

December 8, 2025

TO: All Prospective Proposers

FROM: Wesley Gordon
Associate of Director of Procurement
University of Baltimore, Office of Procurement

RE: **ADDENDUM #6**
NAME OF PROJECT: Maintenance and Repair of UBalt HVAC Systems
RFP: UB-25-BB-17

The following amends the above referenced solicitation documents and is issued as Addendum #6 dated 12/8/2025. **The due date and time for the Technical Proposal has been changed to Wednesday, January 7, 2026 on or before 5:00 p.m.** Receipt of this addendum is to be acknowledged by completing the enclosed "Acknowledgement of Receipt of Addenda" form and including it with your Technical Proposal.

Modification to the Solicitation:

1. Technical Proposal Due Date:

DELETE: "The due date and time to submit a Technical Proposal by Friday, December 12, 2025, on or by 5:00 PM EDT; and

REPLACE WITH: "The due date and time for the Technical Proposal has been changed to Wednesday, January 7, 2026 on or before 5:00 p.m."

2. Section III, Article I, 3.3 Technical Response Requirements, 3.3.5 Section 6 : Key Personnel and Project Team, on page 33 of 73, first paragraph:

DELETE: "Resumes are to be provided of only the key personnel for (a) the FMP, showing the individual names and roles for each of these components. The proposing firm is to ONLY provide resumes for employees, who will be intimately involved with the project such as the Principal in Charge, Project Architect and Project Manager. Specifically, the respondent is to submit resumes of those individuals with whom the University would be directly working should the respondent be selected; that is, the people the University will see on a regular basis and who will attend planning and progress meetings, conduct listening sessions, present analysis and options, etc." and

REPLACE WITH: "Resumes are to be provided of only the key personnel, showing the individual names and roles for each of these components. The proposing firm is to ONLY provide resumes for employees who will be intimately involved with the project such as one (1) High Level HVAC Technician and two (2) General Mechanics. Specifically, the respondent is to submit resumes of those individuals with whom the University would be directly working should the respondent be selected; that is, the people the University will see on a regular basis and who will attend planning and progress meetings, conduct listening sessions, present analysis and options, etc."

3. Section III, Article I, 3.3 Technical Response Requirements, 3.3.5 Section 6 : Key Personnel and Project Team, on page 33 of 73, third paragraph:

DELETE: "Key Personnel References: Provide two (2) project references on each of the proposed key people inclusive of contact person, phone number including extension if applicable, and email address (in the space provided on the Key Personnel Form). Such

references are to be project references on the Key Personnel Form not employment references; that is, the University is interested in speaking to a Project Owner regarding the person's performance regarding the information is accurate and that the reference named can speak to the individual's performance in the role to be assigned on this project.” **And REPLACE WITH: “Key Personnel References: Provide three (3) project references on each of the proposed key people inclusive of contact person, phone number including extension if applicable, and email address (in the space provided on the Key Personnel Form). Such references are to be project references on the Key Personnel Form not employment references; that is, the University is interested in speaking to a Project Owner regarding the person's performance regarding the information is accurate and that the reference named can speak to the individual's performance in the role to be assigned on this project.”**

4. Section III, Article I, 3.3 Technical Response Requirements, 3.3.6 Section 7: Other Requirements and Forms on page 34 of 73

DELETE: “E. Acknowledgement of Review of Contract Statement - see the form in Appendix A

The University Contract for this Procurement will contain the provisions in Appendix C as well as any additional terms required by the University. By submitting a Proposal, the Proposer warrants that they have reviewed Appendix C and will execute a contract: a) in substantially the same form; and b) with these terms and conditions. The University will issue a purchase order in its financial system for accounting purposes only.” **And**

REPLACE WITH: “E. Acknowledgement of Review of Contract Statement - see the form in Appendix A

The University Contract for this Procurement will contain the provisions in Appendix C as well as any additional terms required by the University. By submitting a Proposal, the Proposer warrants that they have reviewed Appendix C and will execute a contract: a) in substantially the same form; and b) with these terms and conditions. The University will issue a purchase order in its financial system for accounting purposes only.

Proposers shall complete the Acknowledgement of Review and Acceptance of the University of Baltimore Contract, see Appendix A for the form.

Proposers are to include a statement that the University's Contract terms and condition were reviewed and accepted, see Appendix A.

Any exceptions to the Contract or terms and conditions are to be addressed and provided in this section of the Proposer's proposal/submission. Any exceptions to the Contract or terms and conditions are to be addressed and provided in this section of the Proposer's proposal/submission. Exceptions to the Contract shall not be made part of the Contract unless accepted and approved in writing by the University.”

5. Appendix A Technical Proposal Forms, list of forms on page 43 of 73

DELETE: current list of forms in its entirety, and

REPLACE WITH:

“Company Profile/Annual Sales Volume Form

- Proposers Experience & Reference Form

- Anticipated Subcontractors / Trade Contractors Form

- Project Approach / Preliminary Schedule

- Key Personnel Form and Key Personnel Project References

- Proposal Affidavit

- Acknowledgment of Receipt of Addenda Form (if applicable)

- MBE –Attachment M-1A, Certified MBE Utilization and Fair Solicitation Affidavit #1-2 (forms located in Attachment H) (Note: This is non-curable; if this form is not included in the Technical Proposal, the proposal will be classified as not susceptible of the award.)

- Acknowledgement of Review and Acceptance of the University of Baltimore Contract

- Conflict of Interest Information and Conflict of Interest Affidavit and Disclosure

It is the Proposer’s responsibility to thoroughly review the RFP documents, particularly Section III, to ensure all required contents are submitted.”

6. Section II, 2.22 Materials, on page 29 of 73

DELETE: “Contract to *furnish* of filters and belts” and

REPLACE WITH: “The University of Baltimore Office Facilities Maintenance to provide all filters and belts”

7. Appendix S, Solicitation Terms and Conditions, #32 Insurance Requirements

Delete: “forty-five (45),” and

REPLACE WITH: “thirty (30)”

8. Section II, 2.6.1. Staffing: C

ADD: “Background checks are required for all 3 proposed key personnel positions and any subcontractors required to work in the UBalt Business Center Building and Academic Center Building. The cost for each background check is currently \$65.00 per individual, which shall be billed to the Contractor. The Contractor personnel and subcontractors must be able to pass the background check.”

9. The University is providing responses to the following questions received. See below.

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Item	Questions	UBalt Response	
1	Which appendix J document are we to reference for this request?		
	a. Part 1 seems to be a comprehensive list, but the models and serials don't match part 2. Also, on part 2 the main campus inventory list doesn't match the specific bldgs. Called out in the boiler and chiller list. Just looking for some clarity here so I can provide a Comprehensive maintenance plan.	Part 1 is for reference purposes only. Part 2 actual field data.	

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2	Is there a Filter and belt list available for the equipment listed in appendix J?	<table><tr><th>QUANTITY</th><th>ITEM CODE</th><th>DES</th></tr><tr><td>100</td><td>CPM13-12242</td><td>12 x 24 x 2</td></tr><tr><td>48</td><td>CPM13-14202</td><td>14 x 20 x 2</td></tr><tr><td>50</td><td>CPM13-16252</td><td>16 x 25 x 2</td></tr><tr><td>50</td><td>CPM13-20202</td><td>20 x 20 x 2</td></tr><tr><td>50</td><td>CPM13-20242</td><td>20 x 24 x 2</td></tr><tr><td>50</td><td>CPM13-20252</td><td>20 x 25 x 2</td></tr><tr><td>250</td><td>CPM13-24242</td><td>24 x 24 x 2</td></tr><tr><td>40</td><td>CPM13-12244</td><td>12 x 24 x 4</td></tr><tr><td>40</td><td>CPM13-16204</td><td>16 x 20 x 4</td></tr><tr><td>40</td><td>CPM13-16254</td><td>16 x 25 x 4</td></tr><tr><td>40</td><td>CPM13-20204</td><td>20 x 20 x 4</td></tr><tr><td>55</td><td>CPM13-20244</td><td>20 x 24 x 4</td></tr><tr><td>50</td><td>CPM13-20254</td><td>20 x 25 x 4</td></tr><tr><td>50</td><td>CPM13-24244</td><td>24 x 24 x 4</td></tr><tr><td>30</td><td>CS4PM13-30...</td><td>15 3/4 x 23 3/4 x 4</td></tr><tr><td>15</td><td>CD4PM13-5...</td><td>15 3/4 x 35 3/4 x 4</td></tr><tr><td>15</td><td>CD1PM13-7...</td><td>19 3/4 x 35 3/4 x 4</td></tr><tr><td>60</td><td>CB8-122415</td><td>12 x 24 x 15</td></tr><tr><td>150</td><td>CB8-242415</td><td>24 x 24 x 15</td></tr></table>	QUANTITY	ITEM CODE	DES	100	CPM13-12242	12 x 24 x 2	48	CPM13-14202	14 x 20 x 2	50	CPM13-16252	16 x 25 x 2	50	CPM13-20202	20 x 20 x 2	50	CPM13-20242	20 x 24 x 2	50	CPM13-20252	20 x 25 x 2	250	CPM13-24242	24 x 24 x 2	40	CPM13-12244	12 x 24 x 4	40	CPM13-16204	16 x 20 x 4	40	CPM13-16254	16 x 25 x 4	40	CPM13-20204	20 x 20 x 4	55	CPM13-20244	20 x 24 x 4	50	CPM13-20254	20 x 25 x 4	50	CPM13-24244	24 x 24 x 4	30	CS4PM13-30...	15 3/4 x 23 3/4 x 4	15	CD4PM13-5...	15 3/4 x 35 3/4 x 4	15	CD1PM13-7...	19 3/4 x 35 3/4 x 4	60	CB8-122415	12 x 24 x 15	150	CB8-242415	24 x 24 x 15
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3	I see duct work is called out in the inventory list is Duct cleaning, smoke dampers, duct repairs/changes expected to be include in this proposal?	Ductwork is excluded from maintenance contract. If duct work is to be performed, it will be done on a task order basis.	
	a. The duct work and building air distribution systems are not called out the RFP sections 2.2 but that section stated may not be limited to. Air distribution systems are also not called out in the exclusion section 2.5	Ductwork is excluded from maintenance contract. If duct work is to be performed, it will be done on a task order basis.	
4	Are we responsible for the electrical system (i.e. switchgear, transformers, circuit breakers, switches, etc.) that feeds HVAC equipment, or would that be under the responsibility of your electrical contractor?	Contractor is not responsible for switchgear. Contractor is responsible for the electrical system from and including the equipment disconnect forward to the piece of device/equipment.	
5	1.19 MBE clause is a bit unclear. Is there an MBE subcontractor participation goal? If so, is it 20%?	Yes, and as indicated in Section I, 1.19 Minority Business Enterprises (MBE), the MBE subcontractor participation goal is 20%	
6	According to 2.9 Chiller Requirements, in the event the chiller is off-line for repair a temporary chiller rental must be provided, we are to assume this would be at a quoted additional cost--correct?	Yes, the cost of the temporary chiller would be a quoted additional cost, unless chiller is off due to negligence or neglect by the contractor.	

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7	Do we only work on days school is in session or are we to remain on call?	Workers are to be scheduled daily M-F 7a-3:30p. Contractor employees will follow the University holiday schedule. Refer to Solicitation Section II, 2.6.1. Staffing	
8	Are we considered emergency personnel?	Yes, as necessary per Section II, 2.6 On-Site Technicians/Mechanics Requirements & Qualifications	
9	The RFP clearly states an MBE Goal of 20%. Appendix C (Sample Contract Form) lists 5% on page 7 of 23. Please clarify	Per Section I, 1.19 Minority Business Enterprises (MBE), the MBE subcontractor participation goal is 20%. Appendix C is provided as a Sample document. The actual Contract document will be updated and finalized for the awarded contractor.	
10	Is the intention to use the three (1 Journeyman Lead and 2 General Mechanics) as full time employees to supplement the U of Balt Staff?	Yes	
	a. Are these three expected to perform all Preventative Maintenance Tasks in addition to all Corrective Maintenance?	Yes	
	b. In a situation where there is a month with heavier than normal Corrective Maintenance Hours, PM tasks may not be completed on time and in periodicity in the month. What has priority?	Corrective maintenance has priority	
11	Appendix C (Sample Contract Form) describes Liquidated Damages in Section 9, page 5 of 23. Can you clarify what is required or if this section applies? The RFP only references Liquidated Damages	Appendix C is provided as a Sample document. The actual Contract document will be updated and finalized for the awarded contractor. Section 9 of the University Contract does not apply and will be removed once a contract is awarded Note: Liquidated Damages is applicable to MBE Goals.	

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	as applicable to MBE Goals. There are no dollar amounts discussed.		
12	Please confirm that the contractor is to cover all consumable costs to perform Preventative Maintenance (i.e. Merv 8 & 13 filters, oil etc).	Yes, contractor is to cover all consumable costs to perform Preventative Maintenance, except for all filters and belts. UBalt to provide all filters and belts.	
13	The Scope of Work does not specify a set frequency for the change out of AHU filters (i.e. monthly, quarterly etc). Are the filters to be changed out as needed? The cost of MERV 8 and MERV 13 filters can be expensive, and we are trying to gauge how this cost can be evaluated if the number of filter changes is arbitrary.	UBalt to provide filters for the equipment. Filters are changed 2x / year (or as needed on 100% outdoor air units). Refer to Addendum 6.	
14	Section III provides the format of the Technical Response but does not mention where the MBE forms and Documents should be provided. Should we include these forms in "Section 7: Other Requirements and Forms" ?	Refer to Table of Contents - Appendix A	

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15	<p>Could the University of Baltimore clarify what coverage is referred to regarding the below insurance requirement (p.66), or confirm that the insurance listed is inapplicable to the services to be performed by the successful bidder? Owner's Landlord's and Tenant's and Contractor's bodily injury liability insurance, with limits of not less than \$500,000 for each person and \$2,000,000 for each accident</p>	<p>This falls under Commercial General Liability coverage. The requirement ensures that all listed parties—the owner of the property, the landlord (if different from the owner), the tenant, and any contractors working on the premises—are protected by a single, comprehensive bodily injury liability insurance policy.</p>	
16	<p>Insurance companies no longer agree to provide an additional insured any notice as set forth in the provision below (p.67). Will the University of Baltimore accept alternative language that requires the Contractor to notify the University of Baltimore of any material changes or cancellations of policies within 30 days? All required insurance policies shall be endorsed to include the following provision; "It is agreed that this policy is not subject to cancellation, non-renewal, material change, or reduction in coverage until forty-five (45) days prior written notice has been given to the University of Baltimore."</p>	<p>Yes. Refer to Amendment 6.</p>	

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17	Please provide the current subcontractor for the chillers.	Daikin Applied is contracted to perform select maintenance on the Angelos Law Daikin Chillers.	
18	When was the last eddy current completed on all the chillers?	Information not available.	
19	Please provide the latest eddy current report.	UBalt currently does not have a recent report for an eddy current testing. Eddy current testing is the responsibility of the contractor but performed at the discretion of Facilities Management via separate proposal.	
20	When was the last oil analysis performed on the chillers?	Information not available.	
21	Please provide the current subcontractor for the boilers.	Subcontractors previously used include Horton Mechanical and Silas Mechanical.	
22	Please provide the current subcontractor for the water treatment.	TASCO Water Works, Inc.	
23	Does the university own the controller and pumps or does the current contractor own those?	University owns pumps and controllers	
24	Is legionella testing required, and if so, at what frequency?	Yes. Tests for Legionella occur 2x / yr. Refer to Scope of Work Section 2.13 Tests and Analysis	
25	What systems need to be tested for Legionella?	Cooling tower open loop	

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26	Which systems currently have Corrosion Coupon Racks installed?	Angelos Law Center (qty 1) condenser water loop RLB Library (qty 3) heating, chilled and condenser water loops	
27	Please confirm the number of separate closed heated systems in the facility.	7	
28	Please provide an estimated volume of water for each Closed System.	Information not available.	
29	Please provide the current subcontractor for the generators.	Kelly Generator & Equipment Inc.	
30	Could you please provide the last completed date for Generator Load Bank Testing?	UBalt currently does not have a recent report for generator load bank testing.	
31	Please confirm that electrical maintenance is not under this contract.	Refer to Section 2.2	
32	Is parking available for key personnel?	Yes. Free parking is available to contract personnel in Oliver Lot located adjacent to the RLB Library.	
33	Please provide the belt and filter list	Belts and filters purchase has been excluded from the contract. Refer to Amendment 6.	
34	Please provide the existing contract price.	See response below.	

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35	Please provide the name of the CMMS/Preventive Maintenance System in place. Who provides the preventive maintenance work orders to the technicians?	The University's CMMS/Preventive Maintenance System is run through our internal TDX (Team Dynamics) system. Work orders are provided by Associate Director of Facilities Management or UBalt designee.	
36	Please provide the Repair list for the past 3 years that were above the threshold.	See response below.	
37	How many repairs has the current contractor had to make over the past 3 years? Please break down how many per year.	See response below.	
38	The RFP states, "The threshold for the contractor's deductible expense shall be capped at \$15,000 per contract year; after which the deductible shall no longer be applicable." Does this mean the contractor is responsible for all expenses on a repair, or that all repairs are fully reimbursable after \$15,000 is reached?	Refer to Amendment 2, dated 10/15/2025	
39	Please confirm the only plumbing services under this contract will be the sewage and sump pumps.	See add'l plumbing duties required by General Mechanics in Section 2.6.3	

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40	For the position of the Senior HVAC Technician, will journeyman level experience (5+ years count in lieu of Journeyman HVAC License?	No.	
41	Will DC/VA Journeyman HVAC Licenses/Stationary Engineer Licenses be granted reciprocity for the Maryland Journeyman HVAC License?	No, must be Maryland licensed	
42	Will Maryland Stationary Engineer Licenses (6/5/4/3/2/1) be granted reciprocity for the Maryland Journeyman HVAC License?	No.	
43	Please provide an existing deficiency list.	Current equipment deficiencies (AL boiler drains, LC freight elevator pit ejector pump and LC MultiStack) repair have pending PO's	
44	Is the senior maintenance technician responsible for the repairs?	Yes.	
45	Is there a place for the offeror to include relevant experience write-up information?	Refer to Appendix A Forms - Company Profile Form and Proposers Experience & Reference Form	
46	Page 33, 3.3.5 Section 6 states "Resumes are to be provided of tonly the key personnel for (a) the FMP, showing the	FMP = Facility Master Plan. Acronym to be deleted. Refer to Addendum #6.	

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	individual names and roles for each of these components.” Please define FMP.		
47	Please define the Key Personnel who require resumes. Is it the mentioned Principal in Charge, Project Architect, and Project Manager?	Refer to Section II, 2.6.1. Staffing. One (1) High Level HVAC Technician, and Two (2) General Mechanics Refer to Amendment 6.	
48	Please define the Project Architect.	Reference to Project Architect to be deleted. Refer to Addendum #6.	
49	Is the “Firm Experience Form” referenced in the list of Technical Proposal Forms on Page 43 of 73 the same Form titled “PROPOSERS EXPERIENCE & REFERENCE FORM” on page 7 of 24 in the Appendix A FORMs document?	Yes.	
50	On Page 43, the list of Technical Proposal Forms is listed in a different order than in Section III, referencing the Anticipated Subcontractor Form and MBE Attachments not listed in Section III. As Section III states on page 31 that “Proposers must organize their proposal in the same order as the requirements listed in the RFP”, should we include the Anticipated Subcontractor Form and	Refer to Addendum #6.	

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	MBE Attachments in Section 7 after the Contract Acceptance Form? For example, labeling the Anticipated Subcontractor form Section 7.G and the MBE Forms Section 7.H.		
51	Section 7.E and Section 7.F are listed as different requirements and forms, but in Appendix A they are part of the same document. Do we need to break this form in half / into two different sections for our proposal response?	Refer to Addendum #6.	
52	Please identify if the contract is presently outsourced to a third-part services provider, or if the three positions are directly part of U-Balt staff.	The three positions are currently outsourced to a third-party service provider.	
53	Please identify if the present three staff members, the Journeyman HVAC Technician and two Mechanics are part of any trade union. If so, please identify the union and provide copy of the CBA in place.	This information is not available.	
54	If outsourced, please provide a copy of the incumbent service provider's current	Current incumbent service provider is Crockett Facilities Services	

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	contract, and provide the name of the incumbent service provider.		
55	Please provide the hourly wages for the three positions, and provide details on any PTO accruals they may have accrued.	HVAC Technician: \$81.80/per hour General Mechanic: \$37.10/per hour General Mechanic: \$37.10/per hour	
56	Please provide a list of all tools, equipment, vehicles, consumables, spare parts or other resources that will be made available to the incoming service provider.	Refer to section 2.2. No vehicles will be provided. Existing spare parts on shelves are the property of Ubalt and available for use.	
57	Please provide a list of all storage, office, and parking spaces that will be made available to the incoming service provider.	Parking is provided at no cost to the contractor in the Oliver Lot located adjacent to the RLB Library. Office space is available in LC and AC basement. Storage space is limited.	
58	Please identify if the service provider will be charged any fees to park vehicles on the campus.	No parking fees will be assessed to the service provider provided employees parking in Ubalt's Oliver Lot Parking lot located adjacent to the Library.	
59	Please identify if there are any badging fees for the three employees.	Badging fee and background checks are required by Baltimore City Public Schools for work in Business Center and Academic Center. Cost is currently \$65/back ground check and all 3 proposed position must pass the back ground check.	

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60	Please provide a single, complete list of all equipment/assets to be covered under this contract, arranged by building, with the buildings properly labeled. Right now, through our analysis of Appendix J – Part 1, we are only able to map about half the list to specific buildings on the campus by using the first few letters in the Equipment Identification Number. Using the list of 1-12 buildings in Addendum 1, we have assigned each building a number. See example below:	Refer to question 1.	
	Building Name	Building No. Per Addendum 1	Equipment Item Number
	Academic Center (AC)	1	AC001- BLRDOM-01
61	Will there be another round of walkthroughs and/or a questions and answers period for the short-listed firms?	No	

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62	If outsourced, does the incumbent service provider provide vehicle(s) to the account for the three service team members? If so, how many vehicles are provided? Are they parked at the campus overnight? If so, where are they parked and is there any fees to the service provider to park vehicles onsite?	Awarded contractor and their subcontractors are to provide their own company work vehicles. Parking: refer to questions #57 response. Contractors are not permitted to operate any State vehicles.	
63	Are there any golf carts or side-by-side vehicles used by the service team to move around campus? If so, how many and who provides? Where are these parked overnight?	No.	
64	The RFP states all three employees are to work from 7AM-3:30PM, and further defines Regular Time to be 7AM-5PM. For employees working past 3:30PM are we to bill overtime only after 5PM? Technically overtime would start after completion of an 8-hour shift, which would be 3:30PM as per the RFP stating that all three employees work the same shift.	Overtime will be paid for any hours over a continuous 8 hrs worked	
65	Are there any plans to replace the Learning Commons generator as Allis-Chalmers has gone out of business and	Not at this time.	

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	replacement parts are difficult to source?		
66	Please provide a list of all subcontractors used by the incumbent and/or U-Balt to support the services requested by this RFP.	Incumbent subcontractors are Kelly Generator (generators) and Tasco Water Works (water treatment). UBalt Daikin Applied is currently under contract for maintenance of the Angelos Law Center Daikin Chillers.	
67	Please provide a list of the U-Balt observed holidays.	Refer to Amendment 2	
68	Please identify your backfill requirements for outages sick time/emergency callouts.	The awarded Contractor must maintain qualified personnel to backfill for any Key Personnel technician absences. All backfill personnel must meet the qualification requirements established for the Key Personnel position.	
69	Please identify your backfill requirements for planned PTO.	The awarded Contractor must maintain qualified personnel to backfill for any Key Personnel technician absences. All backfill personnel must meet the qualification requirements established for the Key Personnel position.	
70	Please identify if there are any special Baltimore city taxes that may be applicable. If so, what is the rate?	Not applicable	
71	What CMMS/workorder management system is presently in use?	Refer to questions and response to #35.	

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72	Is the CMMS/workorder management system provided by U-Balt or the service provider? If provided by the service provider, is U-Balt alright with migrating to the incoming service provider's system? And can a "data dump" be provided for import from the incumbent's system into the incoming service provider's system?	CMMS is provided by UBalt.	
73	Please provide a list of the communications devices and quantities used by the service team including mobile phones, laptops, tablets, etc. Please identify if these are contractor or U-Balt supplied.	None provided.	
74	Who provides uniforms, U-Balt or the service provider? What are your standards for uniforms?	Awarded Contract and Subcontractors to provide their employees with uniforms. Standard work pants with shirt containing company name and/logo	
75	Can you please share a list of the pre-proposal attendees?	Refer to UBalt Procurement website for all supporting documents for this Solicitation RFP.	
76	Can you please share a list of the site visits attendees?	Refer to UBalt Procurement website for all supporting documents for this Solicitation RFP.	
77	Can you please provide one year's worth of data for all workorders excluding Planned Preventative Maintenance. This	See response below.	

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	would include all Reactive/Emergency/Repair and General Maintenance requests.		
78	The RFP states a 20% MBE subcontracting goal. Will only Minority-owned businesses be counted towards the goal, or will you also count Women and Veteran businesses?	Refer to Appendix M - MBE Forms	
79	With what state, and/or agency do the subcontractors counted toward the 20% goal need to be registered with? (i.e., MD state program, etc.)	Maryland Department of Transportation ("MDOT"). Refer to Appendix M.	
80	How are holiday and emergency coverage/callouts billed? (i.e., separately on a monthly basis).	Callouts for emergencies and holidays shall be billed separately.	
81	For regular/straight time, are we to bill for all hours worked?	Yes	
82	Is there any sort of withdraw of the first bid we posted yesterday that I have to perform? I don't think so given how your portal is setup.	No there is not.	
83	Also, regarding the form concerning the contract acceptance (screenshot below), it is a bit vague with the use of the word	Refer to Addendum 6, item 4.	

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	<p>“substantially” as we interpret this to mean there is some room for discussion of the terms? Our legal team has reviewed and prepared a Redlined Version of the contract with our own suggestions. Should we submit this along with the bid? And if so, are we required to sign off on the form if we are actively proposing slight modifications to the language. Please further advise.</p>		
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Response to Item #34

Location	Months	Unit Price	Total 12 Month Cost
Academic Center	12	\$795.91	\$9,550.92
Angelos Law Center	12	\$838.65	\$10,063.80
Bogomolny Library	12	\$465.27	\$5,583.24
Business Center	12	\$530.46	\$6,365.52
Charles Royal	12	\$88.74	\$1,064.88
Learning Commons	12	\$515.75	\$6,189.00
Liberal Arts & Policy	12	\$333.63	\$4,003.56
Maryland Ave. Garage	12	\$54.89	\$658.68
Student Center	12	\$314.30	\$3,771.60
1107 Cathedral St.	12	\$11.46	\$137.52
5 W. Chase Street	12	\$132.23	\$1,586.76
1104 Maryland Ave.	12	\$5.63	\$67.56
40 W. Chase St.	12	\$27.04	\$324.48
101 WMR	12	\$88.74	\$1,064.88
TOTAL 12 Month Maintenance Cost:			\$50,432.40
Labor Cost	Hours	Hourly Rate	12 Month Cost
HVAC Tech. 7am-3:30 pm M-F	2080	\$81.80	\$170,146.77
General Mechanic 7am-3:30pm M-F	2080	\$37.10	\$77,174.18
General Mechanic 7am-3:30pm M-F	2080	\$37.10	\$77,174.18
Total 12 Month Labor Cost:			\$324,495.13

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Response to Item#36, #37 and #77

Fiscal Year	Description	PO Amount	Amount Paid	Count of Repairs
FY2023	Regular Maintenance (lines 1-2)	\$ 363,566.46	\$ 355,028.96	
FY2024	Regular Maintenance (lines 1-2)	\$ 362,447.85	\$ 362,447.85	
FY2025	Regular Maintenance	\$ 370,914.17	\$ 370,914.17	
FY2026	Regular Maintenance	\$ 187,463.77	\$ 93,731.88	
		\$1,622,152.79	\$1,583,782.00	
FY2023	Materials (line 3)	\$ 32,000.00	\$ 32,000.00	
FY2023	Additional MERV 13 Filters per	\$ 12,816.00	\$ 12,816.00	
FY2023	Materials		\$ 6,752.64	
FY2024	Materials (line 3)	\$ 32,000.00	\$ 29,810.17	
FY2025	Materials	\$ 32,000.00	\$ 9,453.89	
FY2026	Materials	\$ 16,000.00	\$ 9,632.40	
		\$ 156,816.00	\$ 125,279.40	
FY2023	Service Calls		\$ 8,972.71	4
FY2024	Blanket PO for HVAC Service Ca	\$ 30,000.00	\$ 24,450.32	10
FY2025	Service Calls	\$ 30,000.00	\$ 5,887.09	3
FY2026	Service Calls	\$ 30,000.00	\$ 21,074.62	3
		\$ 83,720.76	\$ 84,105.50	20
FY2023	Chiller repairs for the Univer	\$ 41,166.00	\$ 41,166.00	1
FY2023	ACL_KN Boiler Repair	\$ 53,402.45	\$ 52,648.95	1
FY2023	Crockett Facilities Services A	\$ 9,430.99	\$ 9,430.99	1
FY2023	Pump/Motor Repair for AC and A	\$ 6,031.78	\$ 6,031.78	1
FY2023	RLB Library Cooling Tower Leve	\$ 8,580.00	\$ 8,580.00	1
FY2023	Condenser Fan Motor Replacement	\$ 6,228.29	\$ 6,228.29	1
FY2024	AC Chiller Repairs	\$ 3,317.23	\$ 3,317.23	1
FY2024	Chiller Leak Check, Academic C	\$ 4,230.60	\$ 4,230.60	1
FY2024	Replace Cracked Sections on Boilers # 1 and # 2	\$ 28,545.00	\$ 28,545.00	1
FY2024	Block Heater Repair, RLB	\$ 3,126.11	\$ 3,126.11	1
FY2024	Generac GEN 03 93A04237-S 2009	\$ 2,775.18	\$ 2,775.17	1
FY2024	Replace External and Internal	\$ 9,893.09	\$ 9,893.09	1
FY2025	Cooling Tower Float Repairs, LC	\$ 7,865.00	\$ 7,865.00	1
FY2025	Boiler Sections in BC Boilers 1 and 2	\$ 39,160.00	\$ 39,160.00	1
FY2026	Troubleshooting / Repair of ALC Emergency Generator	\$ 6,692.64		1
Additional Services Total:		\$430,717.13	\$355,979.27	15

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END OF ADDENDUM #6 DATED 12/8/2025

Enclosed: Addenda Acknowledgment Form

RFP NO.: UB-25-BB-17

RFP FOR: Maintenance and Repair of UBalt HVAC Systems

TECHNICAL PROPOSAL DUE DATE/TIME: Wednesday, January 7, 2026 on or before 5:00 p.m.

NAME OF PROPOSER: _____

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA

The undersigned, hereby acknowledges the receipt of the following addenda:

Addendum No. 1 dated 10/9/2025

Addendum No. 2 dated 10/15/2025

Addendum No. 3 dated 10/27/2025

Addendum No. 4 dated 11/10/2025

Addendum No. 5 dated 11/19/2025

Addendum No. 6 dated 12/8/2025

Addendum No. _____ dated _____

Signature: _____

Printed Name: _____

Title: _____

Date: _____