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ADDENDUM No. 2
Central Plant Heating and Cooling Operations and Maintenance
Camden Yards Sports Complex
Project No. 19-044

Date Issued: March 15, 2019

This Addendum is hereby made a part of the Contract Documents dated February 21, 2019 on the subject work as though originally included therein. The following amendments, additions, and/or corrections shall govern this work. **This form shall be acknowledged below and submitted with the response to the Request for Proposals.**

This Addendum incorporates the following items:

1. Questions and Answers.

Issued by:

Maryland Stadium Authority
333 W. Camden Street, Suite 500
Baltimore, MD 21201
Sandra Fox, Procurement Officer

Company

Acknowledgment
(Name and Title)

Date

Questions and Answers

1. **Is this RFP for Central Plant Heating and Cooling Operations and Maintenance only or all services mentioned in the RFP document (janitorial, waste management, hardscaping)?**

MSA Sustainability Policies shall be upheld as part of terms of the contract.

2. **Who is the current water treatment provider?**

Kroff

3. **What are the specific coverage requirements of the stationary engineer? What level stationary engineer is required?**

Maryland law requires that an individual be licensed by the Maryland Board of Stationary Engineers in order to provide stationary engineer services in the state (Maryland Code Annotated, Business Occupations and Professions Article, Sections 6.5-101-6.5-502).

4. **What is the current building management system (BMS) used by the MD Stadium Authority?**

Schneider / Andover Controls via Continuum Server

5. **Is the contractor responsible for all cost (Labor and Materials) associated with equipment failure and repairs or are repairs billable and outside the scope of this contract?**

Items included in accepted preventive maintenance of equipment are excluded from time and material charges. Troubleshooting or repair to equipment whose damage was not due to contractor negligence shall be billed at time and material rates/ overhead. Qualified repairs shall be scheduled through MSA and charged on a time and material basis. Time and material daily work orders will be presented, signed by an MSA representative, and included with each invoice. Time spent for transportation to complex, lunch, material acquisition, handling and delivery, or for movement of Contractor owned or rental equipment is not chargeable directly but is overhead and shall be included in the hourly rate bid for labor. In addition, no minimum show-up time shall be paid and no additional charges shall be accepted for travel or mileage. Percent to be added on to the actual cost of parts/ materials purchased by the Contractor for time and material repairs shall be capped at 10% (receipt is required).

- 6. Will the contractor be responsible for 24x7 coverage of the equipment outlined in this solicitation?**

Yes, remote access and monitoring is required. Upon notification or finding of an alarmable condition, contractor shall dispatch a qualified mechanic within the response interval defined in the contract.

- 7. Will the contractor be required to have staff on site during every stadium event? If so what are the staff requirements?**

This is addressed in the pricing sheet.

- 8. Is there a specific and formal outline for the pricing submission? Will the technical response required under this solicitation be weighted with specific response categories? If so what are the categories and the respective weighting/values?**

Please refer to Attachment B-Financial Proposal Form for pricing submission form. Please refer to 6.2 Technical Proposal Evaluation Criteria and Section 5 Proposal Format.

- 9. Is the offeror responsible for carrying all cost associated with janitorial, environmental, waste management, hardscaping, and painting services?**

If this is in reference to sustainability policies, only those policies directly pointed to the statement of work will be applicable.

- 10. Are water meters currently in place?**

Yes. Make-up and bleed water meters are in place

- 11. Please provide a copy of the current PM schedule?**

PM Schedule - all equipment covered under this contract shall be maintained at minimum to the intervals defined in the latest revision of GSA Public Buildings Maintenance Standards.