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DEPARTMENT OF PROCUREMENT  
INVITATIONS FOR BIDS NO. 16-041  
ELEVATOR MODERNIZATION (3) LOCATIONS  
ADDENDUM NO. 3

February 8, 2016

Ladies and Gentlemen:

The purpose of this addendum is to provide clarification(s) to prospective bidders.

**QUESTION #1:** In the specifications section, 01100 (page 3 of 6), it calls for 3rd party inspections. Please clarify if the 3rd Party inspector shall be hired by the county or the general contractor.

**ANSWER #1:** The General Contractor will be required to hire and pay for 3rd party inspector.

**QUESTION #2:** In the special provisions, SP.13 – Location #1, it states that the only work areas allowed during normal work hours are the mechanical and boiler rooms. a. Does this mean all work in cabs and elevator must be done off-hours? b. If so will Contractor be required to pay for County Inspector as per General Conditions GC.16.c c. If so what is the inspector's hourly rate?

**ANSWER #2:** The normal hours that each of the three locations are open are outlined in the Special Provisions section of the Technical Specifications. Page SP-4 of 5, item SP.13 Hours of Operation and Scheduling. For the Courthouse Location the Contractor must not perform "noisy work in public spaces" during the hours of 8 a.m. thru 5 p.m. Contractor must get approval in advance of working outside the normal working hours as listed. If work is progressing and contractor requires inspector outside of the normal working hours he must first submit for approval and if approved he will not be charged a fee. If contractor is not diligent in completing his work which then requires him to work outside of these hours then the County may elect to charge for the inspectors time at a rate of \$50/per hour.

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220 South Main Street, Bel Air, Maryland 21014

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**QUESTION #3:** In Spec Section 012900 – there is no indication of how long the contractor has to wait for payment after submitting progress and final payment applications? Is it 15 days, 30 days or something else?

**ANSWER #3:** Invoices shall be submitted once a month and payment is generally made net 30 days, less 10% retainer.

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**QUESTION #4:** Spec Section 011000 1.9 B. 2. and 015000 2.2 A. & B. – addresses the need for temporary offices for project meetings. a. It is unusual for projects of this type to require a temporary office trailer. Is a temporary office required or can progress meetings be held at the county administration building which is central to all sites?

**ANSWER #4:** Progress meetings will be held in the Capital Projects Conference Room located at 220 S. Main Street, 2nd Floor. Contractor will NOT be provided office space within any of the three locations and there will be very limited storage space for equipment and/or tools, supplies. All three locations are open and occupied daily.

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**QUESTION #5:** Please confirm that there are dedicated working phone lines for each elevator. If there isn't any working phone lines who is responsible for coordinating with Verizon to establish a new line?

**ANSWER #5:** There are dedicated working phone lines for each elevator.

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**QUESTION #6:** Please confirm no MBE participation is required on this project.

**ANSWER #6:** There is no MBE participation required on this project.

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**QUESTION #7:** Does the refrigeration piping located within the machine room(s) of the new ductless split system(s) need to be enclosed in a 2-hour rated assembly?

**ANSWER #7:** It is our interpretation of the code that since the refrigerant piping is serving equipment in the elevator machine room that the piping does not need to be enclosed in a fire-rated enclosure. Where refrigerant piping or any other piping and / or cabling penetrates the machine room perimeter walls or ceiling, provide a 2-hour rated thru penetration firestop system test by UL or another recognized Testing Agency. The penetrant minimally, shall be sleeved with fire safing packed in void space and fire sealant on both side of wall or ceiling penetration. The contractors shall submit their preferred thru-penetration fire stop tested design for review and approval by the architect during construction.

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**QUESTION #8:** Please confirm the HVAC units that have been specified can handle the lengths of refrigeration piping required to properly operate.

**ANSWER #8:** The scheduled Carrier equipment is capable of refrigerant piping lengths of 200 ft. per catalog information with use of "long-line" accessories; Contractor shall confirm lengths.

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**QUESTION #9:** Has the flooring in the elevator cabs been tested for asbestos containing materials such as VAT (which may be under the carpet tile), Asbestos containing mastic, carpet, carpet glue etc...

**ANSWER #9:** Prior to the start of construction the County will have the flooring in the elevator cabs inspected and if necessary tested. Any fees associated with this work will be the responsibility the County.

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**QUESTION #10:** Hoistway Projection Covers are required within the shaft for ledges that project out from the shaft wall greater than 4". Does this condition exist and if so at how many locations? See attachment.

**ANSWER #10:** The Elevator contractor should verify and alter accordingly to ensure code compliance where necessary.

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**QUESTION #11:** In other elevator modernization projects with sump pumps in the pit area we installed a liquid alarm in the pit that was wired to an alarm panel in the main office of the building. There is no indication of this on the contract drawings. Will this be required at the courthouse?

**ANSWER #11:** There is no requirement for a liquid alarm in the pit for the courthouse. This is not a requirement of ASME A17.1 for electric elevators.

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**QUESTION #12:** Is there a requirement to build barricades around the work area of these occupied buildings, specifically in the lobbies where the public or employees may have access?

**ANSWER #12:** Barricades shall be construction at all locations adjacent to public interaction. This includes each elevator door opening where work is proceeding and where there is danger of the public opening an elevator door location prior to that elevator being brought into full service. Lockable doors in existing Elevator Machine Rooms or Penthouse Machine Rooms shall be acceptable as barricades on those locations where they occur.

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**QUESTION #13:** Question For All buildings Drawings call for (1) Type B fixture in each elevator pit. It is my experience that (1) of these fixtures does not provide Code-required light levels in the pit. Should multiple fixtures be used? Who is the fire alarm provider for the three buildings?

**ANSWER #13:** A permanent light fixture(s) shall be provided to conform with ASME A17.1-2013, 2.2.5.1 through 2.2.5.3. a. Per Section 2.2.5.1, The lighting shall provide an illumination of not less than 100 lx (10fc) at the pit floor and at a pit platform, when provided. b. Per Section 2.2.5.2, The light bulb(s) shall be externally guarded to prevent contact and accidental breakage. c. Per Section 2.2.5.3, The light switch shall be so located as to be accessible from the pit access door. Provide two (2) additional Type B fixtures, one additional for each pit location. Coordinate mounting location with actual field conditions for optimum lighting per section 2.2.5.1. Adjust toggle switch location at each ladder location. Install per section 2.2.5.3. 220 S. Main Street is a Silent Knight

System maintained by Harford Alarm (410-877-7191) 45 S. Main Street is Radionics System  
maintained by Harford Alarm (410-877-7191) 20 Courtland Street (Courthouse) is a Honeywell  
System maintained by Honeywell (877-487-6720)

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**QUESTION #14:** The Courthouse elevator is fed from a distribution panel that is connected to an automatic transfer switch. Is wiring existing to provide the required Pre-transfer & transfer signals to the elevator controller?

**ANSWER #14:** Both passenger elevators serving the Courthouse are fed from the 480 volt distribution panel MDP. MDP is fed directly from a 1,200A breaker in the switchboard. The electric service at building 45 S. Main Street is being upgraded and an emergency generator will be provided as part of that project. That project has not started.

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**QUESTION #15:** These elevators have an overhead room. Are there any lighting requirements or lighting being requested in this room?

**ANSWER #15:** 7.9.1. "Lighting:" Permanently installed electric lighting shall be provided in all machinery spaces, machine rooms, control spaces, and control rooms. The illumination shall be not less than 200 lx (19fc) at the floor level, at the standing surface of a working platform, or at the level of the standing surface when the car is in the blocked position. The light switch shall be located at the point of entry (a) for machinery spaces and control spaces, and (b) for machine rooms and control rooms, inside the room and where practicable on the lock-jamb side of the access door. The top of shaft mezzanine room has an existing surface mounted lighting fixture and toggle switch. Replace existing incandescent lighting fixture with a new Type B fixture. Provide a new Type A fixture (4' LED strip fixture) mounted to the underside of existing structural beam. Extend branch circuit wiring service this space to new fixture Type A.

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**QUESTION #16:** Is the intention to run the hvac refrigeration/communications lines through the elevator hoistway? Should these lines be chased in and fire-rated? Do the refrigeration lines enter the secondary machine room and out to the roof?

**ANSWER #16:** The intention is for the HVAC refrigeration piping to be routed to the upper mezzanine room through the ceiling of the Elevator Machine Room. It is our interpretation that the piping does not require a fire-rated enclosure since the piping serves equipment in the Elevator Machine Room. Provide sleeved openings for the pipe penetration of the Elevator Machine Room ceiling and provide "fire-stop". The refrigeration piping shall be routed through the mezzanine room where the elevator pulleys are located and out to the roof to the air cooled condensing unit.

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**QUESTION #17:** What hours will be allowed to work at the Courthouse? There are times when both elevators will need to be shut down temporarily to complete the scope in the pit/hoist way. What hours will this be permitted?

**ANSWER #17:** Please refer to the Answer for Question No. 2

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**QUESTION #18:** For 220 S Main: Is the intention to fire rate the elevator hoist way ceiling? Are we to cover over the vent at the top of the hoist way or fire rate around?

**ANSWER #18:** The elevator machine room will receive a 2-hour rated ceiling, not the hoistway. The exhaust vent currently serving the elevator machine room shall be extended through the 2-hour rated ceiling with fire damper new register. The sidewall exhaust grille will need to be extended to penetrate the new fire-rated ceiling for the Elevator Machine Room. The penetration of the ceiling will require a fire damper and grille to match the ductwork size of the existing sidewall grille.

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**QUESTION #19:** For 220 S Main: Would it be an acceptable option to install a drop ceiling in the machine room consisting of 2 sheets of 5/8 sheet rock vs boxing in all the non-elevator related pipes?

**ANSWER #19:** Provide 2 hour rated ceiling assembly as currently designed.

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**QUESTION #20:** For 220 S Main: M3.01 – Is the intention with the HVAC to run the refrigeration lines above the ceiling from the machine room, through the hallway and another room to the outside?

**ANSWER #20:** The intention is for the HVAC refrigerant piping to be routed from the Elevator Machine Room into the ceiling space of the adjacent corridor and towards the exterior of the building and up to the air-cooled condensing unit as indicated on the drawings.

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**QUESTION #21:** For 220 S Main: If yes, what room is across from the elevator machine room and will this room be accessible during normal working hours?

**ANSWER #21:** See response to previous Question #20. This area will be accessible during this locations normal working hours.

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**QUESTION #22:** Are we to provide Regen on the two basement traction elevators?

**ANSWER #22:** No.

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**QUESTION #23:** Can you please confirm that you would like two car operating panels in the 45 S. Main Street and 20 S. Courtland Street elevators?

**ANSWER #23:** 45 S. Main Street and 20 S. Courtland do not require two car operating panels provided the contractor can ensure compliance with all ADA applicable codes and standards.

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**QUESTION #22:** Do any of the elevators require new hoist way door equipment such as interlocks, closers?

**ANSWER #22:** All hoist way landing door equipment including interlocks, hangers, closures, tracks, and gibs shall be replaced for every hoist way, for every door opening, at every hoist way, at all building locations.

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Sincerely,



Aaron E. Hall  
Procurement Agent

AEH/vfy

cc: Barkley Creighton. Capital Projects