

**MONTGOMERY COLLEGE - OFFICE OF PROCUREMENT
CONSTRUCTION MANAGER AT RISK FOR THE PAUL PECK ART BUILDING HVAC UPGRADES
RFP NO.: 623-002
RFP CLOSING DATE AND TIME: AUGUST 26, 2022 @ 2:00 PM**

**ADDENDUM #2
Issued: August 23, 2022**

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

Item 2-1 Question: Please provide the Basis for Selection form required in the RFP.

Answer: Please use your firm's format if the submission template/form not provided in the RFP documents.

Item 2-2 Question: Please provide the CM At Risk Experience Form required in the RFP.

Answer: See answer to Item 2-1.

Item 2-3 Question: Please provide clarification on the equipment that has already been procured by the College. Please confirm that equipment/materials costs for owner procured items is included in the budget stated in the RFP.

Answer: The equipment already procured by the College are:

- (1) 6 units of ABB ACH580 Variable Frequency Drives (3HP @1 unit, 15HP @4 units; 20HP @1 unit) from Advanced Thermal Solutions LLC. Total amount: \$16,186.00.
ABB Standard warranty: 30 months from date of shipment. Authorized factory trained engineer during the standard working hours included.
- (2) 5 units of HW/CW pumps (Bell & Gossett Model: e-1510 3EB 400gpm @2 units; e-1510 3EB 375gpm @2 units and e-90 1.5 AAB @ 1 unit) from Cummins Wagner. Total Amount \$32,000.00. Factory certified start-up & Training included.

Please note that start-up services are included for the above (2) types of equipment. Contractor is required to assume responsibility for start-up as well as warranty for all College procured equipment.

Equipment intended to be procured by the College:

- (1) MOU (DOAS) air handler unit. Estimated cost is approximately \$100,000.00.
- (2) FCUs. Cost unknown at this time.

It is confirmed the equipment and materials costs for the College procured items shall be included in the project total construction costs of \$3,250,000.

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Item 2-4 Question: Is a Bid Bond required for this submission or for the GMP submission.

Answer: Yes. See Section 2.46 Scope of Services regarding the bid bond.

Item 2-5 Question: Is there a preferred vendor list for this project?

Answer: The College does not maintain a preferred vendor list. However, the College Design Standards call for specific brand for certain equipment and materials. The College has standardized on native BACnet compatible controls and Reliable Brand Building Automation Controls (BAC) is the College's standard brand for building automation controls. ABB Commercial HVAC variable frequency drives (VFDs) and Bell & Gossett HVAC Pumps are the specific brands for HVAC VFDs and HVAC pumps respectively.

Pritchett Controls, Advanced Thermal Solutions (Linthicum Heights, MD) and Cummins-Wagner Co., Inc. are the exclusive manufacturer's representatives in the area for Reliable Brand Building Automation Controls, ABB Commercial HVAC VFDs and Bell & Gossett HW/CW pumps respectively. Advanced Thermal Solutions and Cummins-Wagner Co., Inc. will perform start-up for their respective equipment.

MOU (DOAS) unit will likely be procured from Daikin through Havtech, LLC. FCUs will be Trane brand, vendor unknown at this time.

Item 2-6 Question: Article 9.1-d reads as follow "...For building 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 building will not be occupied during construction. If so, please provide building replacement value so we can include the cost within the bid proposal.

Answer: The building will be closed during construction. Replacement cost of the Paul Peck Art Building on Rockville Campus is \$6,683,298.00.

Item 2-7 Question: Construction Budget: Section 1 indicates that the construction budget is approximately \$3,250,000. Mechanical and Architectural narratives provide Options 1 and 2. Please advise if the construction budget is based on Option 1 or 2.

Answer: Construction budget is based on Option 2 - Replace the existing DOAS and fan coil units in-kind.

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- Item 2-8 Question: Please confirm that acceptance of the stated schedule and budget in the RFP is not a condition for the RFP proposal to be considered responsive. It was stated in the walk through that Contractors may provide an alternative project “plan/schedule” strategy as part of the RFP proposal.
- Answer: Confirmed that acceptance of the stated schedule and budget in the RFP is not a condition for the RFP proposal to be considered responsive. However, Offerors that can meet the budget and schedule are more favorable.
- Item 2-9 Question: The damage resulting in the necessary structural steel corrective/repair work in the lower mechanical room is being facilitated by an existing drainage issue and standing water at the exterior of the building (the exterior corrective work is not included in the RFP scope for this project). This structural repair work should not occur prior to correction to the drainage and standing water issue/s. Please confirm that the awarded Contractor shall not be responsible the structural steel repairs until the exterior work is completed by the Owner.
- Answer: Owner has addressed some of the water infiltration issues that contributed to damaged structure. Owner does not have sufficient time to address the remainder of the water infiltration issues prior to award of this bid. Contractor is responsible to complete repairs to the building structure as per the RFP documents.
- Item 2-10 Question: On the Price Proposal Form, Section 2.1 reads "Total Construction Phase 2 Construction Management at Risk Fee...inclusive of all CM costs per this RFP". Please clarify if this total is to include the sum of the CM Fee, On-Site Staff Reimbursable Total, Non-Personnel Reimbursable Total, and 5% CM Contingency OR simply the CM Fee by itself.
- Answer: Price Proposal Form has been revised and reissued in its entirety. Please use the revised Price Proposal Form for submission. Failure to do so may deem a proposal non-responsive.

Specification Sections or Portions Reissued in Entirety

Section 5 Price Proposal Form for CM at Risk Services (Revised)

Drawings

NONE



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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 THE ADDENDUM WILL NOT BE ACCEPTED BY FACSIMILE AND EMAIL.

Company Name

Authorized Signature

Date

Printed/Typed Signature



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CONSTRUCTION MANAGER AT RISK FOR THE PAUL PECK ART BUILDING HVAC UPGRADES
ROCKVILLE CAMPUS
RFP CLOSING DATE/TIME: AUGUST 26, 2022 AT 2:00 PM

SECTION 5 – PRICE PROPOSAL SUBMISSION

PRICE PROPOSAL FORM FOR CM AT RISK SERVICES (REVISED)

RFP Title: Construction Manager at Risk
Paul Peck Art Building HVAC Upgrades
Rockville Campus

RFP Number: 623-002

NAME OF PROPOSER: _____

The undersigned hereby submits a price proposal for the Construction Management at Risk services to Montgomery College to construct Paul Peck Art Building HVAC Upgrades on the Rockville Campus. Submitted with this price proposal is a fully executed bid bond in the amount **not less than 5%** of the Price Proposal. By submitting this price proposal, the CM at Risk agrees to be bound by the College’s General Terms and Conditions, the General Conditions for Construction, the Supplementary Terms and Conditions for Construction, and comply with all insurance mandates. Having carefully examined the Request for Proposal for the above reference project, the associated documents, and addenda, and having received clarification on all items of conflict or upon which any doubt arose, the undersigned proposes to complete the work for the following guaranteed maximum price:

1. PRECONSTRUCTION PHASE 1:

1.1 Preconstruction Phase 1 Construction Management at Risk Fee

(In words): _____ **Dollars**

(In numbers) \$ _____

2. CONSTRUCTION PHASE 2 CM AT RISK FEE:

2.1 Construction Phase 2 Construction Management at Risk Fee

(In words): _____ **Dollars**

(In numbers) \$ _____

2.2 Reimbursables: Each Proposer is to provide not-to-exceed amounts for (i) General Conditions On-Site Staff Reimbursables; (ii) General Conditions Non-Personnel items per RFP ***(bonds and insurance shall be quoted separately with the balance of the General Conditions for Non-Personnel items)***

2.2.1 General Conditions On-Site CMAR Staff Reimbursable only for the Project

(In words): _____ **Dollars**

(In numbers) \$ _____



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2.2.2 General Conditions For Non-Personnel Reimbursable Costs

Note: Firm fixed prices for bonds and insurance shall be quoted separately. The balance of the General Conditions for Non-Personnel Reimbursable costs listed in the General Conditions Non-Personnel Reimbursable Breakdown Attachment shall be quoted as a not-to-exceed amount, and a minimum of 4.5% of the Project Construction Cost Limit.

For the Project:

2.2.2.1 Bonds:

(In words): _____ Dollars

(In numbers) \$ _____

2.2.2.2 Insurance:

(In words): _____ Dollars

(In numbers) \$ _____

2.2.2.3 Costs per General Conditions Non-Personnel Reimbursable Breakdown Attachment

(In words): _____ Dollars

(In numbers) \$ _____

2.2.2.4 Total Not to Exceed Non-Personnel Reimbursables (sum of 2.2.2.1, 2.2.2.2 and 2.2.2.3)

(In words): _____ Dollars

(In numbers) \$ _____

2.3 CMAR Construction Phase Contingency: Quoted amount of this contingency for the Project which must be at least a minimum of 5% of the Project Construction Costs.

(In words): _____

(In numbers) \$ _____

3. TOTAL CM AT RISK PRICE PROPOSAL: (sum of 1.1, 2.1, 2.2.2.4 and 2.3)

(In words): _____ Dollars

(In numbers) \$ _____



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4. Hourly rates for on-site staff:

The hourly rates to be quoted by the CM at Risk.

<u>Position</u>	<u>Hourly Rate</u>
Project Manager	\$ _____
Field Superintendent	\$ _____
Project Engineer	\$ _____
Field Secretary/Clerk	\$ _____
Laborer	\$ _____

Note: The billing rates for on-site staff positions for which prevailing wage rates apply are required to be listed herein and costs for such positions are to be included in above based on the quoted billing rates; upon issuance of the prevailing wage rates, adjustments (if any), will be made accordingly with the successful CMAR firm.

We understand that by submitting a proposal, we are agreeing that (i) the Project schedule will be met and (ii) the total hard construction cost for the Project as set forth in the Contract shall not exceed the amount of the Project Construction Costs of approximately \$3,250,000. We understand that any and all savings accrued during the Construction Phase of the Project will revert to the College and CM at Risk per 2.15 in Section 2 of the RFP. We confirm that our quoted, not-to-exceed (NTE) price for the On-Site Staff Reimbursable Expenses to be included in the GMP proposal is based on the hourly rates listed above.

We understand that for any or no reason, the College at its sole discretion can decline to accept the Construction Manager At Risk GMP Proposal for a trade package or group of trade packages and can decline to amend the contract to reflect these items and the applicable Construction Phase CM at Risk fee and thereupon, without penalty, the Construction Manager At Risk agreement will terminate automatically according to its terms. We further understand that the approval by the College’s Board of Trustees for the GMP amendment to the Contract, if applicable, may be withheld at its sole discretion. If such GMP amendment approval is withheld, the Contract will terminate automatically according to its terms.

If applicable, we understand that Prevailing Wages (to be provided by the College prior to the bidding of trade packages by the CM at Risk) are to be paid during the construction phase and these wages will apply on the entire Project. We understand that a Bid Bond is required with this Price Proposal. We understand that a 100% Performance and 100% Labor and Material Payment Bond are required with



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the issuance of any Construction Contract Amendment to incorporate trade work into the CM at Risk Contract.

We also understand that the Bid/Proposal Affidavit, MBE Participation, and proof of the Proposer's Contractor's license under Title 17, Subtitle 6, of the Business Regulation Article of the Annotated Code of Maryland provided with our Price Proposal will remain in force under this Price Proposal phase.

We understand that the College reserves the right to award a contract (or contracts) for all items, or any parts thereof, as set forth in detail under the information furnished in the RFP document.

The Offeror represents and is a condition precedent to acceptance of this proposal, that the Offeror has not been a party to any agreement to submit a fixed or uniform price.

I hereby represent and warrant by my signature below that I am authorized to submit a binding proposal on behalf of this company.

Company Name Printed Name

Title Authorized signature and date

Witnessed on this__ day of _____, 2022.

Signature of Witness



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ON-SITE STAFF REIMBURSABLE BREAKDOWN ATTACHMENT

PROPOSER: _____

PLEASE NOTE THE FOLLOWING:

1. This attachment is to be included with the Proposer’s Price Proposal. The estimated hours are to justify the projected General Conditions costs for each proposed project.
2. If any of the positions noted below will not be filled by the Proposer, the Proposer is to note in the space provided what position will be handling the duties associated with the unfilled position.
3. Per the RFP, due to the size and nature of this project, it is NOT expected that all of these positions will perform their responsibilities on site.

POSITION	Paul Peck Art Building HVAC Upgrades	ESTIMATED HOURS	TOTAL COST
Project Manager		_____	\$ _____
Field Superintendent		_____	\$ _____
Project Engineer		_____	\$ _____
Field Secretary/Clerk		_____	\$ _____
Laborer		_____	\$ _____
TOTALS:		_____	\$ _____

Signer’s Initials: _____



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SECTION 5 – PRICE PROPOSAL SUBMISSION

GENERAL CONDITIONS NON-PERSONNEL REIMBURSABLE BREAKDOWN ATTACHMENT

PROPOSER: _____

PLEASE NOTE THE FOLLOWING:

1. This attachment is to be included with the Proposer’s Price Proposal.
2. This attachment is to itemize the General Conditions costs included in the Preliminary Construction Cost Estimate in the RFP documents **excluding on-site staffing** as the breakdown for such staff expenses was provided separately.
3. Bonds and Insurance shall not be included in the following items. Bond and Insurance shall be quoted in Item 2.2.2.1 and Item 2.2.2.2 respectively.

Paul Peck Art Building HVAC Upgrades

ITEM	ESTIMATED COSTS
A. Labor costs	\$ _____
B. Costs of Other Materials and Equipment Temporary Facilities and Related Items	\$ _____
C. Other Costs	\$ _____
D. Other Costs and Emergencies	\$ _____
E. Other (please itemize below):	
_____	\$ _____
_____	\$ _____
_____	\$ _____
Sum of all above items (A to E) :	\$ _____

Signer’s Initials: _____