University of Maryland, Baltimore County
Procurement and Strategic Sourcing

Addendum No. 1

Reference: Campus Water Treatment Services
RFP No. BC-21455-M

Dear Vendors:

This addendum is being issued to amend and clarify certain information contained in the above-referenced Request for Proposal (RFP). All information contained herein is binding on all Offerors who respond to this RFP. The following changes/additions are listed below:

1. **SITE VISIT**
   An optional site visit will be held **in person** at **11:00 a.m. on September 03, 2025**. Contractors shall meet with the Central Plant and Utilities Manager on-site at the **Central Plant** located at the intersection of Hilltop Circle and Walker Ave. If on-site parking is unavailable, contractors may park in the **Walker Parking Garage** at their own expense.

The University response to vendor questions:

1. What chemistry and technologies are required to reduce scaling, corrosion, and microbiological growth?

   Response: Each contractor should provide their plan to maintain the desired water chemistry levels.

2. Are there guidelines for testing and treating glycol loops, and how do you recommend maintaining seasonal reliability?

   Response: Each contractor should provide their plan to maintain the desired water chemistry levels.

3. What automation, monitoring, and reporting tools do you currently use (e.g., controllers, remote access, dashboards)

   Response: The water treatment systems are not connected to our EMS.

4. Do you require a water safety program to help mitigate the risks of Legionella in accordance with ASHRAE 188? Does that include sampling and development of a plan?

   Response: Each contractor should provide their plan to maintain the desired water chemistry levels.

5. What is the service frequency and scope (testing, reporting, training)?

   Response: Daily and weekly testing is done by CP staff. Central Plant and Satellite Plat CHW, CW and HW are tested monthly by the current contractor. If the water treatment requires UMBC staff to test

anything in addition to what they do now, training should be included so the results of the test produce information required to maintain the desired water condition.

6. How do you coordinate with facilities staff for training and awareness?

   Response: During maintenance visit the technician must check in and out with the CP staff. During the checkout process the technician should pass on any information regarding the results to the CP Staff. A formal report of the findings and water system conditions should follow the visit.

7. Is water treatment best practices and safety training required as part of the bid?

   Response: We will require all individuals working in the CP to understand the dangers of the environment. We will not require your technicians take any water treatment training.

8. Are off-line cooling tower cleaning & disinfections required? If so, at what frequency?

   Response: No.

9. What escalation protocols are in place if results deviate from specifications?

   Response: Any work beyond the maintenance contract will be submitted as a proposal to obtain a Notice To Proceed prior to starting any work.

10. Provide a sample service report tailored for university stakeholders.

    Response: We expect maintenance reports after each visit reflecting the water condition and the results of any testing. Service visits should produce a visit report reflecting the completion of the work in the proposal.

11. What has been the approach to energy and water conservation at UMBC?

    Response: The systems that are currently being test are operated to maintain water condition.

12. Can you provide data on projected savings (water, energy, maintenance)?

    Response: No.

13. What role does sustainability play in your treatment program, and does it align with the university's climate action or carbon reduction goals?

    Response: Currently there is no correlation between sustainability, climate action and carbon reduction with our water treatment program. If a contractor believes they can offer a significant improvement they should list it.

14. What is expected for managing chemical storage and handling safety on a campus environment?

    Response: UMBC will provide a chemical storage area for non-toxic chemicals.

15. What documentation and communication processes do you use to ensure readiness for internal or external audits?

    Response: Documentation consist of Maintenance and Service reports, proposals, and invoices. Communications are general done via email and in person.

16. If possible, please provide a clear breakdown of monthly/annual costs (chemicals, equipment, labor).

Response: Not available for this proposal.

17. Specify any additional charges (start-up, pumps, controllers, glycol testing, secondary biocides, equipment or energy audits, etc.).

    Response: All charges will be per the contract terms. We have asked that bidders include how much chemical they will provide under the contract and what the charges will be for any thing used above the specified amount.

18. Detail what equipment is included, leased, or customer-owned.

    Response: UMBC owns all the equipment on campus.

19. What are your requirements for after-hours and emergency response procedure?

    Response: None for this contract.

20. How many chemical technician service calls are required per month?

    Response: No Service calls are required. Maintenance visits should be frequent enough to maintain water conditions. We anticipate the Central and Satellite plants be done at least monthly. The additional smaller closed systems should be tested at least every six months, glycol systems should be check once in the fall and once in the winter months.

21. What is the ownership of the existing chemical feed and control systems, cooling tower systems and boiler systems

    Response: UMBC owns everything.

22. Appendix A does not show any boilers or boiler sample points.

    Response: All boilers are hot water boilers and will be tested when the when the listed hot water systems are tested. There are no steam boilers.

23. For all the locations shown on Appendix A, are these the sample points for routine sampling and analysis?

    Response: We believe there are, this should be verified by the contractor.

24. Do we have to supply salt for all the water softeners?

    Response: No.

25. What are the boiler water standards?

    Response: We do not have steam boilers or condensate. The closed hot water standard will be used for all systems with boilers.

26. Item 7, “All chemical treatment must be non-toxic”, biocides by definition are toxic.

    Response: Prior to bringing chemicals on campus, the Safety Data Sheet (SDS) for all chemicals will be provided for review. All chemicals brought onto campus must be transported, stored and used

according to the manufacturers' specifications and following all local, state and federal regulations. Chemicals used for the water treatment process shall follow industry standards and guidelines and established protocols for safe use. It is preferred that chemicals that are intended to be utilized for water treatment be as least hazardous as possible, but still effectively accomplish the desired effect. It is also preferred that chemicals to be used for water treatment produce non-hazardous byproducts. If chemicals to be used for water treatment will produce a hazardous byproduct from the application, the university must be made aware before the introduction to the water treatment process. Any unused chemicals from the treatment process must be disposed of properly and in accordance with local, state and federal regulations.

27. Any interest in reducing water via advanced treatment technologies, Aqua Ionic and Aqua Save, bulletins attached. Aqua Ionic eliminates Legionella.

    Response: Not at this time.

28. Total chiller tonnage for all cooling water systems and % annual load

    Response:
    - CP 8000 TONS
    - SP 1280 TONS
    - Annual load is not recorded

29. Total boiler horsepower for all boiler systems and % annual load.

    Response:
    - CP 200MMBTUH
    - SP 46.4MMBTUH
    - Annual load is not recorded
    - Annual water loss for chilled and hot water closed loops.
    - 2024 water usage total gallons recorded
    - CP HW 285921
    - CP CHW 388040
    - CP CW 24311083
    - SP HW 283547
    - SP CHW 19794
    - SP CW 3942355

30. What is the total tonnage of the main central plant cooling towers (combined)?

    Response: 9,750 tons

31. What is the approximate volume of the hot water boiler system?

    Response: 89,700 gallons

32. The service frequency is quarterly for closed systems, but the others are listed as monthly with some parameters checked weekly. I assume that the weekly parameters being simpler, scaled back tests, that these are done in house by the operators? So we would be on site once/month for the towers and boilers, and quarterly all closed loops?

    Response: Current chemical contractor performs tests on site 1 x per month

Engineers test water daily

Engineers order chemicals

33. Is all water treatment equipment on site owned by UMBC (tanks, pumps, controllers)?

    Response: All belong to UMBC

34. Can you provide the current value of the contract?

    Response: The PRP process requires the offeror to submit pricing based on the defined scope of work.

35. Please clarify item no. 5 under Section C – Minimum Qualifications: Have completed at least three (3) similar projects, each valued at [$1000,000].

    Response: It should state “Have completed at least three (3) similar projects, each valued at $100,000”.

36. Please clarify item no. 6 under Section C – Minimum Qualifications “Employ certified water treatment technicians” is this referring to a CWT through AWT?

    Response: Where applicable, the work shall be performed by qualified technicians, and relevant certifications must be held and maintained.

All other specifications, terms, and conditions of this request not expressly amended by the responses in this ADDENDUM remain as originally stated. Please include the attached Addendum Acknowledgement Form in your firm’s technical proposal.

Acknowledgement of Addendum Form: The attached Acknowledgement of Receipt of Addendum form is to be completed/signed and included with the Technical Proposal.

END OF ADDENDUM #1 DATED 08/28/2025

Acknowledgement of Addendum Form

This Addendum No. 1 for #BC-21455-M is being sent posted to UMBC Procurement Bid Board and eMaryland Marketplace Advantage.

RFP NO. BC-21455-M Campus Water Treatment Services

TECHNICAL PROPOSAL DUE DATE: **September 11, 2025 on or before 2:00pm.**

NAME OF OFFEROR :_____

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA

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

Addendum No. _____1_____ dated: _08/28/2025

Signature _____

Printed Name _____

Title _____

Date _____