

DGS - NEW BALTIMORE CITY DISTRICT COURTHOUSE

500 NORTH CALVERT ST
BALTIMORE, MD 21202

BID SET DOCUMENTS
DGS PROJECT No. BC-500-190-001



DEPARTMENT OF GENERAL SERVICES

ELLINGTON CHURCHILL JR., SECRETARY
ROOM 1405
301 WEST PRESTON STREET
BALTIMORE MD 21201

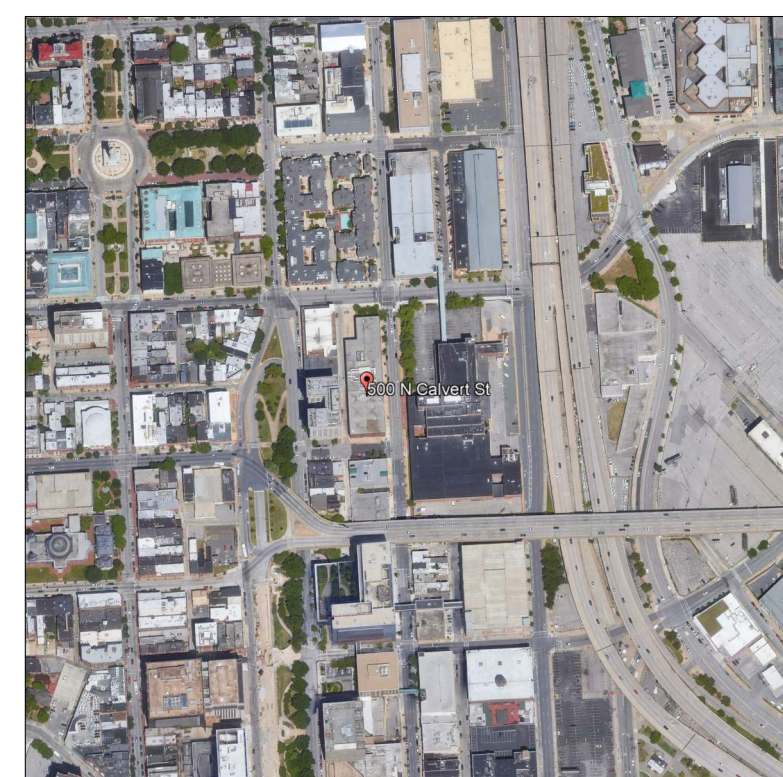
BOARD OF PUBLIC WORKS

LARRY J. HOGAN JR., GOVERNOR
PETER FRANCHOT, COMPTROLLER
DERECK E. DAVIS, TREASURER

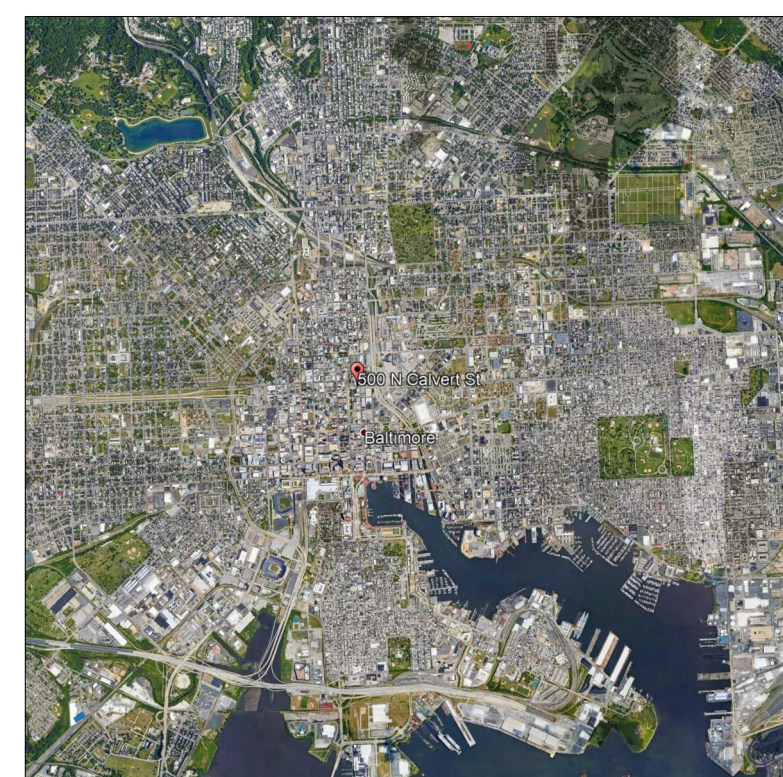
BUILDING AREA SQUARE FOOTAGE	
FIRST FLOOR	33,186 GSF
SECOND FLOOR	33,703 GSF
THIRD FLOOR	33,893 GSF
FOURTH FLOOR	33,893 GSF
FIFTH FLOOR	33,893 GSF
TOTAL BUILDING	168,568 GSF

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE No.
8278
EXPIRATION DATE
09.02.24



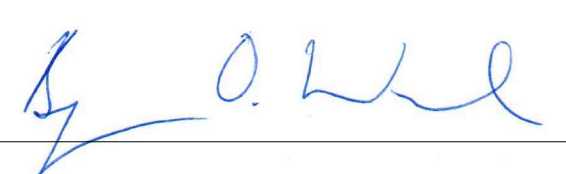

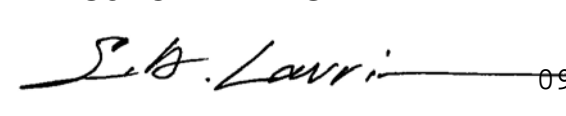
VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

ARCHITECT
BFM
BUSHEY FEIGHT MORIN ARCHITECTS

473 NORTH POTOMAC STREET
HAGERSTOWN, MD 21740
301-733-5600 : FAX 301-733-5612
BFMARCHITECTS.COM

DEPARTMENT OF GENERAL SERVICES APPROVAL			
	9/12/2022		9/14/2022
PROJECT MANAGER	DATE:	ACTING ASSISTANT SECRETARY	DATE:
	09/12/2022	DESIGN, CONSTRUCTION, AND ENERGY	
CHIEF OF DESIGN	DATE:		

SURVEYOR MA ENGINEERING CONSULTANTS

8600 LA SALLE RD, SEVERN BUILDING, SUITE 402
TOWSON, MARYLAND 21286
(919) 297-0220

CIVIL & STRUCTURAL ENGINEER CARROLL ENGINEER INC.

215 SCHILLING CIR #102
HUNT VALLEY, MARYLAND 21031
(410) 785-7423

LANDSCAPE ARCHITECT / INTERIOR DESIGN SP ARCH INC.

3613 MILFORD MILL RD
WINDSOR MILL, MARYLAND 21244
(443) 565-0432

MECHANICAL / ELECTRICAL ENGINEERS KIBART, INC.

300 E JOPPA ROAD
TOWSON, MARYLAND 21286
(410) 494-1111 FAX (410) 494-1112

PLUMBING / FIRE PROTECTION CTA CONSULTING ENGINEERS

220 N ADAMS STREET
ROCKVILLE, MARYLAND 20850
(301) 762-7172

COST ESTIMATION COSTCON CONSTRUCTION SERVICES INC.

1504 WILD CRANBERRY DR
CROWNSVILLE, MD 21032
(443) 510-4427

SECURITY / DATA CONSULTANT M2H PROTECTION

5100 BUCKEYSTOWN PIKE, SUITE 250
FREDERICK, MARYLAND 21704
(301) 371-6047

LEED CONSULTANT DOO CONSULTING

531 PICCADILLY RD
TOWSON, MARYLAND 21204
(443) 653-3792

09.09.22

BFM #19030

DGS - NEW BALTIMORE CITY DISTRICT COURTHOUSE

500 NORTH CALVERT ST. BALTIMORE, MARYLAND

BFM
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473 NORTH POTOMAC STREET, HAGERSTOWN, MD 21740
BFMARCHITECTS.COM : 301-733-5600 : FAX 301-733-5612
2021, BUSHEY FEIGHT MORIN ARCHITECTS, INC.

VOLUME 1
COVERSHEET
G001

SHEET OF SHEETS
DATE : 09.09.22

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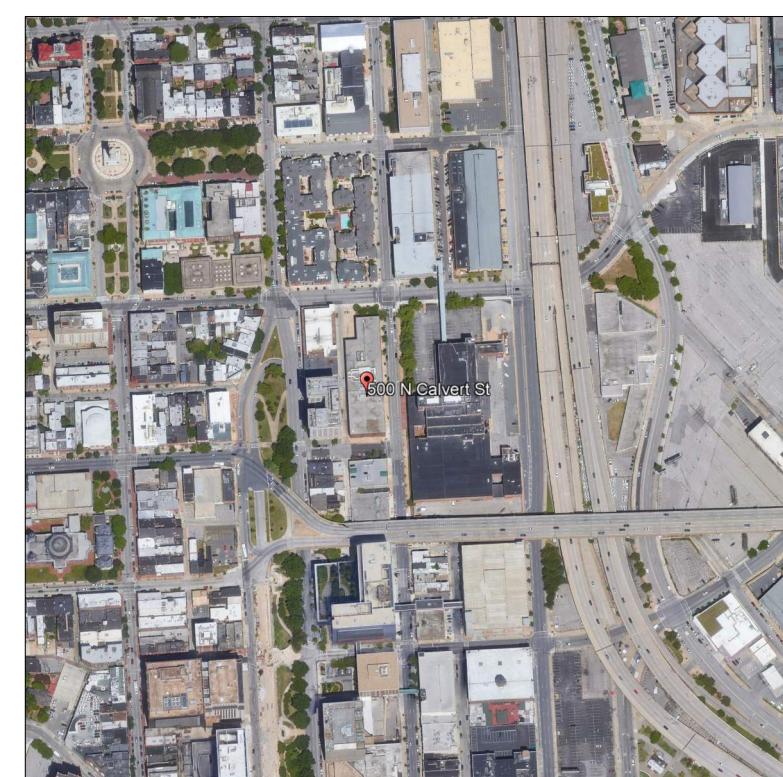
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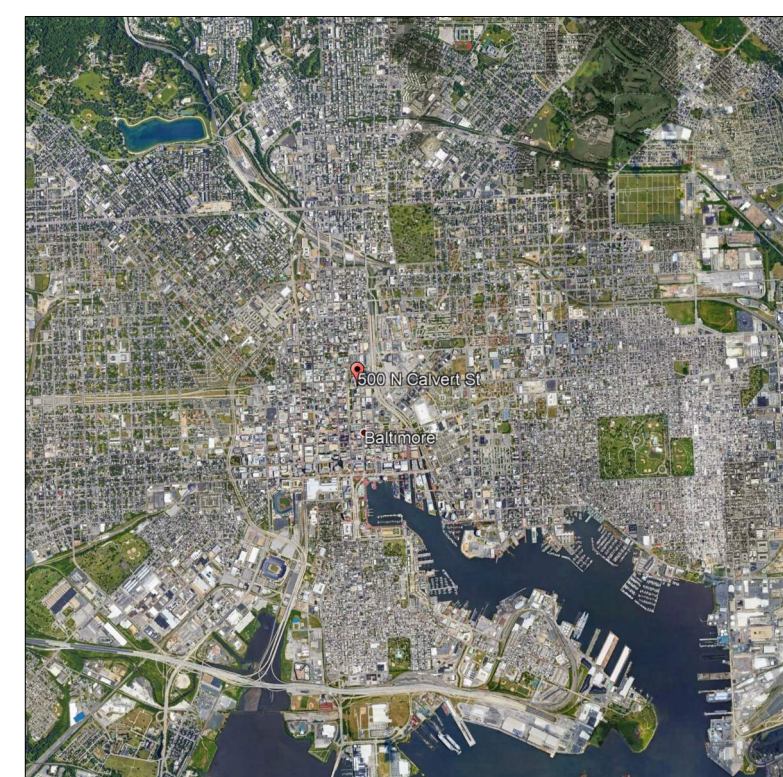
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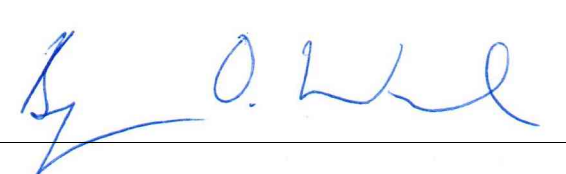

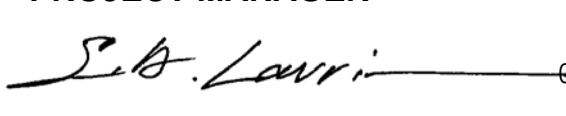
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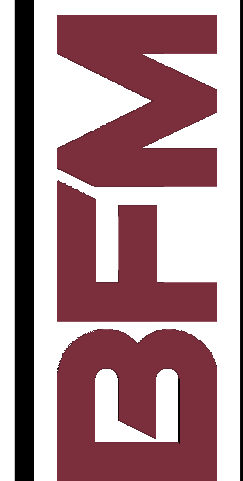
09.09.22

BFM #19030

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BUSHEY FEIGHT MORIN ARCHITECTS
473 NORTH POTOMAC STREET, HAGERSTOWN, MD 21740
BFMARCHITECTS.COM : 301-733-5600 : FAX 301-733-5612
2021, BUSHEY FEIGHT MORIN ARCHITECTS, INC.



VOLUME 2
COVERSHEET
G001A

SHEET OF SHEETS
DATE : 09.09.22

CONSTRUCTION DOCUMENT SPECIFICATIONS
FOR
CONSTRUCTION OF THE NEW
BALTIMORE CITY DISTRICT COURT
500 North Calvert Street
Baltimore, Maryland

DGS PROJECT NO. BC-500-190-001

September 9, 2022

STATE OF MARYLAND

DEPT. OF GENERAL SERVICES

Ellington Churchill, Secretary
301 West Preston Street
Baltimore, Maryland 21201

BOARD OF PUBLIC WORKS

Governor: Larry Hogan
Comptroller: Peter Franchot
Treasurer: Dereck E. Davis

ARCHITECT

BUSHEY FEIGHT MORIN ARCHITECTS INC.
473 North Potomac Street
Hagerstown, Maryland 21740



OFFICE OF STATE PROCUREMENT

NOTICE TO BIDDERS
Solicitation Fact Sheet

- PLEASE READ THOROUGHLY -

BIDS FOR THIS SOLICITATION ARE BEING ACCEPTED SOLELY ONLINE THROUGH
<https://emma.maryland.gov>

PROJECT NO. BC-500-190-001

TITLE: Construction of the New Baltimore City District Court, Maryland Courts

For the purpose of this solicitation, the Instructions to Bidders for Construction Projects (March 2022), and the General Conditions for Construction Contracts (July 2022) have been supplemented as follows:

- 1. BID DUE DATE:** Wednesday, October 12, 2022, at 2:00 PM.
- 2. PRE-BID CONFERENCE is scheduled for:** Thursday, September 29, 2022, at 10:00 AM at 301 West Preston Street, Olmsted Conference Room, 11th Floor, Baltimore, Maryland 21201.
- 3.** Carefully review the Department of General Services' Instructions to Bidders for Construction Projects (March 2022) and General Conditions for Construction Contracts (July 2022) which are attached to this solicitation.
- 4. The PROJECT CLASSIFICATION for this solicitation is:** "H" (over \$15,000,000)

5. PLANS AND SPECIFICATIONS:

ALL BIDDERS are directed to obtain the Contract Documents directly from eMaryland Marketplace Advantage (eMMA). Please go to the "Attachments" section of the solicitation to view, print, and/or download the plans, specifications, any/all addenda, and all other documents available.

NOTE: For the purposes of bidding, all Contract Documents used for bidding, must be printed in the size and resolution advertised.

6. ATTACHMENTS: Bid/Proposal Affidavit, Bid Bond, Minority Business Enterprise (MBE) Forms, Veteran-owned Small Business Enterprise (VSBE) Forms, Payment of Employee Health Care Expenses Certification, and Corporate Diversity Addendum.

ALL forms required to be submitted with the bid must be attached to the eMMA solicitation response form as one attachment. Faxed copies or emails will not be accepted.

NOTE: For this solicitation, the following forms **MUST** be submitted with the bid:

- **Completed Bid Bond Form** (if bid is over \$100,000) – submit in accordance Item 5 in the Instructions to Bidders for Construction Projects.
- **MBE Attachment D-1A** – submit in accordance with Minority Business Enterprise Attachment D – February 5, 2021.
- **VSBE Attachment E-1A** – submit in accordance with Attachment E – Veteran-owned Small Business Enterprise – September 1, 2022.
- **Bid/Proposal Affidavit** – submit in accordance with Item 2.B(6) in the Instructions to Bidders for Construction Projects.
- **Payment of Employee Health Care Expenses Certification** – submit in accordance with State Finance & Procurement Article Title 17, Subtitle 8.
- **Corporate Diversity Addendum** – submit in accordance with Corporate Diversity Addendum – Version 8.12.2022.

If bidders elect to attach forms to eMMA bids, the apparent low bidder will be required to submit the original bid bond within 72 hours of notification from procurement officer.

7. MINORITY BUSINESS ENTERPRISE:

The MBE subcontracting participation goal for this solicitation is: 40% (Split-8% African American, 11% Women)

The MBE participation shall be a percentage of the **TOTAL CONTRACT VALUE**.

If the bidder fails to accurately complete and submit MBE Attachment D-1A with the bid, the procurement officer shall deem the bid non-responsive and reject the bid.

Please refer to the MDOT MBE Directory at <https://marylandmdbe.mdbecert.com/> to determine if a firm is certified with the appropriate North American Industry Classification System (“NAICS”) Code and the product/services description. Only those specific products and/or services for which a firm is certified in the MDOT Directory can be used for purposes of achieving the MBE participation goals.

If, for any reason, the apparent successful bidder is unable to achieve the contract goal for each certified MBE classification specified as having a subcontract goal or the overall MBE contract goal, the bidder will be contacted to document its waiver request as stated in the Minority Business Enterprise Utilization Procedures – February 5, 2021.

Please review all MBE information carefully. Refer to the Minority Business Enterprise Attachment D – February 5, 2021, for further information.

8. VETERAN-OWNED SMALL BUSINESS ENTERPRISE:

The VSBE shall be certified with the US Department of Veteran Affairs. The US Department of Veteran Affairs website has a directory of certified VSBE firms. <https://www.vetbiz.va.gov/basic-search/>

The VSBE subcontracting participation goal for this Solicitation is: 5%

The VSBE participation shall be a percentage of the **TOTAL CONTRACT VALUE**.

Please review all VSBE information carefully. Refer to “Attachment E – Veteran-owned Small Business Enterprise” for further information.

9. COMPLETION TIME AND LIQUIDATED DAMAGES:

The work shall be completed within **1,460 calendar days** from the start date of the contract. If the work is not completed within the time period specified, the contractor will be liable for liquidated damages of **\$2,500.00** per calendar day as specified in the “General Conditions.”

10. INSURANCE REQUIREMENT:

The base bid shall include without limitation, labor, materials, bailing, shoring, removal, overhead, profit, insurance (**including builder’s risk insurance, if applicable**) etc.

Builder's Risk Insurance **is required** for this project.

NOTE: Refer to the General Conditions for Construction Projects, 10.01: Insurance Requirements.

11. TIME FOR BID ACCEPTANCE:

Bid prices are irrevocable for a period of 120 days following bid opening. After opening bids, the Procurement Officer may request bidders to extend the time during which the State may accept their bids, provided that, with regard to bids, no other change is permitted.

12. QUESTIONS DEADLINE:

The deadline for questions has been established as Thursday, October 6, 2022, at 2:00 PM, to ensure that there is enough time to allow for the A/E to provide responses and possible Addendum issuance if necessary. Please email questions to Kim Langkam, Procurement Officer at kimberly.langkam@maryland.gov.

13. EXECUTED CONTRACTS

ALL DGS contracts must have a company seal or notary on the signature page of the contract in order for contracts to be executed.

14. PAYMENT OF EMPLOYEE HEALTH CARE EXPENSES CERTIFICATION

Payment of Employee Health Care Expenses Certification, Under State Finance & Procurement Article Title 17, Subtitle 8, Form **MUST** be submitted with the bid. Failure to submit the form will deem the bidder as non-responsible and the bid will be rejected under COMAR 21.06.01.01.

15. PREVAILING WAGE RATES

Prevailing wage rates apply to all contracts in the amount of \$250,000 or more. Wage rates applicable to projects of \$250,000 or more are attached to the specifications.

Larry Hogan
Governor

Boyd K. Rutherford
Lt Governor



Ellington E. Churchill, Jr.
Secretary

Nelson E. Reichart
Deputy Secretary

OFFICE OF STATE PROCUREMENT

ADDENDUM NO. 2

September 26, 2022

**STATE OF MARYLAND
DEPARTMENT OF GENERAL SERVICES**

Ellington E. Churchill, Jr, Secretary

**PROJECT NO. BC-500-190-001
Construction of the New Baltimore City District Court
Maryland Courts**

This Addendum will clarify, add to, delete from, correct and/or change the bid documents for the project referenced above to the extent indicated. This Addendum is hereby made a part of the bid documents on which the contract will be based. By submitting a bid for this solicitation, you acknowledge receipt of this addendum. All questions must be in writing and addressed to the Procurement Officer, Kim Langkam, at kimberly.langkam@maryland.gov.

This Addendum includes Pre-Bid Meeting parking and questions and answers.

Pre-Bid Meeting Parking:

Notification that free parking will be available for the Pre-Bid Meeting on September 29, 2022, at 10:00 am to 12:00 pm on the "F lot" located at the corner of Martin Luther King Jr. Boulevard and North Eutaw Streets.

Questions and Answers:

Question #1: I would like to request a plan holders or bidders list for this project.

Answer #1: The eMaryland Marketplace Advantage (eMMA) Commodity Code for this solicitation is - 72000000-Building and Facility Construction and Maintenance Services. That is the list of bidders that were contacted for this solicitation. After the Pre-Bid Meeting on September 29, 2022, at 10:00 am an addendum will be posted which will include the sign in sheet of attendees.

Question #2: Please Review the attached Substitution Request for the New Baltimore City District Court project and consider adding Sweeper Metal Fabricators to your next addendum for the project.

Answer #2: Southern Folger for which Sweeper Metal Fabricator Corp. is a Certified Detention Equipment Contractor is already in the approved manufacturers list in Specification Section 08 71 63.

Question #3: I am interested in learning more about how this signage allowance is being handled.

Answer #3: The "Signage Allowance" is contained within the construction base contract and is not restricted to any single signage provider.

Issued by:

State of Maryland
Department of General Services
Office of State Procurement
301 West Preston Street
Room M-7
Baltimore, Maryland 21201

Kim Langkam

Kim Langkam
Procurement Officer

Larry Hogan
Governor

Boyd K. Rutherford
Lt Governor



Ellington E. Churchill, Jr.
Secretary

Nelson E. Reichart
Deputy Secretary

OFFICE OF STATE PROCUREMENT

ADDENDUM NO. 1

September 20, 2022

**STATE OF MARYLAND
DEPARTMENT OF GENERAL SERVICES**

Ellington E. Churchill, Jr, Secretary

**PROJECT NO. BC-500-190-001
Construction of the New Baltimore City District Court
Maryland Courts**

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This Addendum includes a pre-bid site visit schedule and a question and answer.

Pre-Bid Site Visit:

Notification that a site visit is scheduled to occur on September 29, 2022, after the pre-bid meeting. The site visit is scheduled for 1:00 PM at 500 N. Calvert Street, Baltimore, Maryland 21202 and will be an opportunity for prospective bidders to tour the site and existing building to gather a more comprehensive understanding of the project.

Question and Answer:

Question: We are considering providing a bid for this project, however, in our review of the solicitation fact sheet, we notice a very long anticipated duration of 1,460 days. We are not certain why this is the case and ask if DGS will accept an early completion schedule and/or consider additional ways to address cost escalation.

Answer: The 1,460 days as noted in the solicitation fact sheet covers the contractual warranty period of two years following substantial completion. During which time the General Contractor is expected to manage the two-year general warranty as required on all State of Maryland projects and

to ensure that all components are functioning properly and receiving proper maintenance including the landscaping. The anticipated substantial completion date is two years from the date of notice to proceed. A contractor will never be penalized for completing work early.

Issued by:

State of Maryland
Department of General Services
Office of State Procurement
301 West Preston Street
Room M-7
Baltimore, Maryland 21201

Kim Langkam

Kim Langkam
Procurement Officer



STATE OF MARYLAND

Department of General Services

General Conditions for Construction Contracts

Department of General Services
Ellington E. Churchill, Jr. – *Secretary*
301 West Preston Street
Baltimore, MD 21201

Board of Public Works
Larry J. Hogan – *Governor*
Peter Franchot – *Comptroller*
Dereck E. Davis – *Treasurer*

Document Revised – July 1, 2022



STATE OF MARYLAND

Department of General Services Instructions to Bidders for Construction Projects

Department of General Services
Ellington Churchill, Jr., *Secretary*
301 W. Preston Street
Baltimore, Maryland 21201

Board of Public Works
Lawrence J. Hogan, Jr., *Governor*
Peter Franchot, *Comptroller*
Dereck E. Davis, *Treasurer*

Revised March 2022