

**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 #2**  
**Issued: May 19, 2022**

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

- Item 2-1     Question: Detail A3/A-103 Curb Flashing at Roof: Confirm that Detail A3/A-103 is applicable for CU-1 and CU-2.
- Answer: Confirmed.
- Item 2-2     Question: New CU-1 & CU-2: Roof Plan 1/E203 show disconnects for CU-1 and CU-2 to be feed from panel RP3A, Power Riser Diagram 1/E302 does not show the new CU-1 & CU-2 units at roof level.
- Answer: Connection for CU-1 and CU-2 are indicated on roof plan 1/E203 and will not be indicated on Power Riser Diagram on 1/E302.
- Item 2-3     Question: Engineer Suggested Phasing – Note 8: Please review and advise which areas will be affected by the removal of existing electrical panels and confirm that this work will need to be performed off-hours. If so, please provide the allowable hours for the affected areas.
- Answer: The Contractor should assume the panels on each floor will affect the entire associated floor. Montgomery College will need to provide direction on how much of the floor will be occupied (if any) during construction. The Contractor should also note these are suggested phasing steps and the Contractor should propose alternate phasing steps should they be able to further minimize outages.
- Item 2-4     Question: PEPCO Transformer Secondary Feeder: Note 16 on drawing E-302 reads “PEPCO TRANSFORMER SECONDARY FEEDER IN EXISTING UNDERGROUND DUCTS BY PEPCO. COORDINATE CONNECTION WITH PEPCO.” – Please confirm that PEPCO will not require new feeders to the new Switchgear.
- Answer: It has been confirmed with PEPCO the existing ductbank will be reused.
- Item 2-5     Question: Main Electrical Room 111: Please confirm that proposed 2000A Switchboard will fit within the existing electrical room. Alternate # 1 may be required in order to meet clearances within the existing electrical room.
- Answer: The switchboard will physically fit in the space indicated however depending on the exact location of the duct bank which serves the switchboard, it could force the switchboard to be shifted enough that it will not fit without reworking the ductbank. Should this be the case, the alternate will be required to be implemented with the remote distribution section.
- Item 2-6     Question: Security Devices: Note 22/E-201 reads “CONTRACTOR SHALL PROVIDE CONDUIT FOR ALL SECURITY DEVICES (CARD READER, DOOR CONTACT, DOOR CLOSER, POWER TRANSFER, ELECTRIC LOCK) AS REQUIRED. COORDINATE QUANTITY LOCATION OF ALL REQUIRED RACEWAY WITH SECURITY

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VENDOR & ARCHITECTURAL DRAWINGS & DOOR HARDWARE REQUIREMENTS". – Please advise if Contractor is to include JCI's cost to furnish and install the security devices.

Answer: The Contractor shall include costs for all pathways for security devices. The College will pay the costs for the procurement and installation of all security hardware using the Owner Allowance in the project.

Item 2-7 Question: Existing Fire Rated Walls & Floors: Please advise if there are any existing Fire Rated walls and floors/ceilings within the building. MEP General Notes indicate the need to provide proper fire stopping, we would like to know locations of existing firewalls, ceilings and floors.

Answer: Fire-resistance ratings for Construction Type IIB apply to this project. IBC Table 601 indicates OHR rating for primary structural frame, exterior bearing walls, interior bearing and non-bearing walls and partitions, floor construction and associated secondary members, and roof construction and associated secondary members. Shaft enclosures must maintain fire resistance ratings of not less than 1 HR as required by IBC.

Item 2-8 Question: Floor Plans Wall Type 1A: Floor plans A102 and A103 show new partitions A1 at new electrical rooms, drawing A601 provides details for partition types 1 and 2. Please review and confirm that Partition Type A1 on floor plans is the same as Partition 1 on A601. Review and advise location of new partition wall type 2.

Answer: Partition types on A102 and A103 indicate Type 1A. Designation C1/A601, Wall Type Schedule 1A indicates applies to Wall Type 1 – Typical Partition. Current scope does not expect that Wall Type 2 will be required.

Item 2-9 Question: Builder's Risk Insurance Requirement: Per MC Standard Contract Agreement, item 19.1\_d requires that for renovation projects, when custody of the building is turned over to the Contractor, the Builder's Risk policy must additionally include building replacement value. Please confirm that the College will require for the Replacement Value to be included within the Builder's Risk. If so, please provide the building replacement value so we can include the additional premium for this insurance requirement.

Answer: The College would suggest the Builder's Risk Insurance be based on the listed value of the building. Currently, it is \$8,168,000 for the building and \$817,000 for the contents.

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Item 2-10 Question: We anticipate for the building to have no power for at least one month or two months, pending PEPCO schedule. Please review and confirm that General Contractor is to provide temporary power, during outage, to the existing HVAC System as to avoid humidity issues within the building during the power outage.

Answer: Contractor is required to either provide temporary power to HVAC systems during building outages or provide temporary conditioning to maintain temperature and humidity control during the building outages.

Item 2-11 Revise Price Proposal Form to include Division 3 Concrete and Division 5 Structural Steel Framing, and correct description of Owner Allowances (from Part 5.B) to Owner Allowances (from Part 5.A). Price Proposal Form has been 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.

**Specification Sections or Portions Reissued in Entirety**

004312 Price Proposal Form (revised)

**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 AND EMAIL.**

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Company Name

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Authorized Signature

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Date

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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 03 Concrete	
4	Division 05 Structural Steel Framing	
5	Division 06 Wood and Plastics	
6	Division 07 Thermal and Moisture Protection	
7	Division 08 Openings	
8	Division 09 Finishes	
9	Division 10 Specialties	
10	Division 21 Fire Protection	
11	Division 23 HVAC	
12	Division 26 Electrical	
13	Overhead & Profit	
14	Insurance, Performance & Payment Bonds	
15	<b>Base Price Total</b>	
16	Owner Allowances (from Part 5.A)	\$15,000.00
17	<b>Total Price Proposal</b>	

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

**A. ALLOWANCES**

**Owner Allowance No. 1**

Owner Allowance: Include in the Price Proposal Form 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)
<b>By:</b>	_____
<b>SEAL IF A CORPORATION</b>	Authorized Agent & Title (Print)
	_____
	Signature
	_____
	(F.E.I.N.)
	_____
	(Contractor License Number)
	_____
	(Contact E-mail Address)

**BE SURE TO SIGN YOUR PROPOSAL**