

TASK ORDER REQUEST FOR PROPOSAL  
BEING PROCURED UNDER THE UMB ON CALL GENERAL CONTRACTING  
MASTER AGREEMENT UNDER SOLICITATION #91105 MC  
**TORP #26-312**

**BIDDER'S INSTRUCTIONS**

- 1) **PROJECT:** UMB SoN 6th Fl Sim Lab
- 2) **PROJECT #** TORP #26-312
- 3) **Pre Bid Meeting and Walkthrough June 2, 2026**
- 4) Please note that the Pre-TORP meeting is not a mandatory meeting, however, we strongly encourage you to attend with all pertinent sub-contractors.
- 5) **Deadline for Questions: June 9, 2026 @ 3:00 p.m.**  
Any questions during the bid period will be answered via addendum. Addendum(s) will be issued in a timely manner and posted to eBuilder.

**All Questions to be submitted via email to: [psayeh@umaryland.edu](mailto:psayeh@umaryland.edu)**

**6) Bids Due June 19, 2026**

The Project consists of interior renovations to the north wing of the 3rd floor of the School of Nursing.

1. Project Location: 655 West Lombard Street, Baltimore, MD 21201
2. Owner: University of Maryland, Baltimore.

B. Contract Documents, **dated April 8, 2026** were prepared for the Project by Murphy and Dittenhafer Architects, BKM Engineering Mechanical and Plumbing , WFT Engineering Electrical and Fire Alarm , and Convergent Technologies AV/IT/Data design.

C. The Work consists of new partitions to accommodate new programming including renovation of the two current simulation apartments to be modernized to reflect today's real-life experiences that nursing students will encounter in the field. The total square footage for each simulation apartment is currently 1,215 square feet for the simulation apartment in Room 630 (including 630A,630B,630C, and 630D) and 1040 square feet for the simulation apartment in Room 640 (including 640A,640B,640C, and 640D).

- 7) An overall MBE participation goal of 30% of the total project dollar amount has been established for this project. There is a sub goal of 8% African American owned business, and 11% Woman owned business.

Offerors are encouraged to maximize the possible subcontracts to MBEs, and consider

the 30 percent goal a minimum, not a maximum for this goal. By submitting a response to this solicitation, the On Call General Contractor agrees that the dollar amount of the project as included in the solicitation will be performed by certified minority business enterprises as specified.

- 8) All bids in excess of \$100,000 must include a 5% Bid Bond. The successful On Call General Contractor will be required to furnish Payment and Performance Bonds for projects in excess \$100,000 in the amount of one hundred percent (100%) of the TORP price. These must be provided prior to the issuance of the purchase order and start of work.
- 9) 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 TORP documents when it is in the best interest of the University and the State of Maryland.
- 10) The Price will remain in effect for a minimum of 120 days from the due date of the TORP Response.
- 11) The people, who are named within our On-Call Contract, will be those assigned to this project, if we are the successful Contractor.
  - a) The Field Superintendent will be required on the jobsite 100% of the time for the duration of the project.
- 12) All terms and conditions as set forth in the proposal documents, including those of RFP #91105 MC documents issued to solicit Technical Proposals, all addenda since that issuance, our Technical Proposal submitted in response to the original solicitation, and our Price Proposal are a part of any resulting contract.
- 13) **By submitting a Bid via the Bid Manager, the Bidder has committed the offer to perform the Work. The Owner will rely on this document as properly signed by the Bidder. The Owner may rely on this commitment, including submitting a claim on the Bidder's Bid Bond if they fail to enter into a contract per the Master Agreement.**

END OF SECTION