



**MONTGOMERY COLLEGE - OFFICE OF PROCUREMENT
MANNAKEE BUILDING (211) ELECTRICAL INFRASTRUCTURE UPGRADE, ROCKVILLE CAMPUS
RFP NO.: 622-009
RFP CLOSING DATE AND TIME: MAY 24, 2022 @ 2:00 PM**

**ADDENDUM #1
Issued: May 18, 2022**

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

- Item 1-1 Extend the RFP closing date and time from 2:00 p.m. on May 20, 2022 to **2:00 p.m. on May 24, 2022.**
Please make changes throughout the RFP documents.
- Item 1-2 Revise the Price Proposal Form to include Owner Allowance for undefined scope of work associated with fire alarm, concrete pads, repair of spray-on fireproofing and miscellaneous metals. Price Proposal is reissued in its entirety and included in this Addendum. Please use revised price proposal form for submission. Failure to do so may deem your price proposal unresponsive,
- Item 1-3 Question: Contract Award: We understand that the recommendation of Award to be approved by the Board of Trustees is scheduled for June 20, 2022. Please confirm that it is MC intention to award the contract to the successful bidder right after Board approval and no later than July 6, 2022. The reason as to why we ask if the contract will be awarded this year, is because our subcontractors will need to have an executed contract with us in order to lock prices with their vendors, to proceed with submittals and to release the switchgear and other long-lead item materials.
- Answer: It is the College’s intent to award the contract to the successful Offeror at the June meeting of the College Board of Trustees.
- Item 1-4 Question: Existing Fire Alarm System: We are anticipating that a Fire Alarm subcontractor will be required to assist with the shutdowns and exit devices may have to be relocated. Please advised if General Contractors is to include cost to address any Fire Alarm work and if so, please provide JCI contact information. Please advise if the Design Team will be issuing specifications for Fire Alarm system.
- Answer: An Owner allowance for fire alarm work has been added to the revised Price Proposal Form. The College fire alarm system is a Johnson Controls (formerly Simplex) system. The College will engage a fire alarm technician to assist in the removal, reinstallation, and addition of all new fire alarm devices required to complete the project.
- Item 1-5 Question: Existing Spray-on Fire Proofing: During the previous site visit, we noticed that structural steel beams are protected with what it appears to be spray-on fireproofing. Bid specifications and drawings do not identify the requirement of spray-on fireproofing. We are anticipating that existing fireproofing will be impacted by the removal of MEP systems, please advise if General Contractor is to include cost for the patching of fireproofing of if MC will establish an allowance for this potential work.
- Answer: An Owner Allowance has been added to the revised Price Proposal Form to account for this scope of work. Requirements for patching fireproofing will be determined after award of contract.



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- Item 1-6 Question: Roofing Penetrations: Please confirm that there is no existing warranty to the roof. Please provide roof type information of existing roof.
- Answer: The existing roof is under warranty through 2027. All roof work needs to meet warranty requirements by Firestone to maintain the existing warranty, regardless of who performs the work. The College expects a warranted product at the completion of the project.
- Item 1-7 Question: Electric Rm 113B New 15KVA XFMR: Please review and advise if a concrete pad is to be provided for the new transformer. If concrete pad is to be provided, please provide size and details.
- Answer: An Owner Allowance has been added to the revised Price Proposal Form to account for this scope of work in the price proposal. Size and specifications for the concrete pad will be determined after award of contract.
- Item 1-8 Question: Electric Rm 113B New 15KVA XFMR: Please review and advise if a concrete pad is to be provided for the new transformer. If concrete pad is to be provided, please provide size and details.
- Answer: An Owner allowance has been included in the revised price proposal form included as an attachment to this addendum to account for all required concrete pads on the project.
- Item 1-9 Question: Existing Elevators: With the switchboard and emergency generator replacement, a Fire Alarm Testing may be required after all the new systems have been completed. Please advise if MC will hire directly the elevator company to attend to pre-testing and final testing of fire alarm if required.
- Answer: Montgomery College will engage the elevator service company to assist in all required inspections and will coordinate with the contractor as required.
- Item 1-10 Question: Existing Sprinkler System: Please advise if MC could share as-builts of the existing sprinkler system. Also advise if the design intent is to provide upright heads in the new electrical rooms.
- Answer: The College does not have existing fire sprinkler drawings. Confirmed, it is the design intent to install upright heads in the new electrical rooms.
- Item 1-11 Question: Concrete Work: Bid Form may need to be revised to include Division 03 Concrete Work.
- Answer: An Owner allowance has been included in the revised price proposal form included as an attachment to this addendum to account for all required concrete pads on the project.
- Item 1-12 Question: Steel Work: Bid Form may need to be revised to include Division 05 Metals
- Answer: An Owner allowance has been included in the revised price proposal form included as an attachment to this addendum to account for all required metals on the project.

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Item 1-13 Question: Section 10 14 23 Panel Signage: Please review and advise if interior signage is to be provided. If so, please advise locations and signage type. Specifications provide signs for the Charlene R. Nursery Student Services Center.

Answer: An Owner allowance has been included in the revised Price Proposal Form included as an attachment to this addendum to account for all required signage on the project.

Item 1-14 Question: Existing Main Electrical Room Metal Deck: At our previous site visit, we noticed that exposed metal deck located inside main electrical room 111 is rusted and it appears that water has infiltrated within the room. It also appears that a tray with a hose has been installed to catch the water and routed to a plastic container. Please confirm that contractor is not to include any cost to repair the metal deck nor the roofing system. We are concern that this current situation may impact final electrical inspections by DPS and PEPCO.

Answer: The leak in the roof and flashing above the electrical room have been addressed by a roofing contractor.

Item 1-15 Question: Section 26 01 00 – Item 3.9 Electrical Demolition: Please confirm that building will be occupied during the removal and installation of the switchgear and panels and also confirm that Contractor is to comply with items 3.9_A, 3.9_B, 3.9_C, and 3.9-D. We have reviewed the Engineer’s suggested phasing to minimize outages and that they have developed a good plan, however we believe that there will an outage for an extended period of time from when the switchgear is removed, and the new switchgear is installed and inspected. We will need to coordinate with PEPCO to schedule the outage and inspections which takes several weeks and also PEPCO is to replace the Transformer.

Answer: Montgomery College will vacate the building as needed during the planned outage for the project from demolition of the old service until the new switchgear is energized.

Specification Sections or Portions Reissued in Entirety

004213 Price Proposal Form (revised)

Drawings

NONE

Sketches

NONE

Items Issued for Informational Purposes

NONE



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A handwritten signature in black ink, appearing to read 'Patrick Johnson', written over a horizontal line.

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 THE ADDENDUM WILL NOT BE ACCEPTED BY FACSIMILE AND EMAIL.

Company Name

Authorized Signature

Date

Printed/Typed Signature

PRICE PROPOSAL FORM (REVISED)

To: Montgomery College

Re: RFP No.: 622-009
Mannakee Building (211) Electrical Infrastructure Upgrade
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 _____

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

The proposed total contract amount to complete the **Mannakee Building (211) Electrical Infrastructure Upgrade, 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	Division 01 General Conditions	
2	Division 02 Existing Conditions	
3	Division 06 Wood and Plastics	
4	Division 07 Thermal and Moisture Protection	
5	Division 08 Openings	
6	Division 09 Finishes	
7	Division 10 Specialties	
8	Division 21 Fire Protection	
9	Division 23 HVAC	
10	Division 26 Electrical	
11	Overhead & Profit	
12	Insurance, Performance & Payment Bonds	
13	Base Price Total	
14	Owner Allowances (from Part 5.B)	\$15,000.00
15	Total Price Proposal	

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

A. ALLOWANCES

Owner Allowance No. 1

Owner Allowance: Include in the bid proposal on line 14 above the amount of **\$15,000.00** as an Owner allowance for undefined scope of work associated with fire alarm testing, concrete pads, repair of spray-on fireproofing, and miscellaneous metals.

B. UNIT PRICES – NOT USED

C. ALTERNATES

Add Alternate No. 1: Power Riser Diagram

Add Alternate: Labor and materials to delete one distribution section from the main switchboard line-up and the addition of a remote distribution section per the Power Riser Diagram on Sheet E3.03.

(In Words): \$ _____

(In Numbers): \$ _____

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 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