for the new sump pump. Please confirm the scope of work required, and if required please provide a specified product.

Ans: CTA - No sump pump required.

16. Please confirm that there are no MBE sub goals for this contract.

Ans: Yes, there is. Bid as specified.

17. Please confirm that MBE form D-3A is to be submitted post-bid submission within 10 days of the notice of award.

Ans: No. Submit all required forms with bid submission.

18. Please confirm that the basis of award is the base price only and not the alternates / unit prices.

Ans: Correct.

19. Please confirm that the contractor will be able to use the restrooms on site free of charge during the execution of the work.

Ans: Normally, a restroom is designated.

20. Please clarify if Builder's Risk insurance will be required.

Ans: Bid as Specified

21. Please confirm that interior space for staging materials will be provided to the contractor.

Ans: Normally it is.

22. Will full-size hard plywood temporary barricades be required at each elevator entrance during the performance of the elevator modernization be required or are the elevator contractor's mobile barricades sufficient?

Ans: Contractor is responsible for securing work area.

23. The drawings indicate new elevator hoist way sills and sill angles. Can the existing be retained and cleaned if in good condition?

Ans: Bid as specified

24. Please confirm which company is the incumbent fire alarm servicer for the school.

Ans: Tan Fire; EAI; Convergint