

Cockeysville Service Center Fleet Building Expansion and Utility Yard

Project Codeblock: BGEFC0790 / BGEFC0606



Statement of Work & Request for Proposals Cockeysville Service Center Fleet Building Expansion & Utility Yard

Date: March 3rd, 2026

Project Location: Cockeysville Service Center
10500 York Rd
Cockeysville, MD 21030

I. Introduction

1. Baltimore Gas and Electric and Exelon Corporation (“BGE” or “Owner”), on behalf of BGE Support Services, is seeking Lump Sum fee proposals from qualified Contractors with demonstrated experience in the type of construction services included herein.
2. Baltimore Gas and Electric has initiated projects to construct expand office and storage space as well as free up unused fleet maintenance bays at their Cockeysville Service Center Maintenance Shop which was constructed in the 1960’s and is undersized to adequately service the fleet vehicles that operate from the service center. Following suit with BGE/Exelon’s initiative to reduce carbon footprint the utility yard expansion is intended to provide an upsized electrical feed to serve Electric Vehicle chargers as well as introduce a microgrid that will allow for existing solar arrays to supplement the utility power currently provided to the campus.
 - a. **Fleet Building Expansion:** Partial demolition of the existing fleet building, temporary relocation of vehicle maintenance equipment, a two-story composite building addition, and subsequent demolition of the existing second floor office and partitions within the building once the addition is complete.
 - b. **Utility Yard:** Construction of a new electrical utility building with new switchgear, transformers, and standby power are planned for the utility yard project along with conversion of office space within the building to create a new electrical room and distribution equipment.
3. Scope for the Fleet expansion project will include temporary relocation of vehicle maintenance equipment, partial demolition of the existing structure, foundations, building structure, and fit out of office and storage spaces along with associated MEP equipment. Following relocation of the existing office space into the building expansion, demolition of the existing office and partitions within the fleet maintenance bays will be required to provide space for additional vehicle service and equipment.
4. Scope for the Utility Yard project will include construction of a new exterior building for distribution switchgear and microgrid controls, transformers, distribution panels, and a standby generator to provide back-up power to the campus. The existing electrical room is not up to code thereby requiring repurposing office space to create a new main electrical room with associated architectural modifications.

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II. Project Background

1. **General Scope:** In general, the project scope will include but is not limited to the items below. Reference drawings and specifications for complete project scope.
 - a. Selective site demolition
 - b. Sediment and Erosion Control measures and subsequent stabilization
 - c. Installation of underground utilities
 - d. Base building construction
 - e. Phasing of interior modifications to maintain site operations
 - f. Electrical distribution equipment installation
 - g. Building modifications, e.g. penetrations through building façade, mounting electrical equipment to building exterior, etc.
 - h. Site work to accommodate modifications to existing building footprints
 - i. Excavation of contaminated soils.
 - j. EV Charger installation, activation, and commissioning
 - k. Work in occupied areas requiring phasing and coordination with site operations
2. **Occupied Building:** Each facility will remain fully occupied and operational during construction. It is imperative that the project be planned and implemented to coordinate potential disruptions to site operations, traffic, and pedestrian access. Please note that the Contractor may be required to schedule some of the work activities outside normal business hours including weekend periods.
3. **Project Management:** BGE has retained the services of Himes Project Management, LLC. ("HPM") to serve as the Project Manager and Owner's Representative for this project.
4. **Design:** BGE has retained the services of Harris-Kupfer Architects & Dewberry Engineering ("Design Teams") as the Architectural/Engineering firms to provide design services for the two Projects. Harris-Kupfer Architects is prime for the Fleet Expansion project. Dewberry is prime for the Utility Yard.
5. **General Contractor:** The General Contractor will act as the Prime Contractor ("Contractor") for this project. BGE requires this project to be "turn-key" therefore, services by the Contractor will be comprehensive and of a collaborative nature to include, but not necessarily be limited to, the following:
 - a. Pre-Construction services including project and outage planning with Owner's Team and Stakeholders, shop drawing/submittal preparation, long lead item purchasing and obtaining permits.
 - b. Construction Management such as project management and field supervision from inception through close-out,
 - c. Quality Control
 - d. Startup and testing
 - e. Troubleshooting & repairs as necessary during warranty period
6. **Concept Schedule:**
 - a. Construction RFP Issued: **Monday, 3/9/26**
 - b. Contract award anticipated: **Week starting May 6th**

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- c. Kick off construction activities: **May 2026**
- d. Construction Substantial completion: **October 2026**
 - i. Fleet Expansion: 3rd Qtr. 2026
 - ii. Utility Yard: 4th Qtr. 2026
- e. Final acceptance of Project: Pending BGE New Business – no later than Q4 2026

III. Project Information and Instruction to Bidders

1. **Drawings & Specifications** – The Issue for Bid construction documents and specifications for the projects dated are listed below.
 - a. BGE Cockeysville BGE Cockeysville Service Station Fleet Building Addition (titled 95% Construction Documents/Pricing): 3/7/2025(on title page)
 - b. BGE Cockeysville 95% pricing specs: 3/7/2025(on title page)
 - c. BGE Cockeysville Service Center (utility yard and electric room rehabilitation IFP) dated 5/23/2024
 - d. Utility yard and electric room rehabilitation specs: 5/23/2024
have been prepared by the Design Consultant and are included herein as Attachments.
2. **Site Review:** In order to discover and resolve conflicts or lack of definition which might create problems, Contractor must review Contract Documents, and existing site conditions. Site review shall include, but not be limited to: adequacy of access, latent site conditions, logistics planning, electrical power characteristics, etc.
3. **Clarifications during Proposal Submission Period:** Attach specific, written exceptions and/or clarifications during the proposal submission period. Compliance with all provisions of Contract Documents is assumed and required in absence of written exception/clarification by the Contractor. If written exception/clarification is acceptable to BGE, an Addendum to the specifications will be issued and authorized. BGE will not pay for change to building structure, structural supports, mechanical, electrical, or other systems required to accommodate Contractor's, Subcontractor's or Supplier's equipment if not identified before Contract award and authorized as stipulated above. No oral explanation will be made and no oral instructions will be given before proposal due date. Contractor shall act promptly and allow sufficient time for a reply to reach Contractor before submission of its proposal. Any required interpretation or supplemental instructions will be issued in the form of an addendum to the specifications and forwarded to the Contractor.
4. **Proposal Submission Is Evidence of Project Understanding:** Submission of a proposal is considered evidence that Contractor has visited and is knowledgeable of the site facilities, site conditions, requirements of the Contract Documents, pertinent state and local codes, state of labor and material markets, and has made due allowance in their proposal for all contingencies. Should Contractor's investigation of site conditions or local codes or rules reveal requirements contrary to Contract Documents, or if Contractor finds any discrepancies or omissions from Contract Documents, or if Contractor is in doubt as to their meaning, it shall contact Exelon Sourcing for clarification.
5. **Dimensions on Drawings:** Drawings or measurements included with Contract Documents are for convenience of Contractor. Complete responsibility for detailed

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dimensions lies with Contractor. Contractor shall verify all dimensions with the actual on-site conditions. Where work of Contractor is to join another trade, Contractor's shop drawings shall show actual dimensions and method of joining work of those trades.

6. **Temporary Stoppage of Work:** Due to the nature of its business operations at BGE's Cockeysville Service Center, BGE reserves the right to temporarily postpone work for limited periods and with limited notice to the Contractor. BGE will *endeavor* to notify the Contractor at least twenty-four (24) hours prior to requiring to cancel work activities because of business related circumstances.
7. **Contractor Access Badges** – The Contractor's and Subcontractors' key personnel will need BGE issued access badges to implement the project efficiently. For an individual to be granted an access badge they must have successfully undergone a background investigation in accordance with BGE policy SY-AC-112.
8. **Schedule of Values:** Establish a Trade Payment Breakdown (schedule of values) with each subcontractor and supplier and receive BGE approval of the breakdown prior to the submission of the first Application for Payment.
9. **Payment Requests:** Contractor payment requests shall be submitted monthly utilizing an equivalent format to the AIA G702 Application and Certificate for Payment and the G703 Continuation Sheet. A draft copy shall be submitted five (5) business days before the end of each month. All payment applications shall be accompanied by subcontractor supporting back-up, Lien Waivers and a Diverse Contractor Monthly Payment Report, as applicable.
10. **Retainage:** There will be a 10% retainage on each application for payment. Retainage shall be calculated on a line-by-line basis using the approved Schedule of Values. The aggregate of the Retainage shall be paid to the Contractor as part of the Final Payment. Upon substantial completion and beneficial use, the retainage may be reduced at the discretion of BGE.
11. **Financial Forecasting** - Prepare monthly updates to the project cost forecast through the completion and close-out of the project.
12. **Document Control** – The Contractor is responsible to establish and manage a construction document control system using **Autodesk Construction Cloud** to expedite and track shop drawings, product submittals, samples, mock-ups, RFIs, etc. per the Project Documents. The system shall be updated on a weekly basis and reported to the Project Manager, Architect, Engineer, and BGE for coordination and action at all weekly Owner's Meetings. The Contractor will be responsible for purchasing licenses for its employees to effectively manage document distribution on the project. The cost of the software licenses is to be included in the proposal sum.

IV. Scope of Services

Pre-Construction, Submittal & Shop Drawing Services

1. The Contractor shall obtain and designate a representative who will have overall responsibility for the integration and approval of the submittals and shop drawings. The Contractor will establish a shop drawing control system to expedite and track shop

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drawings, product submittals, samples, etc.

2. Identify potential long lead material requirements and establish a schedule to secure all materials for the project in a timely fashion.
3. The Contractor shall attend a kickoff meeting with the Owner and any other team members to gain a full understanding of the Project including scope and BGE's Requirements.
4. The Contractor shall meet with the Owner weekly thereafter either via teleconference or on-site to review progress of the design/shop drawing documents.
5. The Contractor will submit a schedule of construction, including outage and management of disruptive work, plan for Owner's approval. The Contractor will coordinate closely with BGE and Building Stakeholders to develop and finalize this plan.
6. The Contractor shall carefully study and compare the documents, materials and other information provided by the Owner, take field measurements of any existing conditions related to the Work, shall observe any conditions at the site affecting the Work, perform due diligence and report promptly to the Owner any errors, inconsistencies, ambiguities, or omissions discovered.
7. The Contractor shall provide shop drawing and submittal documents for review and approval by the Owner
8. The Contractor shall prepare and file documents required to obtain necessary approvals of governmental authorities having jurisdiction over the Project. The Contractor shall obtain, and pay for all required building and supplemental (trade) permits.
9. The Contractor shall anticipate a turn-around of five (5) working days for all submittal and shop drawing review comments by the Owner and Design Consultant.

Construction Services

10. The Contractor will maintain a management team consisting of a project manager, full time site supervision, and office staff required to effectively manage the work in the office and the field. Provide full-time construction oversight on the jobsite during all work activities. Project Management and Safety inspector should perform weekly visits at a minimum during active construction.
11. The Contractor's staff will participate in weekly Progress Meetings and other meetings as required with the Owner to discuss coordination efforts, procedures, progress, problems, scheduling, and open issues.
12. The Contractor is expected to provide general project management/administrative services in support of the project, including but not limited to, management and maintenance of RFIs and submittals, submitting Hot Work Permits and preparation of Methods of Procedures ("MOPs"), as required, outlining procedures for implementing work activities. MOP's must be submitted and approved by BGE at least two (2) full

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weeks prior to the work being executed. Hot Work Permits should be submitted in accordance with BGE and FM Global's Rules and Regulations.

13. The Contractor will maintain a record keeping system to monitor and track the progress of the work. Such deliverables and records shall include, but are not limited to, correspondence, contracts, purchase orders, meeting minutes, daily reports and logs, progress schedules, jobsite manpower reports, safety reports, Job Hazard Assessments, material delivery shipment tickets, shop drawings, etc. on site to comply with the Contract Documents. A three week look-ahead must also be maintained and updated weekly to include outages and activities requiring BGE Facilities' support.
14. The Contractor will create a Request for Information (RFI) control system utilizing suggested Project Management program/website. Maintain and update system daily and report to Project Team during Weekly Owner's Meetings.
15. The Contractor will receive and review for compliance with Contract Documents, all subcontractor and suppliers shop drawings, submittals, samples, mock-ups, and all other required information submitted. All submittals shall be reviewed and commented upon by the Contractor for contract compliance prior to submittal to the Architect/Engineer.
16. Contractor shall continuously maintain adequate protection of all its work from damage and shall protect BGE property from injury or loss arising out of this Contract. Contractor shall make good any such damages, injury, or loss, except such as may be directly caused by agents, subcontractors, or employees of BGE. Contractor shall provide all barricades required to protect against falls and other injury per OSHA regulations. Design of barricades in public areas shall be approved by BGE Safety prior to fabrication and installation.
17. Contractor shall always maintain work areas so that all portions are accessible to fire department personnel and apparatus including fire hydrants and fire department connections to building. Contractor shall strictly supervise any welding, metal cutting or other operations employing open flame work. All welding and cutting equipment shall be safely arranged and all combustibles in vicinity of any work being performed shall either be removed or protected by a noncombustible cover. Welding or cutting shall be attended by an assistant or fire watchman who is equipped with at least one 2A-20BC rated multi-purpose dry chemical fire extinguisher. Fire watchman will maintain strict surveillance during entire welding or cutting operation and extinguish flying sparks or burning slag. After welding or cutting operation, fire watchman shall thoroughly search entire area for remnants of smoldering materials before he is released from his duty. Any welding or other operation employing open flame in any portion of building shall be scheduled with and receive approval of BGE.
18. Contractor shall keep noise level below 80 dB level during normal building hours. When it is necessary to produce noise above this level, Contractor shall advise BGE of such needs and times will be scheduled as directed. The Contractor shall anticipate and schedule excessive noise-generating procedures and include allowance for same in its proposal and schedule.

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19. The Contractor is expected to leave the premises clean, sanitary, and safe at the end of each workday. All rubbish removal from the site will be the Contractor's responsibility including all labor, dumpsters, and dump fees to a BGE/Exelon approved waste facility.
20. The Contractor will coordinate and manage the field work to be performed by its own labor forces, all subcontractors, and suppliers from commencement through final completion. Establish and enforce a written, project specific Quality Assurance/Quality Control Program to ensure materials are furnished and the work is performed in accordance with the approved schedule and the Contract Documents.
21. The Contractor will coordinate and support all testing and commissioning procedures, including the services provided by others, as required by the Contract Documents and local building codes. Keep accurate records of all tests, inspections, findings, and reports.
22. The Contractor will establish and enforce a written, project specific Safety Program submitted for BGE review prior to mobilization. Oversee, manage, supervise, and initiate all safety precautions and programs in connection with the performance of the Contract in accordance with the Owner's safety requirements and all governmental agencies having jurisdiction.

Post-Construction Services

23. The Contractor will compile and organize all subcontractor and supplier close-out documents, such as warranties, operation manuals, testing reports, as-built drawings, etc. into an operations and maintenance manual for submission to the Owner for review and approval.
24. The Contractor will furnish as-built drawings (hard and electronic copies) upon completion of the work and submit to Owner.
25. The Contractor will manage and coordinate the completion of the Punchlist in accordance with the approved and accepted schedule for Punchlist completion.
26. The Contractor will manage the process to secure applicable permit inspection finals and any other applicable governmental approvals.
27. The Contractor will arrange and facilitate operator training for all systems as applicable. See Construction Specifications for detailed requirements.
28. Prepare final progress payment with a sufficient trade payment breakdown to allow for work verification and summarization of contract scheduled values.

V. Proposal Requirements

In addition to Exelon's BSC Sourcing Requirements the proposal responses shall, at a minimum, include the information listed below. The information requested must be presented in the order indicated.

- 1. Each Bidder will fully complete the proposal response form furnished by BGE.**

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- a. Provide all pricing requested (i.e. lump sum, breakdowns, change order markups, alternates, allowances, unit prices and hourly rates).
 - b. Identify activities that will be self-performed or subcontracted. For subcontracted work provide the subcontractor firm names. Please note that BGE reserves the right to reject proposed subcontractors prior to bid award.
 - c. Identify any anticipated long lead equipment items.
 - d. Furnish any Value Engineering suggestions.
 - e. List all assumptions, exceptions, and exclusions.
2. Provide proposed implementation schedule for the project. Include a one-page Gantt chart style format indicating the phases, required tasks and durations. Clearly identify out-of-normal hours activities and the critical path activities.
 3. Furnish project descriptions for at least three (3) projects completed within the past three (3) years which illustrate the experience of the Contractor on similar projects. Project Information as requested above shall include:
 - i. Name of Owner/Client
 - ii. Telephone Number
 - iii. Owner Contact
 - iv. Name of Project/Building
 - v. Description of Project
 - vi. Date of Construction Contract
 - vii. Date of Substantial Completion
 - viii. Dollar Value of the Construction
 4. Provide a list of the proposed key staff that will be dedicated to this project along with each staff member's role, qualifications, and similar project experience to include the proposed Project Manager, Superintendent, and company Safety professional at a minimum.
 5. Proposed Diversity Inclusion Participation Plan - Describe your Firm's approach for outreach, pre-qualification, and awarding subcontracts to MBE/WBE/DBE/DVSBO vendors on this project.

VI. Anticipated Contractor Sourcing Schedule

1. Release of RFP – Monday March 9th, 2026
2. Pre-Bid Conference/Site Visit for Interested Firms – 10am Monday March 16th, 2026
3. GC and Subcontractor Site Visit for Interested Firms – 10am Wednesday March 18th, 2026
4. Contractor Questions Submitted – 4 pm, Monday March 24th, 2026
5. Owner Issues Answers – 4 pm, Thursday March 26^h, 2026
6. Proposals Due from Contractors – 4 pm, Thursday April 2nd, 2026
7. Interviews (if required) – On or about April 20th – 24th 2026
8. Award to Selected Contractor(s) – Week starting May 6th

VII. Proposal Submission Instructions

1. **Contractor Proposals should follow Smart GEP requirements for proposal content**
Please submit your PDF response to this RFP via Smart GEP to Tammie Maeder at

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Tammie.Maeder@exeloncorp.com The submission must be received by 4:00 pm ET,
Thursday April 2nd, 2026

2. Questions regarding this project may be directed to Tammie Maeder via the Smart GEP RFP. Responses to questions will be provided to all Firms.
3. The Proposal response form contains three tabs with separate pricing breakouts per each project which should be priced as individual stand-alone projects. There is also an opportunity for BGE to bundle awards, and requests that firms provide pricing schemes as follows:
 - a. Fleet Expansion
 - b. Utility Yard
 - c. Bundled Pricing if combined award

Attachments:

- BGE Cockeysville BGE Cockeysville Service Station Fleet Building Addition (titled 95% Construction Documents/Pricing): 3/7/2025(on title page)
- BGE Cockeysville 95% pricing specs: 3/7/2025(on title page)
- BGE Cockeysville Service Center (utility yard and electric room rehabilitation IFP) dated 5/23/2024
- utility yard and electric room rehabilitation specs: 5/23/2024
- Proposal Response Form
- EXC_Aproved_Waste_Vendor_List

End of Statement of Work & Request for Proposals