

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

August 7, 2026

**The following are responses to questions received regarding BID 9792.1,
Elevator Modernization at Thomas S. Wootton High School**

Question 1	Please confirm that this project is not subject to prevailing wages
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 spring of 2027 (if applicable).
Answer 2	No escalation.
Question 3	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? a. If not, please confirm that the general contractor awarded the project will be required to have a full-time on-site superintendent throughout the duration of the construction phase.
Answer 3	There should be a lead person on site who is responsible for on going work on the site.
Question 4	Please confirm if the new elevator machine room mechanical equipment and elevator pit sump pumps 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 4	Yes, the Sump Pumps shall be integrated into the BAS – MCPS notes the BAS contact information as follows: Dinh Nguyen - Building Automation Systems Assistant Supervisor Building Automation Systems - Dinh X Nguyen@mcpsmd.org
Question 5	Please confirm that the contractor is responsible for the new card reader devices for each elevator.
Answer 5	Yes.
Question 6	Please confirm the contractor is responsible for running new network cabling to the elevator machine room to meet code requirements for the elevator cab two-way communications system.
Answer 6	Yes, bid as specified.

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Question 7	Please confirm if damp-proofing of the elevator pit floors and walls be required for this project?
Answer 7	Damp-proofing is not required in either elevator pits.
Question 8	Please confirm that the Maryland Buy American Steel Act does not apply to this project.
Answer 8	Follow all State laws when applicable.
Question 9	Please confirm that all work on site will occur during normal working hours.
Answer 9	Contractors can request additional hours.
Question 10	Please clarify the sprinkler scope for each school (if any). Sprinkler work is not identified on the drawings.
Answer 10	As noted on A0.1, the scope of sprinkler work is expected to be limited to adjusting head locations and adding heads where necessary to comply with code requirements. The Contractor is responsible for ensuring the work conforms to current code requirements.
Question 11	It is our understanding that the 2022 edition of ASME 17.1 elevator code is now in effect. Please confirm that the contractor is responsible for the additional code-related work not shown on the drawings such as retractable weight actuated elevator pit ladders, etc. Please confirm this project should meet the ASME A17.1 2022 Code requirements.
Answer 11	Yes, the Contractor is responsible for ensuring the work conforms to current code requirements.
Question 12	Please confirm elevator warranty is for two years.
Answer 12	Yes, bid as specified.
Question 13	Please confirm that any hazardous materials abatement will not be the responsibility of the contractor if encountered. It was noted on the site visit that the existing ceiling have asbestos. Please confirm MCPS will handle all abatement.
Answer 13	Correct.
Question 14	Please confirm if an interior staging area will be provided.
Answer 14	Yes
Question 15	Please provide the point of contact information for the incumbent fire alarm servicer/company at the facility.
Answer 15	Fire Alarm system will be replaced by TAN Fire Alarms, LLC - winter 2026.
Question 16	Please confirm if the offeror will be required to obtain and pay for a building permit?
Answer 16	MCPS will apply for building permit, but contractor is responsible for permit payments.
Question 17	Please confirm that Builder's Risk insurance is not required for this project.
Answer 17	See Insurance section of the bid documents.
Question 18	Please provide the point of contact information for the incumbent fire alarm servicer at the facility.

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Answer 18	Fire Alarm system will be replaced by TAN Fire Alarms, LLC - winter 2026.
Question 19	Are 8' temporary hard plywood barricades required to be constructed at each elevator entrance during the execution of the elevator modernizations to separate the staff and students from the work areas?
Answer 19	Contractor is responsible for securing work area.
Question 20	Please confirm if facility's restrooms can be used by on-site workers during construction.
Answer 20	Yes.
Question 21	Please confirm if there are any facility badging requirements for our on-site workers.
Answer 21	Yes, bid as specified.
Question 22	Please confirm if on site workers have free parking during construction.
Answer 22	Yes.
Question 23	Please indicate if the existing roof is under warranty and if so, please indicate the roofing subcontractor who holds the warranty.
Answer 23	Roofing contractor shall be MCPS approved and certified by Johns Manville.
Question 24	For both elevators, please confirm that the contractor is required to install a new OS&Y sprinkler valve to isolate the elevator pit and machine room to meet current code requirements.
Answer 24	Yes, the Contractor is responsible for ensuring the work conforms to current code requirements.
Question 25	Elevator #2, please confirm that the contractor is required to relocate the existing sprinkler head at the top of the elevator shaft to meet code requirements.
Answer 25	Yes, see response to Question 10.
Question 26	Elevator #1 - This machine room has a non elevator-related drain leader running through the machine room behind the elevator pump unit which is a code violation. Please confirm that the contractor is to enclose or otherwise wrap the pipe with fire-wrap to provide a code compliant fire rating.
Answer 26	Yes, the Contractor is responsible for ensuring the work conforms to current code requirements.
Question 27	Elevator #2 - This elevator has an access hatch leading to the governor at the top of the elevator shaft. This access hatch door appeared to be damaged at the site visit. Please clarify if the contractor is responsible for replacement of this hatch door.
Answer 27	Yes, replace the access hatch in-kind.
Question 28	Please consider extending the bid due date 1-2 weeks from the date that the RFI responses are provided.
Answer 28	Yes, MCPS will extend bid to 8/7/26.
Question 29	Please confirm that MBE Forms D-3A and D-3B are to be submitted within 10 days of notification of apparent award.
Answer 29	Please complete MBE form as required.

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Question 30	Bid form Item #2, b. Please confirm that the driller rate is only for Elevator #1 as Elevator #2 is a twin-post roped hydraulic elevator.
Answer 30	Correct.
Question 31	Appendix 9. Electronic Transaction Fee - Please clarify if the contractor is required to include a 1% DGS fee in our total bid price.
Answer 31	Yes, bid as specified.
Question 32	01 45 00 - Quality Control. Please confirm testing and inspections are only required for applicable work affected by the scope of this contract.
Answer 32	Yes, bid as specified.
Question 33	Currently the elevators do not operate on emergency generator power. It appears that a new generator and gear were recently installed at the facility. Please confirm if the new generator is planned to power elevators and should the required elevator components and auxiliary feeds be provided if so.
Answer 33	Elevators are not powered by Generator.
Question 34	Please confirm for Elevator #2 what shall be provided with Rope assemblies. Replacement of governor rope, hoist ropes, shackles and springs?
Answer 34	Yes, include governor rope, hoist ropes, shackles, and springs in the replacement scope for Elevator #2.
Question 35	Cab Finishes – Currently the cars have raised panels. The only way to increase the cab size would be to remove the panels and laminate directly onto the cab shell. Is this acceptable?
Answer 35	At the rear wall of Elevator #1 cab, provide stainless steel panels applied directly to the car shell to achieve the min. 51” clear depth.
Question 36	Will a new elevator cab shell be acceptable?
Answer 36	See response to Question 35. The existing cab shell shall be adequate if stainless steel panels are provided on the rear wall.
Question 37	Hostway Entrances – Shall doors and entrances be cleaned and polished or reclad with stainless steel?
Answer 37	Yes, bid as specified.
Question 38	Currently Car #2 has an oil cooler. Shall a new oil cooler be supplied to both cars, car #2, or not at all?
Answer 38	No, an oil cooler is not required on either car.
Question 39	Please advise if the owner will be providing data and telephone line for the required video/audio emergency communication requirements or if a cellular line will be utilized. If cellular please advise would will be responsible for monthly service.
Answer 39	Bidder is responsible for maintaining the system until the end of warranty period

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Question 40	Car enclosures: specification states raised panels to be Y2". As stated, you will not have the ADA required clearance with a Y2" raised panel. Please advise.
Answer 40	See response to Question 35.
Question 41	Please confirm that MCPS will be responsible for the elevator communications monitoring subscription fees.
Answer 41	Bidder is responsible for maintaining the system until the end of warranty period.
Question 42	Please clarify the extent/scope for the elevator parts and labor warranty that is to be provided with the base bid scope.
Answer 42	2 Years warranty part and labor.
Question 43	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). We recommend that the 24-month maintenance contract be included in the base bid to avoid breakdowns / future issues.
Answer 43	Bid as Specified.
Question 44	Please confirm when this contract will be signed.
Answer 44	September 2026.
Question 45	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 45	Yes.
Question 46	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? a. 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 46	Yes, during the two year Warranty period

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Question 47	Cab interior not clear - What allowance what you like me to cover on the bid submission?
Answer 47	All listed cab interior components on A5.1 and A5.2 and Section 14 24 10 shall be considered new by the Contractor unless otherwise noted.



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: _____