

DATE: January 7, 2026

TO: All Prospective Bidders
cc: Procurement File

FROM: Rosetta Butler

RE: CUP Primary HTHW Pumps (Controls) and All CUP HTHW Controls
No. BC-21469-B, ADDENDUM #1

The following amends the above referenced Solicitation documents. Receipt of this addendum must be acknowledged by completing the enclosed “Acknowledgement of Receipt of Addenda” form and submitting it along with your response to the University.

- A. The due date and time to submit Price Proposals is **FRIDAY, JANUARY 16, 2026, by 10:00 a.m.** (ET) to the issuing office.
- B. The Key Information Sheet & Solicitation Schedule on Page 2 of the RFP is updated so that “Price Proposals are to be sent to:” is changed from “Instructions will be provided to shortlisted firms” to “Proposa.el56b1a8tifrzcmy@u.box.com.” Offers are encouraged to reference Exhibit C (attached) for the minimum requirements of the information needed in the Price Proposal.
- C. The following questions were submitted for a response.
1. May an additional site visit be scheduled for the 1st or 2nd week of January to bring additional subject matter experts on-site to review the existing system?

***Answer:** Yes, second site visit will be scheduled on January 12th, 2026, at 10:00am-12pm at the UMBC Central Utilities Plant parking lot (Lot 10).*

2. Section 1 of the RFP indicates that the HTHW system is currently monitored and partially controlled through a Siemens building management system (BMS) from the CUP control room workstation. Please provide the complete Siemens Insight point list with full point descriptors associated with the HTHW system.

***Answer:** What has been provided in Exhibit T are all the points UMBC was able to obtain from Siemens. All bidders will need to utilize the second survey (see RFI 04 response) to obtain any additional points. Beyond this, all bidders are to make assumptions regarding the number of points where this information is not available.*

3. Add Alternate 01 includes controls for three primary HTHW pumps and associated instrument air for UMBC Project 24-123, with controls provided by the Controls Integrator and mechanical work by Emjay Engineering & Construction Co. The alternate also includes BAS control of HTHWP-3 for full remote control from the CUP control room workstation. Please provide the following related to Add Alternate #1:
- Emjay Engineering & Construction Co.'s project schedule for the associated work.
 - Any available equipment submittals for mechanical equipment referenced in Add Alternate #1 scope of work.

Answer: Please click on the link below to access the documents requested in items 1 and 2 of this RFI.

<https://umbc.box.com/s/bhi6gz4d8ljv15jcyh1mev57zbo3h142>

4. Section 1 of the RFP indicates that a full replacement of the existing Siemens system will be required for this project and that a new system will be installed. The scope of work section of the RFP states that this system must be integrated with the Allen Bradley PLC system and will be provided with a new graphical user interface. All points monitored and/or controlled by the legacy Siemens system shall be integrated into the proposed new system.

Exhibit R of the RFP includes a set of design specifications. Specification 23 09 01- 1.4 states that the CSC shall be Siemens; several sections of specification 23 09 38 state that the programming and graphics work shall be performed by Siemens.

Please clarify the intent of this proposal. Will Siemens be the only approved Controls Contractor to bid this project?

Answer: Siemens is not the only approved Controls Contractor. The CSC is not limited to Siemens, nor do the programming and graphics need to be done by them. The Exhibit R specifications were written before this solicitation started, when Siemens was the sole source HTHW controls provider for UMBC. Moving forward all mention of Siemens in the specifications shall generally be replaced with "awarded controls integrator". The awarded controls integrator may make use of Siemens equipment and software as part of their controls integration.

5. Section I.D.1 (Page 8) of the RFP indicates that "The control system shall integrate seamlessly with the existing Allen Bradley PLCs and provide a full graphics package at the CUP control room workstation." Boilers 1-3 have Allen-Bradley controls, but Boiler does not have an Allen-Bradley PLC or graphics. Is control/visibility of Boiler 4 expected to be integrated into the front-end?

Answer: Yes

6. In CP-M601 of the Exhibit R. (Part 2) drawings, a method is described for splitting signals for analog inputs to Boiler 4 to be tied into the new front-end system. Please provide panel drawings/loop diagrams for working in Boiler 4 panel.

Answer: Files are located here (same link as RFI 3):

<https://umbc.box.com/s/bhi6gz4d8ljv15jcyh1mev57zbo3h142>

7. Please provide any available drawings for Boiler 1, 2, and 3 panels.

Answer: Files are located here (same link as RFI

<https://umbc.box.com/s/bhi6gz4d8ljv15jcyh1mev57zbo3h142>

8. Section I.D.2 (Page 8) of the RFP indicates that “All work for project 24-123 is to be provided by a mechanical contractor (Emjay Engineering A& Construction Co.) with the exception of the controls (Division 25) and instrument air to be provided by the Controls Integrator awarded the base bid work for this solicitation.” Division 25 is not listed in the Specifications provided in Exhibit R. Is the selected Contractor for this RFP responsible for providing the instruments defined in the Instrument List in the Appendix of the specifications?

Answer: Yes

9. Please send a copy of the December 16th, 2025, mandatory pre-bid attendance list.

Answer: See the attached document.

END OF ADDENDUM #1, DATED 01/07/26

SOLICITATION NO.: BC-21469-B

SUBMISSION DUE DATE: FRIDAY, JANUARY 16, 2026, at 10:00 a.m. ET

BID FOR: CUP Primary HTHW Pumps (Controls) and All CUP HTHW Controls

NAME OF OFFEROR: _____

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA

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

Addendum No. <u>1</u>	dated <u>01/07/26</u>
Addendum No. _____	dated _____
Addendum No. _____	dated _____
Addendum No. _____	dated _____
Addendum No. _____	dated _____

As stated in this Addendum, this form is to be returned with your response.

Signature

Printed Name

Title

Date

END OF FORM

**RFP BC-21469-B for Central Utility Plant (CUP) Primary Hot Temperature Hot Water
(HTHW) Pumps (Controls) and All CUP HTHW Controls**

Please Print Clearly

Company Name	Representative Name	Email Address	Phone Number
Albireo Energy	Sal Coppola	scoppola@albireoenergy.com	240 967 1477
ALBIREO ENERGY	Kirk LERNING	KLERNING@ALBIREOENERGY.COM	410 917-9019
ACE	Julian Lettin	loftun@ace-net.com	410-395-4051
Daca	Mike McQuay	mcquay@decaine.com	443-443-3034
Sammy Alqasbi	UMBC	sahqasbi@umbc.edu	410-603-1323
Craig Goodwin	UMBC	cgoodwin@umbc.edu	443-938-2763
David Cluman	UMBC	cluman@umbc.edu	410 455 2071
Randy Towell	UMBC	randy.towell@umbc.edu	410-455-2985
Jeffrey Goodin	ALBIREO ENERGY	jgoodin@albireoenergy.com	243-274-8143
Rosette Butler	UMBC	rbutler@umbc.edu	410-455-2540

Exhibit C: Proposal Price Instructions & Sample Form

In order to assist each Offeror in the preparation of its Proposal and to comply with the requirements of this solicitation, Proposal Instructions and a Proposal Form have been prepared. Each Offeror shall submit its Proposal on the Proposal Form in accordance with the instructions on the Proposal Form and as specified herein. Do not alter the Proposal Form or the Proposal may be determined to be not responsive. The Proposal Form is to be signed and dated, where requested, by an individual who is authorized to bind the Offeror to the prices entered on the Proposal Form.

1. All Unit and Extended Prices must be clearly entered in dollars and cents, e.g., \$24.15. Make your decimal points clear and distinct.
2. All Unit Prices must be the actual price per unit UMBC will pay for the specific item or service identified in this RFP and may not be contingent on any other factor or condition in any manner.
3. All calculations shall be rounded to the nearest cent, e.g., .344 shall be .34 and .345 shall be .35.
4. Any goods or services required through this RFP and proposed by the vendor at **No Cost to UMBC** must be clearly entered in the Unit Price, if appropriate, and Extended Price with **\$0.00**.
5. Every blank in every Proposal Form shall be filled in. Any changes or corrections made to the Proposal Form by the Offeror prior to submission shall be initialed and dated.
6. Except as instructed on the Proposal Form, nothing shall be entered on or attached to the Proposal Form that alters or proposes conditions or contingencies on the prices. Alterations and/or conditions may render the Proposal not responsive.
7. It is imperative that the prices included on the Proposal Form have been entered correctly and calculated accurately by the Offeror and that the respective total prices agree with the entries on the Proposal Form.
8. All Proposal prices entered below are to be fully loaded prices that include all costs/expenses associated with the provision of services as required by the RFP. The Proposal price shall include, but is not limited to, all: labor, profit/overhead, general operating, administrative, and all other expenses and costs necessary to perform the work set forth in the solicitation. No other amounts will be paid to the Contractor. If labor rates are requested, those amounts shall be fully-loaded rates; no overtime amounts will be paid.
9. Unless indicated elsewhere in the RFP, sample amounts used for calculations on the Proposal Form are typically estimates for evaluation purposes only. Unless stated otherwise in the RFP, UMBC does not guarantee a minimum or maximum number of units or usage in the performance of the Contract.
10. Failure to adhere to any of these instructions may result in the Proposal being determined not responsive.

Exhibit C: Sample Price Form - DO NOT SUBMIT THIS FORM WITH TECHNICAL PROPOSAL

Note: Instructions will be provided to shortlisted firms.

Offeror's Name:	
Anticipated Construction Start Date:	02/16/2026
Construction Completion Date:	08/31/2026 – Desired Substantial Completion

Category	Contractor/Subcontractor Provide the name of Subcontractor	Price	MBE
BASE BID:			
Div 00 - General Conditions		\$	\$
Div 2 - Selective Demolition		\$	\$
Div 25 – Controls +Commissioning		\$	\$
ALLOWANCES: These allowances shall be included in Total Base Bid Price.			
	Description	Price	
Allowance No. 1 – Contingency Allowance	Include the sum of \$XX,000 for use according to University's written instructions.	\$10,000	
TOTAL BASE BID PRICE:			\$
Alternates		Price	MBE
Alternate No. 1 – Provide controls for three primary HTHW pumps and instrument air.		\$	\$
Alternate No. 2 – Provide a 3 year service agreement to maintain all software and controls installed under the base bid and Alternate No. 1. Provide description of standard service agreement and all services to maintain the HTHW control system.		\$	\$
MBE Participation shall only be indicated for MBE firms that are certified by MDOT in the applicable NAICS code. Firms shall provide applicable MBE forms with their submission.			
Total MBE Participation Amount			\$
Total MDOT MBE Participation as percent of total price			%

Notes:

- Pricing should reflect the full cost of ownership over the proposed contract term.
- Clearly specify any optional modules or services, along with their pricing.
- Indicate any available discounts for multi-year agreements or education/government pricing.
- UMBC reserves the right to negotiate final pricing based on proposal evaluation.

We understand that by submitting a proposal we are agreeing to all of the terms and conditions included in the RFP documents, and that the Bid/Proposal Affidavit submitted as part of the original technical proposal remains in effect. The evaluation and subsequent final ranking of proposals will be in accordance the RFP documents. We understand that technical weighs greater than cost.

We further understand that this Price Proposal includes all costs associated with the provision of the Services per this RFP. We understand that the University reserves the right to award a contract (or contracts) for all items, or any parts thereof, as set forth in detail under the information furnished in the RFP document.

We further confirm that the key personnel named within our Technical Proposal will be assigned to the UMBC Contract for the duration of this contract. We understand that no changes in this assignment will be allowed without written authorization from the University prior to such changes being made.

Offeror:

Company Name

By:

Signature

Printed Name:

Printed Name

Title:

Title

Date:

Date

SAMPLE ONLY - DO NOT SUBMIT THIS FORM WITH TECHNICAL BID/PROPOSAL