

MEMORANDUM

TO: Interested Parties

FROM: James Woods, Project Manager 

DATE: September 9, 2026

RE: Addendum No. 2 to the Request for Proposals for Kane Street Sanitation Yard Renovation Construction Services for Baltimore City, Maryland

This Addendum No. 2 amends the Contract Documents for the above-referenced project as set forth below, extends the Proposal Submission Deadline to **Wednesday, September 23, 2026 at 4:00 PM**, and answers questions submitted by Proposers by the August 24, 2026 deadline. All Proposers shall acknowledge the inclusion, receipt, and review of this document with their submission. Addendum No. 2 serves as a formal revision to the Contract Documents, and the information set forth in Addendum No. 2 supersedes corresponding and respective content of the original Contract Documents.

Item #1 Documents

Additional documents are also attached to this addendum. The items below and the attached documents supplement and become a binding part of the Contract Documents. The documents attached are as follows:

- Scans of Existing Facility Drawings
- Cover page (Sheet 1) of the Exhibit 4 Drawings with signatures by City Officials

Item #2 Proposal Submission Deadline:

The Proposal Submission Deadline is hereby revised to **Wednesday, September 23, 2026 at 4:00 PM**, which replaces the previous deadline of Friday, September 11, 2026 at 4:00 PM.

Item #3 Questions

Questions submitted by Prospective Proposers (through August 24, 2026) are provided below (Questions 1 – 96) with responses denoted in bold italics. The responses to questions, presented as follows, supplement and become binding parts of the Contract Documents:

410.333.2730 / authority@nmwda.org
nmwda.org/Business-to-Business-Recycling: mdrecycles.org
Tower II – Suite 402, 100 S. Charles Street, Baltimore, MD 21201-2705

Comprehensive Waste Management Through Recycling, Reuse, Resource Recovery and Landfill

MEMBERS:

Karen Henry, Anne Arundel County / Vacant, Baltimore City / Anthony Russell, Jr., Baltimore County / Bryan Bokey, Carroll County
Maria Monteiro-E-Pereira, Frederick County / Vacant, Harford County / Yosef Kebede, Howard County / Guillermo Wainer, Montgomery County / Charles Glass, Maryland Environmental Service / Andrew Kays, Executive Director



- 1) *Will a narrative be provided for the specific requirements or interior fit out/needs of the temp trailers? Such as number of bathrooms/showers, desks, offices, bathrooms, break areas, equipment, appliances, furniture, etc.*

RESPONSE: Refer to Exhibit 2, Special Provisions, Section C - Construction Details and Materials (page 34). Cubicles and office equipment will be relocated to the trailers by the City. The expectation is that the Contractor will develop a general space based on a standard trailer layout, that can be outfitted to serve the number of persons indicated by Items 202 and 203.

- 2) *Will pricing need to be provided for servicing/cleaning the temp trailers?*

RESPONSE: The City will self-perform cleaning of the temporary office and locker room trailers, but the Contractor is responsible for maintenance of the temporary trailer facilities. The Contractor cleans and maintains the Engineer's trailer.

- 3) *Should our schedule carry an allowance for abatement activities? Including but not limited to the abatement work on the front end before construction starts, coordination activities where demo needs to occur to provide access, or if new potential hot materials are discovered and work needs to stop while testing occurs*

RESPONSE: In accordance with RFP §3.1 hazardous materials will be removed by the Owner. This will require coordination between the Contractor and the hazardous materials abatement contractor. Specifications relating to hazardous material abatement (02 28 00, 02 28 10, 02 28 20) and the Hazardous Materials Survey Report (02 60 00) are provided for the Proposer's information so that the Work Plan can account for the activities of the abatement contractor.

- 4) *Will the trailer permits be pulled by the owner or contractor? Is this time included in the overall project schedule?*

RESPONSE: Trailer permits will be pulled by the Contractor. The 2-month shorter duration of the personnel trailers is intended to accommodate permitting and relocation of office equipment and personnel.

- 5) *What are the requirements for the inspectors [accommodations]?*

RESPONSE: Refer to Exhibit 2, Special Provisions, Section C - Construction Details and Materials, Item 201 and the associated Specification Section 13 22 00.

- 6) *Please confirm all of the furniture and materials to be salvaged are being relocated by others.*

RESPONSE: Confirmed.

- 7) *Are there as-builts of the existing building?*

RESPONSE: Yes, to be attached to Addendum #2.

- 8) *Please advise if LockersMFG (Batesville, Mississippi) is an acceptable substitution for the Metal Lockers in lieu of the BOD.*

RESPONSE: The successful proposer may provide substitution requests in accordance with Section 01 25 00 of the Standard Specifications. No substitution may be approved outside that process, but

there are no conditions restricting locker selection to the BOD. All equal products will be considered.

9) Please confirm if Sign Type 4 is not ADA compliant. Can the architect clarify the construction of Type 4?

RESPONSE: All signage shall be ADA compliant per 10 14 23, 2.1.A.

10) There are no call outs for code or fire signage. Will any additional code or fire signage be required?

RESPONSE: All signage required by code shall be provided by the successful proposer. Exit signage is shown on E201 and E202. Refer to the individual specification sections, including but not limited to: 10 14 23 - Panel Signage, 21 05 53 - Identification for Fire-Suppression Piping and Equipment, 26 05 53 - Identification for Electrical Systems, 26 5213 - Emergency and Exit Lighting.

11) Will there be any building identification signage?

RESPONSE: Provide exterior building identification signage in compliance with IBC §502 and Article 26, Subtitle 6 of the Baltimore City Code. The location and text shall be submitted to the Owner for approval.

12) Please extend the RFP submission deadline due to federal holiday occurring the same week.

RESPONSE: The Proposal Submission Deadline is extended to Wednesday, September 23, 2026 at 4:00 PM as set forth above.

13) Please confirm if the 15% women owned business enterprise participation is a subgoal of the 30% overall, or in addition to making the overall goal 45%.

RESPONSE: The MBE/WBE requirements are independent of each other, therefore the total combined MBE/WBE participation goal is 45%.

14) Please provide the scoring criteria that the evaluation committee will utilize for award.

RESPONSE: Please see Part IV – Evaluation Procedures of the RFP. The award will be based on the overall best value and most advantageous to the Authority and the City.

15) Please confirm any unforeseen hazardous materials will be abated by the Owner's current subcontractor.

RESPONSE: Confirmed.

16) If hazardous materials are found/needed to be removed, will the overall period of performance be extended?

RESPONSE: The Authority is willing to extend the period of performance in the event of a change in site conditions such as hazardous materials discovery.

17) Please confirm the Owner is to provide/pay for the building permit, GC is responsible for trade permits.

RESPONSE: Confirmed.

18) Please confirm the Owner is to move/reinstall the existing furniture.

RESPONSE: The Owner will remove office cubicle partitions, furniture, and staff belongings, and re-install them after the renovation.

19) If there are items or equipment with long lead times, will the Owner give an administrative NTP prior to the construction NTP?

RESPONSE: No additional administrative time will be granted.

20) When is the anticipated award/notice to proceed?

RESPONSE: December 2026

21) Is the Contractor to have a full time Quality Control representative on site? If so, can the Superintendent perform these duties?

RESPONSE: Not a requirement but will be part of the evaluation of the proposed project team.

22) Is the contractors Superintendent a full-time on-site position?

RESPONSE: A designated Superintendent or Foreman in charge is required to be on site at all times work is being conducted.

23) Is there a Safety Manager requirement for this project?

RESPONSE: Not a requirement but will be part of the evaluation of the proposed project team.

24) Please confirm that the awarded amount will be the sum of all Item Numbers.

RESPONSE: Confirmed.

25) The drawings are stamped "Not for Construction". Please confirm that all contractors have received the correct drawings.

RESPONSE: Drawings and Specifications are issued for proposal. The final drawings will be issued to the successful offeror upon permit approval. Any changes between the RFP set and the final Permit set will be cataloged for Contractor review and negotiated change in price if warranted. All potential offerors have access to the same Contract Documents.

26) Please provide the Local Hiring Certification & Compliance form as listed as Exhibit 7.

RESPONSE: Please see Exhibit 2.

27) Please confirm if the cover, table of contents, and tab dividers count toward the 50-page limit

RESPONSE: The cover, table of contents, and tab dividers are excluded from the 50-page limit. See also the Response to Question 86 below.

28) Does the 50-page limit apply to the Technical Proposal only or to the Technical and Price Proposal combined?

RESPONSE: Price proposal is included in the page limit, although it is submitted as a separate file.

29) Please confirm whether the following are to be included with the Technical Proposal:

- a) Certification that Contractor possesses all necessary equipment, facilities, personnel, and work experience*

RESPONSE: Yes.

- b) Letter from a surety or financial institution committing to issuance of the Performance Bond or Letter of Credit*

RESPONSE: Yes.

- c) Annual Financial Reports/Financial Qualifications*

RESPONSE: Yes.

- d) Evidence of the ability to obtain the required insurance*

RESPONSE: Yes.

- e) Certificate of Good Standing with the State Department of Assessments and Taxation*

RESPONSE: Yes.

- f) Acknowledgement of addenda.*

RESPONSE: Yes.

30) Please confirm whether the following are to be included with the Price Proposal:

- a) Bid Bond*

RESPONSE: Yes. Note that the bid bond must be mailed by the deadline to the Authority's office located at 100 S. Charles St., Tower II, Suite 402, Baltimore, MD 21201. See also the Response to Question 85 below.

- b) MBE/WBE Affidavit and Goal or Waiver Form*

RESPONSE: Yes.

- c) Local Hiring Certification and Compliance Form*

RESPONSE: Yes.

31) Section 1.6 and Section 3.7 both indicate that the Health and Safety Plan and Construction Quality Control Plan are submissions required of the successful Offeror. Section 4.3 (2), however, lists the Health and Safety Plan among the evaluation considerations under Work Plan and Project Schedule. Please clarify whether a Health and Safety Plan is required with this proposal submission, or whether both plans are due post-award only.

RESPONSE: A summary of health and safety considerations should be included in the Work Plan per Section 4.3 of the RFP. The site specific health and safety plan will be developed and submitted by the Contractor after award.

32) Section 2.4 requests that we must submit either a Performance Bond or Letter of Credit in the forms provided in Exhibit 5 of RFP. Is a letter from our insurance company on their letterhead acceptable; the letter will state that they will provide P&P bonds upon award.

RESPONSE: A letter from financial institution that it is willing to provide the bond is required with the proposal submission. The awardee must provide the actual bond in the form as provided in Ex. 5 of the RFP.

33) What is the range for the ROM (Rough Order of Magnitude) on this project?

RESPONSE: \$5,000,000 to \$10,000,000

34) Is it possible to have another site visit?

RESPONSE: Another site visit is not permitted. An unauthorized site visit would be considered "communication" applicable to Section 1.2 of the RFP.

35) Can you please provide the hazardous material survey?

RESPONSE: The report is provided after Section 26000 of the Technical Specifications.

36) Please confirm if the Baltimore City certification requirement applies only to the MBE/WBE firms used to meet the participation goal

RESPONSE: Confirmed.

37) Does the prime/proposer have to be a Baltimore City-based business to respond?

RESPONSE: No.

38) Is there any particular information that must be included in the Transmittal Letter?

RESPONSE: See Section 1.6 of the RFP.

39) Please confirm the MBE/WBE submittal forms we have to provide are as follows: a. - MBE & WBE Bid Participation Commitment Form ;b. - Part B: MBE/WBE and Prime Contractors Statement of Intent ; c. - Part C: Prime Contractor's Statement of Intent to Self-Perform ; d. - Part D: MBE/WBE Bid Participation Affidavit;

RESPONSE: Refer to Part A: Instructions of the Minority and Women's Business Program on Page 53 of the Special Provisions.

40) How many years of financial reports do we have to provide with our response? Are you referring to report that includes financial statements and balance sheets?

RESPONSE: See Sec. 2.8 of the RFP - past 2 fiscal years.

41) *Is there any particular information the evaluation committee is looking for in the key personnel matrix (ie. Resumes, Licenses, Certifications)? Are there any required roles that MUST be filled for this project?*

RESPONSE: There are not required roles but the Proposal must demonstrate experience and qualification of individuals proposed to work on the project.

42) *Please confirm the information that is to be included in the Technical Work Plan and Construction Schedule*

RESPONSE: Refer to Section 4.3 of the RFP.

43) *Will a copy of our Certificate of Insurance suffice this requirement?*

RESPONSE: No Response (unclear question)

44) *What information do we need to provide with our response regarding the Certification of the Authority requirement that shows we possess all necessary equipment, facilities, personnel, and work experience to fulfill the scope?*

RESPONSE: Provide a statement of certification as a separate letter or as a statement in your transmittal letter.

45) *Please clarify what is considered a “reference” for purposes of the 50-page exclusion. For example, does this include past performance contact references only, or also resumes, certifications, financial letters, bonding letters, and insurance letters?*

RESPONSE: The three reference projects shall include at minimum a project description, location/address, and point of contact (name and phone number) per Section 3.2 of the RFP.

46) *RFI-03 — Order of precedence. RFP §1.6 states "If there are any discrepancies between the RFP and the drawings and technical specifications, the RFP shall prevail." Exhibit 2, SP-1 establishes a separate document hierarchy, and Exhibit 3 incorporates the Baltimore City DPW Greenbook (2006) and BCDOT Book of Standards by reference. Please publish a single, complete order of precedence covering: RFP, Special Provisions, Technical Specifications, Drawings, Greenbook, and Book of Standards.*

RESPONSE: A single order of precedence is provided in §1.6 of the RFP and is for the expressed purpose of preparing a Proposal. Exhibit 2, SP-1 does not establish a hierarchy. The GreenBook addresses conflicts or inconsistencies in the Contract Documents in 01 00 13.01.

47) *The RFP (Exhibit 1, General Scope) lists twelve scope items. Exhibit 2, IB-2 lists sixteen items and adds scope not in the RFP list — specifically EV charging infrastructure, the oil and grease separator and dedicated compressor for the vehicle wash, the ADA-compliant ramp, five full-depth parking spaces, security gates and fencing, and interior/exterior painting and striping. Under RFP §1.6 the RFP governs. Please confirm the complete scope of work is the IB-2 list and that the RFP §1.6 precedence clause is not intended to delete the additional IB-2 items.*

RESPONSE: The general scope of work in the RFP and the scope of work in Exhibit 2 are non-binding generalizations provided for the convenience of the Proposer. The awarded Contractor will be expected to complete the work defined by the Plans and Specifications.

48) Contract time conflict. Exhibit 6 (Bid or Proposal) and Exhibit 2, IB-5 both state 365 consecutive calendar days. RFP §3.3 states substantial completion "no later than 365 calendar days from the Effective Date ... or December 31, 2027, whichever is later." These produce different completion dates. Please confirm which controls, and confirm the date from which liquidated damages will be assessed.

RESPONSE: Liquidated Damages apply when the Work is not completed as specified by the Contract Documents, on or before the time required. The later date controls and is the date of assessment of liquidated damages.

49) Winter work restriction versus contract time. Exhibit 2, IB-4(1) prohibits garage floor replacement between December 15 and March 15, and IB-4(6) requires indoor operational space for the street sweeper fleet during that same period. IB-4(4) sequences the garage floor last, after loading dock/warehouse and office work. A 365-day term beginning at any point in the first half of the year drives the 40,000 SF floor into the blackout. Please clarify: (a) is the December 15–March 15 period an excusable, non-compensable suspension that extends the Contract Time; (b) may the garage floor be phased so that a portion of the bay remains operational, and if so what minimum indoor area must be maintained; and (c) will the Authority establish the Notice to Proceed date so the floor window is achievable within the term?

RESPONSE: The prohibition on garage work from December 15 to March 15 shall not be considered a period of suspension. The Proposer should describe how the project will be completed in the allotted time in accordance with the Contract Documents. The Proposer MAY phase construction of the garage floor and associated appurtenances in such a manner that maintains one of the two metal building structures open while the other is under construction, but it is preferred that this not happen during freezing weather.

50) Liquidated damages application. Exhibit 6 sets liquidated damages at \$500 per calendar day. Please confirm LDs attach to Substantial Completion only, and confirm there are no separate interim milestone LDs associated with the winter restriction, temporary trailer readiness, or partial occupancy.

RESPONSE: Liquidated Damages apply when the Work is not completed as specified by the Contract Documents, on or before the time required.

51) Milestone constraint sequencing. IB-4(2) requires temporary offices to be operational before office demolition may proceed. Please confirm the Authority/City acceptance criteria and the review duration for temporary trailer readiness, so that this predecessor can be scheduled with a defined duration rather than an open-ended approval.

RESPONSE: Submission of temporary offices will be addressed in similar fashion as any other submittal. The Contractor is responsible for all tasks and timelines of the temporary trailer

readiness. The 2-month shorter duration of the personnel trailers is intended to accommodate permitting and relocation of office equipment and personnel.

52) Who performs abatement. RFP §3.1 states "A City contractor will be performing asbestos abatement work prior to the Contractor performing work in certain areas," and Exhibit 2, IB-4(5) requires coordination with the Baltimore City DGS remediation contractor for asbestos and lead paint remediation. However, Exhibit 3 includes Section 02 28 00 Asbestos Removal and Disposal, Section 02 28 10 Removal and Disposal of Lead-Containing Materials, and Section 02 28 20 Removal and Disposal of PCB-Containing Materials as Contractor scope. Please state definitively which abatement scope is by the City's contractor and which, if any, is by this Contractor, and confirm whether Sections 02 28 00 / 02 28 10 / 02 28 20 are deleted from this Contract.

RESPONSE: In accordance with RFP §3.1 hazardous materials will be removed by the Owner. This will require coordination between the Contractor and the hazardous materials abatement contractor. Specifications relating to hazardous material abatement (02 28 00, 02 28 10, 02 28 20) and the Hazardous Materials Survey Report (02 60 00) are provided for the Proposer's information so that the Work Plan can account for the activities of the abatement contractor.

53) Hazardous materials survey. Exhibit 3 includes Section 02 60 00 "Existing Hazardous Material Information," but no survey report was included in the package. Please issue all asbestos, lead-based paint, PCB, and universal waste survey reports for the office, warehouse, loading dock, garage, and brick structure, including sample locations and quantities.

RESPONSE: See Specification Section 026000, Hazardous Materials Survey Report.

54) Abatement schedule and notice. RFP §3.1 states the Contractor shall not proceed in designated abatement areas until given written notice. Please provide: (a) the City's abatement contractor's current schedule by area; (b) the minimum advance written notice the Contractor will receive; and (c) the remedy— time extension, compensable delay, or both — if the City's abatement work is not complete when the Contractor's approved schedule requires access. Absent a defined remedy, proposers must carry contingency that inflates every price.

RESPONSE: Review Specification Section 026000, the Hazardous Materials Survey Report, and the related hazardous materials Specification Sections. It is expected that coordination with the hazardous material abatement contractor will result in a few days in certain areas where work cannot be performed by the Contractor, and is not expected to impact the overall schedule.

55) Unforeseen hazardous materials. The only allowance in Exhibit 6 is Allowance No. 1, \$45,000 for Door Hardware. Given the age of the complex and the condition observed at the August 19 site visit, please confirm the mechanism and funding source for hazardous materials discovered after demolition begins. Will the Authority add a contingency allowance, or is a differing site conditions provision in the Construction Service Agreement intended to cover this?

RESPONSE: Hazardous materials discovered during construction will be abated by the Owner. No contingency allowance will be made. Impacts to the Contract Price and Time will be reviewed based on actual conditions.

56) Existing slab and subgrade information. Item 101–107 scope includes demolition and replacement of approximately 40,000 SF of garage floor with new trench drains and associated piping. Please provide any geotechnical report, soil borings, existing slab thickness and reinforcement data, and existing sub-slab utility information. If none exists, please confirm how differing subgrade conditions will be handled.

RESPONSE: The subgrade conditions are unknown, and no geotechnical report is available. The Proposer will base the Price on removing existing floor to the depth required to install the new floor and trench drains, utilities, and the oil-water separator. Differing subgrade conditions will be managed in accordance with the Contract Documents.

57) Trench drain discharge. Please identify the point of discharge for the new garage trench drains and associated piping — existing sanitary, existing storm, or a new oil/water separator. Confirm whether an existing separator serves the garage, its condition and capacity, and who is responsible for obtaining any Baltimore City industrial discharge permit or MDE approval.

RESPONSE: The point of discharge is an existing sanitary sewer. There is no existing separator in the garage. Discharge permitting is not anticipated but will be the responsibility of the Owner.

58) Vehicle wash system. Exhibit 2, IB-2 includes a vehicle wash system with a new connection to the existing facility sewer, an oil and grease separator, a dedicated compressor, hoses, and hardware. Please identify the bid item under which this is priced, provide the basis-of-design equipment, and confirm who obtains the discharge permit and pays associated fees.

RESPONSE: The vehicle wash system is included under multiple items in the Schedule of Prices. The components referenced by the Plans and Specifications are the basis of design, for the intents and purposes of preparing a proposal.

59) Contaminated soils and pavement. Exhibit 2, SC-1(3) prohibits stockpiling and requires excavated material to be removed from site immediately. The yard shows extensive long-term fuel and hydraulic staining. Please confirm whether the Authority has any soil characterization data, and confirm who bears the cost of characterization, profiling, and disposal if excavated material classifies as other than clean fill.

RESPONSE: No soil characterization data is available.

60) Steel plates in the yard. Steel road plates are currently in place over the pavement in the yard (observed at the site visit). Exhibit 2, SC-12 (Steel Plate Policy) addresses the Contractor's own plates. Please identify what these existing plates cover, whether the condition beneath them is within this Contract's scope, and whether any open excavation, vault, or structure failure exists at these locations.

RESPONSE: Steel plates currently in place at the Kane Street facility are expected to be removed in the near future and should not affect the successful Proposer.

61) *Erosion and sediment control. Exhibit 2, SC-1(2) states there is no lump sum bid item for erosion and sedimentation control and that its cost is incidental. Please confirm whether an ESC plan, MDE NOI, or Baltimore City grading permit is required for this project, and confirm that the Design Engineer is responsible for obtaining the grading permit per RFP §3.1 while the Contractor implements the approved plan.*

RESPONSE: The disturbed area does not exceed the threshold that would require a grading permit, but if one were to be required it will be obtained by the Design Engineer. The Contractor shall abide by all ESC requirements whether stated or not.

62) *Roof: repair or replacement. Bid Item 101 is titled "Roof Replacement and Repair." The RFP Exhibit 1 scope narrative and Exhibit 2, IB-2 both say only "Repair of existing roof." Exhibit 3 includes Section 07 53 00 EPDM Roofing System and Section 07 55 56 Fluid-Applied Membrane Roofing. Please define the roof scope by area and system: which roof areas receive full replacement, which receive repair, and which are excluded.*

RESPONSE: See Drawings A103, A502 and the associated Specification Sections.

63) *Roof drainage. The valley/eave gutter between the two main warehouse structures is fully obstructed with soil and vegetation, and at least one downspout is detached. Please confirm whether gutter, downspout, and roof drainage replacement is included in Item 101, and whether Section 07 62 00 Sheet Metal Flashing and Trim covers this scope.*

RESPONSE: Gutter, downspout, and roof drainage replacement are included in Item 101, and Section 07 62 00 Sheet Metal Flashing and Trim applies.

64) *Wall insulation and infill panels. Exhibit 3 includes Section 07 42 00 Insulated Metal Infill Panels. The interior faced insulation on the metal wall panels is torn or punctured throughout the warehouse and garage bays. Please define the extent (SF and locations) of insulation and infill panel replacement, and confirm whether an interior liner panel is required.*

RESPONSE: The Proposer should assume the interior-faced insulation will be replaced as necessary to provide a uniform thermal barrier. Replacement insulation will be installed in similar fashion to the existing, but may have an equal or higher R-value.

65) *Structural Improvements scope. Bid Item 103 is "Structural Improvements," but neither the RFP scope narrative nor Exhibit 2, IB-2 describes structural work. Please define the structural scope intended for this item (for example roof framing reinforcement, dock structure, lintels at new window openings, mezzanine, or slab structural work) so it can be priced.*

RESPONSE: Refer to Structural Drawings S001 through S501, inclusive (10 Drawings, total) and the related Specification Sections.

66) Loading dock. IB-2 and the RFP list "Warehouse and Loading dock improvements." Exhibit 3 includes Section 11 13 19 Loading Dock Equipment. Please confirm the scope: number of dock positions, whether dock levelers, seals/shelters, and bumpers are replaced, whether the weathered wood siding on the dock wall is replaced, and whether the currently open dock position receives a new door.

RESPONSE: Refer to Architectural Drawing A101 and the related Specification Sections.

67) Existing sprinkler system type. Exhibit 3 includes Section 21 13 13 Wet-Pipe Sprinkler Systems. The existing riser observed on site is a dry-pipe system with an air maintenance line and compressor. Please confirm the existing system type and configuration by area, whether any existing dry system is to be converted to wet, and who is responsible for hydraulic recalculation, trip testing, and any storage-commodity density revision triggered by the renovated layout. Please also provide the most recent NFPA 25 inspection reports.

RESPONSE: Refer to Fire Protection Drawings F001 through F501, inclusive (5 Drawings, total) and the related Specification Sections.

68) Fire alarm scope. Exhibit 3 includes Section 28 46 21 11 Addressable Fire-Alarm Systems. Please confirm whether this is a complete system replacement facility-wide or an extension/modification of the existing system, and identify who is responsible for the central-station monitoring cutover and any City monitoring contract coordination.

RESPONSE: Refer to Fire Alarm Drawings FA001 through FA101, inclusive (3 Drawings, total) and the related Specification Sections.

69) Electrical service entrance and utility coordination. Exhibit 3 includes Section 26 21 00 Low-Voltage Electrical Service Entrance and Section 26 24 13 Switchboards, and IB-2 requires removal of existing distribution cabinets and panels and installation of new equipment. Please confirm whether a new or upgraded BGE service is required, who applies to BGE, who pays BGE fees, and what BGE lead time the Authority has confirmed. BGE lead time is a controlling schedule risk on a 365-day term.

RESPONSE: BGE has been notified about the project and the BGE service will be coordinated by the City. Any BGE fees will be paid by the City.

70) Outage windows and temporary power. The facility remains occupied and operating during construction. Please define the permitted electrical outage windows (duration, frequency, and whether outside normal hours), and confirm which bid item carries temporary power and temporary generators, and whether after-hours outage work triggers the SC-2 inspection reimbursement.

RESPONSE: The Contractor shall provide temporary electrical service to the trailers that will be in place for the duration of occupancy. The Contractor will phase the work to allow occupied areas of the building (garage, warehouse) to be powered as long as possible. Provide potential outage durations in the Work Plan and Detailed Construction Schedule for consideration during the proposal review process.

71) Arc flash and coordination study extent. Exhibit 3 includes Section 26 05 73.16 Coordination Studies and Section 26 05 73.19 Arc-Flash Hazard Analysis. Please confirm whether these apply only to new equipment or to the entire facility distribution system, and confirm the Authority will furnish existing utility fault current data.

RESPONSE: All electrical equipment is new except the existing 480Y/277V Pad-mounted transformer. Refer to Electrical Drawings E001 through E604, inclusive (16 Drawings, total) and the related Specification Sections.

72) EV charging equipment. Exhibit 2, SC-22(4) states EV chargers will be provided by Baltimore City DGS and installed by the Contractor, while IB-2 refers to "infrastructure for future electric vehicle (EV) charging." Please clarify whether chargers are installed under this Contract or only conduit/feeder infrastructure. If installed, provide quantity, manufacturer and model, electrical requirements, delivery date, and the remedy if City-furnished equipment is late.

RESPONSE: Refer to Electrical Drawings E001 through E604, inclusive (16 Drawings, total) and the related Specification Sections. Electrical infrastructure and one (1) charger are both proposed.

73) Ventilation of vehicle storage areas. City vehicles are stored and operated inside the warehouse and garage bays, which are currently heated by gas-fired unit heaters with no apparent mechanical ventilation. Please confirm whether mechanical ventilation and carbon monoxide detection are included in the design for these areas, and identify the governing occupancy classification used by the Design Engineer.

RESPONSE: Refer to Mechanical Drawings M001 through M601, inclusive (11 Drawings, total) and the related Specification Sections.

74) Operating hours conflict. RFP §3.1 restricts the Contractor to 7:00 AM–5:00 PM Monday through Friday with no weekend work absent written approval. RFP Exhibit 1 states the Facility's operating hours are 7:00 AM–5:00 PM Monday through Saturday. The Contractor's permitted hours therefore overlap the City's operating hours completely. Please provide the intended site logistics approach: designated Contractor work zones, assigned laydown and staging areas, truck routing, and separation of construction traffic from the City's sweeper and packer fleet.

RESPONSE: Coordination with the City operating staff will be negotiated with the successful Proposer based on the Detailed Work Plan and Construction Schedule.

75) Temporary trailer durations and extended costs. Exhibit 2, Item 201 states the Engineer's Office, Type 2 is based on an assumed duration of twelve (12) months. Please state the assumed durations for Item 202 (Administrative Office Trailer) and Item 203 (Locker Room Trailer), and confirm the compensation mechanism if the Contract Time is extended beyond the assumed durations for reasons not attributable to the Contractor.

RESPONSE: Refer to Exhibit 2, Special Provisions, Section C - Construction Details and Materials (page 34).

76) Temporary trailer siting and utilities. Please identify the designated location for the three trailers on this constrained site, and confirm responsibility for temporary utilities (power, water, sanitary), permits, City data/IT connectivity, and site restoration at removal.

RESPONSE: Refer to Drawing C301 and Exhibit 2, Special Provisions, Section C - Construction Details and Materials (page 34).

77) Temporary locker and restroom facilities. The existing locker rooms and restrooms are being demolished. Please provide the required fixture count for the Item 203 Locker Room Trailer, confirm whether showers are required, confirm ADA compliance requirements, and confirm the number of City personnel to be accommodated.

RESPONSE: Refer to Exhibit 2, Special Provisions, Section C - Construction Details and Materials (page 34).

78) Reuse of existing lockers — conflict. Exhibit 2, SC-22(1) requires the Contractor to remove existing lockers from the men's and women's locker rooms and reuse them in the new locker rooms. Exhibit 3 includes Section 10 51 13 Metal Lockers and Accessories. The existing lockers are visibly worn and of two different vintages. Please confirm whether lockers are new or reused; if reused, state the acceptable condition standard, who repairs or refinishes them, and the disposition of units that cannot be salvaged.

RESPONSE: Existing lockers will be reused, and additional new lockers will be provided and installed by the Contractor. The best possible efforts have been made to ensure the specified new lockers are a reasonable match to the existing lockers. The counts of new and reused lockers are provided on Architectural Drawings A402 and A403, and details on the lockers are in Specification 10 51 13.

79) Warehouse shelving and pallet racks. Exhibit 2, SC-22(2) requires the Contractor to relocate and reinstall existing shelving and heavy-duty pallet racks per manufacturer's recommendations. Please provide an inventory (type, quantity, height, capacity, manufacturer) and confirm whether re-anchoring requires engineered design, permit, or third-party certification, and who is responsible if manufacturer's data is unavailable for the existing racks.

RESPONSE: Existing shelves will be reused, and additional new shelves will be provided and installed by the Contractor. The best possible efforts have been made to ensure the specified new shelves are a reasonable match to the existing shelves. The counts of new and reused shelves are provided on Architectural Drawing A101, and details on the shelves are in Specification 10 56 13.

80) City-furnished camera work. Exhibit 2, SC-22(3) states existing surveillance cameras will be removed and reinstalled by Baltimore City DGS. Please confirm the notice period DGS requires and the remedy available to the Contractor if DGS activity delays the Contractor's work.

RESPONSE: Coordination with the City DGS and DPW staff and their contractors will be negotiated with the successful Proposer based on the Detailed Work Plan and Construction Schedule.

81) Bid item allocation of scope. Exhibit 6 provides seven work bid items (101–107), three temporary facility items (201–203), and one allowance (301). Several IB-2 scope items do not map obviously to a bid item. Please confirm the bid item under which each of the following is priced: (a) demolition of the 7,300 SF of existing office; (b) the vehicle wash system; (c) EV charging infrastructure; (d) security gates and fencing; (e) landscaping; (f) interior and exterior painting, striping, and signage; (g) the ADA-compliant ramp; and (h) the five full-depth parking spaces.

RESPONSE: Distribute the cost of these Items under the categories that apply, using the design drawings as a guide.

82) Mobilization and general conditions. Exhibit 2, SC-1(1) states there is no bid item for mobilization and that its cost must be reflected in each item of work. Please confirm the same treatment applies to general conditions, bonds, insurance, and the Contractor's project management staff, and confirm how these are to be distributed across Items 101–107 without triggering the IB-7 unbalanced bid provisions.

RESPONSE: It is confirmed that the cost of general conditions, bonds, insurance, and the Contractor's project management staff should be distributed across Items 101-107 and Items 201-203. If these costs are applied proportionately, IB-7 will not be invoked.

83) Alternates and unit prices. The Price Proposal Form states "NO ALTERNATES" at the end of each category. Please confirm no alternates or unit prices are requested, and confirm whether proposers may submit value engineering proposals separately without affecting price evaluation.

RESPONSE: The Proposer may submit value engineering proposals, with the understanding that the provided Table of Prices and Item numbers shall be used for evaluation purposes for consistency between proposals.

84) Allowance No. 1 treatment. Exhibit 3, Section 01 21 00, Article 3.3 states Allowance No. 1 (\$45,000, Door Hardware) includes material, receiving, handling, installation, and Contractor overhead and profit. Article 1.7.B of the same section states installation, overhead, and profit are part of the Contract Sum and not part of the allowance. Please confirm which governs.

RESPONSE: The Proposer should include the cost of material, receiving, handling, installation, and Contractor overhead and profit in the Allowance in accordance with Article 3.3.

85) RFP §2.4 requires both a letter from a qualified financial institution and a certified check, cashier's check, treasurer's check, or bid bond equal to 2% of the proposal price. RFP §1.6 requires submission by email with no hard copies. Please confirm how bid security is to be delivered — electronic bond with verification code, or a hard-copy original delivered separately — and state the delivery deadline and address if a physical original is required.

RESPONSE: The Bid Security shall be delivered to the Authority office by the Proposal Due Date. The Authority office mailing address is: 100 S. Charles Street Tower II, Suite 402, Baltimore, MD 21201.

86) RFP §1.6 states proposals are a maximum of 50 pages "excluding references (i.e., 25 pieces of paper when printed)." Please confirm whether the limit is 50 pages or 50 sheets, and confirm whether the following are excluded from the count: construction schedule, organization chart, financial statements, MBE/WBE forms, Local Hiring forms, and the surety and insurance letters. Please also state any email file size limit.

RESPONSE: The 50 page limit is considered 25 sheets of paper double sided and shall apply to Section 1 through 5 of RFP Section 1.6. Reference project pages shall not count against the 50 page limit.

87) RFP §3.5 assigns goals of 30% MBE and 15% WBE. Please confirm: (a) the base against which the percentages are calculated (total price proposal including the \$45,000 allowance and the temporary facility items, or some other base); (b) whether MBE/WBE certification documents and subcontract pricing are required with the proposal or at award; and (c) the process and deadline for requesting a waiver or demonstrating good faith effort.

RESPONSE: The base of the percentage calculation is the Total Price Proposal (including allowances) and the items in part b and c of the question are due with the proposal.

88) Exhibit 2, IB-6 requires that at least 51% of new jobs be filled by Baltimore City residents, and that no payment be made until the MOED employment analysis is completed within two weeks of award. Please confirm how "new jobs" is determined for a contractor deploying an existing workforce, and confirm whether subcontractor and MBE/WBE workforces are included in the calculation.

RESPONSE: The new job determination is established upon meeting with MOED to perform and employment analysis, and the referenced requirement applies to Contractors, vendors, and subcontractors per the program's website: <https://www.baltimorecity.gov/moed/local-hiring>

89) Exhibit 2, Section G references Baltimore City prevailing wage rates. Please confirm that Baltimore City rates (not federal Davis-Bacon) apply, issue the applicable wage determination with its effective date, and state whether rate escalation during the 365-day term is the Contractor's risk or subject to adjustment.

RESPONSE: The Baltimore City prevailing wage rates apply to this project (not Davis-Bacon), the effective wage rates are provided in Exhibit 2, and the rates are not subject to escalation without opportunity to amend the Contractor's price.

90) RFP §2.3(C) provides for 10% retainage released after punchlist completion. Please confirm whether retainage will be reduced at Substantial Completion, and whether partial release is available for completed and accepted bid items (for example the roof or the loading dock) prior to overall completion.

RESPONSE: The retainage is released after punchlist completion and partial or early release is not available.

91) RFP §2.3(A) states the Contractor will be paid monthly "out of funds appropriated or otherwise made available for such payment." Please confirm that full funding for the Contract has been appropriated, and identify the remedy if appropriated funds are not available in a given period.

RESPONSE: Full funding for the Contract has been appropriated.

92) RFP §1.7 and §2.8 together require submission of two years of financial statements subject to the Maryland Public Information Act. Please confirm whether financial statements may be submitted in a separately marked confidential attachment outside the page limit.

RESPONSE: Financial statements may be submitted in a separate file marked "Confidential" and are excluded from the page limit requirement set forth in Section 1.6 of the RFP. Section 1.7 of the RFP applies to all Proposer submissions under this solicitation.

93) Recently completed work. At least one overhead coiling door has recently been replaced (new unit with motor operator, still barricaded), and LED lighting appears to have been retrofitted in several bays. Please identify all work completed under prior or ongoing contracts so that scope is not duplicated in this Contract, and confirm warranty status and responsibility for that work.

RESPONSE: Existing lights to remain are identified on Electrical Drawing E201.

94) Existing record documents. Please provide any existing as-built or record drawings, prior roof or envelope condition assessments, the existing electrical one-line diagram, and any prior facility condition assessment for the complex.

RESPONSE: Existing building drawings are provided in Item #1 of this Addendum. As-builts do not exist to our knowledge. Refer to the Electrical Drawings for a proposed one-line diagram.

95) Brick structure inclusion. A separate brick masonry structure exists on the site. IB-2 references replacement of existing windows and installation of new windows "in the existing brick masonry exterior" and repair of masonry veneer at damaged locations. Please confirm which building(s) this refers to and whether the brick structure is within the limit of work.

RESPONSE: We are unaware of a separate brick masonry structure on the site. Refer to Architectural Drawings A101 through A603, inclusive (11 Drawings, total) and the related Specification Sections.

96) Below-grade areaways and site hazards. Two below-grade exterior stairwells exist adjacent to the buildings, currently overgrown, with guardrail on one side only at one location, and a large fallen tree remains on the site. Please confirm whether repair and

guarding of these areaways, and removal of storm debris, are within this Contract or will be addressed by the City prior to Notice to Proceed.

RESPONSE: We are unaware of any below-grade exterior stairwells or any fallen trees on the site.

Attachments