

**Division of Financial Management
Department of Procurement
MONTGOMERY COUNTY PUBLIC SCHOOLS
45 W. Gude Drive, Suite 3100
Rockville, Maryland 20850**

July 27, 2026

**The following are responses to questions received regarding BID 9791.1,
Elevator Modernization at Sherwood High School**

Question 1	Please confirm that this project is not subject to prevailing wages requirements.
Answer 1	No prevailing wages
Question 2	Due to the project being scheduled to be completed during the summer break of 2027, please confirm whether MCPS will allow for additional material escalation costs beyond the contractor's control once the equipment is ordered in winter/spring of 2027.
Answer 2	No MCPS doesn't pay escalation cost
Question 3	Please confirm that MBE Forms D-3A and D-3B are to be submitted within 10 days of notification of apparent award.
Answer 3	Yes
Question 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?
Answer 4	There must be a project representative on site where work is being performed.
Question 5	Please confirm whether a new elevator pit sump pump or pit leak detection is required for this project?
Answer 5	CTA This project does not require any plumbing work as the elevator does not have a sump pump. Additionally, based on the information provided in the existing drawings, the elevator was installed before 1990, therefore it is not subject to the requirement of having a sump pump
Question 6	Please confirm if the new mechanical equipment will 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
Answer 6	Yes, Control Sources, LLC: Controls System Provider: Struxureware John Beahm jbeahm@controlsources.biz

	Pritchett Controls, Inc: Controls System Provider: Struxureware t.denike@pritchettcontrols.com Performance Controls, LLC: Controls System Provider: HI Solutions Contact: Julie Ayres jayres@performancecontrolslc.com
Question 7	Will damp-proofing of the elevator pit floors and walls be required for this project?
Answer 7	No, there is no evidence of moisture intrusion observed during our site inspection
Question 8	Please confirm that the Maryland Buy American Steel Act does not apply to this project if the steel required is under 10,000 lbs.
Answer 8	Yes Please comply with all applicable laws.
Question 9	Please confirm that all work on site will occur during normal working hours without restrictions.
Answer 9	Yes
Question 10	Please clarify the sprinkler scope for each school (if any). Sprinkler work is not identified on the drawings.
Answer 10	Sprinkler exists -
Question 11	Will the contractor be required to install hoistway interior lighting all the way up the shaft and lighting controls?
Answer 11	CTA: Please refer to Sheet E101, We call for new lighting inside the hoistway.
Question 12	Per site visit, the hoistway elevator sills appear to be in good condition. We recommend retaining and refurbishing the hoistway sills as replacement is generally not typical for a modernization project if the existing are in good condition. Please confirm that the existing hoistway sills can be retained.
Answer 12	Replace per drawings
Question 13	3/A101 Note 13. Please clarify the type of fence and gate to be installed
Answer 13	Please refer to detail specifications section of bid
Question 14	Please confirm scraping/patching/sealing of the elevator shaft is to be included in the scope of work. Per site visit, peeling of the existing paint is evident at the shaft walls.
Answer 14	Yes, See answer 9
Question 15	Has the peeling paint been tested for lead
Answer 15	No, Include testing in your bid
Question 16	Has a hazardous conditions survey been performed at the areas of work?
Answer 16	MCPS inspect and test for asbestos, led.
Question 17	Please confirm that any hazardous materials abatement will not be the responsibility of the contractor if encountered.
Answer 17	Correct

Question 18	Please confirm if an interior staging area will be provided.
Answer 18	Yes
Question 19	Is the machine room required to be painted as a part of this project?
Answer 19	Yes, Color to match Existing
Question 20	Please confirm if the offeror will be required to obtain and pay for a building permit?
Answer 20	Building permit will be obtained by DCI. Fees are usually waived by PPS. Bldg permit by DCI
Question 21	Please confirm that Builder's Risk insurance is not required for this project.
Answer 21	See insurance section of the bid/contract document.
Question 22	Please confirm the location of the IT closet in relation to the machine room. Per site visit, the IT closet was not shown (building representative could not locate it) and the drawings do not indicate its location.
Answer 22	Wire closet 227A
Question 23	Are 8' temporary hard barricades required to be constructed at the elevator entrances during the execution of the elevator modernization to separate the staff and student from the work areas or will the elevator contractor's collapsable modular barricades be sufficient?
Answer 23	Yes
Question 24	Please confirm if facility's restrooms can be used by on-site workers during construction.
Answer 24	Yes
Question 25	Drawing A101, Keynote N14 references structural drawings. Please provide these structural drawings so pricing for this work item can be included in the bid.
Answer 25	This will not be in this scope. MCPS to provide action
Question 26	Please confirm whether the new elevator pit ladder is required to be a weight-actuated retractable ladder with electrical contact.
Answer 26	Ladder per Drawing 6/A102, Installed to Code requirements and clearance.
Question 27	Please clarify the extent/scope for the elevator parts and labor warranty that is to be provided with the base bid scope.
Answer 27	2 years
Question 28	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).
Answer 28	Separate Price on Bid

Question 29	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? 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.
Answer 29	Two separate budgets involved
Question 30	Please confirm that the offeror will not be responsible for failure of elevator equipment caused by lack of regular maintenance if MCPS does not elect to award Bid Item #3 for Monthly Maintenance.
Answer 30	Only after the warranty period expires.
Question 31	Please confirm that MCPS will be responsible for the elevator communications monitoring subscription fees.
Answer 31	Yes, for two-year warranty period
Question 32	Please consider extending the bid due date 1 week from the date that the RFI responses are provided.
Answer 32	BOD extended to July 31, 2026
Question 33	Please confirm what the cost is for background checks?
Answer 33	Information can be found on the MCPS website – under Contractor Obligation
Question 34	Section 142410.1.03C.6.c – Confirm replacement of omega rail guides are sufficient as the unit does not have T-rails.
Answer 34	Yes, that will be acceptable
Question 35	Section 142410.2.03.b.11 – Please confirm hoistway door sills are to be retained.
Answer 35	Assume sills to be replaced
Question 36	Section 142410.2.04.E.2 – Please confirm piston platen plate can be retained if in acceptable condition.
Answer 36	Confirmed
Question 37	Section 142410.2.04.E.d – Confirm replacement of omega rail guides are acceptable.
Answer 37	Confirmed
Question 38	Section 142410.2.04.G.3 – Confirm the piston/jack assembly is to be retained along with pit channels, buffer stands.
Answer 38	Only if in acceptable condition
Question 39	Section 142410.2.05.C – Please confirm elevator is to be provided with the ability for card readers in hall/ car. All mounting, interfacing, and hardware shall be provided and installed by others.
Answer 39	Contractor to provide all necessary cables and wiring. Netcom, MCPS approved contractor will hook everything up.

Question 40	Section 142410.2.07.7 – Confirm if new car sill are required or if they can be cleaned and retained.
Answer 40	Assume sills to be replaced

Question 41	Section 142410.2.09.C – Confirm contractor to provide cellular service for 2-year duration.
Answer 41	Yes


 Angela McIntosh Davis
 Director

AMD

Please indicate your receipt of this notice by signing below and returning with your proposal.

Accepted By: _____

(Name & Title) Name of Company: _____