

**OFFICE OF PROCUREMENT
CAMPUS CENTER ROOF REPLACEMENT, ROCKVILLE CAMPUS
RFP NO.: 622-005
RFP CLOSING DATE AND TIME: FEBRUARY 14, 2022 @ 2:00 PM
ADDENDUM #4
ISSUED: FEBRUARY 9, 2022**

THE PURPOSE OF ADDENDUM IS TO MAKE CHANGES AND PROVIDE ANSWERS TO THE REQUEST FOR CLARIFICATIONS TO THE RFP DOCUMENTS.

Item 5-1 Extend the RFP closing date and time from 2:00 p.m. on Feb. 11, 2022 to 2:00 p.m. on February 14, 2022.

Item 5-2 Provide answers to the Request for Clarifications as follows

(1) Question: Section 002413 requests resumes' of the project manager, superintendent, and quality control manager for the technical proposal submission. Can any of these positions have dual roles?

Answer: For a project of this size and scope, a separate person should be assigned to each role.

(2) Question: Is Alternate 1 needed to be completed within the project schedule as stated in Section 002213?

Answer: Yes, add alternate #1 is expected to be completed within the project schedule as stated in section 002213

(3) Question: Drawing AD1.01 states to clean biological growth from the penthouse masonry façade. Please confirm all 4 sides of the façade need to clean.

Answer: Confirmed, clean all four (4) sides of penthouse façade.

(4) Question: Are all the roof drains need to be replaced?

Answer: Yes, all roof drains should be new and installed into the existing pipe below the roof deck.

(5) Question: On the lower level, there is at least one RTU unit that will require disconnect lift, remove and replace roof then reset and reconnect this unit. See photo #1a & #1b.

Answer: Contractor to include cost of disconnecting, lifting, and replacing unit on new curbs as detailed in the drawings.

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(6) Question: Foundation appears to be sagging which means the unit is set on the roof and not the deck. This would also require disconnect and reconnect after new roof system is in place. See photo #2.

Answer: Contractor to include cost of disconnecting, lifting, and replacing unit on new curbs as detailed in the drawings.



(7) Question: Condenser unit set on Pad set on roof will require disconnect and reconnect when new roof system is in place. See photo #3a & #3b.

Answer: Contractor to include cost of disconnecting and replacing unit as detailed in the drawings. Protection as required by the membrane manufacturer for surface bearing units will be required.

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(8) Question: Please verify that the well roof which support the Water tower (cooling tower) structure is not included in the base bid. See photo #4a & #4b.

Answer: Confirmed, the roof within the water tower well is not included within the contract. The scope will terminate with the flashing integration over the curb and into the water tower area.



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Photo
4 b



(9) Question: During the site visit, it was mentioned there are hazmat materials to be abated. Accordant to the hazmat report, no asbestos was found. Please advise.

Answer: The asbestos report attached to the RFP confirms that there is no asbestos in the roofing assembly. There is asbestos in the pipe joints of the roof drains which the College will have abated. Additionally, contractors are advised that the College will also perform a separate abatement project inside of the building while the roof replacement is taking place.

(10)Question: There are notes on drawing AD1.01 indicate to remove and dispose of the existing curbs and equipment, and remove and replace damaged electrical and mechanical pipes and conduits. However, the drawing does not show which curbs and/or equipment to be removed and disposed, nor the damaged electrical and mechanical pipes and conduits to be removed and replaced. Can you provide the quantities/type of curbs/equipment to be removed and disposed, and electrical/mechanical pipes and conduits to be removed and replaced? If no information is available, we suggest an allowance should be established for these unknown items.

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Answer: Roof curbs: The note indicating the removal and disposing of curbs is limited to abandoned curbs. In general, roof curbs are intended to remain in place for mechanical units that will not require lifting for the roof replacement to occur. Where lifting of the equipment is required based on other pre-bid questions, the cost of new curbs should be carried by the contractor to properly reinstall the mechanical system. Roof curbs should be considered to be replaced with materials like-in-kind to the existing.

Miscellaneous MEP Piping/Conduit: It is unknown at this time how much damaged miscellaneous MEP piping will be encountered. Therefore, the Price Proposal Form is updated to reflect unit rates with estimated linear footage of the following material:

1. Schedule 40 PVC pipe or conduit, up to 4" in diameter.
2. Hydronic copper piping with minimum of R-8 exterior grade insulation and aluminum jacketing, up to 5" in diameter
3. Metal EMT conduit, up to 3" in diameter

Price Proposal Form is reissued and attached. **Please use Revised Price Proposal Form for submission. Failure to do so will deem a proposal non-responsive.**

All other specifications, terms and conditions remain unchanged.

Sections or Portions Reissued in Entirety

004213B PRICE PROPOSAL FORM REVISED ON 2/9/2022

Drawings

NONE

Sketches

NONE

Items Issued for Informational Purposes

NONE

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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 (REVISED)

To: Montgomery College

Re: RFP No.: 622-005
Campus Center Roof Replacement
Rockville Campus

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

From: _____
(Provide Your Company's Name)

PART 1 - Contractor must submit one (1) original plus one photocopy, 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. In order to be considered for the award, Contractor must bid all items and fill out all the following blanks. Failure to do so may deem a Contractor non-responsive.**

PART 3 - Contractor acknowledges receipt of the following Addenda:

Number _____ Date _____

Number _____ Date _____

Number _____ Date _____

Number _____ Date _____

Number _____ Date _____

Number _____ Date _____

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

- A. The proposed total contract amount to complete **Campus Center Roof Replacement** project at **Montgomery College Rockville Campus**, per terms, conditions, drawings and specifications, including all costs associated with the requirements specified in the RFP documents, and having examined both the site of the Work and all matters referred to in the RFP documents, is:

(In Words): _____ Dollars

(In Numbers): \$ _____

Item #	Description	Dollar Amount (\$)
1	Div 1 - General Provisions	
2	Div 2 - Existing Conditions	
3	Div 3 - Concrete	
4	Div 4 - Masonry	
5	Div 6 – Wood, Plastic, Composites	
6	Div 7 – Thermal Protection	
7	Div 8 - Openings	
8	Div 23 - HVAC	
9	Overhead & Profit	
10	Insurance & Performance & Payment Bonds	
11	Base Price Total	

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

A. ALLOWANCES – NOT USED

B. UNIT PRICES

Provide unit prices to establish a fixed basis for costs for adding or changing specified quantities of work from those indicated in the contract drawings and specifications, when directed in writing by the College to make such changes. The unit prices shall include all labor, materials, equipment, overhead, bonds, insurance and profit and shall either be added to or subtracted from the quantity of this type of work specified as the result of field conditions.

Unit Price No. 1: For repair of perlite concrete structural deck as identified on Sheet S1.01. **100 square feet shall be carried in the base bid price.**

Add/Deduct Unit Price: (In Words): _____ Dollars per S.F.

(In Numbers): \$ _____/S.F.

Unit Price No. 2: For replacement of sheet metal ductwork as identified on Sheet M1.01.
50 linear feet shall be carried in the base bid price.

Add/Deduct Unit Price: (In Words): _____ Dollars per L.F.

(In Numbers): \$ _____/S.F.

Unit Price No. 3: For insulating mechanical ductwork as identified on Sheet M1.01.
200 linear feet shall be carried in the based bid price.

Add/Deduct Unit Price: (In Words): _____ Dollars per L.F.

(In Numbers): \$ _____/L.F.

Unit Price No. 4: For miscellaneous schedule 40 PVC pipe or conduit, up to 4" in diameter.
500 linear feet shall be carried in the based bid price.

Add/Deduct Unit Price: (In Words): _____ Dollars per L.F.

(In Numbers): \$ _____/L.F.

Unit Price No. 5: For miscellaneous hydronic copper piping with minimum R-8 exterior grade insulation and aluminum jacketing, up to 5" in diameter.
300 linear feet shall be carried in the based bid price.

Add/Deduct Unit Price: (In Words): _____ Dollars per L.F.

(In Numbers): \$ _____/L.F.

Unit Price No. 6: For miscellaneous metal EMT conduit, up to 3" in diameter.
100 linear feet shall be carried in the based bid price.

Add/Deduct Unit Price: (In Words): _____ Dollars per L.F.

(In Numbers): \$ _____/L.F.

C. ALTERNATES

Add Alternate 1 – High Roof and Penthouse Roof

The amount to complete scope of work on the High Roof and Penthouse Roof as per terms, conditions, drawings and specifications, including all costs associated with the requirements specified in the RFP documents, and having examined both the site of the Work and all matters referred to in the RFP documents, is:

(In Words): _____ Dollars

(In Numbers): \$ _____

Item #	Description	Dollar Amount (\$)
1	Div 1 - General Provisions	
2	Div 2 - Existing Conditions	
3	Div 3 - Concrete	
4	Div 4 - Masonry	
5	Div 6 – Wood, Plastic, Composites	
6	Div 7 – Thermal Protection	
7	Div 8 - Openings	
8	Div 23 - HVAC	
9	Overhead & Profit	
10	Insurance & Performance & Payment Bonds	
11	Add Alt #1 Total	

D. SEPARATELY 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”) if the total bid amount exceeding \$100,000.
Bonding Company Letter

PART 7 - PRICE PROPOSAL (PART B) SUBMITTAL ATTACHMENTS

- A. AIA Document A310-2010, Bid Bond or Certified Check in an amount not less than 5% of the Base Bid Amount, including all add alternates, but excluding all deduct alternates, if applicable.
- 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