

OFFICE OF PROCUREMENT

HIGH TECHNOLOGY AND SCIENCE CENTER, ADA ELEVATOR ADDITION, GERMANTOWN CAMPUS

RFP NO.: 619-003

RFP CLOSING DATE AND TIME: APRIL 23, 2019 @ 3:00 PM

ADDENDUM #3

Issued on April 17, 2019

THIS ADDENDUM IS FOR THE FOLLOWING PURPOSES:

NOTE: Similar requests for information that were received from different Contractors have been grouped under a single addendum item where appropriate, with a single comprehensive answer provided.

The following items offer clarifications that do not change any requirements of the RFP documents.

Item 3-1 Question: Please provide system information, data sheets and/or specifications for the existing fire alarm system.

Answer: The existing fire alarm system is manufactured by Simplex (Now Johnson Controls Fire), Series 4100ES.

Item 3-2 Question: Please provide a logistics plan showing delivery locations, access path for moving materials from delivery location to construction location, dumpster and laydown approved areas, protection plan, etc. for this project.

Answer: In general, access will be available via the hallway adjacent to the building's central plant, the North end of the building. Dumpster(s) can be located adjacent to this area with the area being restored to original condition upon conclusion of the project. The successful Contractor will be required to provide a protection plan of the interior with final approval by the College.

Item 3-3 Question: Please confirm if all work on this project will be required to be conducted at night. Will any work be permitted to be done during the day when the building is occupied? If so, please specify what work is permitted during the day.

Answer: All work will be conducted outside of normal business hours/between 10 p.m. and 7 a.m., Monday through Friday.

Item 3-4 Question: Please confirm if utility consumption charges will be paid by the owner directly on this project and not with the General Contractor.

Answer: Utility consumption will be paid by the College.

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- Item 3-5 Question: Please confirm if the owner will remove all existing furniture out of the construction area prior to the start of work.
- Answer: The College will remove the furniture out of the construction area.
- Item 3-6 Question: No specification sections were provided for the electrical, mechanical, fire alarm, concrete or structural steel trades on the project. Please provide specifications for this work.
- Answer: Specifications are provided on the drawings.
- Item 3-7 Question: Please confirm if hazardous material exists while performing selective demolition activities. If so, please provide a hazardous material report identifying such hazards (for example, asbestos-containing material in ceiling tile, hazardous adhesive from the removed carpet).
- Answer: There are no known hazardous materials or substances.
- Item 3-8 Question: Considering this project entails excavation and trenching, can you please provide a geo tech report that shows the current condition of the existing soil/fill underneath the slab.
- Answer: The College does not have a geo tech report as requested.
- Item 3-9 Question: Per Spec 017700 Part A, it states that the contractor owes extra materials for future repairs. Most of the items on this list are work that is not part of the project scope. Please clarify with trade items will require extra materials at the end of the project.
- Answer: New ceiling tile, and paint are not included in large quantities in this project. Provide a quart of the elevator steel paint. All additional items in Specifications are N/A.
- Item 3-10 Question: Please confirm if the contractor can use the existing passenger elevator for work access on this project.

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Answer: A restricted "YES". The Contractor must receive approval for elevator usage from the College Project Manager for any use other than the transportation of personnel prior to any activity. Concerns include care of the carpet on all four floors, over-loading as this is a passenger elevator with light subsystems, and cab damage.

Item 3-11 Question: Please confirm if all temporary protection outside the temporary partitions around the new elevator work (IE floor protection) can remain in place for the duration of the construction work or will it need to be removed at the end of each shift.

Answer: Refer to the supplemental information provided under Addendum 01 included in the RFP documents.

Item 3-12 Question: Detail 6/Drawing S3.0 shows the new elevator tower structure is to be attached to the existing roof structure. Please confirm if the existing roof beams have lead paint.

Answer: There is no known lead paint in the existing roof beams.

Item 3-13 Question: Detail 9/drawing S3.0 shows the new bridge structures are to be attached to the building structure. Please confirm if the existing steel beams have lead paint.

Answer: There is no known lead paint in the existing steel beams.

Item 3-14 Question: Please confirm if the steel beams, posts and plates of the elevator tower structure need to be field painted. If so, what color or paint type?

Answer: Furnish the steel beams, posts, and plates factory primed, ready for field painting. Provide field applied powder coat paint. Color will be selected by the College.

Item 3-15 Question: We are unable to find Addendum No. 1. Could you please clarify?

Answer: Addendum No. 1 was included in the RFP documents.

The following items offer clarification that do change the requirements of the RFP documents.

PLEASE MAKE CHANGES TO THE RFP DOCUMENTS AS FOLLOWS:

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Item 3-16 **Extend** the RFP Closing Date and Time from April 19, 2019 at 3:00 PM to **April 23, 2019 at 3:00 PM.**

Item 3-17 **Question:** Bid Form 004213 is missing trade lines for the mechanical work, fire sprinkler work, concrete and plumbing work shown on the drawings.

Answer: Price Proposal Form 004213B is revised and re-issued in its entirety. See attached. **Please use this revised form for Price Proposal Submission. Failure to do so may deem your Price Proposal non-responsive.**

Item 3-18 **Question:** The RFP indicates the project duration is approximately 5 months. The total projected duration for the elevator work (submittals, fabrication & delivery, installation, commissioning & inspections) will take 34- 36 weeks. Please consider extending the project duration to 9 months, from NTP, in order to accommodate the elevator work.

Answer: **Delete** Part 1.1.B. and **replace** with the following:

B. The College anticipated project milestones are as follows:

- Release for preparation of submittals: 1-2 weeks after contract award date
- Site access for active work: no earlier than contract award date
- Project completion: 9 months after the contract award date

Item 3-19 **Question:** Reference Second, Third, and Fourth Floor Demolition Plans, sheets A102, A103, A104. Please clarify or revise what keynote F2 stands for?

Answer: Plan notes that have been made visible in the incorrect sheets. In the case of F2, it is included on Finishes A502, A503, and A504, but should not be shown on demolition plans.

Item 3-20 **Question:** Reference Fourth Floor RCP Demolition Plan, sheet A114. Please clarify or revise why keynote D6 (cutout floor slab and soil) is showing on this drawing?

Answer: The demolition note that is shown in the RCP Demolition A114 should read DL1.

Item 3-21 **Question:** Reference Spec 14 22 40 - Please confirm height of car enclosure.

Answer: 8'-0".

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Item 3-22 Question: Per Section 002413 & 004513 of the RFP, it states that the technical proposal submission requires providing a Subcontractor Information Form for (3) perspective key principal subcontractors but does not list which trades this requirement applies to. Please indicate which trades require these subcontractor forms for this project.

Answer: **Replace** Part 1.2 c) 1) Section 002413 Required Submissions with the following:

1) Contractor shall use Subcontractor Information Form (one form for each subcontractor) per Section 004513 I, and submit no more than **three (3) prospective subcontractors for the following Key principal trades.**

- Elevator
- Structural

Item 3-23 **Revise** the Finish Schedule of Extent of New Carpet and Finish Schedule, Drawing A501 to include carpet for the 47'-10" area identified on the drawing. Carpet shall be furnished and installed by Clover Carpet, no substitution. Provide Scholastic II, Midterm # 960, Broadloom Carpet.

Item 3-24 **Revise** the Finish Schedule F2, Drawing A502, A503, and A504, to read: Carpet shall be furnished and installed by Clover Carpet, no substitution. Provide Scholastic II, Midterm # 960, Broadloom Carpet.

Item 3-25 **Add** the following supplemental scope of work:

Separation of work area from remaining facility:

Provide a compartment of the work area as follows: The space from the First Floor slab and vertically to the underside of the roof in the hoist way area including the Mechanical Room 102 and Machine Room 103, shall be compartmented to contain construction dust and debris within the compartment.

Provide negative pressurization within the compartment. Provide an exhaust through the exterior wall at the fourth floor to vent the compartment to the exterior. Temporarily remove a section of the existing window to accommodate the exhaust relief. Replace the window at the completion of

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the work. Provide signage at the entrance to the third floor roof from the fourth floor that that roof area serves as a ventilation exhaust for construction activities in the building.

Please include the cost for the above supplemental in Division 1 General Conditions, Price Proposal Form (Part B), Section 004213B.

Index of Attachments to Addendum

Specification Sections or Portions Reissued in Entirety:

004213B Price Proposal Form (Part B) (Revised on April 17, 2019)

Drawings Reissued in Entirety:

NONE

Sketches:

NONE

Items Issued for Informational Purposes:

NONE



Patrick Johnson, MBA
Director of Procurement

Please **sign** below to acknowledge receipt of this Addendum and return with the **Technical Proposal submission**. Failure to return this Acknowledgement of Addendum may deem a proposal nonresponsive.

NOTE: ACKNOWLEDGEMENT OF RECEIPT OF RFP ADDENDA WILL NOT BE ACCEPTED BY FACSIMILE OR E-MAIL.

Company Name

Authorized Signature

Date

Printed/Typed Signature

PRICE PROPOSAL FORM

To: Montgomery College

Re: **High Technology and Science Center
ADA Elevator Addition
Germantown Campus**

Attn.: Office of Procurement
Montgomery College
9221 Corporate Boulevard
Rockville, Maryland 20850

From: _____
(Provide Your Company's Name)

PART 1 - Contractor must submit **one (1) original plus two (2) copies**, marked "Original " or "Copy" accordingly, of the Price Proposal Form and all attachments.

PART 2 - Please read the questions, note what is requested, then provide appropriate responses. Failure to answer any of the applicable questions contained in this section will make the proposal non-responsive and be grounds for rejection of the entire proposal. **Conditional proposals will not be accepted.**

PART 3 - Contractor acknowledges receipt of the following Addenda:

Number _____	Date _____
Number _____	Date _____
Number _____	Date _____
Number _____	Date _____
Number _____	Date _____

PART 4 - BASE PRICE PROPOSAL: (State amounts in both words and numbers where indicated)

The proposed total contract amount to complete the **High Technology and Science Center ADA Elevator Addition** project at the Germantown Campus, including all the costs associated with the requirements specified in the Request for Proposal documents, and having examined both the site of the Work and all matters referred to in the Request for Proposal documents, is:

Base Price Detail (In Numbers):

1.	Division 1 General Conditions	\$ _____
2.	Division 2 Existing Conditions	\$ _____
3.	Division 3 Concrete	\$ _____
4.	Division 5 Metals	\$ _____
5.	Division 6 Wood, Plastics, and Composites	\$ _____
6.	Division 7 Thermal and Moisture Protection	\$ _____
7.	Division 8 Openings	\$ _____
8.	Division 9 Finishes	\$ _____
9.	Division 14 Elevators and Lifts	\$ _____
10.	Division 21 Fire Suppression	\$ _____
11.	Division 22 Plumbing	\$ _____
12.	Division 23 HVAC	\$ _____
13.	Division 26 Electrical	\$ _____
14.	Division 27 Communications	\$ _____
15.	Division 28 Electrical Safety and Security	\$ _____
16.	Construction Cost Subtotal (Sum of line items 1-15):	\$ _____
17.	Overhead	\$ _____
18.	Profit	\$ _____
19.	Insurance	\$ _____
20.	Performance, Labor and Material Payment Bonds	\$ _____
21.	Builder's Risk	\$ _____

22. Base Price Total (Sum of line items 16-21):

(In Words): _____ Dollars

(In Numbers): \$ _____

PART 5 - SPECIAL PRICING REQUIREMENTS: (State amounts in both words and numbers)

- A. DEDUCT ALTERNATES – NOT USED
- B. ADD ALTERNATES – NOT USED
- C. UNIT PRICES – NOT USED
- D. SEPERATELY IDENTIFIED PRICES – NOT USED

PART 6 - BID SURETY

- A. The bid surety attached in the sum of _____ Dollars (\$ _____) is to become the property of the College in the event the Contract and Bond are not executed with the time set forth, as liquidated damages for the delay and additional expense to the College caused thereby.
- B. The undersigned includes the following submissions as part of the Price Proposal Form:
Bid Bond (AIA Document A310-2010, “Bid Bond”)
Bonding Company Letter

PART 7 - PRICE PROPOSAL (PART B) SUBMITTAL ATTACHMENTS

(Submit one (1) original plus two (2) copies of the Price Proposal Form and all Attachments)

- A. AIA Document A310-2010, Bid Bond or Certified Check in the amount of 5% of the Base Price Proposal
- B. Bonding Company Letter Guaranteeing the Required 100% Performance, Labor and Material Payment Bonds

PART 8 – The undersigned agrees, if selected as the Contractor, to execute a Contract in accordance with the terms of this Request for Proposals and the Contract Documents, within five (5) days, Saturdays, Sundays and legal holidays excluded, after presentation thereof by the College.

PART 9 – Upon contract award, the undersigned agrees to hold prices firm for the duration of the overall contract term.

PART 10 - The undersigned acknowledges the right of the College in its sole discretion to accept any Proposal or to reject any or all Proposals.

PART 11 - The undersigned further certifies under the penalties of perjury that this proposal is in every respect bona-fide, fair and made without collusion or fraud with another person, joint venture, corporation, partnership or other business or legal entity.

PART 12 - SIGNATURES:

(Date) _____ (Company Name)

(Address)

(Telephone Number)

(Facsimile Number)

By: _____
SEAL IF A CORPORATION Authorized Agent & Title (Print)

Signature

(F.E.I.N.)

(Contractor License Number)

(Contact E-mail Address)

BE SURE TO SIGN YOUR PROPOSAL