REQUEST FOR PROPOSAL
FOR
ELEVATOR MAINTENANCE
FOR THE
OFFICE OF FACILITIES MANAGEMENT
UNIVERSITY OF MARYLAND, BALTIMORE COUNTY

SOLICITATION #BC-20630-R
ISSUED: August 2, 2011

PRE-PROPOSAL MEETING: TUESDAY, AUGUST 16, 2011 at 1:00 p.m. in
UMBC Administration Building, Room #929

TECHNICAL PROPOSAL DUE DATE: THURSDAY, SEPTEMBER 1, 2011 on or
before 4:00 p.m.
UMBC Office of Procurement
Administration Building #301
1000 Hilltop Circle
Baltimore, Maryland 21250

SITE TOUR: To be held immediately following the Pre-Proposal meeting on
Tuesday, August 16, 2011, from 2:00 p.m. to 5:00 p.m.

PRICE PROPOSAL DUE DATE: Anticipated to be on or about Monday, October 3, 2011 on
or before 4:00 p.m.

PROCUREMENT/ISSUING OFFICE: UMBC Office of Procurement
Administration Building #301
1000 Hilltop Circle
Baltimore, Maryland 21250

DEADLINE FOR QUESTIONS: Monday, August 22, 2011 by 4:00 p.m.

WARNING: Prospective bidders who have received this document from a source other than the Issuing Office should
immediately contact the Issuing Office and provide their name and Mailing address in order that amendments to the Request for
Proposal or other communications can be sent to them. Any Prospective Proposer who fails to notify the Issuing Office with this
information assumes complete responsibility in the event that they do not receive communications from the Issuing Office prior
to the closing date.
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BY THE UNIVERSITY OF MARYLAND, BALTIMORE COUNTY
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ATTACHMENT A: The following forms are to be submitted by each Proposer in its Technical Proposal as indicated in the RFP documents herein; please note that other information in addition to these completed forms is to be included in the Technical Prop:
- Key Personnel Form
- Firm Experience Form
- Company Profile Form
- Client Services Form
- Bid/Proposal Affidavit
- Acknowledgement of Receipt of Addenda Form (if applicable)

ATTACHMENT B: Price Proposal Form

ATTACHMENT C: The following forms are to be submitted signed by the successful firm:
- UMBC Maintenance Contract; and,
- Contract Affidavit Form.

ATTACHMENT D: List of UMBC Elevators with location, type, and manufacturer (both current elevators and future elevators)

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SECTION 00100

I. INSTRUCTIONS TO PROPOSERS
SECTION 00100

I. INSTRUCTIONS TO PROPOSERS FOR THE ELEVATOR MAINTENANCE AT UMBC

A. SUMMARY:

1. The objective of this Request For Proposal (RFP) is for the University of Maryland, Baltimore County (herein referred to as “the University” or “UMBC”) to select a firm to provide all labor, material, equipment and supervision for the provision of full elevator maintenance and services to UMBC (see Section 00400, for complete details).

The awarded firm for this contract shall be the sole provider of services for elevator maintenance/service and shall be responsible for all services associated with this contract. The use of sub-contractors for repair and or routine maintenance will not be allowed, unless prior written consent and approval from the University has been obtained by the Contractor. Where the Contractor would require the use of others to supply parts and /or other specific tasks; i.e., machine shop work, motor repair, cab repairs, etc. would be acceptable with prior notification and approval from the University.

2. The contract term is for an initial two (2) year term beginning on or about July 1, 2011 with seven (7) one-year renewals at UMBC’s sole discretion, (for a total potential contract term of 9 years).

For a Multi-Year Contract or any contract where pricing adjustments may be contemplated during the contract term or subsequent renewal options, it will be the responsibility of the Contractor to request a price increase, if any, at least ninety (90) days prior to the end of the then current contract term. Any price increase not received by that time, will not be considered and pricing in the renewal term will remain as stated during the just completed contract term. A price increase, if any, will be considered for the quoted hourly rates only, and shall not exceed the consumer price index for “All Urban Consumers” for as published by the U.S. Department of Labor Statistics. For purposes of calculating the potential increase, the Consumer Price Index for the twelve-month period ending on November 30 will be used and mandatory wage and fringe benefit increases per the union agreement, if any. Verification of wage changes required shall be obtained from the Metropolitan Elevator Constructor Local #7 or any other applicable authority. In no case shall increase of the contract exceed this formula. Seventy percent (70%) of the increase of the standard trade wage rate increase and thirty percent (30%) increase of wholesale Consumer Index for parts. For example, if the contract term ends October
31, 2012, the price index for twelve-month period ending March 31, 2012 will be used. Statistics will be referenced as a cap for negotiating purposes only. Contractor is not to assume that any price increase will be applied to yearly renewals, as this is at the sole discretion of the University.

3. All work performed under this contract shall be in accordance with the UMBC Standard Maintenance General Conditions dated 1/4/10 (Section 00700).

4. The University of Maryland, Baltimore County’s Procurement Services Office will be the Issuing Office for this procurement.

5. The University anticipates having a contract in place with the successful Contractor(s) on or about October 31, 2011.

B. INSTRUCTIONS FOR SUBMITTAL OF PROPOSALS:

For detailed information on preparation and submittal of proposals see Section 00300 "Proposals, Evaluation, Forms".

C. ISSUING OFFICE:

1. The Issuing Office is:
   University of Maryland, Baltimore County
   Office of Procurement
   Administration Building #301
   1000 Hilltop Circle
   Baltimore, Maryland 21250

   Attn: Mallela Ralliford
   (410) 455-2071
   Fax: (410) 455-1009
   mralliford@umbc.edu

2. The Issuing Office shall be the sole point of contact with the University for purposes of the preparation and submittal of the RFP proposal.

3. All questions on this procurement are to be directed to the Issuing Office, via e-mail. Questions and responses will be sent to all proposers via an addendum.
D. **PRE-PROPOSAL CONFERENCE**: There will be a Pre-Proposal meeting held in conjunction with this RFP. Attendance at the Pre-Proposal Conference is not mandatory. The Conference will be held on **Tuesday, August 16, 2011 at 1:00 p.m. in Administration Building, Room #929.** Please refer to the campus website for directions and parking: [http://www.umbc.edu/aboutumbc/campusmap/](http://www.umbc.edu/aboutumbc/campusmap/). There will be a site visit of the applicable elevators on campus to be serviced under this contract immediately following this meeting from 2:00 p.m. to 5:00 p.m. on Tuesday, 8/16/11.

While attendance at the Pre-Proposal Conference is not mandatory, information presented may be very informative; therefore, all interested vendors are encouraged to attend in order to be able to better prepare acceptable proposals. If your firm plans to send representatives, please call the issuing office by Friday, August 12, 2011. We ask that a maximum of two (2) representatives from each company attend this meeting.

Appropriate auxiliary aids and services for qualified individuals with disabilities will be provided upon request. Please call Ann Fusselbaugh (at 410-455-2273) with specific requests at least five (5) business days prior to the conference.

E. **DUE DATE AND TIME:**

1. Technical Proposal: *An original plus five (5) copies (for a total of 6) of the Technical Proposal must arrive at the Issuing Office by Thursday, September 1, 2011 on or before 4:00 p.m.* in order to be considered.

   Proposers are requested to clearly mark the "original" set of the Technical Proposal.

2. Price Proposal: Those proposers that achieve a minimum of 75% of the technical points available on the Technical Proposal will be requested to submit a Price Proposal. The applicable proposers will be notified following the second phase evaluation which is conducted after the interview sessions. The Price Proposal Form to be submitted is attached in Appendix B. *An original and one (1) copy of the Price Proposal (for a total of 2) must arrive at the Issuing Office by the due date which is anticipated to be on or about Monday, October 3, 2011 on or before 4:00 p.m.* in order to be considered.

3. Proposers mailing proposals shall allow sufficient mail delivery time to insure timely receipt by the Issuing Office. Proposals or unsolicited amendments to proposals arriving after the due date and time will not be considered.
4. **LATE PROPOSALS CANNOT BE ACCEPTED.** Proposals are to be delivered to the University's Office of Procurement, Room 301, UMBC Administration Building, 1000 Hilltop Circle, Baltimore, MD 21250. The University recommends against use of mail or delivery services, which will not guarantee delivery directly to Room 301. Proposals delivered to the campus central mail facility or to locations other than Room 301 will not be considered "received" by the University Office of Procurement until they arrive at Room 301 and are clocked in. The University will not waive delay in delivery resulting from need to transport a proposal from another campus location to Room 301, or error or delay on the part of the carrier.

**F. MODIFICATIONS AND WITHDRAWAL OF PROPOSALS:**

1. Withdrawal of, or modifications to, proposals are effective only if written notice thereof is filed to the Issuing Office prior to the time proposals are due. A notice of withdrawal or modification to a proposal must be signed by an officer with the authority to commit the company.

2. No withdrawal or modifications will be accepted after the time proposals are due.

**G. QUESTIONS AND INQUIRIES:**

1. Questions and inquiries shall be directed in writing to the individuals referenced with the Issuing Office above. The Issuing Office will be open from 8:00 a.m. to 4:30 p.m., weekdays. The deadline for questions is Monday, 8/22/11, by 4:00 p.m.

2. Items affecting the scope of work or conditions of the contract shall be subject to the conditions of Addenda per Section O below.

**H. TERMINOLOGY:**

All references in this RFP to the Maintenance Contractor, Proposer, and other person or persons are made relative to the singular person, male gender (e.g. "he", "him", "his", etc.) These are intended only as generic terms relative to number and gender, and are employed solely to simplify text and to conform with commonly used construction specifications language.
I. **SITE INVESTIGATION:**

By submitting a proposal the Proposer acknowledges that he has investigated and satisfied himself as to the conditions affecting the work, including but not restricted to those bearing upon transportation, disposal, handling and storage of materials, availability of labor, water, and electric power. Any failure by the Proposer to acquaint himself with the available information will not relieve him from responsibility for estimating properly the cost of successfully performing the work. The University shall not be responsible for any conclusions or interpretations made by the Proposer of the information made available by the University.

J. **COMPETITIVE NEGOTIATION:**

1. The University reserves the right to make an award with or without negotiations. Only those proposers who are determined "to be reasonably susceptible of being selected for award shall be offered the opportunity to participate in the process."

2. Minor irregularities in proposals, which are immaterial or inconsequential in nature, may be waived wherever it is determined to be in the best interest of the University.

K. **PROPOSAL SECURITY:** Intentionally omitted.

L. **RIGHT TO REJECT PROPOSALS AND WAIVE INFORMALITIES:**

The University reserves the right to reject either all proposals after the opening of the proposals but before award, or any proposal, in whole or part, when it is in the best interest of the State of Maryland. For the same reason, the University reserves the right to waive any minor irregularity in a proposal.

M. **IRREVOCABILITY OF PROPOSALS:**

The Contractor’s price proposal for this contract shall be irrevocable for one hundred twenty (120) calendar days from the price proposal due date. This period may be extended by written mutual agreement between the Proposer and the University.
N. LICENSES AND QUALIFICATIONS:

1. Proposers and any subcontractors, if applicable, must be licensed as required by the Department of Labor, Licensing and Regulation. The Proposer shall provide proof of the Proposer's license by including a copy of the license in its Technical Proposal.

2. The University reserves the right to require that the Elevator Maintenance Contractor demonstrate that it has the skills, equipment and other resources to satisfactorily perform the nature and magnitude of work necessary to complete the project within the proposed contract schedule. (See Section 00300 of this RFP for further information/details.)

O. CLARIFICATIONS AND ADDENDA:

1. Should a Proposer find discrepancies in the RFP documents, or should he be in doubt as to the meaning or intent of any part thereof, he must request clarification in writing from the Issuing Office by 5:00 p.m. on Monday, 8/22/11. The Issuing Office will issue a written Addendum to the RFP to respond to such questions. Failure to request such clarification is a waiver to any claim by the Proposer for expense made necessary by reason of later interpretation of the RFP documents by the University. Requests shall include the RFP number and name.

2. Oral explanations or instructions will not be binding; only written Addenda will be binding. Any Addenda resulting from these requests will sent via e-mail to firms who have advised UMBC of their interest in this procurement and have provided the pertinent contact information. The Proposer shall acknowledge the receipt of all addenda in the space provided on the Proposal Form.

3. Any addendum/amendments to the RFP must be acknowledged by persons and entities known to have been issued, or otherwise to have received the RFP. Addendum Acknowledgement forms (found in Attachment A) are to be completed and signed with Technical Proposal. In addition, space is provided on the Price Proposal form to indicate these.

P. CANCELLATION OF THE RFP:

The University may cancel this RFP, in whole or in part, at any time prior to a contract award.
Q. **PROPOSAL ACCEPTANCE:**

The University reserves the right to accept or reject any and all proposals, in whole or in part, received as a result of this RFP; to waive minor irregularities; or to negotiate with all responsible proposers, in any manner necessary, to serve the best interest of the University.

R. **ORAL PRESENTATION/INTERVIEW SESSIONS:**

1. Proposers who submit proposals and achieve the required, minimum or better technical score will be required to make individual presentations to University representatives in order to clarify their proposals (see Section 00300 for details).
2. The University also reserves the right to visit Proposer's place of business during the evaluation process.

S. **ECONOMY OF PREPARATION:**

Proposals should be prepared simply and economically, providing a straightforward, concise description of the proposer's offer to meet the requirements of the RFP.

T. **CONFIDENTIAL/PROPRIETARY INFORMATION:**

Proposers should give specific attention to the identification of those portions of their proposals (both technical and price proposals) which they deem to be confidential, proprietary information or trade secrets, and provide any justification of why such materials, upon request, should not be disclosed by the State under the Access to Public Records Act, State Government Article, Title 10, Subtitle 6 of the Annotated Code of Maryland. Proposals are not publicly opened. Proposers must clearly indicate each and every section that is deemed to be confidential, proprietary or a trade secret (it is NOT sufficient to preface your entire proposal with a proprietary statement).

U. **MINORITY BUSINESS ENTERPRISE NOTICE:**

1. Minority business enterprises are encouraged to respond to this RFP.
2. MBE’s must be certified by the Maryland Department of Transportation (MDOT) and not graduated from the applicable NASIC Code.
V. **FINANCIAL DISCLOSURE BY PERSONS DOING BUSINESS WITH THE STATE:**

Proposers providing materials, equipment, supplies or services to the University must comply with Section 13-221 of the State Finance & Procurement Article of the Annotated Code of Maryland which requires that every business which enters into contracts, leases or other agreements with the University and receives in the aggregate $100,000, or more, during a calendar year shall, within 30 days of the time when the $100,000 is reached, file with the Secretary of State a list containing the names and address of its resident agent, each of its officers, and any individual who has beneficial ownership of the contracting business.

W. **ARREARAGES:**

By submitting a response to this solicitation, a vendor shall be deemed to represent that it is not in arrears in the payment of any obligation due and owing the State of Maryland, including the payment of taxes and employee benefits and that it shall not become so in arrears during the term of the contract if selected for contract award.

X. **BID/PROPOSAL AFFIDAVIT:**

The Bid/Proposal Affidavit included in this package (see Attachment A for this form) must be executed by each responding proposer and submitted with the proposer's technical proposal.

Y. **MULTIPLE/ALTERNATIVE PROPOSALS:**

Proposers may not submit more than one (1) proposal nor may proposers submit an alternate to this RFP.

Z. **ADDENDUM**

Any addendum/amendments to the RFP must be acknowledged by persons and entities known to have been issued, or otherwise to have received the RFP. An Acknowledgment of Addendum form is provided in Attachment A and is to be submitted accordingly with the Technical Proposal. Space is provided on the Price Proposal form to also indicate these.

AA. **INCURRED EXPENSES:**

The University will not be responsible for any costs incurred by any vendor/firm in preparation and submittal of a proposal.
BB. **DEBRIEFING OF UNSUCCESSFUL PROPOSERS**

A debriefing of an unsuccessful proposer shall be conducted upon written request submitted to the procurement officer within 10 days after the proposer knew or should have known its proposal was unsuccessful. The debriefing shall be limited to discussion of the unsuccessful offeror's proposal only and shall not include a discussion of a competing offeror's proposal. Debriefings shall be conducted at the earliest feasible time. A summarization of the procurement officer's rationale for the selection may be given.

CC. **MARYLAND PUBLIC ETHICS LAW, TITLE 15**

The Maryland Public Ethics Law prohibits, among other things: State employees or officials (and in some cases, former employees) and businesses in which such an individual is employed or holds a financial interest from (I) submitting a bid or proposal, (ii) negotiating a contract, and (iii) entering into a contract with the governmental unit with which the individual is affiliated per the Maryland Code, State Government Article, SS 15-502.

If the proposer/offeror has any questions concerning application of the State Ethics Law to the proposer/offeror's participation in this procurement, it is incumbent upon the proposer/offeror to seek advice from Executive Director, State Ethics Commission, 9 State Circle, Suite 200, Annapolis, MD 21401, 410 974-2068.

The procurement officer may refer any issue raised by a bid or proposal to the State Ethics Commission. The procurement officer may require the proposer/offeror to obtain advice from the State Ethics Commission and may reject a bid or proposal that would result in a violation of the Ethics Law.

The resulting contract is cancelable in the event of a violation of the Maryland Public Ethics Law by the vendor or any State of Maryland employee in connection with this procurement.
DD. **USE OF AFFILIATES TO AVOID TAXATION ON INCOME FROM STATE CONTRACTS:**

Contractor agrees that it will not reduce its income subject to tax by claiming a deduction for royalty or similar payments for trademarks, trade names, or intangible property that shift income from the contractor to an affiliated entity that does not file Maryland income tax returns. Contractor agrees that any affiliated entity receiving such payments is doing business in Maryland and is required to file Maryland income tax returns. Contractor agrees that during the course of this contract: (1) it shall not make any such royalty or similar payments to any affiliated company; but (2) if any such royalty or similar payments are made, contractor and the affiliated company shall file separate Maryland income tax returns and pay their respective Maryland income taxes in such a manner that contractor may claim a deduction against Maryland income tax for such payments only if the affiliated company receiving the royalty or similar payment files its Maryland income tax return and pays Maryland tax, under a formula that reasonably apportions the income of the affiliated company among the states, including Maryland, in which the contractor does business. Contractor agrees that it is authorized to bind its affiliated entities to the terms hereof.

EE. **PAYMENTS TO CONTRACTORS BY ELECTRONIC FUNDS TRANSFER (EFT):**

By submitting a response to this solicitation, the Proposer agrees to accept payments by electronic funds transfer unless the State Comptroller’s Office grants an exemption. The selected firm(s) shall register using form COT/GAD X-10 Vendor Electronic Funds (EFT) Registration Request Form. Any request for exemption must be submitted to the State Comptroller’s Office for approval at the address specified on the COT/GAD X-10 form and must include the business identification information as stated on the form and include the reason for the exemption.

END OF SECTION 00100
SECTION 00200

II. INFORMATION AVAILABLE TO PROPOSERS
SECTION 00200

II. INFORMATION AVAILABLE TO PROPOSERS

A. CONTRACT DOCUMENTS: This RFP #BC-20630-R consists of the documents noted below.

All sections are contained within the RFP document

00100 Instructions to Proposers;

00200 Information Available to Proposers;

00300 Proposals, Evaluation and Forms (Articles 1 through 4);

00400 Scope of Work (Articles 1 through 2);

00500 [Intentionally Omitted];

00600 [Intentionally Omitted];

00700 University's Standard Maintenance General Conditions dated 1/4/10;

Attachment A University Forms Required with Proposal Submittal(s) (i.e., Bid/Proposal Affidavit, Key Personnel Form, Firm Experience Form, Company Profile Form, Client Services Form, and Acknowledgment of Receipt of Addenda Form (if applicable).

Attachment B Price Proposal Form

Attachment C University Forms Required to be signed/ provided by the Selected Firm at time of contract award (i.e., UMBC Maintenance Contract, and Contract Affidavit Form)

Attachment D List of UMBC Elevators with location, type, and manufacturer (both current elevators and future elevators)

Attachment E Definitions
Any Addenda, which may be issued prior to the Proposal Due Date at http://www.umbc.edu/adminaffairs/procurement/vendor.shtml on the University’s eBid Board.

All of these materials will be included in the Contract with the University awarded as a result of this solicitation. The Proposer by submitting its proposal agrees that if awarded the Contract that it, as Elevator Maintenance Contractor, will be bound under the Contract to all the terms and conditions thereof.

B. SET OF DOCUMENTS AVAILABLE TO PROPOSERS: The RFP and the UMBC Standard Maintenance General Conditions are available on the UMBC eBid Board at http://www.umbc.edu/adminaffairs/procurement/EBidB.shtml. A limited number of copies of these documents will be available from the UMBC Procurement Office.

C. PRE-PROPOSAL CONFERENCE: There will be a Pre-Proposal meeting held in conjunction with this RFP. Attendance at the Pre-Proposal Conference is not mandatory. The Conference will be held on Tuesday, 8/16/11, at 1:00 p.m. in Administration Building, Room #929. Please refer to the campus website for directions and parking information http://www.umbc.edu/aboutumbc/campusmap/. There will be a site visit to view the applicable elevators on campus immediately following this meeting from 2:00 – 5:00 p.m. (Refer to Section 0100, Item D for additional information)

D. AVAILABLE RECORD DOCUMENTS:

1. The University's Facilities Management Office upon request will make accessible to the Proposers any available record drawings, utility plans, and other data pertinent to existing conditions to the extent that such material is available. The University, however, can offer no assurances that such drawings, property description, or other data are accurate, current or complete.

2. Such documents must be used, or copied, at the University's Facilities Management Office. The Proposers shall assume the responsibility for cost of reproduction as well as replacing any damaged documents.

END OF SECTION 00200
SECTION 00300

III. PROPOSALS, EVALUATION AND FORMS
SECTION 00300
PROPOSALS, EVALUATION, AND FORMS
INTRODUCTION/OVERVIEW
ARTICLE 1

A. INTRODUCTORY SUMMARY OF PROPOSAL SUBMITTALS/INTERVIEW SESSIONS: Responses to RFP #BC-20630-R are to consist of the following:

1. Technical Proposal Submittal (see Article 2 of this Section 00300 for detailed information): All proposers are required to submit an original and five (5) copies (for a total of 6) of the Technical Proposal Submittal. The Technical Proposal Submittal is due by Thursday, September 1, 2011, on or before 4:00 p.m. to the Issuing Office.

2. Interview Sessions (see Article 3 of this Section 00300 for detailed information): Only those Proposers whose technical proposals achieve the required, minimum, or better, technical score in the initial technical evaluation will be requested to attend an interview session with the University. The due date and time of the Interview Session will be set by the University upon completion of the initial evaluation of the Technical Proposals. It is anticipated that Interview Sessions will be conducted on Thursday, September 22, 2011 from 1:00-4:00 p.m.

The purposes of the interview session are as follows:

(i) to allow the University’s and Proposer’s Key Personnel to meet;

(ii) to discuss aspects of the Proposer’s Technical Proposal;

(iii) to provide an opportunity to clarify the scope of services for the Elevator Maintenance Contractor; and,

(iv) to review the Price Proposal form.

3. Price Proposal Submittal (see Article 3 of this Section 00300 for detailed information): After completion of the Interview Sessions and the Second Phase Technical Evaluation, those Proposers who have maintained the minimum of 75% or better of the technical score will be requested to submit a Price Proposal. Those proposers will be required to submit an original and one (1) copy (for a total of 2) of the Price Proposal Submittal. The Price Proposal Submittal is anticipated to be due on or about Monday, October 3, 2011, on or before 4:00 p.m. to the Issuing Office.
B. **TRANSMITTAL LETTER:**

A transmittal letter prepared on the Proposer's business stationery must accompany the Technical Proposal Submittal. The purpose of this letter is to transmit the Proposal; therefore, they should be brief, but shall list all items contained within the Technical Proposal. The letter must be signed by an individual who is authorized to bind his firm to all statements, including services and financials, contained in the Proposal.

C. **SIGNING OF FORMS:**

The Price Proposal, if submitted by an individual, shall be signed by the individual; if submitted by a partnership or joint venture, shall be signed by such member or members of the partnership or joint venture as have authority to bind the partnership or joint venture; if submitted by a corporation, shall be signed by an officer, and attested by the corporate secretary or an assistant corporate secretary.

If not signed by an officer, there must be attached a copy of that portion of the by-laws or a copy of a board resolution, duly certified by the corporate secretary, showing the authority of the person so signing on behalf of the corporation. Signatures shall be under seal, i.e. indicated by the word "(Seal)" following signature of individual and partner proposers, and indicated by affixing the Corporate Seal at corporate signatures.

**END OF SECTION 00300, ARTICLE 1**
SECTION 00300
PROPOSALS, EVALUATION, AND FORMS
ARTICLE 2
TECHNICAL PROPOSAL SUBMITTAL

A. TECHNICAL PROPOSAL SUBMITTAL

The Technical Proposal must be submitted in a sealed envelope. The envelope shall have the Proposer's name, the project name and project number prominently displayed, together with the type of submittal clearly labeled.

Technical Proposals shall be delivered on, or before Thursday, September 1, 2011 on or before 4:00 p.m. to the UMBC Procurement Office at the address noted in Section 0100 of the RFP as the "The Issuing Office".

The following items must be included in the Technical Proposal Submittal:

1. Detailed responses to Section 0300, Article 2, Item B, Technical Proposal Criteria, Items 1 through 3 (noted in "B" below)
2. Contractor's license (photocopy)
3. Bid/Proposal Affidavit
4. Acknowledgement of Receipt of Addenda (If addenda are issued prior to the Technical Proposal due date, this form acknowledging receipt of all addenda MUST be included with your Technical Proposal).

Forms for each of the items required in the Technical Proposal are furnished with this RFP on UMBC’s Electronic Bid Board at http://www.umbc.edu/adminaffairs/procurement/vendor/shtml.

B. TECHNICAL PROPOSAL CRITERIA

Per Item A. above, the following information must be furnished in the Technical Proposal portion of the RFP. Failure to include any of the items listed below may disqualify your firm's response. Technical criteria are listed in order of importance. Proposers should describe in detail and provide evidence supporting the qualifications requested below. All proposers are to compile their Technical Proposals in the order listed.
1. **APPROACH TO CONTRACT:** The Proposer is required to demonstrate to the University that his/her firm has a complete elevator maintenance organization to provide the services required under the contract with UMBC inclusive of the following:

1. A shop facility capable of performing necessary repair services by the Contractor's direct employees.

2. An office staff and organized after-business hour’s arrangements with capabilities for handling requests for service at all times.

3. Supervisory and journeyman personnel trained and experienced in the proper adjustment and maintenance of this equipment.

4. Provide accessibility to a secure on-line web site that will reflect the activity and status of the UMBC elevators (see Section 00400, Article 2, C. Item #17 for further details).

Proposers are to provide the following information under this category:

- **Organization:** A description of its organization inclusive of information to address the items noted above (1 through 3); and,

- **Website:** Information on how your firm will provide a secure on-line web site that is accessible to the UMBC representative and provides the activity and status of the UMBC elevators under this contract (#4 above). Provide copies of screen shots of this web site that display the level of detail that is required per Section 00400, Article 3, C. Item #17).

- **Key Personnel:** Information on all supervisory personnel and journeyman mechanics to be assigned to perform work under this UMBC contract including the following items:

  o A list of the names of all supervisory personnel and journeyman mechanics who will be assigned to UMBC and the average number of hours that each of these identified employees have worked per week for the last twelve (12) months for the proposing firm.

  o Completion of the **Key Personnel form** (found in Attachment A) for each person to be assigned which outlines (i) years of experience with elevator maintenance and service including types of elevators (i.e., mid-rise, high rise and hybrid), (ii) full employment history, and (iii) two (2) references for each person from prior employers or other owners such as UMBC for whom he/she has worked in the last seven (7) years.
o A copy of each person’s journeyman card is to be provided.

o A list of the names of alternate personnel to cover during vacation and sick leave and their position with a brief summary of his/her background.

Note: Supervisors and Journeymen mechanics proposed by the Offeror shall be required to remain as the Contractor’s assigned personnel for the term of the contract unless approved otherwise by the University via the issuance of an amendment to the contract between UMBC and the Elevator Maintenance Company.

Should a change be approved by the University, the Contractor shall submit all information required by this section for the replacement mechanic for the University’s review and approval, which will not be unreasonably withheld; the subsequent approval of a replacement mechanic will be conveyed by UMBC to the Contractor via a contract amendment.

2. **FIRM EXPERIENCE/REFERENCES:**

2.1 Firm Experience: Each Proposer is to complete the Firm Experience Form** on a total of three (3) similar or relevant projects/contracts are to be submitted. This form is found in Attachment A and is to be completed on each project/contract.

**Note: All Proposers are required to use the Proposer Experience Form format; however, Proposers may elect to reproduce the form.

Of these three (3) projects/contracts, each must have been completed by the Proposer and be similar in scope to the services to be provided under this contract (see Section 00400).

All proposers are to base their responses on their three (3) most recently completed contracts that reflect the size, complexity, and services required under this RFP. Higher consideration will be given if in the higher education setting.
2.2 Firm References:

(a) The project/contract contact person identified on each of the three (3) firm experience forms provided under #2.1 above will be contacted by the University to obtain a reference on the proposing firm.

(b) The University reserves the right to verify all information given if it so chooses, as well as to check any other sources available or to use itself as a reference if not provided by the contractor.

(c) Please be sure that accurate information is provided and that the contact person is capable of speaking to the firm's capability in performing the services required. References will be held in the strictest of confidence.

3. PROFILE OF PROPOSER:

3.1 Company Profile: Complete the Company Profile form found in Attachment A.

Please note: If the Proposer is a local office of a parent company, the information is to be provided on the local office only who will be managing this contract not on the parent organization, unless the parent organization is the Proposer.

Note: The vendor must demonstrate at least five (5) years in the business of doing preventive maintenance, repairs and service on elevators.

3.2 Client Services Form: Complete the “Client Services Form” (provided in Attachment A) to identify your firm’s current commercial clients (within the commercial or higher education environment) for whom preventive elevator maintenance and repairs have been provided in the last twelve months with the following information to be included:

- Number of mid-rise elevators at a single site for each client inclusive of the number of buildings.
- Number of passenger elevators under contract (including multiple locations) for each client.
- Services provided to these clients based on UMBC scope of services.

Note: The University finds that a proposer must have (i) at least two clients with a minimum of five mid-rise elevators at a single site and (ii) at least one other client with over twenty (20) passenger elevators under contract (including multiple locations).

END OF SECTION 0300, ARTICLE 2
SECTION 00300
PROPOSALS, EVALUATION, AND FORMS
ARTICLE 3
INTERVIEW SESSIONS AND PRICE PROPOSAL

A. INTERVIEW SESSIONS: Those Proposers who’s Technical Proposals achieve the required, minimum or better technical score in the initial technical evaluation will be short-listed on this procurement and requested to conduct an interview session at the University.

The due date and time of the Interview Session will be set by the University upon completion of the initial evaluation of the Technical Proposals. It is anticipated that Interview Sessions will be conducted on Thursday, September 22, 2011. This date will be verified with the applicable proposers at the time it is requested, however, Proposers are advised to set this date in its entirety on the calendars of the identified supervisor and journeyman mechanics to be assigned to UMBC by the Proposer so as to avoid any conflicts as the University does not expect this date to change.

The purposes of the interview session are as follows:

(i) to allow the University’s and Proposer’s Key Personnel to meet;

(ii) to discuss aspects of the Proposer’s Technical Proposal;

(iii) to provide an opportunity to clarify the scope of services for the Elevator Maintenance Contractor; and,

(iv) to review the Price Proposal form.

At this time, it is anticipated that each proposer will be requested to have the following personnel attend the presentation: Supervisor and journeyman mechanics to be assigned to UMBC should the proposer be awarded the contract.

At the time the Interview Sessions are scheduled, the University will confirm in writing with each Proposer the specifics of these sessions inclusive of the topics, time periods, and requested personnel.

Upon completion of the Interview Sessions, the University will conduct the Second Phase Technical Evaluation as described in Section 00300, Article 4.
B. **PRICE PROPOSAL**: After completion of the Interview Sessions and the Second Phase Technical Evaluation, those Proposers who have maintained the minimum (75%) or better technical score will be requested to submit a Price Proposal. One (1) original and one (1) copy (for a total of 2) of the Price Proposal are to be provided. The **due date** for submission of the Price Proposal is anticipated to be on or about **Monday, October 3, 2011 on or before 4:00 p.m.**

The Price Proposal includes the following quoted pricing:

1. Quoted annual cost to provide the required services with the following breakdown:
   - a. Main Campus;
   - b. South Campus;
   - c. Residential Life; and,
   - d. Commons.

2. Quoted annual cost to add the three (3) re-gen elevators in Patapsco Hall (2) and Susquehanna Hall (1) into the contract in the year 6 of the contract (if the University elects to renew the contract).

3. Quoted annual cost to add the two (2) hybrid elevators in the new Performing Arts & Humanities Building into the contract in year 3 of the contract (if the University elects to renew the contract).

4. Quoted hourly rates and quoted mark-up percentage on materials (not to exceed 10%) for services outside of the base contract, as requested by the University. The quoted hourly rates are to include all costs associated with the personnel inclusive of raw employee costs (direct salary) plus actual burden costs inclusive of FICA, SCUTA, and FETA.

The Price Proposal is to be submitted in a sealed envelope. The envelope shall have the Proposer's name, the project name and the project number prominently displayed, together with the words "PRICE PROPOSAL". It should consist of the following:

**Price Proposal Form** with signature page (form found in Attachment B of the RFP).

The Price Proposal shall be filled out **completely** in ink or typed on the Price Proposal Form (found in Attachment B of this RFP). Any erasures and/or alterations to the Proposer's pricing shall be initialed in ink by the signer. Please note, however, that no changes, alterations or additions to the Price Proposal Form are permitted. Price Proposals will be evaluated based on the total price proposal with the pricing for services outside of the base contract evaluated based on sample projects using the quoted hourly rates and materials mark-up percentages.

**END OF SECTION 0300, ARTICLE 3**
SECTION 00300
PROPOSALS, EVALUATION, AND FORMS
ARTICLE 4
EVALUATION OF PROPOSALS

A. TECHNICAL EVALUATION:

1. Technical Proposals will be evaluated by a University Selection and Evaluation Committee prior to the Interview Sessions. The order of importance of the technical criteria is as follows:
   - Approach to Contract;
   - Firm Experience/Firm References; and,
   - Company Profile

Those proposals not considered "to be reasonably susceptible of being selected for award" may be rejected after the initial evaluation of the Technical Proposals. A Technical Score of 75% or better of the available technical points must be achieved in order for a Proposer to advance/continue in this procurement process. Proposals may not be modified, cured, or revised after the due date and time for receipt of proposals.

2. Only those firms whose technical proposals achieve the required, minimum or better technical score in the initial technical evaluation, will then be requested to attend an Interview Session at the University. (See Section 00300, Article 3 for further information regarding the Interview Sessions.)

3. A Second Phase Technical Evaluation will be conducted based upon the Interview Sessions. During this evaluation, Key Personnel references and Firm References will also be incorporated in the final score. The order of importance of the technical criteria will remain the same; that is, the order of importance will remain as noted above under #1.

   The Second Phase Technical Evaluation will consist of scoring of the Key Personnel References and Firm References, and the re-scoring of all the other categories based on the Interview Sessions.

4. Those firms who remain shortlisted (that is, they retain a technical score of 75% or better) after the Second Phase Technical Evaluation will be asked to submit a Price Proposal.

5. Further information may be requested by the University during the technical evaluation process.
B. **PRICE PROPOSAL EVALUATION:**

1. Price Proposals will not be opened publicly.

2. Price Proposals will be evaluated, within the funds available, based on total cost with the quoted hourly rates and material mark-up percentage evaluated using sample projects.

3. The University may elect to request Best & Final Price Proposal(s).

C. **FINAL PROPOSAL RATING:**

1. Ranking of the price proposal will be combined with the corresponding total technical score to determine a final rating for each proposal.

2. Technical merit will have a much greater weight than cost.

1. The University will choose from among the highest rated proposals that proposal which will best serve the interests of the University, in accordance with University System of Maryland Procurement Policies and Procedures.

4. As stated in Section 00100 Instructions to Proposers, J. Competitive Negotiation, and Q. Proposal Acceptance, the University reserves the right to make an award with or without negotiations.

END OF SECTION 00300, ARTICLE 4

END OF SECTION 00300
SECTION 00400

IV. SCOPE OF WORK
SECTION 00400 – SCOPE OF WORK

ARTICLE 1
GENERAL PROVISIONS

I. SUMMARY INFORMATION

A. Scope

The University of Maryland Baltimore County (UMBC) intends to contract for a Full Service/Maintenance Agreement for the listed elevator equipment at UMBC (See Attachment D for Equipment List and Location).

The awarded firm is to provide all labor, parts, materials, and technical expertise necessary to provide a comprehensive preventive maintenance program, and when necessary, perform repairs on a variety of standard/proprietary elevator equipment.

The intention of this contract is to provide continuously running elevators that are operating in a safe manner with performance equal to original manufactures criteria.

B. Employee Qualifications:

1. Primary service must be provided by personnel who are direct employees of the successful bidder. There is to be no brokering or subcontracting of this work. Work under this contract must be performed by Journeyman mechanics who have successfully completed the National Elevator Industry Education Program (NEIEP) and who have successfully passed all testing. Helpers, when required under this contract, must be students in NEIEP. No helper is authorized to be dispatched without a Journeyman mechanic. Documentation to confirm that the awarded firm’s personnel have this training must be provided by the awardee, if requested by the University.

2. All mechanic maintenance personnel directly engaged in the work to be accomplished under this contract shall at least five (5) years of recent experience (within the last 10 years) in the operation and maintenance of the kind of elevators (quantity, diversity, hydraulic, electric, solid state, group supervisory controls, etc.) to be maintained under this contract.

If there is any change in the ID badge, or reliable communication (cell phone) for the Contractor’s personnel, the University will be notified in writing.

C. Exclusions From the Contract
The following items are excluded from this contract. Car enclosure (including removable panels, plenum chambers, hung ceilings, light diffusers, general light including light tubes and bulbs, handrails, mirrors, and carpets); hoistway enclosure, hoistway doors panels, frames and sills, seamless or tile car flooring, and any piping or wiring buried in the ground, shall be excluded from this contract. It is the responsibility of the Contractor to monitor the condition of these items and report any current or potential problems to UMBC’s Facilities Management in writing.

D. Period of Acceptance

By submitting a proposal under this solicitation, the selected vendor is agreeing to an acceptance trial period of performance not to exceed ninety (90) consecutive calendar days. The period of acceptance shall begin on the contract date and conclude ninety (90) days thereafter. During the ninety (90) day period, the Contractor must perform the work in accordance with the specifications contained in the solicitation document. Failure to satisfy the "acceptance trial period of performance" may result in cancellation and re-award of said contract.

In the event that the Contractor fails to perform in accordance with the specifications, the University shall have the right to declare the Contractor’s performance to be unacceptable and terminate the contract without penalty.

Further, should there be any dispute/discrepancy on acceptability of said services, decisions made by the University will prevail.

END OF SECTION 00400/ARTICLE 1
SECTION 00400 – SCOPE OF WORK

ARTICLE 2
SPECIFICATIONS

II. SPECIFICATIONS

A. General

The Contractor is responsible for all maintenance and repair services as identified in these specifications including the supply and replacement of parts and materials. The following information provides guidelines and minimum requirements. It shall be the Contractor's responsibility to supply and replace all parts or materials and perform all maintenance and repairs that are required to keep the elevators operating in a safe manner with performance equal to original manufactures criteria and with a minimum number of service calls and downtime of the equipment. The University has the final decision as to the contractor's performance in maintaining the equipment under the contract. All prospective proposers should note that all of the following requirements and specifications are considered mandatory to the successful performance of this contract.

The University’s designated representative for this contract is the Manager, Structural Maintenance in the Operations & Maintenance unit within the Office of Facilities Management.

B. Work to be Performed

The work to be performed under this bid shall consist of furnishing all labor, materials, supervision, equipment, insurance, permits, etc., necessary to provide for operation, repair, adjustments, emergency service, preventive maintenance, testing services, and inspection services for elevators listed on Attachment 1.

The Contractor shall be responsible for providing the proper number of hours per month to perform the necessary preventive maintenance tasks based on equipment manufacturer’s recommendations, environmental conditions and experience; however, they shall provide a minimum number of hours per month to perform these tasks as follows: (a) 4 hours per traction elevator and (b) 3 hours per hydraulic elevator per industry standards.

Based upon the above minimum hours for maintenance requirements, the University will require the Contractor to provide one Journeyman Mechanic to be on-site Monday through Friday 7:30am to 4:00 pm and these individuals will
report to Work Control during normal working hours. Any calls outside of these hours, the contractor will report to the Central Plant.

Should a situation occur in which the required on-site Journeyman is absent from the UMBC’s Campus, the Contractor will be required to make up this lost time at another time (on Saturday) or with additional staff within the same week.

Maintenance, repairs or replacement work listed below is not to be included as part of the minimum number of hours for performing preventive maintenance as noted above in the second paragraph of B. but is included in the contract:

1. Performing tests, as required by the specification, shall be additional required work man-hours by the Contractor at no cost to the Owner.

2. Repairs and adjustments made at Owner’s direction and in conjunction with call-backs.

3. Demand visits to site within one (1) hour for service requests.

4. Renewals of hoist ropes, when stipulated by the requirements stated in the A17.1 Code, shall be additional required work man-hours by the Contractor and at no cost to the Owner.

In the case of an emergency and/or major repair work, the on-site Journeyman will respond and provide immediate relief if possible; and will contact and coordinate with his/her main office for the repair, as well as, contact the University’s designated representative and the University’s Work Control with a status update. All emergency work and major repair work is included in the base contract; that is, no additional costs will be incurred by the University for this work.

The response time allowed is one (1) hour for arrival to UMBC for a request for emergency service both after normal hours and during normal working hours.

The only work not included in the contract and for which the Contractor will be reimbursed by the University per its quoted hourly rates and quoted percentage mark-up for materials above the actual costs is as follows:

- Work required to be done as a result of vandalism (as described below under D. #5 and #6); and,
- University requested alterations (as described below under D. #7).

The Contractor shall be on campus 52-weeks per year with emergency service available for off-hours and holidays.
C. **Manner of Conducting Work**

Under this contract the Elevator Contractor shall maintain the elevator equipment herein described, on the following terms and conditions:

1. The Elevator Contractor shall use trained personnel employed and supervised by them. All work shall be performed by skilled elevator Journeyman employed and supervised by the Contractor, and these personnel are to be paid the prevailing rates of wages per Metropolitan Elevator Constructor Local #7 for the corresponding class of labor. All apprentices shall work directly under the direction of a Journeyman level mechanic.

2. Upon arrival, Contractor’s personnel are to check in with UMBC’s Work Control to pick-up all Work Orders associated with problem calls, address issues, perform work and provide a copy of the job ticket with the Work Order number and return it to UMBC. After hours the contactor is to return the job ticket to the Central Plant. The contractor is to provide UMBC with a ticket every time they are on Campus.

3. The Contractor will, semi-annually, systematically examine, adjust lubricate as required, and if conditions warrant, repair, or replace:
   
   
   
   c. Governor, Governor Sheave, and Shaft Assembly, Bearings, Contacts, and Governor Jaws.
   
   
   e. Hoist way Door Interlocks and operating mechanism, Hoist way Door Hangers, Rollers, Tracks, etc., Bottom Door Guides, and Auxiliary Door Closing Devices and Door Rollers.
f. Automatic Power Operated Door Operator; Rollers, Tracks, etc.; Car Door Hanger; Car Door Contact; Door Protective Device; Load Weighing Equipment; Car Frame; Car Safety Mechanism; Elevator Car Guide Shoes; Gibs or Rollers; Ventilating Devices on Car Top; All Signaling Systems, Bulbs and Contacts.

g. Hydraulic Elevators:

   (1) Jack assembly, attachment, support, piping and in line devices. This relates to items that can be visually examined. See Paragraph P of this specification as it relates to items that are buried in the ground.

   (2) Hydraulic pump unit and all related parts.

4. The Contractor shall examine semi-monthly all safety devices and governors. The Contractor shall conduct required annual tests, and perform a full load, full speed test of safety mechanisms, overhead speed governors, car and counterweight buffers in accordance with State of Maryland Regulations. If required, the governor will be re-calibrated and sealed for proper tripping speed as required. Test shall be required at no cost to the University prior to expiration of last applicable test.

5. All tests required by A17.1 Code and/or which are required by the State of Maryland Department of Labor Licensing and Regulations, Division of Labor and Industry will be performed by and will be the responsibility of the contractor. Test should include, but not be limited to emergency power, fire protection equipment, shunt trips, and yearly inspection and 5 year inspection associated with the elevator equipment. All annual testing and 5-year inspections shall be scheduled to occur during the months of June, July and August while classes are at the minimal level during the summer months. The contractor will be required to participate with the University’s Fire Alarm Contractor during the winter semester break for all required testing services inclusive of smokes, shunts and heat detectors.

6. The Contractor will renew wire ropes when replacement is required in accordance with requirements of A17.1 code and replacement of those ropes shall be in accordance with the requirements of that code. To equalize the tension on all hoisting ropes, repair, or replace conductor cables and hoistway and machine room elevator wiring. The University's insurance carrier shall also inspect the adequacy of cables and the Contractor will be required to implement his recommendations as part of this contract.
7. All work performed under this contract shall be in accordance with the Safety Code for Elevators & Wheel Chair Lifts, ASME A17.1-2004 complete with all current supplements to this Code and all governing local codes. The Office of Facilities Management’s designated representative (Manager, Structural Maintenance) shall be notified, in writing, of the tests and provided copies of the inspection reports.

8. The Contractor shall perform repairing and/or replacing all electric wiring and conductors extending to the elevator from main line switch in the machine room and outlets in the hoistways. The main line switch, together with fuses for same are excluded.

9. The Contractor shall keep the guide rails clean and properly lubricated. Exception: When roller type guides are involved, no rail lubrication shall be used. When necessary, the Contractor shall renew guide shoe gibs or rollers as required to insure smooth and quiet operation. All oil reservoirs shall be kept properly sealed to prevent leakage.

10. The Contractor shall keep the exterior of the machinery and other parts of the equipment subject to rust, properly painted, and presentable at all times. The motor windings and controller coils are to be periodically treated with proper insulating compound.

11. All lubricants, cleaning materials necessary for proper maintenance, etc., are to be supplied by the Contractor. All lubricants shall be of the proper grade for the purpose used and shall be in accordance with elevator manufacturer's specification. The awarded contractor will be required to provide to the University’s Office of Environmental Safety & Health in advance of starting work, all MSDS Data Sheets for all materials and chemicals that will be used by the contractor on the campus with a copy to the University’s designated representative, the Manager of Structural Maintenance in the Office of Facilities Management.
12. The Contractor shall make all arrangements for safety tests, coordinating with the Facilities Management representative, Department of Labor & Industry, and the University's insurance carrier. Presence of all interested parties concerned shall be confirmed with the Facilities Management’s designated representative. The Contractor shall also coordinate with the Facilities Management representative and other UMBC vendors for the test and inspection of fire protection devices that pertain to the elevator lobbies, hoistways, machine rooms and to the operation of the elevators themselves.

13. The Contractor shall inspect and clean all elevator and hoistway pits on a semi-monthly basis. Also, on a semi-monthly basis all penthouses, machine rooms, secondary, and external parts of car enclosure shall be cleaned.

14. The Contractor shall keep open communication with UMBC’s designated representative regarding repairs that involves elevators being out of service. All repairs considered non-emergency should be scheduled in advance with the UMBC’s designated representative. Should emergency repairs involve an outage, the Contractor shall provide UMBC’s representative with written notification as soon as possible prior to the outage; this notification shall include the conditions at the job site, the length of expected outage, and the cause of breakdown. When the elevator is out-of-service a “Tag-Out” sign is to be placed on each floor of the elevator.

15. The Contractor shall provide to the UMBC representative a monthly activity report reflecting all activity for the previous calendar month. This report shall include information regarding routine maintenance, callbacks, special projects, and any potential problems noticed by the contractor. Report information should reference each elevator by state number, include dates, a brief description of work performed and status of on-going repairs.

16. The Contractor shall allocate (one) 1 hour at the beginning of each calendar month to meet with the UMBC representative. At this time the activity report from the previous month will be reviewed, as well as discussion of on-going projects, future projects and scheduling of events.
17. The Contractor shall provide an information system that will:

a. Provide accessibility to a secure on-line World Wide Web site that will reflect the activity and status of the UMBC elevators under this contract. This data should include information on callbacks, open jobs/status, use data, service, maintenance, faults and failures. The data displayed should be a collection of information gathered and input by both the service technician and a remote monitoring system. The data displayed will be specific to each individual elevator (state #), and include dates, technician name, location, and a brief description of work performed. Information input by the technician will be up-dated at the completion of each job, or at least end of day. The Web Site will be a secure site that is accessible to UMBC representative by account password; this website shall also have the capability of generating service request from UMBC to the contractor.

b. Remotely monitor all hydraulic elevators equipped with microprocessors; (See listing of designated elevators shown on Attachment 1) for functionality and performance, as well as, record data that relates to usage, callbacks, etc. In addition, the system will monitor faults and failures and then automatically dispatch service personnel to priority faults or alarms. Data captured through this system will be made available to the University via the World Wide Web.

c. The Contractor shall have this website operational within sixty (60) days of award inclusive of the remote monitoring to be operational.

D. Performance

The following performance requirements are mandatory to the satisfactory performance of this contract by the awarded firm.

1. The Elevator Contractor will maintain the originally established travel speed in feet per minute, optimum performance time, including acceleration and retardation as designed and installed, and to perform the necessary adjustments as required to maintain the optimum door opening and closing time within limits of applicable codes. Also, to check the group dispatching systems and make necessary tests to insure that all circuits and time settings are properly adjusted, and that the system performs as designed and installed.
2. The Contractor will maintain a supply of contacts, coils, leads, and motor brushes, lubricants, wiping cloths, and other parts on the premises for the performance of preventative maintenance. The Contractor will be provided with a space on campus for the stock of parts and materials. It is the intent that this space be used to keep on-hand the type of parts and materials most commonly associated with shut downs and particularly for those elevators that are a high priority.

3. All work is to be performed during regular working hours of the elevator trade unless otherwise specified below.

4. This contract includes the provision of 24-hour emergency service, 7 days per week provided by the Contractor to the University. Such work is included in the contract and provided to the University at no additional cost.

5. The UMBC’s Facilities Management shall be the sole judge in determining "service requests" for repairs caused by misuse or vandalism that are outside the scope of this contract. Further, such repairs will be allowed to proceed only when a not-to-exceed (NTE) price is presented to the University indicating the complete cost breakdown of such repairs. After approval by Facilities Management, the repairs will be made. No other repairs shall be made except in the cases of emergencies with the prior approval of the University.

6. The Contractor is required to make repairs necessitated by reason for vandalism and/or misuse of equipment; however, all costs of material and labor associate directly therewith, are independent of the contract and will be reimbursed to the contractor. Labor rates will be quoted separately from this contract. This provision does not apply when misuse of equipment is due to improper methods used by the contractor or his employees. The Contractor is to include in its bid price its quoted mark-up for repair materials supplied under this section; this mark-up cannot exceed 10%.

7. The University reserves the right to request the Contractor to repair/refurbish the interior of the elevator cars as an additional service for which the Contractor will be required to submit a proposal for the University’s review and action.
E. Inspection by the University

The University reserves the right to make or cause to be made, such inspections and tests, as deemed advisable, to ascertain that the requirements of these specifications are being fulfilled. Should it be found that the standards herein specified are not being satisfactorily maintained, the University may immediately demand that the contractor place the elevators in a condition to meet those requirements. If the contractor fails to comply with such demands, within a reasonable time, the University may, by written notice to the contractor, terminate his right to proceed further with the work. In such event, the University may take over the work and prosecute it to completion, by contract or otherwise, and the contractor and his sureties, if any, shall be liable to the University for any direct and indirect costs associated with the incident.

F. Breakdowns and Shutdowns

Breakdowns and shutdowns due to non-rotational equipment, such as electrical troubles, burned out coils, open circuits, electrical or mechanical adjustments, control or automation devices, pipes, hoses, pumps and valves, gaskets and seals cannot keep the elevator out of service longer than one (1) day. Under no circumstances will any shutdown or major breakdown involving rotational equipment, or major components of a hydraulic system last longer than five (5) days. This includes the locating of the trouble, procurement of parts, the installation of these parts, and the placing of the elevator or dumbwaiter back into safe, uninterrupted operation. The Contractor must be so equipped to meet the above conditions, except as may be provided for by the University. The excuse of not being able to obtain parts, necessary technical and engineering advice, etc., will not be acceptable, and the Contractor will be considered in default, giving sufficient justification to the Facilities Management representative to obtain these services from contractors who can provide the University with uninterrupted elevator service.

Upon written notification to the contractor, the University may take over the work and prosecute it to completion of this contract or otherwise, and the Contractor and his or her sureties shall be liable to the University for any direct and indirect costs associated with the incident previous to the termination of the contract.

G. Employee Parking

1. Employees working on this project will be required to park their vehicles in a parking area designated by the Facilities Management representative. Loading and unloading space only, will be furnished at the job sites. They will be assigned a “Service Pass” at no cost and will be able to park in the
Service Area. Refer to the University’s Parking website: www.umbc.edu/parking.

2. The Contractor's employees shall be subject to all campus parking regulations.

H. Control Drawings

The Contractor shall maintain a copy of the control drawings in each equipment room. For locations where drawings do not exist, the Contractor shall provide the necessary information. All such drawings shall become the property of the University of Maryland at the expiration of this contract. (If removed from premises, legal action will be initiated).

I. Keys

The Contractor's employees shall be required to pick up all necessary keys at Work Control which is located in the Facilities Management Building before starting work and shall return them with job tickets at completion of days’ work. After normal working hours the keys may be picked-up in the Central Plant and the tickets must be returned here. Keys must remain on campus at all times and no deviation from this requirement will be permitted.

J. Payments

1. Payments in the amount stipulated in the contract shall be made monthly upon submission of a proper invoice. Each monthly payment shall be one-twelfth (1/12) of the annual contract amount. If necessary, at the commencement or expiration date of this contract, payment shall be made for any fractional part of a month at the rate of one-thirtieth (1/30) of the monthly charge for each day the service is rendered.

2. Service rendered because of vandalism, misuse of equipment, negligence, or other similar acts and not covered under the base contract will be paid for on an individual basis as incidents or projects occur; the associated costs shall be based on the actual hours expended (regular and/or overtime) with the quoted labor rates and the actual material costs with the quoted material mark-up with the Contractor providing documentation to verify these costs (i.e., payroll reports with the employee’s name, copies of invoices, etc.). Invoices submitted shall contain a complete description of the problem, work performed, including itemized breakdown of costs for labor and materials, and indicate whether and when the elevator was returned to service.
K. Inspection of Premises

Failure to inspect the premises will not relieve the successful Contractor from performing in accordance with these specifications.

M. Temporary Water and Electrical Service

Unless otherwise specified in writing, the water, electricity or other utilities required to complete work assigned under this Contract will be provided by the University at no extra cost to the Contractor.

N. Clearing and clean up

The Contractor shall at all times keep the premises free from the accumulation of waste materials and rubbish. At the completion of the work the Contractor shall as a "Job Cost" remove all rubbish from and about the building and remove from and about the building all tools, scaffolding and surplus materials and shall leave the work site completely clean.

END OF SECTION 00400/ARTICLE 2
END OF SECTION 00400
UNIVERSITY OF MARYLAND, BALTIMORE COUNTY

STANDARD GENERAL CONDITIONS OF
MAINTENANCE PROJECTS/CONTRACTS

JANUARY 4, 2010 EDITION
("STANDARD MAINTENANCE GENERAL CONDITIONS")
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SECTION 1: DEFINITIONS AND RESPONSIBILITIES

1.01 DEFINITIONS (these definitions shall apply to the entire contract unless specifically noted):

"Addendum" -- Means a revision or clarification to the original forms, conditions, Specifications and Drawings, made prior to execution of the Contract. Addendums are part of the Bid Documents.

"Any" -- Means 'any and all' whenever more than one item would be applicable or required to complete the Work of the Project in accordance with the Contract Documents.

"Architect/Engineer (A/E)" -- means the Architect as defined below.

"As indicated", "As Shown," "As Specified" -- Means "as indicated", shown or specified in the Contract Documents.

"The Architect" -- A person registered in the State of Maryland to practice Architecture and commissioned by the University to serve as Architect/Engineer on this project. Should no independent Architect/Engineer have been appointed, then the Office of Facilities Management of the Baltimore County Campus, University of Maryland, is referred to by the term "Architect/Engineer." Whenever the contract documents are prepared by a registered Engineer in independent practice, and no Architect is employed, each reference to "Architect/Engineer" refers to the Engineer. If Design/Build project, the term "Architect/Engineer" shall refer to the person registered in the State of Maryland to practice and commissioned by the Design/Build Contractor to serve as Architect/Engineer on this project.

"The Chancellor" -- Shall be understood to mean the President of the University of Maryland, Baltimore County or his or her designee.

"Change Order" -- A written order signed by the responsible procurement officer, directing a contractor to make changes in implementation of the project which the contract authorizes the procurement officer to order with or without the consent of the contractor.

"Contract" -- The written agreement executed between the University and the Contractor, covering the performance of the work and furnishing of labor, services, equipment, and materials, and by which the University is obligated to compensate him therefore at the mutually established and accepted rate or price. The Contract shall include the RFP, the proposal, contract forms and bonds, these Standard Conditions, and special conditions pertaining to work on the campus involved, specifications, addenda, supplemental specifications, all special provisions, all technical provisions, all plans and notices to proceed, any written change orders and supplemental agreements that are required to complete the work in an acceptable manner, including authorized extensions thereof, and any other matter agreed to as being part of the contract in a component of the contract. (Said documents are sometimes referred to as the "contract documents.")

"The Contractor" -- The person or organization having direct contractual relation with the University for the execution of the "Work." If the Contractor hereunder is comprised of more than one legal entity, each such entity shall be jointly and severally liable hereunder. The Contractor shall indicate its Federal Tax Identification or Social Security Number following its name on the first page of the Contract.

"Contract Time and Completion Date" -- The number of calendar days shown in the specifications indicating the time allowed for the completion of the work contemplated in the Contract. In case a calendar date of completion is shown, instead of the number of calendar days, such work shall be completed on or before that date.

Critical Path Method (CPM) - A scheduling/management tool showing a network of work
elements or activities for a maintenance project.

"Day" -- Means calendar day unless otherwise designated.

"Drawings" -- The Drawings are the graphic and pictorial portions of the Contract Documents, wherever located and whenever issued, showing the design, location and dimensions of the work, generally including plans, elevations, sections, details, schedules and diagrams.

"Indicated" -- See "As indicated" above.

"Notice to Proceed" -- A written notice to the Contractor of the date on or before which he shall begin the prosecution of the work to be done under the Contract.

"Or Equal," "Similar To," or similar expressions -- Means the judgment of "equality" or "acceptability" rests with the University.

"Owner" -- means the University as defined below.

"Performance Bond and Payment Bond" -- The security in the form approved by the University and executed by the Contractor and his surety, and paid for by the Contractor, as a guarantee that he will pay in full all his bills and accounts for materials and labor used in the project, as provided by law.

"Plans" -- The official drawings approved by the University as part of the contract documents, including those incorporated in the contract documents by reference.

"Procurement Officer" -- The person designated by the Chancellor and authorized by the University in accordance with law or regulations to formulate, enter into, or administer contracts or make written determinations and findings with respect to them.

"Project" -- The Project is the total work performed under the Contract Documents which may be the whole or a part and which may include work by the University or by separate contractors.

"Related Sections" -- A phrase in the specifications to direct the reader to find provisions on other work which is directly related to the subject section.

"Repair" -- Where used in these contract documents shall be taken to mean to restore after injury, deterioration, or wear; to mend, to renovate by such means as appropriate and to supply such materials and labor as necessary to render the item to be repaired sound, solid, true, plumb, square, even, smooth and fully serviceable. Upon completion of such repair it must be, unless otherwise stated, rendered to such conditions as to present a first class finished work, or in instances where the repaired item serves as a base for additional finish, the repaired work must be such as to permit a first class finish, to be applied without extra cost to the University. When the word "repair" is used in connection with machinery or mechanical equipment it shall mean, in addition to the above, rendering the equipment completely serviceable and efficient ready for normal use for which it was intended originally.

"Replace," "Restore," "Renew," "Make Good," "Reconstruct" and similar expressions -- Means to "provide", using new materials, as applicable to the type of work involved.

"Specifications" -- The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, building systems, standards and workmanship for the work, and performances of related services.

"State" -- Refers to the State of Maryland.
"Subcontractor" -- As employed herein includes only those having a direct contract with the contractor. It includes one who furnishes material worked to a special design according to the plans and specifications for the "Work." It excludes one who merely furnishes material not so worked.

"Supplemental Agreement" -- A written agreement covering added or changed work which is beyond the scope of the Contract and the changes clause. A supplemental agreement becomes a part of the Contract when approved and properly executed by all parties to the Contract.

"Surety" -- The corporate body bound with and for the contractor, for the full and complete performance of the Contract and for the payment of all debts pertaining to the work.

"University" -- Refers to the University of Maryland, a body corporate and an agency of the State of Maryland. In particular, the University refers to the University of Maryland, Baltimore County.

"Work" -- Work shall be understood to mean the furnishing of all labor, materials, equipment, services, utilities, and other incidentals necessary to the successful completion of the project and the carrying out of all the duties and obligations imposed by the Contract.

"Written Notice" -- Shall be deemed to have been duly served if delivered in person to the individual or to the member of the firm or to an office of the corporation to whom it is intended, or if delivered to or sent by registered mail, to the last business address known to him who gives notice.

1.02 UNIVERSITY'S RESPONSIBILITIES:

A. The University shall furnish base surveys describing the physical characteristics, legal limitations, and utility location for the site of the project, and a legal description of the site.

B. Information or services under the University's control shall be furnished by the University with reasonable promptness to avoid delay in the orderly progress of the work.

C. The foregoing are in addition to other duties and responsibilities of the University enumerated in the Contract.

D. The State shall not assume any obligation to indemnify, hold harmless, or pay attorney's fees that may arise from or in any way be associated with the performance or operation of this agreement [21.07.03.23]

1.03 CONTRACTOR'S RESPONSIBILITIES: Notwithstanding anything in this Contract to the contrary, the following items are in addition to the Contractor's obligation set forth elsewhere in the Contract.

A. The Contractor shall supervise and direct the work, using his best skill and attention. He shall be solely responsible for all means, methods, techniques, sequences, and procedures and for coordinating all portions of the work under the Contract.

B. The Contractor shall be responsible to the University for acts and omissions of his employees, subcontractors and their agents and employees, and other persons performing any of the work under a Contract with the Contractor.

C. The Contractor shall not be relieved from his obligation to perform the work in accordance with the Contract documents either by the Contract or by inspections, tests, or approvals required or performed by persons other than the Contractor.

D. The Contractor shall confine operations at the site to areas permitted by law,
ordinances, permits, and the Contract documents, and shall not unreasonably encumber the site with any materials or equipment. The Contractor shall submit proof of a Confined Space Program to the University's Office of Environmental Safety & Health (ESH), 1000 Hilltop Circle, Baltimore, MD 21250.

E. Cutting and Patching of Work:

(1) The Contractor shall be responsible for all cutting, fitting, or patching that may be required to complete the work or to make its several parts fit together properly in accordance with the Contract Documents.

(2) The Contractor shall not damage or endanger any portion of the work of the University or any separate Contractors by cutting, patching, or otherwise altering any work or by excavation. The Contractor shall not cut or otherwise alter the work of the University and of such separate Contractor. The Contractor shall not unreasonably withhold from the University or any separate Contractor his consent to cutting or otherwise altering the work.

F. The Contractor shall perform all work in accordance with the lines, grades, typical cross sections, dimensions, and other data required by the Contract documents or as modified by written orders, including the furnishing of all materials, services, implements, machinery, equipment, tools, supplies, transportation, labor, and all other items necessary for the satisfactory prosecution and completion of the project in full compliance with the requirements of the Contract documents.

G. Indemnification:

(1) To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the University System of Maryland, the University, the State of Maryland, the Architect/Engineer, and their agents and employees from and against all claims, damages, losses, and expenses, including but not limited to attorney's fees, arising out of or resulting from the performance of the work, provided that any such claim, damage, or loss or expense: (1) is attributable to bodily injury, sickness, disease, or death personal injury or injury to or destruction of tangible property (other than the work itself) including the loss of use resulting there from, and (2) is caused in whole or in part by any negligent or willful act or omission of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this paragraph. This obligation is not intended to be or to imply a waiver of the sovereign immunity of the University or the State.

(2) In any and all claims against the University or the State of Maryland or the Architect/Engineer or any of their agents or employees by any employee of the Contractor any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Contractor or any subcontractor under worker's or workmen's compensation acts, disability benefit acts or other employee benefit acts.

(3) The obligations of the Contractor under this paragraph shall not extend to the liability of the Architect/Engineer, his agents or employees, arising out of (1 the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications, for (2) the giving of or the failure to give directions or instructions by the Architect/Engineer, his agent or employees providing such giving or failure to give is the primary cause of the injury or damage.
SECTION 2: AWARD AND EXECUTION OF CONTRACT:

2.01 AWARD:

   A. The University reserves the right to cancel the award of any Contract before the execution of the Contract by all parties without any liability on its part.

   B. When a Contract is jointly bid, all Contractors bidding will be held jointly and severally responsible for the duties of the Contractor.

2.02 EXECUTION OF CONTRACT

After a Notice of Award has been issued, the University's Office of Procurement shall forward the formal contract form and other applicable contract forms (i.e., Contract Affidavit, Minority Business Participation, Performance and Payment bonds, etc.) to the Contractor for execution. The Contractor shall execute the Contract form or the Contract Amendment, as applicable, and other applicable forms and return it (them) along with required certificate(s) of insurance to the Office of Procurement within ten (10) days after receipt of same.

After receipt of the properly executed Contract form and other applicable contract forms, the Office of Procurement will execute the Contract and forward the Contractor a copy. In the event that the University fails to execute the Contract within the sixty (60) day period, the Contractor will have, as its only remedies, the option to declare the Contract terminated without any liability by the University or the State of Maryland or to accept an extended period for execution by the University.

The Contract shall not be in effect until and unless it is executed by all parties.

2.03 FAILURE TO EXECUTE CONTRACT:

Failure of the Contractor to execute the Contract or the Contract Amendment and file acceptable bonds within the time provided in Section 2.02 and Section 2.04D shall be just cause for the payment of liquidated damage guaranteed by the bid bond or other securities at an amount equal to the increased Contract price paid by the University as a result of the failure of the Contractor to execute the Contract.

In the event that the damages sustained by the University exceed the amount of the bid security, the University reserves the right to proceed against the Contractor for the balance of its damages.

2.04 PERFORMANCE AND PAYMENT BONDS: (if required)

   A. The University shall provide to the Contractor for execution copies of the Performance and Payment Bond along with the formal contract. The bonds must be executed and returned to the University as provided in the Contract. The premium for the bonds shall be paid by the Contractor.

   B. The bonds shall be in the full amount of the contract price.

   C. The Contractor shall increase the amount of the bonds from time to time to reflect increases in the contract price. For such additions, the Contractor will be reimbursed by the University in the amount of the actual increased bond cost.

   D. The Contractor shall deliver fully executed 100% Performance and Payment bonds to the University's Office of Procurement within ten (10) working days after the Contract document is sent to the Contractor.
2.05 CERTIFICATIONS REQUIRED BY LAW:

A. Cost and Price Certification:

1. The Contractor by submitting cost or price information certifies that, to the best of its knowledge, the information submitted is accurate, complete and current as to a mutually determined specified date prior to the conclusion of any price discussions or negotiations for

(a) a negotiated contract, if the total contract price is expected to exceed $100,000 or a smaller amount set by the procurement officer; or

(b) a change order or contract modification expected to exceed $100,000, or a smaller amount set by the University.

2. The price under this contract and any change order modification hereunder, including profit or fee, shall be adjusted to exclude any significant price increases occurring because the Contractor furnished cost or price information which, as of the date agreed upon between the parties, was inaccurate, incomplete or not current.

3. If the parties are negotiating for a change order which is expected to exceed $100,000, the Contractor shall truthfully execute a cost and price information certificate on a form provided him by the University; said certificate will provide, in relevant part, that the Contractor's price and cost information is accurate, complete and current as of mutually determined date prior to the change order.

B. Contingent Fee Prohibition:

At the time the parties execute the Contract, if not sooner, the Contractor shall truthfully execute a certificate on a form provided him by the University which provides that he has not employed or paid consideration to any person which is contingent upon the making of the Contract.

C. Corporate Registration and Tax Payment Certification:

At the time the parties execute the Contract, if not sooner, the Contractor, if it is a corporation, shall truthfully execute a certificate on a form provided him by the University which provides that it is a properly registered corporation and that it has paid and will pay all appropriate State taxes prior to final settlement.

2.06 CONTRACT DOCUMENTS;

A. The Contract documents are complementary. That which is called for by any one shall be as binding as if called for by all.

(1) Intent of the documents is to include all work necessary for proper completion of the project ready for continual efficient operation. It is not intended, however, to include any work not reasonably inferable.

(2) Clarification - Whenever he has questions, the Contractor should obtain clarification of all questions which may have arisen as to intent of the contract documents or any actual conflict between two or more items in the Contract documents. Should the Contractor have failed to obtain such clarification, then the University may direct that the work proceed by any method indicated, specified, or required by the contract documents in the interest of maintaining the best practice. Such direction by the University shall not constitute the basis for a claim for extra costs by the Contractor. The Contractor acknowledges that he had the opportunity to request clarification prior to submitting his bid to the University and therefore agrees that he is not entitled to claim extra costs as a result of such clarification.
(3) Jargon -- Work described in words that have a well-known technical or trade meaning shall be held to refer to such recognized standard use.

(4) Identification -- The Contract documents shall be signed in duplicate by the University and the Contractor.

B. Drawings -- The Contractor shall do no work without proper drawings and instructions. Drawings are in general drawn to scale and symbols, are used to indicate materials and structural and mechanical requirements. When symbols are used those parts of the drawings are of necessity diagrammatic and it is not possible to indicate all connections, fittings, fastenings, etc., which are required to be furnished for the proper execution of the work. Diagrammatic indications of piping, ductwork and conduit, and similar items in the work are subject to field adjustment in order to obtain proper grading, fitting passage over, under or past obstructions, to avoid exposure in finished rooms and unsightly and obstructing conditions. The Contractor shall make these adjustments at no increased cost to the University.

(1) Copies Furnished -- The University will furnish the Contractor without cost, one (1) set of reproducible drawings and one (1) set of specifications at 100% Documents.

(2) Copies At The Site -- The Contractor shall keep in the job site office a complete set of all drawings, specifications, shop drawings, schedules, etc., in good order and available to the Architect/Engineer and the University.

(3) Ownership -- All documents remain the property of the University. They must not be used on other work and they shall be returned to the University upon completion of the work.

(4) Singular or plural references shall mean one or more like terms of work as necessary to complete the Work, unless specifically directed otherwise.

(5) Typographical and spelling errors in the specifications will be interpreted by the A/E for their meaning and intent.

(6) The following order of precedence shall be used when there is a conflict in the Bidding or Contract Documents. When the order of precedence cannot be used to resolve a conflict, then the more expensive labor, material or equipment shall be provided.

(a) RFP Sections 00100 - 00500

(b) Supplementary Conditions (Section 00800)

(c) General Conditions (Section 00700)

(d) Specifications, Divisions 1 through 16

(e) Drawings, in the following order of precedence:

(i) Notes on Drawings in order of scale with largest first

(ii) Details in order of scale with largest first

(iii) Figured Dimensions

(iv) Scaled Dimensions

C. Intentionally Omitted

D. Dimensions -- The Contractor shall carefully check all dimensions prior to execution of the particular work affected. Whenever inaccuracies or discrepancies are found, the Contractor shall consult the Architect/Engineer prior to any
work. Should any dimensions be missing, the Architect/Engineer will be consulted and supply them prior to execution of the work unless, under the specifications, the Contractor is responsible for determining dimensions. Dimensions for items to be fitted into constructed conditions at the job will be taken at the job and will be the responsibility of the Contractor. The obvious intent of the documents or obvious intent of the documents or obvious requirement dictated by conditions existing or being constructed supersedes dimensions or notes which may be in conflict therewith. Whenever a stock size manufactured item or place of equipment is specified by its normal size, it is the responsibility of the Contractor to determine the actual space requirements for setting or entrance to the setting space. No extra will be allowed by reason of work requiring adjustments in order to accommodate the particular item of equipment.

E. Whenever new work, building, addition, or portions thereof are not accurately located by plan dimensions, the Architect/Engineer will supply exact position to execution of the work.

2.07 SHOP DRAWINGS:

A. The Contractor shall submit, for the Architect/Engineer's approval at such time as agreed in the Contractor's schedule, shop drawings, including setting drawings, and schedules as required by the University or the Architect/Engineer for the work of the various trades. These drawings shall be prepared in conformity with the best practice and standards for the trade concerned. Due regard shall be given to speed and economy of fabrication and erection.

B. All shop drawings must show the name of the project and the University Contract number.

C. Size of Drawings -- All shop drawings and details submitted to the Architect/Engineer for approval shall be printed on sheets of the same size as the Contract drawings prepared by the Architect/Engineer. When a standard of a fabricator is of such size to printed more than one drawing on a sheet of the size of the Architect/Engineer's drawing, this is acceptable. Sheets larger than the Architect/Engineer's drawing will not be accepted except when specifically permitted by the University. Shop detail supplied on a sheet of letter size 8-1/2" x 11" is acceptable for schedules and small details.

D. Items For Which Shop Drawings Will Be Required -- Shop drawings will be required for all items which are specifically fabricated for the work or when the assembly of several items is required for a working unit. Shop drawings are required for all reinforcing and structural steel, specially made or cut masonry units, miscellaneous metal work, specially made millwork, plaster molds, or moldings, marble and slate, special rough hardware, and all heating, ventilating, plumbing, and electrical items requiring special fabrication, or detail connections including refrigeration, elevators, dumb waiters, laboratory equipment, ducts, etc.

E. Copies Required -- Contractor shall supply two (2) copies for the Architect/Engineer's file and two (2) for the University's Office of Facilities Management, in addition to such copies as the Contractor may desire for his own use.

F. Examination And Approval -- The Architect/Engineer will examine shop drawings with reasonable promptness, noting desired corrections or granting approval or rejecting them.

G. Field Dimensions And Conditions -- The Architect/Engineer is not responsible for the check of dimensions or existing conditions in the field. This is the sole responsibility of the Contractor.

H. Resubmission -- When the Architect/Engineer notes desired corrections or rejects the drawings, the Contractor shall resubmit the drawings promptly with corrective changes, without additional compensation.
I. Contractor's Responsibility -- Unless the Contractor has, in writing, notified the Architect/Engineer to the contrary, at the time of submission, the University and the Architect/Engineer may and will assume that the drawings are in conformity with the contract documents and do not involve any change in the Contract price or any change which will alter the space within the structure or alter the nature of the building from the contemplated in the Contract documents.

J. University's and Architect/Engineer's Notations -- Should the Contractor consider any rejection of the University's and Architect/Engineer's notation on the shop drawings to require an increase in the cost of the work from that contemplated in the Contract documents, then the Contractor shall desist from further action relative to the item he questions and shall notify the University and Architect/Engineer, in writing, within five (5) days of the additional or less cost involved. No work relative to the item shall be executed until the entire matter is clarified and the Contractor is ordered by the University to proceed. Failure of the Contractor to serve written notice as above required shall constitute a waiver of any claim in relation thereto. Similarly, should the University's and Architect/Engineer's notation or change involve less work than is covered by the contract drawings, the Contractor shall allow the University an equitable credit resulting from the change in the work.

SECTION 3: SCOPE OF THE WORK

3.01 INTENT OF THE CONTRACT DOCUMENTS;

It is the intent of the Contract documents to show all the work necessary to complete the project.

3.02 GENERAL CONDITIONS CONTROLLING:

In event of a conflict between these General Conditions and any other provision of the Contract documents, these General Conditions shall prevail unless such other provision expressly provides to the contrary.

3.03 DIFFERING SITE CONDITIONS:

A. The Contractor shall promptly, and before such conditions are disturbed, notify the procurement officer in writing of: (1) Subsurface or latent physical conditions at the site differing materially from those indicated in this Contract, or (2) unknown physical conditions at the site, of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Contract. The procurement officer shall promptly investigate the conditions, and if he finds that such conditions do materially so differ and cause an increase or decrease in the Contractor's cost of, or the time required for, performance of any part of the work under this Contract, whether or not changed as a result of such conditions, an equitable adjustment shall be made and the Contract modified in writing accordingly.

B. No claim of the Contractor under this clause shall be allowed unless the Contractor has given the notice required in paragraph A above provided, however, the time prescribed therefore may be extended by the University.

C. No claim by the Contractor for an equitable adjustment shall be allowed if asserted after final payment under this Contract.

3.04 SITE INVESTIGATION: This provision is in addition to any other provision in the Contract relating to Site Investigation.

The Contractor acknowledges that he has investigated and satisfied himself as to the conditions affecting the work, including but not restricted to those bearing upon transportation, disposal, handling and storage of materials, availability of labor, water, electric power, roads and uncertainties of weather, river stages, tides or similar
physical conditions at the site, the conformation and conditions of the ground, the character of equipment, and facilities needed preliminary to and during prosecution of the work. The Contractor further acknowledges that he has satisfied himself as to the character, quality and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including all exploratory work done by the University, as well as from information presented by the drawings and specifications made a part of the Contract. Any failure by the Contractor to acquaint himself with the available information may not relieve him from responsibility for estimating properly the difficulty or cost of successfully performing this work. The State assumes no responsibility for any conclusions or interpretations made by the Contractor on the basis of the information made available by the University.

3.05 CONDITIONS AFFECTING THE WORK:

The Contractor shall be responsible for having taken steps reasonably necessary to ascertain the nature and location of the work and the general and local conditions which affect the work or the cost thereof. Any failure by the Contractor to do so will not relieve him from responsibility for successfully performing the work without additional expense to the University. The Contractor agrees not to place any credence in any understanding or representation concerning conditions made by any University employee or agents prior to the execution of this Contract unless such understanding or representation is expressly stated in the Contract.

3.06 CHANGES IN THE WORK:

A. A procurement officer of the University's Division of Procurement and Supply may, at any time, without notice to the sureties, if any, by written order designated or indicated to be a change order, make any change in the work within the general scope of the Contract, including but not limited to changes:

1. In the specifications (including drawings and designs);
2. In the method or manner of performance of the work;
3. In the University-furnished facilities, equipment, materials, services, or site;
4. Directing acceleration in the performance of the work.

B. Any other written order or oral order (which terms as used in this paragraph B shall include direction, instruction, interpretation, or determination from the procurement officer which causes any such change) shall be treated as a change order under this clause, provided that the Contractor gives the procurement officer written notice stating the date, circumstances, and source of the order, and that the Contractor regards the order as a change order.

C. Except as herein provided, no order, statement, or conduct of the procurement officer shall be treated as a change under this clause or entitle the Contractor to an equitable adjustment hereunder.

D. If any change under this clause causes an increase or decrease in the Contractor's cost of, or the time required for, the performance of any part of the work under this Contract, whether or not changed by and any order, an equitable adjustment shall be made and the Contract modified in writing accordingly; provided, however, that except for claims based on defective specifications, no claim for any change under paragraph B above shall be allowed for any costs incurred more than 20 days before the Contractor gives written notice as therein required: provided further, that in the case of defective specifications for which the University is responsible, the equitable adjustment shall include any increased cost reasonable incurred by the Contractor in attempting to comply
with such defective specifications.

E. If the Contractor intends to assert a claim for an equitable adjustment under this clause, he shall within 30 days after receipt of a written change order under paragraph A above or the furnishing of written notice under paragraph B above, submit to the procurement officer a written statement setting forth the general nature and monetary extent of such claim unless this period is extended by the University. The statement of claim hereunder may be included in the notice under paragraph B above.

F. No claim by the Contractor for an equitable adjustment hereunder shall be allowed or asserted after final payment under this Contract.

G. In order to facilitate review of quotations for extras or credits, all proposals (except those so minor that their propriety can be seen by inspection) shall be accomplished by a complete itemization of costs including labor, materials and Subcontracts. Where major cost items are Subcontracts, they shall also be itemized. In no case will a change involving over $200.00 be approved without such itemization.

H. The Contractor shall furnish labor and materials for any additional work ordered by the University and for which no pre-agreed price has been fixed, for the net cost of all labor and materials furnished plus the following percentage for overhead and profit:

- Not to exceed 10% mark up for additional work performed by a subcontractor; and,
- Not to exceed 15% mark up on work performed by the Contractor's own forces."

I. Each contract modification or change order that affects contract price shall be subject to the prior written approval of the Procurement Officer and other appropriate authorities and to prior certification of the appropriate fiscal authority of fund availability and the effect of the modification or change order on the project budget or the total cost. If, according to the certification of the fiscal authority, the contract modification or change order will cause an increase in cost that will exceed budgeted and available funds, the modification or change order may not be made unless sufficient additional funds are made available or the scope of the project is adjusted to permit its completion within the project budget.

3.07 UNAUTHORIZED WORK:

Contractor shall not be paid for any work not authorized in writing by the University.

SECTION 4: CONTROL OF THE WORK:

4.01 AUTHORITY OF THE ARCHITECT/ENGINEER:

A. Under the direction of the University, the Architect/Engineer shall be the initial interpreter of any drawings included among the Contract documents. He will furnish with reasonable promptness such clarifications as he may deem necessary for the proper execution of the work; such clarifications to be consistent with the intent of the Contract documents. He is the agent of the University only to the extent provided in the Contract documents. When in special instances he is authorized by the University so to act, he has authority to recommend to the University to stop work whenever such stoppage may be necessary to insure the proper execution of the Contract.

B. Except as otherwise provided in the Contract documents, all the Architect/Engineer's decisions are subject to review by the University.

4.02 CONFORMITY WITH CONTRACT REQUIREMENTS:

A. All work performed and all materials furnished by the Contractor shall be in
conformity with the Contract requirements.

B. In the event the University finds the materials or the finished product in which the materials are used or the work performed are not in complete conformity with the Contract requirements and have resulted in an inferior or unsatisfactory product, the work or materials shall be removed and replaced or otherwise corrected by and at the expenses of the Contractor.

C. In the event the University finds the materials or the finished product in which the materials are used are not in complete conformity with the Contract requirements, but have resulted in a satisfactory product, he shall then make a determination if the work shall be accepted. In this event, the University will document the basis of acceptance by a change order which will provide for an appropriate adjustment in the Contract price.

4.03 ADJACENT WORK:

A. The University shall have the right, at any time, to Contract for and perform other work on, near, over, or under the work covered by the Contract. In addition, other work may be performed under the jurisdiction of another State agency. The Contractor shall cooperate fully with such other Contractors and carefully fit his own work to such other as may be directed by the Architect/Engineer.

B. Intentionally omitted.

4.04 CONTROL BY THE CONTRACTOR:

A. The Contractor shall constantly maintain efficient supervision of the work, using his best skill and coordinating ability. He shall carefully study and compare all drawings, specifications, and other instructions and check them against conditions existing, or being constructed on the project. He shall at once report to the University and the Architect/Engineer any error, inconsistency, or omission which he may discover.

B. The Contractor shall schedule and conduct regular progress meetings every other week, and as directed by the University, at which Subcontractors, University, Architect/Engineer, and other designated representatives, and the Contractor can discuss such matters as progress, scheduling, and work-related issues. The Contractor is responsible for taking meeting notes and distributing these to all invited parties within three (3) working days after such meetings. The meeting notes are the product of the Contractor. Failure of the University to respond to such notes is not deemed to be acceptance.

4.05 COOPERATION WITH UTILITIES:

A. It is understood and agreed that the Contractor has considered in his bid all of the permanent and temporary utility appurtenances in their present or relocated positions and that no additional compensation will be allowed for normal delays, inconvenience, or damage sustained by him due to any interference from the said utility appurtenances, the operation of moving them, or the making of new connections thereto if required by the Contract documents.

B. The Contractor shall have responsibility for notifying all affected utility companies prior to the necessity of performing any work on their utilities and shall cooperate with them in achieving the desired results. All damage to utility facilities caused by the Contractor's operations shall be the responsibility of the Contractor.

C. At points where the Contractor's operations are adjacent to properties of railway, telegraph, telephone, water, and power companies, or are adjacent to other property, damage to which might result in expense, loss, or inconvenience, work shall not be
commenced until all arrangements necessary for the protection thereof have been made by the Contractor.

D. The Contractor shall cooperate with the owners of any underground or overhead utility lines in their removal and rearrangement operations in order that these operations may be reduced to a minimum and that services rendered by those parties will not be unnecessarily interrupted.

E. In the event of interruption to utility services as a result of accidental breakage or as a result of being exposed or unsupported the Contractor shall promptly notify the proper authority and shall cooperate with the said authority in the restoration of service. No work shall be undertaken around fire hydrants until provisions for continued service have been approved by the local fire authority.

F. Utility outages shall be kept to a minimum and will be permitted only with the written approval of the University's Office of Facilities Management. All requests for outages shall be made a minimum of ten (10) working days in advance of their need. Requests for outages will not be considered unless they include an identification of all areas which will be affected by the proposed outage.

4.06 AUTHORITY AND DUTIES OF UNIVERSITY INSpectORS:

A. University inspectors shall be authorized to inspect all work done and all material furnished. Such inspection may extend to all or any part of the work and to the preparation, fabrication, or manufacture of the materials to be used. The inspector is not authorized to revoke, alter, or waive any requirements of the Contract, nor is he authorized to approve or accept any portion of the complete project. He is authorized to call the attention of the Contractor to any failure of the work or materials to conform to the contract. He is authorized to reject materials or suspend the work until any questions at issue can be referred to and decided by the University. Inspectors shall perform their duties at such times and in such manner as will not unnecessarily impede progress on the Contract.

B. The inspector shall in no case act as foremen or perform other duties for the Contractor, nor interfere with the management of the work by the latter.

C. Any advice which the inspector may give the Contractor shall not be construed as binding the University in any way or releasing the Contractor from fulfilling all the terms of the Contract. The duty of the inspector on the project is to observe the progress of the work and to report any deviations from the requirements of the Contract documents; however, should the inspector fail to report any such deviation from the Contract requirements, this does not release the Contractor from fulfilling all of the terms of the Contract.

D. Where there is disagreement between the Contractor and the inspector, the inspector will immediately direct the University's and the Architect/Engineer's attention to the issues of disagreement, and if the Contractor still refuses to make corrections, comply or suspend work, the University will prepare and deliver in writing to the Contractor, by mail or otherwise, a written order suspending the work and explaining the reason for such shutdown. As soon as the inspector shall immediately leave the site of the work and any work performed during the inspector's absence will not be accepted or paid for and may be required to be removed and disposed of at Contractor's expense.

4.07 INSPECTION OF THE WORK:

A. By law, work, including the fabrication and source of supply, is subject to observation by the Architect/Engineer and to the University's Office of Facilities Management's right to inspect specific items.

B. The Contractor shall provide facilities for access and inspection as required by the
University.

C. If the specifications, the Office of Facilities Management's instructions, law, ordinances, or any public authority require any work to be specially tested or approved, the Contractor shall give the Office of Facilities Management timely notice of its readiness for inspection, and if inspection is by another authority, the date fixed for such inspection. Inspections by the Office of Facilities Management shall be made promptly and where practicable at the source of supply. Any work covered without approval of the University must, if required by the Architect/Engineer or the Office of Facilities Management, be uncovered for examination at the Contractor's expense.

4.08 REMOVAL OF DEFECTIVE WORK:

A. All work and materials which do not conform to the requirements of the Contract will be considered unacceptable.

B. Any unacceptable or defective work, whether the result of poor workmanship, use of defective materials, damage through carelessness or any other cause, found to exist shall be removed and replaced by work and materials which shall conform to the Contract requirements or shall be remedies otherwise in an acceptable manner authorized by the University.

C. Upon failure on the part of the Contractor to comply promptly with any order of the University, made under the provisions of this section, the University shall have authority to cause defective or unacceptable work to be remedied or removed and replaced and unauthorized work to be removed and to deduct the costs from any monies due or to become due the Contractor under this Contract.

4.09 MAINTENANCE OF WORK DURING THE PROJECT:

A. The Contractor shall maintain the work during the project and until acceptance. This maintenance shall be continuous and effective, prosecuted with adequate equipment and forces to the end that all parts of the work be kept in satisfactory condition at all times and protected from damage of any kind from external sources.

B. Particular attention shall be given to drainage, both permanent and temporary. The Contractor shall use all reasonable precautionary measures to avoid damage or loss that might result from accumulations and concentrations of drainage shall be diverted or dispensed when necessary to prevent damage to excavation, embankments, surfaces, structures, or property. Suitable measures shall be taken by the Contractor to prevent the erosion of soil in all construction areas where the existing ground cover has been removed. Such measures shall be in compliance with the requirements of any governmental entity having jurisdiction.

C. All cost of maintenance work during the project and before final acceptance shall be included in the base bid and the Contractor will not be paid any additional amount for such work.

D. In the event that the Contractor's work is halted by the University for failure to comply with the provisions of the Contract, the Contractor shall maintain the entire project as provided herein, and provide such ingress and egress for local residents or tenants adjacent to the project site, for tenants of the project site, and for the general public as may be necessary during the period of suspended work or until the Contractor has been declared in default.

E. On projects where pedestrian or vehicular traffic flow is maintained, the Contractor shall be responsible for repair and restoration of all traffic damage to the work, either partially or totally completed, until such time as the work is accepted by the University.
4.10 FAILURE TO MAINTAIN ENTIRE PROJECT:

If the Contractor shall at any time, fail to comply with the provisions of paragraph 4.09, the University shall immediately notify the Contractor to comply with the required maintenance provisions. In the event that the Contractor fails to remedy unsatisfactory maintenance within 24 hours after receipt of such notice, the University will immediately proceed with adequate forces and equipment to maintain the project, and the entire cost of this maintenance will be deducted from monies due the Contractor.

4.11 UNIVERSITY'S RIGHT TO DO WORK:

If the Contractor should neglect to prosecute the work properly or fail to perform any provision of this Contract, the University after three (3) days' written notice to the Contractor may make good such deficiencies and may deduct the cost thereof from the monies then or thereafter due the Contractor.

4.12 AUTHORITY OF OFFICE OF ENVIRONMENTAL HEALTH AND SAFETY

A. The University of Maryland, Baltimore County's Office of Environmental Safety & Health ("ESH") is responsible for promoting a safe and healthful work environment for the project and for assuring compliance with Federal and State environmental protection regulations and University safety and health practices. In carrying out these responsibilities, ESH shall be authorized to inspect the project, all work done and being done, and all material to be furnished and being furnished. In the event that EHS uncovers an unsafe condition, ESH is authorized to suspend work (after notice to the Procurement Officer) until the unsafe condition is cured by the Contractor. The "unsafe condition" shall mean any practice that represents a significant risk of injury or health hazard to University employees, a significant adverse environmental impact or a physical hazard which could result in damage to University property and/or the public. The authority of ESH is in addition to any other rights of the University set forth herein.

B. Prior to the Contractor proceeding with the Work, he is to submit proof of a Confined Space Program to The University's Office of Environmental Safety & Health for verification.

4.13 IDENTIFICATION:

A. The Contractor is responsible for issuing ID badges for their own employees and subcontractors (their company ID—not UMBC) and monitoring their whereabouts and work progress at all times.

B. All vehicles and mobile equipment shall be identified with the Contractor's name displayed in a highly visible manner.

C. The Contractor shall require all trade contractors' personnel to wear identification badges at all times on campus.

4.14 NOISE CONTROL:

A. The Contractor shall execute the Work in this Contract as quietly as practicable to avoid unnecessary disturbances. Use of portable radios or tape recorders will not be allowed on the premises other than two-way communication radios.

B. Any complaints duly registered by the University of unacceptable noise levels shall be cause for the use of special precautions and methods of operation by the Contractor to reduce noise to acceptable levels. The University shall be the sole judge of the tolerability of noise levels.
4.15 PARKING:

Parking of employees of the Contractor and/or subcontractor(s) is the responsibility of the applicable Contractor and/or subcontractor. The University’s Parking Office may be contacted as to designated public parking facilities on campus with any costs thereof to be borne by the Contractor or subcontractor, dependent on whose employees utilize such public parking. (See Section 00400, Article 2, #9 for further details.)

4.16 DRIVING RULES AND REGULATIONS:
A. In addition to requirements stated below, Maryland State Motor Vehicle Laws apply to and are enforceable on UMBC campus.
B. Safety: Drivers shall have their vehicles under control at all times. Vehicles shall not be operated in a manner that endangers the life or safety of the driver, passengers, or pedestrians.

1. Exercise caution and be alert for pedestrians and bicyclists. Yield right-of-way as required by state law and as required to maintain a safe environment for the campus community.
2. Drive responsibly; practice defensive driving by anticipating situations and conditions that could be hazardous. Be alert for vehicles backing out of parking spaces into traffic.
C. Vehicle operators shall obey lawful directions of university police officers.
D. Driving Areas: Vehicles shall be driven only on paved roads and parking areas intended for that purpose. Driving is not permitted on sidewalks, walkways, lawns, vegetated areas, or similar spaces, unless directed to do so by a university police officer, or otherwise approved in writing.
E. In the event that vehicle access beyond Driving Areas is unavoidable, Contractor shall request permission in writing and shall provide details including purpose, proposed route, and duration.
1. Owner will consider Contractor requests for vehicle access beyond Driving Areas on a case-by-case basis.
2. Site construction areas will be handled on a case-by-case basis to comply with the indicated limit of disturbance.
F. Identification and insurance: Operators of motor vehicles shall have in their possession a valid operator’s license and proof of Insurance. Vehicles shall display a valid, up-to-date license plate (vehicle tag) in plain view.

SECTION 5: MATERIALS:

5.01 GENERAL:
A. All materials shall meet all quality requirements of the Contract. In order to expedite the inspection and testing of materials, the Contractor shall notify the University and the Architect/Engineer in writing of the sources from which he proposes to obtain all materials requiring approval, testing, inspection, or certification prior to incorporation into the work as soon as possible after receipt of notification of award of the Contract.

B. Materials include all manufactured products and processed and unprocessed natural substances required for completion of the Contract. The Contractor, in accepting the Contract, is assumed to be thoroughly familiar with the materials required and their limitations as to use, and requirements for connection, setting, maintenance, and operation. Whenever an article, material, or equipment is specified and a fastening, furring, connection (including utility connections), access hole, flashing closure piece, bed, or accessory is normally considered essential to its installation in good quality construction, such shall be included as if fully specified. Nothing in these specifications shall be interpreted as authorizing any work in any manner contrary to applicable laws, codes, or regulations.
C. Approval -- All materials are subject to the University's approval as to conformity with the specifications, quality, design, color, etc. No work for which approval is necessary shall be used until written approval is given by the University and Architect/Engineer. Approval of a subcontractor or supplier as such does not constitute approval of a material which is other than that included in the specifications.

D. New Materials -- Unless otherwise specified, all materials shall be new. Old materials must not be used as substitutes for new, regardless of condition or repair, unless approved in writing by the University.

E. Quality -- Unless otherwise specified, all materials shall be of the best quality of the respective kinds.

F. Samples -- The Contractor shall furnish for approval all samples as directed. The materials used shall be the same as the approved samples.

G. Proof of Quality -- The Contractor shall, if requested, furnish satisfactory evidence as to the kind and quality of materials either before or after installation. He shall pay for any tests or inspections called for in the specifications and such tests as may be deemed necessary for "substitutions," as set forth in paragraph 5.03 of these General Conditions.

H. Standard Specifications -- When no specification is cited and the quality, processing, composition, or method of installation of a thing is only generally referred to, then:

(1) For items not otherwise specified below, the latest edition of the applicable American Society for Testing Materials specification is the applicable specification.

(2) For items generally considered as plumbing and those items requiring plumbing connections, the applicable portions of the latest edition of the B.O.C.A. Code are the applicable specifications.

(3) For items generally considered as heating, refrigerating, air-conditioning, or ventilating, the applicable portions of the latest edition of the A.S.H.R.A.E. Handbook published by the American Society of Heating, Refrigerating, and Air-Conditioning Engineers, Inc., are the applicable specifications.

(4) For items generally considered as site work, the applicable portions of the Maryland S.H.A. Standard Specifications are the applicable specifications.

(5) For items generally considered as electrical, the applicable provisions of the latest edition of the National Electric Code are the applicable specifications.

(6) For items generally considered as fire protection, the applicable portion of the latest edition of the National Fire Protection Association Code are the applicable specifications.

5.02 STORAGE AND HANDLING OF MATERIALS:

A. Materials shall be so stored as to assure the preservation of their quality and acceptability for the work. Stored materials, even though approved before storage, may again be inspected prior to their use in the work. Stored materials shall be located so as to facilitate their prompt inspection. Approved portions of the project site may be used for storage purposes and for the placing of the Contractor's plant and equipment. Such storage areas must be restored to their original condition by the Contractor at his expense.

B. Materials shall be handled in such a manner as to preserve their quality and acceptability for the work.
C. Contractor shall confirm his apparatus and the storage of materials to the area delineated in the Contract documents as the "Limit of Contract."

D. Explosives:

(1) Explosives shall not be stored upon any property belonging to the University.

(2) Should the Contractor desire to use explosives on any projection University property he shall first receive written approval of the Chancellor. The approval will stipulate time, place, and quantity to be used and manner of use.

(3) The Contractor shall assume all responsibility for injury to persons or property damage which may result from the use transportation of explosives as well as complying with any and all ordinances, regulations, and restrictions in relation to the use of explosives.

E. Paints

(1) Oil base paints and inflammable liquids shall not be stored in large quantities on the project. Containers shall be limited to five (5) gallon size. Any liquid with a flash of point of less than one hundred (100) shall be contained in safety cans, UL approved. Liquid with a higher flash point shall be stored in rigid cans. Glass containers shall not be used.

(2) Oily rags, waste, etc., must be removed from the work site at the close of each working day.

5.03 SUBSTITUTION:

A. Should the Contractor desire to substitute another material for one or more specified by name he shall apply to the University, in writing, for such permission and state the credit or extra cost involved by the use of such material. The University will not consider the substitution of any material different in type or construction methods unless such substitution affects a benefit to the University.

B. Contractor shall not submit for approval materials other than those specified without a written statement that such a substitution is proposed. Approval of a "substitute material" by Architect/Engineer when the Contractor has not designated such material as a "substitute", shall not be binding on the University, or release Contractor from any obligations of his Contract, unless the University approves such "substitution" in writing.

C. A material which is an approved equal (see #5.04) is not a substitution under this clause 5.03.

5.04 APPROVED EQUALS:

The terms "Or Equal", "Equal", "Approved Equal" are used as synonyms throughout the specifications. They are implied in reference to all named manufacturers in the specifications unless otherwise stated. Only materials fully functionally equal or superior in all details and characteristics will be considered to be approved equals. The Contractor shall apply to the University in writing for confirmation that a material is an approved equal. The University's Office of Facilities Management is the final judge as to equality.

5.05 CONTRACTOR'S OPTIONS:

When several products or manufacturers are named in the specifications for the same purpose of use, then the Contractor may select any of those so named. However, all of the units required for, and used in, the project must be the same in material and
5.06 TESTS:

A. If the Contract documents, laws, ordinances, rules, regulations, or orders of any public authority having justification require any portion of the work to be inspected, tested, or approved, the Contractor shall give the University and the Architect/Engineer timely notice of its readiness so the Architect/Engineer may observe such inspection, testing, or approval. The Contractor shall bear all costs of such inspections, tests, or approvals conducted by public authorities.

B. The University reserves the right to require special inspection, testing or approval which the Contract documents do not include, and instruct the Contractor to order such special inspection, testing, approval, and the Contractor shall give notice as provided in 5.06 A above. If such special inspection or testing reveals a failure of the work to comply with the requirements of the Contract documents, the Contractor shall bear all costs thereof, including compensation for the Architect/Engineer's additional services made necessary by such failure; otherwise the University shall bear such costs and an equitable adjustment will be made.

C. Required certificate of inspection, testing, or approval shall be secured by the Contractor and promptly delivered by him to the University and the Architect/Engineer.

5.07 BUY AMERICAN STEEL:

Only steel products made in the United States shall be used or supplied in the performance of the Contract or any subcontract there under. Steel products include products rolled, formed, shaped, drawn, extruded, forged, cast, fabricated, or otherwise similarly processed from steel made in the United States. This requirement shall not apply if the Chancellor shall have determined that the cost of such steel products is unreasonable or inconsistent with the public interest. The provisions of this paragraph shall not apply where they are in conflict with any Federal grant or regulation affecting this Contract.

5.08 SALES TAX:

Supplies and materials purchased in connection with University Maintenance Project Contracts are not tax exempt.

5.09 HAZARDOUS MATERIALS:

A. The use or handling of regulated materials, including asbestos or PCB, shall be strictly governed by Federal, State and Local regulations.

B. No Contractor furnished material or product containing any asbestos in any form may be used on this project.

C. Contractor must remove any and all materials covered under the hazardous waste regulations upon completion of the project.

D. It is assumed that hazardous materials are not present within the areas of work in the existing buildings but the Contractor is advised to remain alert to the possibility of encountering hazardous materials during the course of the Work. In the event that hazardous materials are encountered and must be handled, the Contractor shall immediately stop all work within the affected area and notify the University's Project Manager for instructions. The Contractor shall coordinate and cooperate with the hazardous material removal contractor in the removal of hazardous materials within the areas of work under the Contract.
SETTING 6: LEGAL RELATIONS AND RESPONSIBILITIES:

6.01 LAWS TO BE OBSERVED:

A. The Contractor shall keep fully informed of all Federal, State, and Local laws, ordinances, and regulations and all orders and decrees of bodies or tribunals having any jurisdiction or authority, which in any manner affect those engaged or employed on the work or which in any way affect the conduct of the work. He shall at all times observe and comply with all such laws, ordinances, regulations, orders, and decrees. He shall protect and indemnify the University and the State of Maryland and its representatives against such claim or liability arising from or based on the violation of any law, ordinance, regulation, order, or decree, whether by himself or his employees or subcontractors.

B. The Contractor must comply with the provisions of the Workmen's Compensation Act and Federal, State, and City laws relating to hours of labor.

C. The provisions of this Contract shall be governed by the Laws of Maryland.

D. The Contractor shall give all notices and comply with all State and Federal laws, ordinances, rules, and regulations bearing on the conduct of the work as drawn and specified.

E. If the Contractor observes that the drawings and specifications are at variance with any law, he shall promptly notify the Architect/Engineer, and any necessary changes shall be adjusted as provided in the Contract for changes in the work. If the Contractor performs any work knowing it to be contrary to such laws, ordinances, rules, and regulations, and without such notice to the Architect/Engineer, he shall bear all costs arising there from.

6.02 PERMITS AND LICENSES:

A. The University will file with the appropriate local authority drawings and specifications and any pertinent data reasonably proper for their information. No permits are applicable for work on University property with the exception of (i) any permits required in the specifications as noted in 6.02, C. below and (ii) Cutting & Welding permit noted in 6.02, D. below.

B. Any permits required for work on non-University property are the responsibility of the Contractor in terms of the permit acquisition, cost thereof and all obligations and liability under the permit.

C. Any permits required by the specifications (i.e., Air and Radiation Management Administration boiler permits, etc.) are the responsibility of the Contractor in terms of the permit acquisition, cost thereof and all obligations and liability under the permit.

D. Before any welding, burning, pipe sweating or brazing is started a CUTTING & WELDING PERMIT must be obtained from The University's Office of Environmental Safety & Health (ESH). This permit must be requested from ESH at least 48 hours prior to the anticipated hot work. The cardboard portion of the permit shall be secured to either the cutting or welding equipment. At the end of the requested time, the cardboard portion of the permit must be returned to ESH.

6.03 PATENTED DEVICES, MATERIALS, AND PROCESSES:

The Contractor shall pay for all royalties and license fees. He shall defend all suits or claims for infringement of any patent rights and shall save the University and the State of Maryland harmless from loss on account thereof, except that the University shall be responsible for any such loss when a particular process or the product of a particular manufacturer or manufacturers is specified by the Contractor as the University's
responsibility; however, if the Contractor has information that the process or articles specified is an infringement of a patent he shall be responsible for such loss unless he promptly gives such information to the University.

6.04 LAND, AIR, AND WATER POLLUTION:

A. The Contractor shall incorporate all permanent erosion control features into the work at the earliest practicable time. Temporary pollution control measures will be used to correct conditions that develop during the project that were not foreseen during design, that are needed prior to installation of permanent pollution control features, or that are needed temporarily to control erosion that develops during normal construction practices, but are not associated with permanent control features on the project.

B. The Contractor's attention is directed to the fact that temporary pollution control may include measures outside the project site where such work is necessary as a direct result of the project. The University's Office of Facilities Management shall be kept advised of all such off-site control measures taken by the Contractor. This shall not relieve the Contractor of the basic responsibilities for such work.

C. In case of failure on the part of the Contractor to control erosion, pollution, and/or siltation, the University's Office of Facilities Management reserves the right to employ outside assistance or to use its own forces to provide the necessary corrective measures. All expenses incurred by the University's Office of Facilities Management in the performance of such duties for the Contractor shall be withheld from monies due to the Contractor.

D. The Contractor must submit evidence to the University's Office of Facilities Management that the governing Federal, State, and Local Air Pollution criteria will be, and were, met. This evidence and related documents will be retained by the University's Office of Facilities Management for onsite examination.

E. If the performance of all or any part of the work is suspended, delayed, or interrupted due to an order of a court of competent jurisdiction as a result of environmental litigation, as defined below, the procurement officer, at the request of the Contractor, shall determine whether the order is due in any part to the acts or omissions of the Contractor required by the University's as one of the terms of this Contract. If it is determined that the order is due in any part to acts or omissions of the Contractor required by the terms of the Contract, such suspension, delay, or interruption shall be considered as if ordered by the procurement officer in the administration of this Contract under the terms of the "Suspension of Work" clause of this Contract. The period of such suspension, delay, or interruption shall be considered reasonable, and an adjustment shall be made for any increase in the cost of performance of this Contract (excluding profit) as provided in that clause, subject to all the provisions thereof.

F. The term "environmental litigation", as used herein, means a lawsuit alleging that the work will have an adverse effect on the environment or that the University has not duly considered, either substantively or procedurally, the effect of the work on the environment.

6.05 CONTRACTOR'S LIABILITY INSURANCE:

A. From and after the execution of the Contract by the Contractor in connection solely with Worker's or Workmen's Compensation Insurance and from and after the execution of the Contract Amendment by the Contractor in connection with all insurance enumerated in this Section 6.05A below, the Contractor shall purchase and maintain insurance required by this paragraph 6.05A. applicable to all claims which may arise out of or result from the Contractor's operations under the Contract, whether such operations be by the Contractor, by any subcontractor, by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable. All insurance except Workmen's
Compensation shall name the University of Maryland and the State of Maryland as an additional insured.

(1) Worker's or Workmen's Compensation Insurance.

(2) Employer's Liability Insurance.

(3) Comprehensive General Liability Insurance for bodily injury and property damage, including loss of use of property, arising out of any occurrence. This insurance should include the following extensions:
   (a) Products and completed operations coverage for a period of at least two years;
   (b) Personal injury liability coverage (including contractual coverage);
   (c) Contractual liability insurance to cover the Contractor's obligation to the University and the State of Maryland under paragraph 1.03 H;
   (d) Broad form property damage (including completed operations);
   (e) Independent contractor's coverage.
   (f) "X", "C", and "U" coverage applying to explosion, collapse of other structures and underground foundations;
   (g) If the work involves containment or removal of asbestos, pollution liability (environmental protection liability) coverage.

(4) Business automobile liability insurance which will pay for liabilities arising out of accidents involving the ownership, operation, maintenance or use including the loading or unloading of any automobile.

(5) Umbrella excess liability

B. The coverage listed in paragraph 6.05 A shall be written for not less than the following limits of liability.

(1) Worker's Compensation Insurance — statutory requirements.

(2) Employer's liability insurance — $2,000,000 each accidental injury or disease and $5,000,000 aggregate.

(3) Comprehensive general liability insurance ($2,000,000) including all extensions — limit required by umbrella excess liability coverage.

(4) Business automobile liability — limit required by umbrella excess liability coverage.

(5) Umbrella excess liability — $5,000,000 limit.

C. Satisfactory proof of purchase of required insurance shall be furnished on the Accord format for certificates prior to execution of the Contract, upon execution of the Contract Amendment and upon renewal of any policy, and upon obtaining any new insurance policy. Certificates must be amended to indicate: "Should any of the described policies be canceled before the expiration date thereof, or non-renewed, the issuing company will give thirty (30) days prior written notice to the certificate holder," each Certificate should indicate the insurer, the appropriate policy number(s), the policy expiration date(s), the limits of liability in effect, and the Best's rating and financial rating of the insurer. A certificate will be accepted only if signed by
an authorized representative of the insurer.

D. Insurance certificates will be accepted only from an insurer having a minimum Best's rating of Class A for the policyholders' rating and Class IX for the financial rating. Insurers must be authorized to do business under the laws of the State of Maryland.

E. No work shall be started at the site until appropriate certificates of insurance are filed with and approved by the procurement officer.

6.06 BUILDER'S RISK INSURANCE: Intentionally omitted.

6.07 ASSIGNMENTS:

The Contractor shall not assign the Contract. The Contractor shall not assign monies due or to become due to him hereunder.

6.08 SEPARATE CONTRACTS:

A. The University reserves the right to let other contracts in connection with this work. Contractor shall afford other contractors reasonable opportunity for the introduction and storage of their materials and the execution of their work, and shall properly connect and coordinate his work with theirs.

B. If any part of the Contractor's work depends for proper execution or results upon the work of any other contractor, the contractor shall inspect and promptly report to the University any defects in such work that render it unsuitable for such proper execution and results. His failure to so inspect and report shall constitute an acceptance of the other Contractor's work as fit and proper for the reception of his work, except as to the defects which may develop in the other Contractor's work after the execution of his work.

C. To insure the proper execution of his subsequent work, the Contractor shall measure work already in place and shall at once report to the University any discrepancy between the executed work and the drawings.

6.09 PAYMENT OF SUBCONTRACTORS:

A. Neither the final payment or any part of the retained percentage shall become due until the Contractor shall deliver to the University receipt for full payment to all subcontractors and any principal suppliers identified by the University.

B. If any subcontractor or supplier refuses to provide a receipt for payment, the Contractor may obtain final payment by providing the University with a bond satisfactory to the University for payment to subcontractors or suppliers as a condition of fulfilling any contractual obligation (including warranties) or losses resulting from subcontractors' or suppliers' failure to fulfill such obligations. Under the bond the Contractor shall refund the University all monies paid to subcontractors or losses incurred, including all costs and reasonable attorney's fees.

C. Prompt Payment of Subcontractors: This contract is subject to the provisions of COMAR 21.10.08. The contractor shall promptly pay a subcontractor any undisputed amount to which the subcontractor is entitled for work under a State procurement contract within 10 days of receiving a progress or final payment from the State. In the event the contractor fails to pay promptly, subcontractors may request remedy in accordance with COMAR 21.10.08. In each subcontract under this contract, the contractor shall include a clause that contains substantially the same provisions as this clause.
6.10 RELATIONSHIP OF CONTRACTOR TO PUBLIC OFFICIAL AND EMPLOYEES:

A. In carrying out any of the provisions of the Contract, or in exercising any power or authority granted to them by or within the scope of the Contract, there shall be no liability upon the procurement officer or other authorized representatives of the University, it being understood that in all such matters they act solely as agents and representatives of the University.

B. The University may terminate the right of the Contractor to proceed under this Contract if it is found by the procurement officer that gratuities (in the form of entertainment, gifts, or otherwise) were offered or given by the Contractor or any agent or representative of the Contractor to any officer or employee of the University with a view toward securing a Contract or securing a favorable treatment with respect to the awarding or amending or the making of any determination with respect to the performing of such Contract, the facts upon which the procurement officer makes such findings may be reviewed in any competent court.

C. In the event this Contract is terminated as provided in paragraph B hereof, the University shall be entitled (1) to pursue the same remedies against the Contractor as it could pursue in the event of a breach of the Contract by the Contractor, and (2) in addition to any other damages to which it may be entitled by law, to exemplary damages in an amount (as determined by the procurement officer) which shall be not less than three(3) nor more than ten times the costs incurred by the Contractor in providing any such gratuities to any such officer or employee.

D. The rights and remedies of the University provided in this clause shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Contract.

E. Conflict of Interest - No official or employee of the State of Maryland whose duties as such official or employee include matters relating to or affecting the subject matter of this contract, shall during the pendency and term of this contract and while serving as an official or employee of the State become or be an employee of the contractor or any entity that is a subcontractor on this contract."

6.11 NO WAIVER OF LEGAL RIGHTS:

A. The University and the State of Maryland shall not be precluded or estopped by any measurement, estimate, or certificate made either before or after the completion and acceptance of the work and payment therefore, from showing the true amount and character of the work performed and materials furnished by the Contractor, or from showing that any such measurement, estimate or certificate is untrue or is incorrectly made, for from showing that the work or materials do not in fact conform to the requirements of the Contractor. The University and the State of Maryland shall not be precluded or estopped, notwithstanding any such measurement, estimate, or certificate, and payment from recovering from the Contractor or his sureties, or both, such damage as the University may sustain by reason of the Contractor's failure to comply with the terms of the Contract. Neither the acceptance by the University or any representative of the University shall operate as a waiver of any portion of the Contractor or of any power herein or of any right to damages.

B. The waiver by the University of any breach of the Contractor shall not be held to be a waiver of any other or subsequent breach.

6.12 COVENANT AGAINST CONTINGENT FEES:

The Contractor warrants that it has not employed or retained any person, partnership, corporation or other entity other than a bona fide employee or agent working for the Contractor to solicit or secure this Contract, and that it has not paid or agreed to pay any person, partnership, corporation, or other entity other than a bona fide employee or
agent, any fees or any other consideration contingent on the making of this agreement.

6.13 ASSIGNMENT OF ANTITRUST CLAIMS:

The Contractor sells, transfers, and assigns to the University and the State of Maryland all right, title, and interest of and in to any cause of action arising at any time before the date of this assignment or during the performance of this Contract under the Antitrust Laws of the United States, including Section 1 of the Sherman Act and the Antitrust Law of Maryland relating to the purchase by him or the University and the State of Maryland of any products from any supplier or source whatever that is incorporated in the structure built under the terms of this agreement. The Contractor hereby certified that the above causes of action are lawfully owned and that no previous assignment of same has been made nor has the same heretofore been attached or pledged in any manner whatsoever.

6.14 FEDERAL PARTICIPATION:

If the United States Government pays all or any portion of the cost of a project, the work under this Contract shall be subject to inspection by the appropriate federal agency. Such inspection shall in no sense make the federal government a party to this Contract and will not interfere in any way with the rights of either party hereunder.

6.15 DISPUTES:

A. This Contract is subject to the provisions of Title 7, Article 21 (Administrative and Civil Remedies) of the Code (the "Act") and COMAR 21.10. As noted therein, that unless a lesser period is provided by applicable statute, regulation, or by this Contract, the Contractor shall file a written notice of a claim relating to the Contract with the procurement officer within thirty (30) days after the basis for the claim is known or should have been known, whichever is earlier. Contemporaneously with, or within thirty (30) days after, the filing of a notice of claim, contractor shall submit the written claim to the procurement officer. If contractor so requests, the procurement officer, on conditions the procurement officer deems satisfactory to the unit, may extend the time in which contractor must submit claim. An example of when a procurement officer may grant an extension includes situations in which the procurement officer finds that contemporaneous or timely cost quantification following the filing of the notice of claim is impossible or impractical.

B. Except as may otherwise be provided in the Act or COMAR, all disputes arising under or as a result of a breach of this Contract which are not disposed of by mutual agreement shall be resolved in accordance with this Section 6.15.

C. As used herein, "claim" means a written demand or assertion by one of the parties seeking, as a legal right, the payment of money, adjustment or interpretation of Contract terms or other relief arising under or relating to this Contract.

(1) A voucher, invoice, or request for payment that is not in dispute when submitted is not a claim under this clause. However, where the submission subsequently is not acted upon in a reasonable time or disputed as to liability or amount, it may be converted to a claim for the purpose of this clause.

(2) A claim by the Contractor shall be made in writing and submitted to the procurement officer for decision. A claim by the State shall be the subject of a decision by the procurement officer in consultation with the Office of the Attorney General.

D. When a controversy cannot be resolved by mutual agreement, the Contractor shall submit a written request for final decision to the procurement officer. The written request shall set forth all the facts surrounding the controversy.

E. In connection with any claim under this clause, the Contractor shall be afforded an
opportunity to be heard and to offer evidence in support of his claim to the procurement officer.

F. The procurement officer shall render a written decision on all claims within 180 days of receipt of the Contractor's written claim; unless the procurement officer determines that a longer period is necessary to resolve the claim. This decision shall be furnished to the Contractor, by certified mail, return receipt requested, or by any other method that provided evidence of receipt. The procurement officer's decision shall be deemed the final action of the University. If a decision is not issued within 180 days, the procurement officer shall notify the Contractor of the time within which such a decision shall be rendered and the reasons for such time extension.

G. The procurement officer's decision shall be final and conclusive unless the Contractor files a written appeal with the Maryland State Board of Appeals within thirty (30) days of receipt of said decision.

H. Pending resolution of a claim, the Contractor shall proceed diligently with the performance of the Contract in accordance with the procurement officer's decision.

I. The final decision may award a contract claim only for those expenses incurred not more than thirty (30) days before contractor was initially required to have files the notice of claim or sixty (60) days before contractor was required to have filed the claim initially, even if the procurement officer extends the time in which contractor must submit the claim.

6.16 CLAIMS:

A. If the Contractor claims that any instructions by drawings or otherwise involve or may involve extra cost under this Contract, he shall give the University written notice thereof within fifteen (15) calendar days after receipt of such instructions or after the occurrence. No claim shall be valid unless so made.

B. Under no circumstances will overhead or profit be permitted as items of a claim (if permitted at all under this Contract) when such overhead or profit is for periods during which a "Stop Work" order is in effect due to an act, error, omission for which the Contractor is responsible.

C. No profit or overhead which includes rental of equipment and the salaries of supervisory personnel (if permitted at all under this Contract) will be allowed the Contractor for stoppage of work when written notice of such stoppage or impending stoppage is not given reasonable in advance by the Contractor so that the University can take action to prevent such stoppage.

D. No claim for extra costs will be granted which includes cost of delays or work stoppage due to strikes, lockouts, fire, unusually severe weather, avoidable casualties, or damage or delay in transportation for which the University is not responsible; only time extensions in accordance with Section VII. 7.03 will be granted.

E. The Contractor and the University agrees that no prejudgment or postjudgement interest on any claims asserted by either party will be allowed.

F. No claim for damage caused by a delay (if permitted at all under the Contract) will be allowed unless the Contractor notifies the University of the existence of the delay within five (5) days of the act or omission causing the delay.

G. No payment will be made for increased payment or performance bond premiums as a result of any act or omission by the University which results in a claim.
6.17 VARIATIONS IN ESTIMATED QUANTITIES: Intentionally omitted.

6.18 PRE-EXISTING REGULATIONS:

In accordance with the provisions of Section 11-206 of the State Finance and Procurement Article of the Annotated Code of Maryland, the regulations set forth in Title 21 of the Code of Maryland Regulations (COMAR Title 21) in effect on the date of the execution of this Contract are applicable to this Contract.

6.19 FINANCIAL DISCLOSURE:

The Contractor shall comply with the provisions of Section 13-221 of the State Finance and Procurement Article of the Annotated Code of Maryland, which requires that every business that enters into contracts, leases, or other agreements with the State of Maryland or its agencies during the calendar year under which the business is to receive in the aggregate $100,000 or more, shall, within thirty (30) days of the time when the aggregate value of these contracts, leases or other agreement reaches $100,000 file with the Secretary of State of Maryland certain specified information to include disclosure of beneficial ownership of the business.

6.20 POLITICAL CONTRIBUTION DISCLOSURE:

The Contractor shall comply with the provision of Article 33, Section 30-1 through 30-4 of the Annotated Code of Maryland, which requires that every person that enters into contracts, leases or other agreements with the State of Maryland, including its agencies or a political subdivision of the State during a calendar year under which the person receives in the aggregate $10,000 or more, shall on or before February 1, of the following year, file with the Secretary of State of Maryland certain specified information to include disclosure of political contribution in excess of $100 to a candidate for elective office in any primary or general election.

6.21 COMPLIANCE WITH LAWS:

The Contractor hereby represents and warrants that:

A. It is qualified to do business in the State of Maryland and that it will take such action as, from time to time hereafter, may be necessary to remain so qualified.

B. It is not in arrears with respect to the payment of any monies due and owing to the State of Maryland or any department or unit thereof, including but not limited to the payment of taxes and employee benefits, and that it shall not become so in arrears during the term of this Contract.

C. It shall obtain, at its expense, all licenses, permits, insurance and governmental approvals, if any, necessary to the performance of its obligations under this Contract.

6.22 RECIPROCITY:

In accordance with COMAR, State Finance and Procurement regulations 14-401, any bid/proposal from a contractor whose principal office is outside of the State of Maryland is subject to reciprocity. Any form of preference the other state gives to its residents will in turn be applicable to that bidder by the State of Maryland. All nonresident bidders/proposers are required to submit a copy of the current statute, resolution, policy, procedure or executive order of the bidder/proposer's resident state that pertains to that state's treatment of nonresident bidders/proposers. In the event a non-Maryland bidder is the awarded Contractor, prior to the award, the non-resident Contractor must agree, in writing, to meet any and all applicable preferences its state gives to its residents.
SECTION 7: PROSECUTION AND PROGRESS OF THE WORK:

7.01 NOTICE TO PROCEED:

A. After the Contract has been executed, the University will issue to the Contractor a "Notice to Proceed" and this notice will stipulate the date on or before which the Contractor is expected to begin work. The specified Contract time shall begin on the day stipulated in the "Notice to Proceed". Any preliminary work started or materials ordered before receipt of the "Notice to Proceed", shall be at risk of the Contractor.

B. Intentionally omitted.

7.02 PROJECT SIGNS: Intentionally omitted.

7.03 PROSECUTION OF THE WORK:

A. Time is an essential element of the Contract and all time limits in the Contract documents are of the essence of the Contract. Contractor shall prosecute the work and its obligations under the contract vigorously until full completion.

B. The date of commencement of work is the date established in a Notice to Proceed authorized by the procurement officer, however time limits shall commence pursuant to Section 7.01.

C. If the Contractor is delayed at any time in the progress of the work by any act or omission of the University or any of its officers, agents, or employees or by any separate Contractor employed by the University, or by any changes ordered in the work, or by labor disputes, fire, unusual delay in transportation, unavoidable casualties, or by a cause which the procurement officer determines may justify any delay, then the Contract time will be extended for such time as the procurement officer may authorize.

D. It is expressly understood and agreed by and between the Contractor and the University that the time for the completion of the work is a reasonable time for completion of the same, taking into consideration the average climatic range and the usual business conditions prevailing in the locality of the project.

7.04 PUBLIC CONVENIENCE AND SAFETY:

The Contractor at all times shall conduct the work in such a manner as to create the least practicable obstruction to all forms of traffic. The convenience of the general public, tenants, and of the residents along and/or adjacent to the improvement shall be respected. Material stored upon the project shall be placed so as to cause a minimum of obstruction to the public. The Contractor shall, unless otherwise specified, provide and maintain in passable condition such temporary access, roads and bridges as may be necessary to accommodate traffic diverted from the project under construction or using the project under construction and shall provide and maintain in a safe condition temporary approaches to, and crossing of, the project. Existing facilities planned to be removed, but which might be of service to the public during construction are not to be disturbed until other and adequate provisions are made. Fire hydrants on or adjacent to the project shall be kept accessible to fire apparatus at all times, and no materials or obstruction shall be placed within fifteen (15) feet of any such hydrant. Work closed down for the winter or at any other times shall be left entirely accessible at all points to fire apparatus. All footways, gutters, sewer inlets, and portions of the project including the work under construction shall not be obstructed more than is absolutely necessary.

7.05 BARRICADES AND WARNING SIGNS:

A. The Contractor shall provide, erect, and maintain all necessary barricades, suitable and sufficient lights, danger signals, signs, and other control devices, and shall take
all necessary precautions for the protection of the work and safety of the public. All highways and other facilities closed to traffic shall be protected by effective barricades, and obstructions shall be illuminated during hours of darkness with electric lights.

B. The Contractor shall erect warning signs in advance of any place on the project where operations may interfere with the use of the facility by vehicular or pedestrian traffic, and at all other points where the new work crosses or coincides with an existing roadway or traffic lane(s). Such warning signs shall be constructed and erected in accordance with the FHWA Manual on Uniform Traffic Control Devices or as directed.

C. In cases where the Contractor's sequence of operations results in grade differentials which would be hazardous to vehicular or pedestrian traffic, the Contractor will, at the direction of the University's Office of Facilities Management and at no additional cost to the University, provide suitable substantial guardrail to the extent determined by that office.

7.06 PRESERVATION, PROTECTION, AND RESTORATION OF PROPERTY:

A. The Contractor shall continuously maintain adequate protection of all his work from damage and shall protect University property from injury or loss arising in connection with this Contract. He shall repair and indemnify against any such damage, injury, or loss, except such as may be directly due to errors in the Contract documents or caused by agents or employees of the University. He shall adequately protect adjacent property as provided by law and the Contract documents.

B. The Contractor shall box all trees along the way of access, also all trees surrounding the work which are liable to injury by the moving, storing, and working up of materials. He shall use no tree for attachment of any ropes or derricks.

C. The Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the work, all necessary safeguards for the protection of workmen and the hazards created by such features of construction as protruding nails, hoists, well holes, elevator hatchways, scaffolding, window openings, stairways, and falling materials.

D. In any emergency affecting the safety of life or the work or of the adjoining property, the Contractor without special instruction or authorization is hereby permitted to act, at his discretion, to prevent such threatened loss or injury. If he is specifically instructed by the University's Office of Facilities Management to do work in an emergency, the Contractor shall do the work.

E. No such extension shall be made for delay occurring more than five (5) days before claim therefore is made in writing to the University. In the case of continuing cause of delay, only one claim is necessary.

7.07 PROGRESS SCHEDULE AND TIME:

A. The Work under the Contract shall be planned, scheduled, executed and reported by the Contractor in accordance with the Contract Documents for the University's review and approval using the Critical Path Method (CPM) Schedule unless otherwise agreed to in writing by the Procurement Officer in consultation with the University's Project Manager. The University's review and approval of the Contractor's schedule does not constitute an agreement to specific dates, durations or sequences for activities. The purpose of the project schedule shall be to:

1. Assure adequate planning, scheduling and reporting during execution of the Contract;
2. Assure coordination of the Work of the Contractor and the various subcontractors and
suppliers;

3. Assist the Contractor in monitoring the progress of the Work and evaluating proposed changes to the Contract and the project schedule; and,

4. Assist the Contractor in the preparation and evaluation of the subcontractors' monthly progress payment requests.

B. When multiple subcontractors are involved, the Contractor will incorporate the schedules of all subcontractors in its schedule to produce a unified project schedule. The Contractor shall make all submissions required in the Contract Documents.

C. The CPM schedule diagram shall include, but not necessarily be limited to, the following:

1. The order and interdependencies of the Contractor's and subcontractors' activities and the major points of the interface or interrelation with the activities of others, including specific dates for completion.

2. Activities should be linked between major area separations of the project so that the individual areas do not imply complete independence. The critical path should run through all major areas, since the entire project must be completed.


4. The description of work by activity.

5. Delivery of Owner-furnished material and equipment, if any.

6. Shop fabrication and delivery.

7. Critical Path (or Paths).

8. Testing of equipment and materials.

9. Seasonal weather conditions, utility coordination, no-work periods (if any), expected job learning curves, and other such circumstances to activities shall be considered and included in the planning and scheduling of all work. Seasonal weather conditions shall be based upon the preceding ten (10) years records published for the locality by the National Ocean and Atmospheric Administration (NOAA) and entitled "Local Climatological Data."

D. The level of detail of the CPM schedule shall be such that activity durations over fifteen (15) working days shall be kept to a minimum except for non-construction activities such as shop drawings and sample submittals, fabrication and delivery of materials and equipment, concrete curing and General Conditions activities.

E. If the Contractor's schedule shows the University or a separate contractor is to complete an activity by a specific date, or within a certain duration, the University or separate contractor under contract with the University shall not be bound to said date or duration unless the University's Project Manager specifically agrees in writing to the same.

F. It is to be expressly understood and agreed by the Contractor that the project schedule is a working document to be revised from time to time as progress proceeds; however, the Contractor is responsible for completing the Work within the time frame noted in the Contract. The Contractor agrees that updating the schedule is a key component and will make every reasonable effort to provide current information to the University. Throughout the progress of the Work, the Contractor shall prepare and
maintain a two week manual bar chart field schedule reflecting the schedule of work activities accomplished for the previous week and the work scheduled for the forthcoming two weeks. This manual field schedule shall be updated weekly and review and the regularly scheduled progress meetings.

G. If the Contractor fails to prepare and submit to the University's Office of Facilities Management a schedule before the existence of a delay, then no claim for extra costs due to delay in the work shall be recognized or asserted.

H. The time frame(s) for this project are as described in Section 00400 Scope of Work and work shall commence as set forth in Section VII 7.01.

I. Materials Purchased Under Allowances -- The Contractor with approval of the University will provide schedules for all materials to be purchased from specified allowances.

7.08 PROGRESS PHOTOGRAPHS: Intentionally omitted.

7.09 SUSPENSION OF THE WORK:

A. The procurement officer may order the Contractor in writing to suspend, delay, or interrupt all or any part of the work for a period of time as he may determine to be appropriate for the convenience of the University.

B. If the performance of all or any part of the work is suspended, delayed, or interrupted for an unreasonable period of time by an act of the procurement officer in the administration of the Contract, or by his failure to act within the time specified in this Contract (or if no time is specified, within a reasonable time), an adjustment shall be made for any increase in the cost of performance of this Contract (excluding profit) necessarily caused by an unreasonable suspension, delay, or interruption, and the Contract modified in writing accordingly. However, no adjustment shall be made under this clause for any suspension, delay, or interruption to the extent (1) that performance would have been so suspended, delayed, or interrupted by any other cause, including the fault or negligence of the Contractor or (2) for which an equitable adjustment is provided for or excluded under any other provision of this Contract.

C. No claim under this clause shall be allowed (1) for any costs incurred more than 20 days before the Contractor shall have notified the procurement officer in writing of the act or failure to act involved (but this requirement shall not apply as to a claim resulting from a suspension order), and (2) unless the claim, in an amount stated, is asserted in writing as soon as practicable after the termination of a suspension, delay, or interruption, but not later than the date of final payment under the Contract.

7.10 CONTRACTOR'S RIGHT TO STOP WORK OR TERMINATE CONTRACT:

If the work should be stopped under an order of any court, or other public authority, for a period of three (3) months, through no act or fault of the Contractor, or of anyone employed by him, or if the University should fail to issue any certificate for payment within seven (7) days after it is due, then the Contractor may, upon seven (7) days' written notice to the University's Office of Facilities Management, stop work or terminate this Contract and receive from the University payment of all complete work in accordance with Section 7.11 of these General Conditions.

7.11 UNIVERSITY'S RIGHT TO TERMINATE FOR ITS CONVENIENCE:

A. The performance of work under this Contract may be terminated by the University in accordance with this clause in whole or in part from time to time, whenever the procurement officer shall determine that such termination is in the best interest of the University or the State. Any such termination shall be effected by delivery to the Contractor of a Notice of Termination specifying the extent to which performance of work under the Contract is terminated and the date upon which such termination becomes
B. After receipt of a Notice of Termination and except as otherwise directed by the procurement officer, the Contractor shall:

(1) Stop work under the Contract on the date and to the extent specified in the Notice of Termination;

(2) Place no further orders or subcontracts for materials, services, or facilities except as may be necessary for completion of the portion of the work under the Contract as is not terminated;

(3) Terminate all orders and subcontracts to the extent that they relate to the performance of work terminated by the Notice of Termination;

(4) Assign to the University in the manner, at the times, and to the extent directed by the procurement officer, all of the right, title, and interest of the Contractor under the orders and subcontractor so terminated, in which case the University shall have the right, in its direction, to settle or pay any or all claims arising out of the termination of such orders and subcontracts;

(5) Settle all outstanding liabilities and all claims arising out of such terminations or orders and subcontracts, with the approval or ratification of the procurement officer to the extent he may require, which approval or ratification shall be final for all the purpose of this clause;

(6) Transfer title and deliver to the University in the manner, at the times, and to the extent, if any directed by the procurement officer, (a) the fabricated or unfabricated parts, work in process, completed work, supplies, and (b) other material produced as a part of, or acquired in connection with the performance of, the work terminated by the Notice of Termination, and other property which, if the Contract had been completed, would have been required to be furnished to the University.

(7) Use its best efforts to sell, in the manner, at the times, to the extent, and at the price or prices directed or authorized by the procurement officer, any property of the types referred to in (6) above; provided, however, that the Contractor (a) shall not be required to extend credit to any purchaser, and (b) may acquire any such property under the conditions prescribed by and at a price or prices approved by the procurement officer; and provided further that the proceeds of any such transfer or disposition shall be applied in reduction of any payments to be made by the University to the Contractor under this Contract or shall otherwise be credited to the price or cost of the work covered by this Contract or paid in such other manner as the procurement officer may direct;

Such action as may be necessary or as the procurement officer may direct, for the protection and preservation of the property related to this Contract which is in the possession of the Contractor and in which the University has or may acquire an interest.

The Contractor may submit to the procurement officer a list, certified as to quantity and quality, of any or all items of termination inventory not previously disposed of, exclusive of items the disposition of which has been directed or authorized by the procurement officer and may request the University to remove such items or enter into a storage agreement covering the same; provided, that the list submitted shall be subject to verification by the procurement officer upon removal of the items or, if the items are stored, within 45 days from the date of submission of the list. Any necessary adjustment to correct the list as submitted shall be made prior to final settlement;

(8) Complete performance of such part of the work as shall not have been terminated by the Notice of Termination; and,
(9) Take any action that may be necessary, or as the procurement officer may direct, for the protection and preservation of the property related to this contract which is in the possession of the Contractor and in which the State has or may acquire an interest.

C. After receipt of a Notice of Termination, the Contractor shall submit to the procurement officer his termination claim, in the form and with certification prescribed by the procurement officer. Such claim shall be submitted promptly but in no event later than one year from the effective date of termination, unless one or more extensions in writing are granted by the procurement officer, upon request of the Contractor made in writing within such one year period or authorized extension thereof. Upon failure of the Contractor to submit his termination claim within the time allowed, the procurement officer may determine on the basis of information available to him, the amount, if any, due to the Contractor by reason of the termination and shall thereupon pay to the Contractor the amount so determined.

D. Subject to the provisions of paragraph C, the Contractor and the procurement officer may agree upon the whole or any part of the amount or amounts to be paid to the Contractor by reason of the total or partial termination of work pursuant to this clause, which amount or amounts may include a reasonable allowance for profit on work done; provided that such agreed amount or amounts, exclusive of settlement costs, shall not exceed the total Contract price as reduced by the amount of payments otherwise made and as further reduced by the Contract price of work not terminated. The Contract shall be amended accordingly and the Contractor shall be paid the agreed amount. Nothing in paragraph E. of this clause, prescribing the amount to be paid to the Contractor in the event of failure of the Contractor and the procurement officer to agree upon the whole amount to be paid to the Contractor by reason of the termination of work pursuant to this clause, shall be deemed to limit, restrict, or otherwise determine or affect the amount or amounts which may be agreed upon to be paid to the Contractor pursuant to this paragraph.

E. In the event of the failure of the Contractor and the procurement officer to agree, as provided in paragraph D., upon the whole amount to be paid to the Contractor by reason of the termination of work pursuant to this clause, the procurement officer shall pay the Contractor the amounts determined by the procurement officer as follows, but without duplication of any amounts agreed upon in accordance with paragraph D:

(1) With respect to all Contract work performed prior to the effective date of the Notice of Termination, the total (without duplication of any items) of:

(a) The cost of the work;

(b) The cost of settling and paying claim arising out of the termination of work under subcontracts or orders as provided in paragraph B (5) above, exclusive of the amounts paid or payable on account of supplies or materials delivered or services furnished by the subcontractor before the effective date of the Notice of Termination of work under this Contract, which amounts shall be included in the cost on account of which payment is made under (a) above; and

(c) A sum, as profit on (a) above, determined by the procurement officer to be fair and reasonable provided, however, that if it appears that the Contractor would have sustained a loss on the entire Contract had it been completed, no profit shall be included or allowed under this subdivision (c) and an appropriate adjustment shall be made reducing the amount of the settlement to reflect the indicated rate of loss.

(2) The reasonable cost of the preservation and protection of property incurred pursuant to paragraph B (9) and any other reasonable cost incidental to termination of work under this Contract, including expense incidental to the determination of the amount due to the Contractor as the result of the termination of work under this Contract.

The total sum to be paid to the Contractor under
(1) above shall not exceed the total contract price as reduced by the amount of payments otherwise made and as further reduced by the Contract price of work not terminated. Except for normal spoilage and except to the extent that the University shall have otherwise expressly assumed the risk of loss, there shall be excluded from the amounts payable to the Contractor under (1) above, the fair value, as determined by the procurement officer, of property which is destroyed, lost, stolen, or damaged so as to be undeliverable to the University, or to a buyer pursuant to paragraph B (7).

F. Costs, claimed, agreed to, or determined pursuant to C, D, E, and I hereof shall be in accordance with COMAR 21.09 as in effect on the date of the Contract.

G. The Contractor shall have the right of appeal, under the clause of this Contract entitled "Disputes," from any determination made by the procurement officer under paragraph C, E, or I hereof, except that if the Contractor has failed to submit his claim within the time provided in paragraph C or I thereof, and has failed to request extension of such time, he shall have no such right of appeal. In any case where the procurement officer has made a determination of the amount due under paragraph C, E, or I hereof, the University shall pay to the Contractor the following: (i) if there is no right of appeal hereunder or if no timely appeal has been taken, the amount so determined by the procurement officer, or (ii) if an appeal has been taken, the amount finally determined on such appeal.

H. In arriving at the amount due the Contractor under this clause there shall be deducted (i) all unliquidated advances or other payments or account theretofore made to the Contractor, applicable to the terminated portion of the Contract, (ii) any claim which the University may have against the Contractor in connection with this Contract; and (iii) the agreed price for, or the proceeds of sale of any materials, supplies, or other things acquired by the Contractor or sold, pursuant to the provisions of this clause, and not otherwise recovered by or credited to the University.

I. If the termination hereunder be partial, the Contractor may file with the procurement officer a claim for or an equitable adjustment of the price or prices specified in the Contract relating to the continued portion of the Contract (the portion not terminated by the Notice of Termination), and such equitable adjustment as may be agreed upon shall be made in such price or prices. Any claim by the Contractor for an equitable adjustment under this clause shall be asserted within ninety (90) days from the effective date of the termination notice, unless an extension is granted in writing by the procurement officer.

J. The University, may from time to time, under such terms and conditions as it may prescribe, make partial payments and payments on account against costs incurred by the Contractor whenever in the opinion of the procurement officer the aggregate of such payments shall be within the amount to which the Contractor shall be entitled hereunder. If the total of such payments is in excess of the amount finally agreed or determined to be due under this clause, such excess shall be payable by the Contractor to the University upon demand together with interest computed at the legal rate for the period from the date such excess payment is received by the Contractor to the date on which the excess is repaid to the University; provided, however, that no interest shall be charged with respect to any such excess payment attributable to a reduction in the Contractor's claim by reason of retention or other disposition of termination inventory until ten days after the date of the retention or disposition, or a later date as determined by the procurement officer by reason of circumstances.

K. Unless otherwise provided for in this Contract or by applicable statute, the Contractor shall, from the effective date of termination until the expiration of three (3) years after the final settlement under this Contract, preserve and make available to the University at all reasonable times at the office of the Contractor but without direct charge to the University, all his books, records, documents, and other evidence bearing on the costs and expenses of the Contractor under this Contract and relating to the word terminate hereunder, or to the extent approved by the procurement officer, photographs,
or other authentic reproductions thereof.

7.12 TERMINATION FOR DEFAULT -- DAMAGES FOR DELAY -- TIME EXTENSIONS:

A. If the Contractor refuses or fails to prosecute the work or any separable part thereof, with such diligence as shall insure its completion within the time specified in this Contract or any extension thereof or fails to complete said work within this time, the University may, by written notice to the Contractor, terminate his right to proceed with the work or the part of the work as to which there has been delay. In this event, the University may take over the work and prosecute the same to completion, by Contract or otherwise, and may take possession of and utilize in completing the work, the materials, appliances, and plant as may be on the site of the work and necessary therefore. Whether or not the Contractor's right to proceed with the work is terminated, he and his sureties shall be liable for any damage to the University resulting from his refusal or failure to complete the work within the specified time.

B. If fixed and agreed liquidated damages are provided in the Contract and if the University so terminates the Contractor's right to proceed, the resulting damage shall consist of such liquidated damages until a reasonable time as may be required for final completion of the work together with any increased costs occasioned for the University in completing the work.

C. If fixed and agreed liquidated damages are provided in the Contract and if the University so terminates the Contractor's right to proceed, the resulting damage shall consist of these liquidated damages until the work is completed or accepted.

D. The Contractor's right to proceed may not be so terminated nor the Contractor charged with resulting damages if:

(1) The delay in the completion of the work arises from unforeseeable causes beyond the control and without the fault or negligence of the Contractor, including, but not restricted to, acts of God, acts of the public enemy, acts of the University or State in either their sovereign or contractual capacity, acts of another contractor in the performance of a Contract with the University, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, unusually severe weather, or delays of subcontractor or suppliers arising from unforeseeable causes beyond the control and without the fault or negligence of both the Contractor and the subcontractor or suppliers; and

(2) The Contractor, within 10 days from the beginning of any such delay (unless the procurement officer grants a further period of time before the date of final payment under the Contract), notifies the procurement officer in writing of the causes of delay. The procurement officer shall ascertain the facts and the extent of the delay and extend the time for completing the work when, in his judgment, the findings of fact justify such an extension, and his findings of fact shall be final and conclusive on the parties, subject only to appeal as provided in the "Disputes" clause of this Contract.

E. If, after notice of termination of the Contractor's right to proceed under the provisions of this clause, it is determined for any reason that the Contractor was not in default under the provision of this clause, or that the delay was excusable under the provisions of this clause, the rights and obligations of the parties shall, if the Contract contains a clause providing for termination for convenience of the University, be the same as if the notice of termination had been issued pursuant to that clause. If, in the foregoing circumstances, this Contract does not contain a clause providing for termination for convenience of the State, the Contract shall be equitably adjusted to compensate for the termination and the Contract modified accordingly; failure to agree to any such adjustment shall be a dispute concerning a question of fact within the meaning of the clause of this Contract entitled "Disputes."

F. The rights and remedies of the University provided in this clause are in addition to
any other rights and remedies provided by law or under this Contract.

G. As used in paragraph D (1) of this clause, the term subcontractors or suppliers" means subcontractors or suppliers at any tier.

7.13 PARTIAL ACCEPTANCE:

A. If during the construction of work the University desires to occupy any portion of the project, the University shall have the right to occupy and use those portions of the project which in the opinion of the procurement officer can be used for their intended purposes; provided that the conditions of occupancy and use are established and the responsibilities of the Contractor and the University for maintenance, heat, light, utilities, and insurance are mutually agreed to by the Contractor and the University.

B. Partial occupancy shall in no way relieve the Contractor of his responsibilities under the Contract.

7.14 FAILURE TO COMPLETE ON TIME/LIQUIDATED DAMAGES: Intentionally omitted.

7.15 SUBSTANTIAL COMPLETION AND FINAL INSPECTION: Intentionally omitted.

7.16 CLEANING-UP:

The Contractor shall at all times keep the construction area, including storage areas used by him, free from accumulation of waste materials or rubbish and prior to completion of work, shall remove from the premises any rubbish and all tools, scaffolding, equipment, and materials, not the property of the University. Upon completion of the project, the Contractor shall leave the work and premises in a clean, neat, and workmanlike condition satisfactory to the University's Office of Facilities Management.

7.17 GUARANTEES:

The Contractor guarantees and warranties for a two (2) year period (unless another period is specified which shall not be less than two (2) years), commencing on the date of substantial completion as established by the University.

A. That the work contains no faulty or imperfect material or equipment or any imperfect, careless, or unskilled workmanship.

B. That all mechanical and electrical equipment, machines, devices, etc., shall be adequate for the use to which they are intended, and shall operator, with ordinary care and attention, in a satisfactory and efficient manner.

C. That he will re-execute, correct, repair, or remove and replace with proper work, without cost to the University, any work found not to be as guaranteed by this Section. The Contractor shall also make good all damages caused to other work or materials in the process of complying with this Section.

D. That the entire work shall be water-tight and leak-proof in every particular.

The guarantee set forth herein is in addition to any implicit or explicit guaranty provided by law, if any.

Note: See the solicitation document and specifications for additional information on guarantees, warraantees and preventative maintenance requirements.
7.18 NOTICE TO UNIVERSITY OF LABOR DISPUTES:

A. Whenever the Contractor has knowledge that any actual or potential labor dispute is delaying or threatens to delay the timely performance of this Contract, the Contractor shall immediately give notice thereof, including all relevant information with respect thereto, to the procurement officer.

B. The Contractor agrees to insert the substance of this clause, including this paragraph B., in any subcontract hereunder as to which a labor dispute may delay the timely performance of this Contract; except that each such subcontract shall provide that in the event its timely performance is delayed or threatened by delay by any actual or potential labor dispute, the subcontractor shall immediately notify his next higher tier subcontractor, or the prime Contractor, as the case may be, of all relevant information with respect to such dispute.

SECTION 8: PAYMENTS:

8.01 SCOPE OF PAYMENT: Intentionally omitted

8.02 FORCE ACCOUNT WORK: Intentionally omitted.

8.03 CASH ALLOWANCES: Intentionally omitted.

8.04 CERTIFICATES OF PAYMENT:

A. If the Contractor has made application as above, the University shall, not later than the date when such payment falls due; issue to the Contractor a certificate for such amount as it decides to be properly due. In approving such partial payments, there shall be an amount retained pursuant to Section 00400 of the Request for Proposal document until completion and acceptance of all work covered by the Contract.

B. No certificate issued nor payment made to the Contractor nor partial or entire use or occupancy of the work by the University shall be an acceptance of any work or materials not in accordance with this Contract.

C. Amount of Retainage: Intentionally Omitted.

D. Parameters of retainage: Intentionally Omitted.

E. Escrow Account: Intentionally Omitted.

8.05 DEDUCTIONS FOR UNCORRECTED WORK:

If the University deems it inexpedient to correct work injured or done in accordance with the Contract, an equitable deduction from the Contract price shall be made therefore.

8.06 PAYMENTS WITHHELD:

A. The University may withhold or, on account of subsequently discovered evidence, nullify the whole or part of any certificate to such extent as may be necessary to protect the University from loss on account of:

(1) Defective work not remedied;

(2) Claims filed or reasonable evidence indicating probable filling of claims;

(3) Failure of the Contractor to make payments properly to subcontractor for material or labor;
(4) A reasonable doubt that the Contract can be completed for the balance then unpaid; or

(5) Damage to another contractor.

B. When the above grounds are removed, payment shall be made for amount withheld because of them.

**8.07 CORRECTION OF WORK BEFORE FINAL PAYMENT:**

A. The Contractor shall have promptly remove from the premises all materials condemned by the Architect/Engineer or the University as failing to conform to the Contract, whether incorporated in the work or not. The Contractor shall have promptly replace and re-execute his own work in accordance with the Contract and without expense to the University and shall bear the expense of making good all work of other Contractors destroyed or damaged by such removal or replacement.

B. If the Contractor does not have such condemned work and materials removed within a reasonable time, fixed by written notice, the University may remove them and may store the materials at the expense of the Contractor. If the Contractor does not pay the expense of such removal within ten (10) days time thereafter, the University may, upon ten (10) days notice, sell such materials and shall account for the net proceeds thereof, after deducting all the costs and expenses that should have been borne by the Contractor.

**8.08 ACCEPTANCE AND FINAL PAYMENT:**

A. When the Contractor has completed the work and it has been finally accepted, the University shall promptly proceed to make any necessary final surveys and complete any necessary computation of quantities. This tabulation shall be accompanied by a statement setting forth (1) the additional work performed under change orders and/or supplemental agreements, (2) any authorized extension of time, (3) the number of days which have been charged against the Contractor as having been used to complete the Contract and (4) any deductions, charges, or liquidated damages which have been made or imposed. Payment for the full apparent value of the Contract thus determined shall become due and payable to the Contractor within 45 days after acceptance of the project by the University for maintenance, as hereinafter provided. As a condition precedent to final payment, the Contractor shall be required to execute a general release of all claims against the University's Office of Facilities Management and its employees arising out of or in any way connected with this Contract.

B. The Contractor shall then have a period of ten (10) calendar days dating from the date upon which he received the aforementioned tabulation from the University, in which (1) to decide whether or not he will accept final payment upon such a basis, and (2) to notify the University's Office of Facilities Management, in writing, of his decision. The Contractor may request an additional period up to ten (10) calendar days in which to notify the procurement officer of his decision. In the event the Contractor notifies the procurement officer that he protests final payment on such a basis, that notification shall outline the reason(s) for said protest.

C. Upon receipt of a notification of acceptance as provided for in paragraph B above, the University shall prepare for Final Payment forms and submit them to the Contractor. These forms shall show all data noted in paragraph A above, together with deductions for all prior payments. The Contractor shall execute these forms and return them to the University within ten (10) calendar days from the date they are received, whereupon the University will make payment. If such signed forms are not received by the University within the specified time, the University will prepare duplicate forms and submit them to the procurement officer for execution and payment. Such action by the procurement officer shall be deemed to constitute Acceptance and Final Payment.

D. If, under the provisions of paragraph B above, the Contractor notifies the procurement officer of his protest and non-acceptance of the data submitted to him, the University
shall pay the Contractor a Semi-Final Estimate, or an Additional Semi-Final Estimate in the event a Semi-Final Estimate has already been paid based upon the data noted in paragraph A above, with deductions for all prior payments. The acceptance of such Semi-Final Estimate, or additional Semi-Final Estimate, shall be considered as a waiver on the part of the Contractor of his right to pursue his protest and press for Acceptance and Final Payment.

E. In the event the Contractor does not accept the date submitted to him as described in paragraph A above and /or has outstanding a claim filed with the University, the Architect/Engineer and the Contractor shall confer at mutually convenient times and endeavor to reconcile all points of disagreement expeditiously. If such reconciliation is accomplished, the University will promptly process with Acceptance and Final Payment on the reconciled basis and in accordance with the provisions of paragraph C above.

F. All prior partial estimates and payments shall be subject to correction at the time of Acceptance and Final Payment and if the Contractor has been previously overpaid, the amount of such overpayment shall be set forth in the Final Payments forms and the Contractor hereby agrees that he will reimburse the University for such overpayment within six (6) months of receipt of such advice, and his surety will not be granted release from obligations under the terms of the Contract until reimbursement has been made in full.

8.09 INTEREST:

A. Contractor and the University such agree that neither is entitled to any interest on any payment or judgment due it from the other.

8.10 AUDITS BY THE UNIVERSITY:

A. The Contractor agrees that the University or any part of its duly authorized representatives shall, until expiration of three (3) years after final payment under this Contract or after any applicable statute of limitations, whichever is longer, have access to and the right to examine any directly pertinent books, documents, papers, and records of the Contractor involving transactions to this Contract.

B. The Contractor further agrees to include in all his subcontracts hereunder a provision to the effect that the subcontractor agrees that the University or any of its duly authorized representatives shall, until the expiration of three (3) years after final payment under the subcontract or after any applicable statute of limitations, whichever is longer, have access to and the right to examine any directly pertinent books, documents, papers, and records of such subcontractor, involving transactions related to the subcontract.

C. The Contractor shall retain and maintain all records and documents relating to this Contract for the period specified in paragraph A and shall make them available for inspection and audit by authorized representatives of the State of Maryland, including the University or designee at all reasonable times.

8.11 MULTI-YEAR CONTRACTS:

If the General Assembly fails to appropriate funds or if funds are not otherwise made available for continued performance for any fiscal period of this Contract succeeding the first fiscal period, this Contract shall be canceled automatically as of the beginning of the fiscal year for which funds were not appropriated or otherwise made available; provided, however, that this will not affect either the University's rights or the Contractor's rights under any termination clause in this Contract. The effect of termination of this Contract hereunder will be to discharge both the Contractor and the University from future performance of this Contract, but not from their rights and obligations existing at the time of termination. The Contractor shall be reimbursed for the reasonable value of any non-recurring costs incurred but not authorized in the price
of the contract. The University shall notify the Contractor as soon as it has knowledge that funds may not be available for the continuation of this contract for each succeeding fiscal period beyond the first.

8.12 PAYMENT OF STATE OBLIGATIONS:

Electronic funds transfer will be used by the State to pay Contractor for this Contract and any other State payments due Contractor unless the State Comptroller’s Office grants Contractor an exemption.

SECTION 9: EMPLOYEES, SUBCONTRACTORS, AND WORK CONDITIONS:

9.01 EMPLOYEES AND WORKMANSHIP: The following provisions in Section 9.01 are in addition to provisions relating to these matters set forth elsewhere in the Contract.

A. Qualification of Employees -- Only personnel thoroughly trained and skilled in the task assigned may be employed on any portion of the work. Any employee found by the Contractor, the Architect/Engineer, or the University's Office of Facilities Management to be unskilled or untrained in his work shall be removed from the work.

B. Licensed Employees -- When Municipal, County, State, or Federal laws require that certain personnel (electricians, plumbers, etc.) be licensed, then all such personnel employed on the Work shall be so licensed.

C. Quantity of Labor -- The Contractor shall employ on the Work, at all times sufficient personnel to complete the work within the time stated in the Contract.

D. Work Areas -- The Contractor shall confine the operations of his employees to the limits as provided by law, ordinance, permits, or directions of the University's Office of Facilities Management. Generally, the work area will be the same as the "Limited of Contract" line indicated in the 100% project documents.

E. Methods and Quality:

(1) All workmanship shall be of good quality. Whenever the method of the work or manner of procedure is not specifically stated in the Contract documents, then it is intended that the best standard practice shall be followed. Recommendations of the manufacturers of approved materials shall be considered as a part of these specifications and all materials shall be applied, installed, connected, erected, used, cleaned, and conditioned as called for thereby. This, however, does not remove any requirement in these specifications to add to the manufacturer's recommendations.

(2) All materials shall be accurately assembled, set, etc., and when so required in good construction, shall be true to line, even, square, plumb, level, and regularly spaced, coursed, etc. Under no circumstances, either in new or cold work, shall any material be applied over another which has not been thoroughly cleaned, sanded, or otherwise treated so as not to impair the finish, adhesion, or efficiency of the next applied item.

(3) All methods and procedures and results are subject to the University's and Architect/Engineer's approval as to finished result to be obtained. However, this is not to be interpreted as placing upon the University and the Architect/Engineer any responsibility for the "Work" management which is solely the responsibility of the Contractor.

F. Scheduling: The obligations in this Section 9.01 F shall be in addition to the scheduling provision set forth elsewhere in the Contract.

(1) The Contractor shall so schedule the work as to ensure efficient and uninterrupted progress and to hold to an absolute minimum the cutting and patching of new work. All cutting, patching and digging necessary to the execution of the
work is included.

(2) The Contractor shall schedule the work performed by each group or trade so that each installation or portion of the work shall meet with and join with every other new or old work required for a complete installation, all according to accepted good construction practice.

G. Project Manager and Superintendent -- The Contractor shall keep the work at all times during its progress a competent Project Manager and Superintendent and any necessary assistants. The Project Manager and Field Superintendent are to be those named in the Contractor's Technical Proposal to the University and as approved by the University's Offices of Procurement and Facilities Management. Persons who have previously proved unsatisfactory on work executed for the University or the State of Maryland or who are without proper qualifications will not be approved. Should it be necessary to change the superintendent, the procedure outlined in the solicitation documents under the Technical Proposal will be repeated. A single Superintendent will be permitted to superintend two or more jobs located at the same institution or close to each other only when approved by the University's Office of Facilities Management in writing. The Superintendent shall represent the Contractor. All directions given to the Superintendent shall be as binding as if given to the Contractor. Other directions shall be so confirmed on written request in each case. Should the Superintendent be complained of by the University's Office of Facilities Management for cause, he shall be removed from the work and a new Superintendent obtained and approved as described above at no additional cost to the University.

H. Discipline -- The Contractor shall at all times enforce strict discipline and good order among his employees and shall not employ or permit to remain on the work any unfit person. He shall enforce all instructions relative to use of water, heat, power, no smoking, and control and use of fires as required by law and by the University. Employees must not be allowed to loiter on the premises before or after working hours.

I. Employee Safety -- The Contractor shall designate a responsible member of his organization, on the work, whose duty it shall be, in addition to his other duties, to prevent accidents and to enforce the standards of Section VII. 9.07. The name and position of the person so designated shall be reported to the University's Office of Facilities Management with a copy to the Architect/Engineer, by the Contractor at the commencement of the work.

J. Supervisory Personnel: All supervisory personnel of the Contractor must be direct employees of the Contractor.

9.02 NON-DISCRIMINATION-EMPLOYMENT POLICIES:

A. Acceptance of a Contract based on the University's specifications constitutes agreement by the Contractor to comply with State policy as established by Joint Resolution No. 16 of the General Assembly of 1958, which is:

That on all public works being paid for in whole or in part with State or other public funds, preference shall be given to available persons who have been residents of Maryland for a period of at least six (6) months immediately prior to availability of positions for employment of laborers, mechanics, and others not including supervisory personnel, not to exceed ten percent (10%) of the total working force.

B. The contents of Section 13-219 of the State Finance and Procurement Article, which provides as follows, is called to the attention of the Contractor and each subcontractor.

a. A contract subject to this article may not be awarded to any Contractor unless the Contract contains provisions obligating the Contractor not to discriminate in any manner against any employee or applicant for employment because of sex, race, creed, color, or national origin and obligating the Contractor to include a similar clause in all
subcontracts, except subcontracts for standard commercial supplies or raw materials. In addition, the Contractor and sub contractor shall agree to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of the nondiscrimination clause.

b. Failure to include such a contract provision renders any contract void of initiation at the election of the election of the State, but any party shall be entitled to the reasonable value of services performed and materials supplied.

c. Where the Contractor willfully fails to comply with the non-discrimination provisions the State may, where the contract is still executory in part, compel continued performances of the contract, but it shall be liable only for the reasonable value of services performed and materials supplied from the date that the breach of contract was discovered or should have been discovered, and any sums previously paid by the State under the Contract, shall be set off against the sums to become due as the contract is performed.

d. If the subcontractor willfully fails to comply with the non-discrimination provisions the Contractor may avoid the contract note and shall be liable only for the reasonable value of the services performed and materials supplied.

e. Any person, whether an employee, prospective employee or not with information concerning violations of the requirements of this section may inform the Board of Public Works which shall cause an immediate investigation of the charges. If the Board concludes that the charges are true it shall invoke the remedies set out in this section.

C. The Governor's Executive Order pertaining to the Code of Fair Practices, dated July 9, 1976 bars discrimination by State Contractors on account of political or religious opinion or affiliation in addition to the discrimination listed above.

D. It is understood that the provisions of the Civil Rights Act of 1964 are hereby included in this Contract to the end that no person in the United States shall, on the ground of race, color, or natural origin, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under this Agreement.

E. The Contractor, subcontractor(s), or their agents, insofar as possible, shall secure labor through the Maryland State Employment Service of the Maryland Department of Human Resources. Where the Contractor has entered into a collective bargaining agreement under which labor is to be provided by a union, the Contractor is not required to conform to these provisions unless the Contractor and the union arrange with the Maryland State Employment Service for referral of such labor as they may mutually agree shall be referred. The Contractor shall be the sole judge of the competency or fitness for satisfactory service of any labor referred to him by the Maryland State Employment Service.

F. Each Contractor with the University will submit to the Board of Public Works, at the Board's request, information as to the composition of the Contractor's work force. This information will be furnished on a form to be prescribed by the Board of Public Works, if requested.

G. The Contractor and all subcontractors will develop and maintain an Affirmative Action Plan directed at increasing the utilization of women and members of minority groups on State Public Works projects. Approval of the plan by the Board of Public Works shall be a prerequisite to the award of any Contract for Public Works by the State or any agency of the State. The Affirmative Action Plan referred to in the preceding sentence shall contain written provisions and procedures for each of the following:

(1) Notification of established community organizations of employment opportunities, and the maintenance of records on responses by such organizations and their disposition.
(2) Maintenance of records, including names and address, of woman and members of minority groups applying or referred for employment. The records shall indicate what disposition was made of the application. If such an applicant was not sent to a union hiring hall for referral or if such an applicant was not employed by the Contractor, the records shall indicate the reasons therefore.

(3) Notification by the Contractor to the University if any union or unions with whom the Contractor has a collective bargaining agreement has not referred to the Contractor a woman or member of a minority group sent by the Contractor, or if the Contractor has other information that the union referral process is impeding efforts for the utilization of women and members of minority groups.

(4) Participation in training programs, including those funded by the United States Government.

(5) Procedures for disseminating notice of the Contractor's equal employment opportunity policy by publicizing it through company newspapers and annual reports, conducting staff, employee and union representatives' meetings, posting, and by specific review with employees who are women or members of minority groups.

(6) Procedures for disseminating notice of the Contractor's equal employment opportunity policy externally through review with all recruitment sources, advertising in news media, and discussion with subcontractors and suppliers.

(7) Recruitment efforts directed at minority organizations, schools with minority students, and minority recruitment and training organizations.

(8) Validation of all specifications, selection requirements, and tests relating to employment.

(9) Procedures for promoting after-school, summer, and vacation employment to minority youth.

(10) Programs for the development of on-the-job training opportunities and participation and assistance in any association or employer group training programs.

(11) Programs for evaluating women and minority personnel for promotion opportunities and encouragement of such employees to seek those opportunities.

(12) Review of seniority practices and job classifications to insure that they do not have an improper discriminatory effect.

(13) Monitoring of personnel activities to insure that the Contractor's equal employment opportunity policy is being carried out.

(14) Proposals for soliciting bids for subcontracts for available minority subcontractors engaged in the trades covered by the bid conditions.

H. The Contractor agrees: (a) not to discriminate in any manner against an employee or applicant for employment because of race, color, religion, creed, age, sex, marital status, national origin, ancestry, or physical or mental handicap unrelated in nature and extent so as reasonably to preclude the performance of such employment; (b) to include a provision similar to that contained in subsection (a), above, in any subcontract for standard commercial supplies or raw materials; and, (c) to post and to cause subcontractors to post in conspicuous places available to employees and applicants for employment, notices setting forth the substance of this clause.
9.03 SUBCONTRACTS:

A. The Contractor shall, as soon as practicable and before the execution of the Contract, notify the Architect/Engineer and the University's Office of Facilities Management in writing of the names of subcontractors proposed for the principal parts of the work and for such others as the Architect/Engineer may direct and shall not employ any that the Architect/Engineer or the University's Office of Facilities Management may object to as incompetent, unfit, or irresponsible.

B. The Contractor agrees that he is as fully responsible to the University for the acts and omissions of his subcontractor and of persons directly employed by them as he is for the acts and omissions of persons directly employed by him.

C. Nothing contained in the Contract documents shall create any contractual relation between any subcontractor and the University and nothing in the contract documents is intended to make the subcontractor a beneficiary of the Contract between the University and the Contractor.

9.04 RELATION OF CONTRACTOR AND SUBCONTRACTOR:

A. The Contractor agrees to bind every subcontractor and will see that every subcontractor agrees to be bound by the terms of the Contract and Contract Documents and each of these as far as applicable to his work, unless specifically noted to the contrary in a subcontract approved in writing as adequate by the University's Office of Facilities Management.

B. The Contractor agrees to include the following provisions in all subcontracts and supply contract, applicable to the work:

   (1) Subcontractor agrees to be bound to the Contractor by the terms of the Contract and the Contract Documents and each of these, and to assume toward the Contractor all obligations and responsibilities that the Contractor, by those documents, assumes toward the University.

   (2) The subcontractor agrees to submit to the Contractor applications for payment from the GMP in such reasonable time as to enable the Contractor to apply for payment under Section 8 of the Standard Conditions.

   (3) The subcontractor agrees to make all claims for extras, for extensions of time, and for damages for delays or otherwise, to the Contractor in the manner provided in the Standard Conditions for like claims by the Contractor upon the University except that the time for making claims for extra cost is five (5) days.

   (4) The subcontractor agrees, upon completion of his work to promptly pay all labor, material suppliers, vendors, subcontractors, and others, and to permit simultaneous final payment by the Contractor and execution of the "Waiver of Liens" by the subcontractor.

C. The Contractor agrees to be bound to the subcontractor by all the obligations that the University assumes to the Contractor under the Contract, the Contract Documents and each of these, and all the provisions thereof affording remedies and redress to the Contractor from the University. The Contractor also agrees:

   (1) To pay the subcontractor, upon the presentation of certificates, if issued under the schedule of values prescribed in Section 8 of these Standard Conditions, the amount allowed to the Contractor on account of the subcontractor's work to the extent of the subcontractor's interest herein.

   (2) To pay the subcontractor, upon the presentation of certificates, so that at all times his total payments shall be as large in proportion to the value of the work done by him
as the total amount certified to the Contractor is to the value of the work done by him.

(3) To pay the subcontractor to such extent as may be provided by the Contract documents or the subcontract, if either of these provides for earlier or larger payments than the above.

(4) To pay the subcontractor on demand for his work or materials as far as executed and fixed in place, less the retained percentage, at the time to certificate should be issued, even though the Architect/Engineer fails to issue it for any cause not the fault of subcontractor.

(5) To pay the subcontractor a just share of any fire insurance money received by the Contractor.

(6) To make no demand for liquidated damages or penalty for delay in any sum in excess of such amount as may be specifically named in the subcontract.

(7) To give the subcontractor an opportunity to be present and to submit evidence in any matter involving his rights.

D. No claim for services rendered or materials furnished by the Contractor to the subcontractor shall be valid unless written notice thereof is given by the Contractor to the subcontractor during the first ten (10) days of the calendar month following that in which the claims originated.

E. The Contractor and the subcontractor agree that nothing in this section shall create any obligation on the part of the University to pay to or to see to the payment of any sums to any subcontractor.

9.05 MINORITY BUSINESS ENTERPRISE UTILIZATION: Intentionally Omitted

9.06 PREVAILING WAGE RATES: Intentionally Omitted

9.07 PROJECT SAFETY AND HEALTH STANDARDS:

It is a condition of this Contract and shall be made a condition of each subcontract entered into pursuant to this Contract, that the Contractor and any subcontractor shall not require any laborer or mechanical employed in performance of the Contract to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his health or safety, as determined under construction safety and health standards, laws and regulations of the locality in which the work is done, the State, and the Federal government.

END OF MAINTENANCE PROJECT GENERAL CONDITIONS SECTION
ATTACHMENT A

TECHNICAL PROPOSAL FORMS

- Key Personnel Form
- Firm Experience Form
- Company Profile Form
- Client Services Form
- Bid/Proposal Affidavit
- Acknowledgement of Receipt of Addenda Form (if applicable)
Proposing Firm: _______________________________________________________

Person’s Name: _______________________________________________________

1. **POSITION TO BE ASSIGNED:** _________________________________

2. **EDUCATIONAL BACKGROUND:**

<table>
<thead>
<tr>
<th>School</th>
<th>Degree/Diploma/Certificates</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tr>
</tbody>
</table>

Note: Successful completion of the NEIEP testing is required per RFP Section 00400, Article 1, I. B.

3. **NUMBER OF YEARS OF EXPERIENCE WITH ELEVATOR MAINTENANCE AND REPAIR:**

   ____ YEARS WITH THE FOLLOWING DATES: ________________ (i.e. 1995 – present)

4. **ELEVATOR TYPE EXPERIENCE** (check all that apply):

   _____ Hydraulic

   _____ Traction

   _____ Hybrid

   _____ Low-rise (up to 3 floors)

   _____ Mid-rise (4-6 flrs)

   _____ High rise (above 6 flrs)

5. **EMPLOYMENT HISTORY***: (*NOTE: If a person has more than three (3) employers in his/her employment history, please provide complete employment history via supplemental page(s) attached to this form.)

5.1 **CURRENT EMPLOYER’S NAME:** _________________________________

   **DATES OF EMPLOYMENT:** ________________________________________

   **POSITION HELD**

   ___________________________________

   **DURATION BY DATE**

   ___________________________________

   ___________________________________
UMBC Elevator Maintenance Contractor
KEY PERSONNEL FORM

Page 2 of 3

Proposing Firm: ________________________________

Person’s Name: ________________________________

5.2 PRIOR EMPLOYER’S NAME: ________________________________

DATES OF EMPLOYMENT: ________________________________

POSITION HELD DURATION BY DATE

________________________________ ________________

________________________________ ________________

5.3 PRIOR EMPLOYER’S NAME: ________________________________

DATES OF EMPLOYMENT: ________________________________

POSITION HELD DURATION BY DATE

________________________________ ________________

________________________________ ________________

6. REFERENCES (within the last 7 years and excluding current employer):

6.1 PROJECT REFERENCE #1:

CONTACT PERSON’s NAME: ________________________________

TITLE: ________________________________

COMPANY NAME: ________________________________

TELEPHONE #: ________________________________

REFERENCE’S RELATIONSHIP TO PERSON: ________________________________

(i.e. supervisor or client/owner)
Proposing Firm: ________________________________________________

6. REFERENCES (continued):

6.2 PROJECT REFERENCE #1:

CONTACT PERSON’s NAME: ______________________________________________

TITLE: ___________________________________________________________________

COMPANY NAME: ________________________________________________________

TELEPHONE #: ___________________________________________________________

REFERENCE’S RELATIONSHIP TO PERSON: _______________________________  
(i.e. supervisor or client/owner)

7. JOURNEYMAN’S CARD: A copy of the person’s journeyman’s card is to be included (per page 22 of the RFP).

NOTE: If a Proposer finds the space provided to be insufficient, he can attach additional pages to this form as he finds appropriate and just indicate on this form to see attached pages.
UMBC Elevator Maintenance Contractor– RFP #BC-20630-R FIRM EXPERIENCE FORM
Page 1 of 1

<table>
<thead>
<tr>
<th>PROPOSER:</th>
<th>PROJECT OWNER’S NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROPOSER’S CONTRACT AMOUNT:</th>
<th>OWNER CONTACT PERSON</th>
</tr>
</thead>
<tbody>
<tr>
<td>$______________________/YEAR</td>
<td>OWNER’S TELEPHONE NUMBER:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CONTRACT PERIOD [MONTH/YEAR(S)]:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>ELEVATOR INFORMATION ON THIS CONTRACT: (check all that apply)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Types of elevators</td>
</tr>
<tr>
<td>_____ Hydraulic    _____ Traction    _____ Hybrid    _____ Other: _________________</td>
</tr>
<tr>
<td>_____ Re-gen    _____ Low rise (up to 3 flrs)    _____ Mid-rise (4-6 flrs)    _____ High rise (above 6 floors)</td>
</tr>
<tr>
<td>Quantity of Elevators: _________ (total number)</td>
</tr>
<tr>
<td>Elevator Location(s): _____ One site _____ Multiple sites</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROPOSER’S KEY PERSONNEL TO BE ASSIGNED TO UMBC, IF THE SELECTED FIRM, WHO ALSO WORKED ON THIS CONTRACT (LIST NAME AND POSITION):</th>
</tr>
</thead>
<tbody>
<tr>
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</table>

Scope of Services provided under this contract (Check all that apply):

<table>
<thead>
<tr>
<th>Check if applicable</th>
<th>Scope of Services</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Preventative maintenance and repair work on elevators on an annual basis under a <strong>lump sum</strong> contract.</td>
</tr>
<tr>
<td></td>
<td>Preventative maintenance work on elevators on a <strong>time and material</strong> contract.</td>
</tr>
<tr>
<td></td>
<td>Major elevator repair work with a ____ (hours) response time.</td>
</tr>
<tr>
<td></td>
<td>Emergency elevator repairs with a ____ (hours) response time.</td>
</tr>
<tr>
<td></td>
<td>Website provided for all data on the activity and status of the owner’s elevators which is accessible by the Owner at all times.</td>
</tr>
<tr>
<td></td>
<td>Monthly activity reports submitted to the Owner for review and comment.</td>
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<tr>
<td></td>
<td>Other: _____________________________________________________________________</td>
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<td></td>
<td>Other: _____________________________________________________________________</td>
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</table>

UMBC RFP #BC-20630-R PAGE 95 OF 115
COMPANY PROFILE FORM

PROPOSER’S FIRM NAME: ________________________________________________________________

DATE OF INCORPORATION: _______________ STATE OF INCORPORATION: ____________

# OF YEARS IN BUSINESS: _______________ NUMBER OF EMPLOYEES: _______________

OTHER OR FORMER NAMES UNDER WHICH YOUR ORGANIZATION HAS OPERATED: 
__________________________________________________________________________________

LOCATION OF OFFICE THAT WILL PROVIDE SERVICES TO UMBC: 
_________________________________________________________________________________

NUMBER OF YEARS PROVIDING ELEVATOR MAINTENANCE SERVICES: _______ YEARS
(NOTE: Per the RFP, a proposer must have been providing elevator maintenance services for the last five (5) years at a minimum.)

ELEVATOR EQUIPMENT MANUFACTURERS ON WHICH YOUR FIRM PROVIDES ELEVATOR MAINTENANCE SERVICES (CHECK ALL THAT APPLY):

_____ OTIS
______ FUJITEC
______ DOVER

_____ THYSSEN/KRUP
______ SCHINDLER

_____ KONE
______ OTHER: ________________________________

BRIEF HISTORY OF THE COMPANY inclusive of how the firm started, how it developed over the years, the type of clients that it serves, etc. (if preferred, an attachment to this form can be provided):
_________________________________________________________________________________
_________________________________________________________________________________
_________________________________________________________________________________
_________________________________________________________________________________

OTHER COMMENTS/ADDITIONAL INFORMATION: ________________________________
Complete the chart below to list your firm’s current commercial clients (within the commercial and higher education environment) for whom elevator preventative maintenance and repair services have been provided within the last 12 months.

<table>
<thead>
<tr>
<th>#</th>
<th>Client’s Company Name</th>
<th>Number of mid-rise elevators at a single site with number of buildings.</th>
<th>Number of passenger elevators under contract (inclusive of multiple locations)</th>
<th>Services provided (preventative maintenance, repair and/or emergency service)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
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Note: Per the RFP documents, a proposer must have (i) at least two (2) clients with a minimum of five (5) mid-rise elevators at a single site and (ii) at least one (1) client with over twenty (20) passenger elevators under contract (inclusive of multiple sites).
BID/PROPOSAL AFFIDAVIT

A. AUTHORIZED REPRESENTATIVE

I HEREBY AFFIRM THAT: I am the ____________________ (title) and the duly authorized representative of ___________________________ (business) and that I possess the legal authority to make this Affidavit on behalf of myself and the Business for which I am acting.

B. AFFIRMATION REGARDING BRIBERY CONDITIONS

I FURTHER AFFIRM THAT:
Neither I, nor to the best of my knowledge, information, and belief, the above business (as is defined in Section 16-101 (b) of the State Finance and Procurement Article of the Annotated Code of Maryland), or any of its officers, directors, partners, or any of its employees directly involved in obtaining or performing contracts with public bodies (as is defined in Section 16-101 (f) of the State Finance and Procurement Article of the Annotated Code of Maryland), has been convicted of, or has had probation before judgment imposed pursuant to Article 27, Section 641 of the Annotated Code of Maryland, or has pleaded nolo contendere to a charge of bribery, attempted bribery, or conspiracy to bribe in violation of Maryland law, or of the law of any other state or federal law, except as follows (indicate the reasons why the affirmation cannot be given and list any conviction, plea, or imposition of probation before judgment with the date, court, official or administrative body, the sentence or disposition, the name(s) of person(s) involved, and their current positions and responsibilities with the business) (use attachments as necessary):

___________________________________________________________________________________

___________________________________________________________________________________

C. AFFIRMATION REGARDING OTHER CONVICTIONS

I FURTHER AFFIRM THAT:
Neither I, nor to the best of my knowledge, information, and belief, the above business, or any of its officers, partners, or performing contracts with public bodies, has:
(a) Been convicted under state or federal statute of a criminal offense incident to obtaining, attempting to obtain, or performing a public or private contract, fraud, embezzlement, theft, forgery, falsification or destruction of records, or receiving stolen property;
(b) Been convicted of any criminal violation of a state or federal antitrust statute;
(c) Been convicted under the provisions of Title 18 of the United States Code for violation of the Racketeer Influenced and Corrupt Organization Act, 18 U.S.C. 1961, et seq., or the Mail Fraud Act, 18 U.S.C. 1341, et seq., for acts arising out of the submission of bids or proposals for a public or private contract;
(d) Been convicted of a violation of the State Minority Business Enterprise Law, Section 14-308 of the State Finance and Procurement Article of the Annotated Code of Maryland;
(e) Been convicted of conspiracy to commit any act or omission that would constitute grounds for conviction or liability under any law or statute described in subsection (a), (b), (c), or (d) above;
(f) Been found civilly liable under a state or federal antitrust statute for acts or omissions in connection with the submission of bids or proposals for a public or private contract;
(g) Admitted in writing or under oath, during the course of an official investigation or other proceedings, acts or omissions that would constitute grounds for conviction or liability under any law or statute described above, except as follows (indicate reasons why the affirmations cannot be given, and list any conviction, plea, or imposition of probation before judgment with the date, court, official or administrative body, the sentence or disposition, the name(s) of the person(s) involved, and their current positions and responsibilities with the business, and the status of any debarment) (use attachments as necessary):

________________________________________________________________________

________________________________________________________________________
D. AFFIRMATION REGARDING DEBARMENT

I FURTHER AFFIRM THAT:
Neither I, nor to the best of my knowledge, information, and belief, the above business, or any of its officers, directors, partners, or any of its employees directly involved in obtaining or performing contracts with public bodies, has ever been suspended or debarred (including being issued a limited denial of participation) by any public entity, except as follows (list each debarment or suspension providing the dates of the suspension or debarment, the name of the public entity and the status of the proceedings, the name(s) of the person(s) involved and their current positions and responsibilities with the business, the grounds of the debarment or suspension, and the details of each person's involvement in any activity that formed the grounds of the debarment or suspension) (use attachments as necessary):

_________________________________________________________________________________________
_________________________________________________________________________________________
_________________________________________________________________________________________
_________________________________________________________________________________________
_________________________________________________________________________________________
_________________________________________________________________________________________
_________________________________________________________________________________________

E. AFFIRMATION REGARDING DEBARMENT OF RELATED ENTITIES

I FURTHER AFFIRM THAT:
(1) The business was not established and it does not operate in a manner designed to evade the application of or defeat the purpose of
debarment pursuant to Section 16-101, et seq., of the State Finance and Procurement Article of the Annotated Codes of Maryland; and
(2) The business is not a successor, assignee, subsidiary, or affiliate of a suspended or debarred business, except as follows (you must indicate the reasons why the affirmations cannot be given without qualification) (use attachments as necessary):

F. SUB-CONTRACT AFFIRMATION

I FURTHER AFFIRM THAT:
Neither I, nor to the best of my knowledge, information, and belief, the above business, has knowingly entered into a Contract with a public body under which a person debarred or suspended under Title 16 of the State Finance and Procurement Article of the Annotated Code of Maryland will provide, directly or indirectly, supplies, services, architectural services, construction related services, leases of real property, or construction.

G. AFFIRMATION REGARDING COLLUSION

I FURTHER AFFIRM THAT:
Neither I, nor to the best of my knowledge, information, and belief, the above business has:
(1) Agreed, conspired, connived, or colluded to produce a deceptive show of competition in the compilation of the accompanying bid or offer that is being submitted;
(2) In any manner, directly or indirectly, entered into any agreement of any kind to fix the bid price or price proposal of the bidder or offeror or of any competitor, or otherwise taken any action in restraint of free competitive bidding in connection with the contract for which the accompanying bid or offer is submitted.

H. FINANCIAL DISCLOSURE AFFIRMATION

I FURTHER AFFIRM THAT:
I am aware of, and the above business will comply with, the provisions of Section 13-221 of the State Finance and Procurement Article of the Annotated Code of Maryland, which require that every business that enters into contracts, leases, or other agreements with the State of Maryland or its agencies during a calendar year under which the business is to receive in the aggregate $100,000 or more shall, within 30 days of the time when the aggregate value of the contracts, leases, or other agreements reaches $100,000, file with the Secretary of State of Maryland certain specified information to include disclosure of beneficial ownership of the business.
I. POLITICAL CONTRIBUTION DISCLOSURE AFFIRMATION

I further affirm that:

I am aware of, and the above business will comply with, the provisions of Article 33, Sections 14-101 through 14-104 of the Annotated Code of Maryland, which requires that every person that enters into contracts, leases, or other agreements with the State of Maryland, including its agencies or a political subdivision of the State, during a calendar year in which the person receives in the aggregate $100,000 or more shall, file with the State Administrative Board of Election Laws a statement disclosing contributions in excess of $500 made during the reporting period to a candidate for elective office in any primary or general election.

J. DRUG AND ALCOHOL FREE WORKPLACE

(Applicable to all contracts unless the contract is for a law enforcement agency and the agency head or the agency head's designee has determined that application of COMAR 21.11.08 and this certification would be inappropriate in connection with the law enforcement agency's undercover operations.)

I certify that:

(1) Terms defined in COMAR 21.11.08 shall have the same meaning when used in this certification.

(2) By submission of its bid or offer, the business, if other than an individual, certifies and agrees that:

(a) Maintain a workplace free of drug and alcohol abuse during the term of the contract;
(b) Publish a statement notifying its employees that the unlawful manufacture, distribution, dispensing, possession, or use of drugs, and the abuse of drugs or alcohol is prohibited in the business' workplace and specifying the actions that will be taken against employees for violation of these prohibitions;
(c) Prohibit its employees from working under the influence of drugs or alcohol;
(d) Not hire or assign to work on the contract anyone whom the business knows, or in the exercise of due diligence should know, currently abuses drugs or alcohol and is not actively engaged in a bona fide drug or alcohol abuse assistance or rehabilitation program;
(e) Promptly inform the appropriate law enforcement agency of every drug-related crime that occurs in its workplace if the business has observed the violation or otherwise has reliable information that a violation has occurred;
(f) Establish drug and alcohol abuse awareness program to inform its employees about:

(i) The dangers of drug and alcohol abuse in the workplace;
(ii) The business' policy of maintaining a drug and alcohol free workplace;
(iii) Any available drug and alcohol counseling, rehabilitation, and employee assistance programs; and
(iv) The penalties that may be imposed upon employees who abuse drugs and alcohol in the workplace;
(g) Provide all employees engaged in the performance of the contract with a copy of the statement required by J (2) (b), above;
(h) Notify its employees in the statement required by J (2) (b), above, that as a condition of continued employment on the contract, the employee shall:

(i) Abide by the terms of the statement; and
(ii) Notify the employer of any criminal drug or alcohol abuse conviction for an offense occurring in the workplace not later than five (5) days after a conviction;
(i) Notify the procurement officer within ten (10) days after receiving notice under J (2) (h) (ii), above, or otherwise receiving actual notice of a conviction;
(j) Within 30 days after receiving notice under J (2) (h) (ii), above, or otherwise receiving actual notice of conviction, impose either of the following sanctions or remedial measures on an employee who is convicted of a drug or alcohol abuse offense occurring in the workplace:

(i) Take appropriate personnel action against an employee, up to and including termination; or
(ii) Require an employee to satisfactorily participate in a bona fide or alcohol abuse assistance or rehabilitation program; and
(k) Make a good faith effort to maintain a drug and alcohol free workplace through implementation of J (2) (a) - (j), above.

(3) If the business is an individual, the individual shall certify and agree as set forth in J (4), below, that the individual shall not engage in the unlawful manufacture, distribution, dispensing, possession, or use of drugs or the abuse of drugs or alcohol in the performance of the contract.

(4) I acknowledge and agree that:

(a) The award of the contract is conditional upon compliance with COMAR 21.11.08 and this certification;
(b) The violation of the provisions of COMAR 21.11.08 or this certification shall be cause to suspend payments under, or terminate the contract for default under COMAR 21.07.11 or 21.07.03.15, as applicable; and
(c) The violation of the provisions of COMAR 21.11.08 or this certification in connection with contract may, in the exercise of the discretion of the Board of Public Works, result in suspension and debarment of the business under COMAR 21.08.06.
K. CERTIFICATION OF CORPORATION REGISTRATION AND TAX PAYMENT

I FURTHER AFFIRM THAT:
(1) Except as validly contested, the business had paid, or has arranged for payment of, all taxes due the State of Maryland and has filed all required returns and reports with the Comptroller of the Treasury, the State Department of Assessments and Taxation, and the Employment Security Administration, as applicable, and will have paid all withholding taxes due the State of Maryland prior to final payment under any contract relating to this bid/proposal affidavit.
(2) The business named above is a ________ sole proprietorship, ________ partnership, or ________ corporation formed under the laws of the State of ______________. [For entities not formed under the laws of Maryland,] I further affirm that the business named above is registered in accordance with the Corporations and Associations Article, Annotated Code of Maryland, and that it is in good standing and has filed all of its annual reports, together with filing fees, with the Maryland State Department of Assessments and Taxation, and that the name and address of its current resident agent is filed with the State Department of Assessments and Taxation as:

Name:  ____________________________
Address:  _________________________________
______________________________________________________________________________

L. CONTINGENT FEES

I FURTHER AFFIRM THAT:
The business has not employed or retained any person, partnership, corporation, or other entity, other than a bona fide employee or agent working for the business, to solicit or secure the Contract, and that the business has not paid or agreed to pay any person, partnership, corporation, or other entity, other than a bona fide employee or agent, any fee or any other consideration contingent on the making of the contract.

M. ACKNOWLEDGMENT

I ACKNOWLEDGE THAT this Affidavit is to be furnished to the Procurement Officer and may be distributed to units of: (1) the State of Maryland; (2) counties or other subdivisions of the State of Maryland; (3) other states; and (4) the federal government. I further acknowledge that this Affidavit is subject to applicable laws of the United States and the State of Maryland, both criminal and civil, and that nothing in this Affidavit or any contract resulting from the submission of the accompanying bid or proposal shall be construed to supersede, amend, modify or waive, on behalf of the State of Maryland, or any unit of the State of Maryland having jurisdiction, the exercise of any statutory right or remedy conferred by the Constitution, and the laws of Maryland with respect to any misrepresentation made or any violation of the obligations, terms and covenants undertaken by the above business with respect to (1) this Affidavit, (2) the contract, and (3) other Affidavits comprising part of the contract.

I DO SOLEMNLY DECLARE AND AFFIRM UNDER PENALTIES OF PERJURY THAT THE CONTENTS OF THIS AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Date:  ____________________________________________ EIN or SS#: _________________________

By:  _____________________________________________ Solicitation#:  RFP #BC-20712-P

(Authorized Representative and Affiant)

12.0021 (Rev. 8/02)
ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA

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

Addendum No.: ______ Date of Issuance: ______
Addendum No.: ______ Date of Issuance: ______
Addendum No.: ______ Date of Issuance: ______
Addendum No.: ______ Date of Issuance: ______
Addendum No.: ______ Date of Issuance: ______
Addendum No.: ______ Date of Issuance: ______
Addendum No.: ______ Date of Issuance: ______

As stated in the RFP documents, this form is included in our Technical Proposal.

__________________________________
Signature

__________________________________
Print Name

__________________________________
Title

__________________________________
Date

END OF FORM
PROPOSER’S NAME: __________________________________________
FID NUMBER: ______________________________________________

PRICE PROPOSAL
DATE_______________________

Ms. Mallela Ralliford
Procurement Office
University of Maryland, Baltimore County
Room #301, Administration Building
1000 Hilltop Circle
Baltimore, MD 21250

Dear Ms. Ralliford:

The undersigned, hereby submits a price proposal for the Elevator Maintenance procurement as set forth in RFP #BC-20630-R documents dated August 2, 2011 and Addenda as follows:

Addendum No.            Dated ______________
Addendum No.            Dated ______________
Addendum No.            Dated ______________

We understand that by submitting this price proposal, we are agreeing to all of the terms and conditions of UMBC’s RFP documents.

Having received clarification on all matters upon which any doubt arose, the undersigned proposes to complete the work for the following guaranteed maximum price:

1. **ANNUAL ELEVATOR MAINTENANCE AND REPAIR SERVICES (BASE CONTRACT):** All costs inclusive of labor and material for the provision of full elevator maintenance services and repairs on all elevators at UMBC inclusive of all repair work and emergency work per RFP #BC-20630-R for each year of the initial contract term of two (2) year term with the breakdown for each year’s cost as indicated:

1.1 Year 1: (in words and figures)

________________________________________________________________________ ($______________)

Breakdown of Year 1 costs:

Main Campus: $___________________ South Campus: $___________________
Residential Life Facilities: $___________________ Commons Building: $___________________
1.2 Year 2: (in words and figures)

Breakdown of Year 2 costs:

Main Campus: $________________________

South Campus: $______________________

Residential Life Facilities: $______________________

Commons Building: $______________________

2. INCORPORATION OF THREE (3) RE-GEN ELEVATORS in Susquehanna Hall (1) and Patapsco Hall (2) in year 6 of this contract if the University elects to renew the contract at that time: Below is our lump sum price to provide all labor and material to provide elevator maintenance and repair services per RFP #BC-20630-R on these three (3) additional elevators.

(In words and figures)

3. INCORPORATION OF TWO (2) HYBRID ELEVATORS in the new Performing Arts & Humanities Building in year 3 of this contract if the University elects to renew the contract at that time: Below is our lump sum price to provide all labor and material to provide elevator maintenance and repair services per RFP #BC-20630-R on these two (2) additional elevators.

(In words and figures)

3. SERVICES DUE TO VANDALISM OR REQUESTS BY THE UNIVERSITY OUTSIDE OF THE BASE CONTRACT SERVICES:

3.1 Quoted Hourly Billing Rates:

<table>
<thead>
<tr>
<th>Position</th>
<th>Regular Hourly Rate</th>
<th>2nd Shift Hourly Rate</th>
<th>Overtime Hourly Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supervisor</td>
<td>$_________</td>
<td>$_________</td>
<td>$_________</td>
</tr>
<tr>
<td>Journeyman Mechanic</td>
<td>$_________</td>
<td>$_________</td>
<td>$_________</td>
</tr>
<tr>
<td>Helper</td>
<td>$_________</td>
<td>$_________</td>
<td>$_________</td>
</tr>
</tbody>
</table>

3.2 Quoted Material Mark-up Percentage: ________________%
We also understand that the Bid/Proposal Affidavit and proof of the Proposer's License provided with our Technical Proposal remain in force under this Price Proposal phase. 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. The Proposer represents, and it is a condition precedent to acceptance of this proposal, that the Proposer has not been a party to any agreement to submit a fixed or uniform price and that the signatory is authorized to financially obligate the Proposer. Sign where applicable below.

SIGNED: ______________________________

PRINTED NAME: _______________________

TITLE: _________________________________

DATE: _________________________________
ATTACHMENT C

Standard Form Maintenance Contract
Contract Affidavit
STANDARD FORM OF MAINTENANCE CONTRACT (SFCC)
CONTRACT # BC-20630-R

This Standard Form of Maintenance Contract is made as of the ___ day of __________2011, by and between the University of Maryland, Baltimore County ("University" or “UMBC”) and ________________, ____________________, _________, Maryland _____, FID #_______________ ("Contractor").

WITNESSETH:

1. The University has issued a procurement solicitation in connection with Elevator Maintenance and Repair services per RFP #BC-20630-R.

2. The Contractor has responded to that solicitation and has been awarded the contract to perform the requested services/work.

Now therefore for good and valuable consideration the parties agree as follows:

1. The Contract consists of the following documents:

   RFP/ #BC-20630-R Document dated 8/2/11;
   RFP/ #BC-20630-R Addendum #_ dated ________________;
   _________________’s Technical Proposal dated__/__/__; and,
   _________________’s Price Proposal dated__/__/__.

   all of which are collectively referred to as the Contract Documents all of which are incorporated into this SFCC as it is fully set forth. The order of precedence of these contract documents is as follows:

   1. Contract #BC-20630-R;
   2. RFP #BC-20630-R Sections 00100 through 00400;
   3. RFP #BC-20630-R Section 00700; and,
   4. _________________’s Technical Proposal dated ________.

2. The Contractor shall completely perform its obligations under the Contract in a timely manner.

3. The Contractor shall diligently prosecute the Work assigned under this contract and complete this work in accordance with the specific schedules.

4. Total contract amount for the initial contract term of two (2) years is $__________.

(Signatures on following page)
IN WITNESS WHEREOF the parties hereto have executed this Contract the day and year first above written

Contractor

__________________________

By: __________________________ (Seal)

(Witness)

Print Name: __________________________

Title: __________________________

University of Maryland, Baltimore County

__________________________

By: __________________________

(Witness)

Print Name: __________________________

Title: __________________________

BUDGETARY DATA:

Fund: __________________________

Approved by Board of Public Works: Not applicable

Approved for legal form and sufficiency on 9/25/96 by Rachel E. Zelkind, Assistant Attorney General.
CONTRACT AFFIDAVIT

A. AUTHORIZED REPRESENTATIVE
I HEREBY AFFIRM THAT:
I am the (title)
and the duly authorized representative of (business) and that I possess the legal authority to make this Affidavit on behalf of myself and the business for which I am acting.

B. CERTIFICATION OF CORPORATION REGISTRATION AND TAX PAYMENT
I FURTHER AFFIRM THAT:

(1) The business named above is a (domestic) (foreign) corporation registered in accordance with the Corporations and Associations Article, Annotated Code of Maryland, and that is in good standing and has filed all of its annual reports, together with filing fees, with the Maryland State Department of Assessments and Taxation, and that the name and address of its current resident agent is filed with the State Department of Assessments and Taxation is:

Name: _______________________________________________  Address: _______________________________________________
City, State, Zip: __________________________________________

(2) Except as validly contested, the business had paid, or has arranged for payment of, all taxes due the State of Maryland and has filed all required returns and reports with the Comptroller of the Treasury, the State Department of Assessments and Taxation, and the Department of Labor, Licensing, and Regulation, as applicable, and will have paid all withholding taxes due the State of Maryland prior to final settlement.

C. CERTAIN AFFIRMATIONS VALID
I FURTHER AFFIRM THAT:
To the best of my knowledge, information and belief, each of the affirmations, certifications, or acknowledgements contained in that certain Bid/Proposal Affidavit dated ________________, 20__, and executed by me or for the purpose of obtaining the contract to which this Exhibit is attached remains true and correct in all respects as if made as of the date of this Contract Affidavit and as if fully set forth herein.

I DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THIS AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Date:

By: ________________________________________________
(Authorized Representative and Affiant)
ATTACHMENT D

LIST OF UMBC ELEVATORS
<table>
<thead>
<tr>
<th>#</th>
<th>BUILDING</th>
<th>LOCATION</th>
<th>STATE #</th>
<th>LOAD</th>
<th>TYPE</th>
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<td>11,050#</td>
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</table>

Notes:

- Re-Gen is the “MRL” type elevators
- Hybrid is the “roped hydraulic” type elevators
- State numbers are unknown until the State inspection is completed.
- The new elevators in Patapsco Hall and Susquehanna Hall will be operational prior to award of the elevator maintenance contract.
- The new elevators in the new Performing Arts & Humanities Building will be operational by the fall 2012 academic semester.
**DEFINITIONS**

For purpose of this solicitation and resulting contract, the terms below are defined as follows:

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
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<tbody>
<tr>
<td>Contractor</td>
<td>The firm awarded under this solicitation</td>
</tr>
<tr>
<td>Demand Visit</td>
<td>Any call-in to the Contractor’s Control Dispatch, as well as, any remote monitoring notification.</td>
</tr>
<tr>
<td>Emergency</td>
<td>A situation in which life, bodily harm or serious mechanical damage is at risk.</td>
</tr>
<tr>
<td></td>
<td>Examples of emergency include (i) a trap call, (ii) an elevator not in service in a building with only one elevator and (iii) any outage within the Administration Building.</td>
</tr>
<tr>
<td>Job Tickets</td>
<td>A legible written account of activity per elevator, per event, that includes the elevator State number, date, building, the mechanics name and a brief description of the reported problem, problem found, and repair performed, as well as, maintenance performed.</td>
</tr>
<tr>
<td>Outsourcing</td>
<td>Instances in which the Contractor would use a vendor to perform specific task, e.g. machine shop work, rewinding of electric motors, fabrication of parts or materials such as interior panels, call station plates, etc.</td>
</tr>
<tr>
<td>Rotational Equipment</td>
<td>Rotational equipment includes sheaves, wire ropes, motors, generators, bearings, gears, etc.</td>
</tr>
<tr>
<td>Semi-monthly</td>
<td>Two times per calendar month, with the time space between visits approximately equal including visits that are month to month</td>
</tr>
<tr>
<td>Sole Vendor</td>
<td>The awarded Contractor responsible for all repair and maintenance for the University’s elevators. This responsibility will not be shared with any other Elevator Contractor in whole or in part.</td>
</tr>
<tr>
<td>University of Maryland, Baltimore County</td>
<td>Collectively means UMBC, the University and/or Facilities Management</td>
</tr>
</tbody>
</table>