

**OFFICE OF PROCUREMENT
CM AT RISK FOR THE MACKLIN TOWER (MT) LIBRARY RENOVATION, ROCKVILLE CAMPUS
RFP NO.: 625-004
RFP CLOSING DATE AND TIME: SEPTEMBER 24, 2024 @ 2:00 PM**

**ADDENDUM #2
ISSUED: SEPTEMBER 18, 2024**

THE PURPOSE OF ADDENDUM IS TO PROVIDE ANSWERS TO THE REQUEST FOR CLARIFICATIONS.

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

- Item 2-1 Question: The RFP states, “Concurrent with the construction activities for the library renovation, there will also be other construction projects taking place in the same building.” Can you please elaborate on what types of projects this includes and whether the general contractor has already been awarded for these projects?
- Answer: Construction for the MT roofing replacement project and MT building HVAC piping replacement project may take place concurrently with the Library Renovation. General Contractor has not been awarded for either project. Anticipated scope for the roof replacement project is to replace the 6th floor and the 3rd floor roofs, and the 1st floor and 3rd floor terrace IRMA roofs. Anticipated scope for piping replacement project is to replace pipes in poor condition for HVAC piping, Domestic HW, Sanitary, Storm Water, Sprinklers on the Ground and 4th through 6th floors.
- Item 2-2 Question: Section 3 part 3.10 and 3.11 reference forms for the Key Supervisory Personnel, Working Relationships of CM at Risk Key Personnel, and Basis for Selection. Could you please confirm that we are to use our own format for these three specific items?
- Answer: These forms are not provided in the RFP documents. If you cannot locate the college forms included/specified format in Section 4 of the RFP documents, please use your firm’s own format for those technical submission required in Section 3.
- Item 2-3 Question: Please advise if any part of the Macklin Tower building will be occupied during construction?
- Answer: To be determined. This will be determined as the project progresses.
- Item 2-4 Question: Please advise if the CM at Risk will be limited to a single point of access into the building and work area?
- Answer: To be determined. This will be coordinated with the other contractors.
- Item 2-5 Question: Please advise if Parking Lot #9 (or a portion of parking lot #9) will be available for construction staging?
- Answer: Construction staging will be provided on Campus. Specific location to be coordinated with Campus Facilities at the start of construction.

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Item 2-6 Question: Please advise if the College will provide us with an area of the site for material staging/storage?

Answer: Yes.

Item 2-7 Question: Please advise if the CM at Risk will be able to utilize space within the construction area for a temporary office?

Answer: Yes, within the construction area.

Item 2-8 Question: On Page 48, Section 3.10 lists the Key Supervisory Personnel as follows: Project Executive, Quality Control Supervisor, Project Manager, Field Superintendent, and Chief Estimator. On page 51, Section 3.13 "BIM Coordinator" is listed as a Key Personnel proposed for the CM at Risk Team.

Please confirm if "BIM Coordinator" is a Key Supervisory Personnel and therefore would require all the same information needed in Section 3.10 as the other positions.

Answer: No. The BIM Coordinator is NOT a Key Supervisory Personnel requiring the information asked for in 3.10.

Item 2-9 Question: Preconstruction Process: Per the Design Narrative Package, we understand that Design Team will require 8 weeks to develop and submit the DD Package and 12 weeks to develop and submit the CD Package.

Please review and advise on the following:

- a) Confirm that it is expected for the CM at Risk to develop and submit a Constructability Review Package for each Design Submission.
- b) Confirm that it is expected for the CM at Risk to develop and submit a Cost Estimate Package for each Design Submission.
- c) Review and advise if CM at Risk will be provided a minimum of three weeks to develop and submit the Constructability & Cost Model for each Design Submission.

Answer: a) & b): It is expected that the CMAR will be brought on board after the Design Development is complete. CMAR will do Constructability Review for 70% CD's, and possibly for 95% CD's.

c): 2 weeks for Constructability Review; 3 weeks for Cost Model.

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Item 2-10 Question: MC Design Package Review & Approval: Please advise on the required overall time frame for Montgomery College to review and approve the DD and CD Package including the Constructability and Cost Estimate deliverables.

Answer: Montgomery College will promptly review Constructability and Cost Model provided by CMAR. The College will work with CMAR and design team to resolve constructability issues, and perform value engineering as necessary.

Item 2-11 Question: GMP Schedule: Item “2.1 Intent” indicates that A/E expects to complete the construction documents by the end of March 2025, we are assuming that this date will be 3/30/2025. Item” 2.13 Construction GMP” indicates that the CM at Risk is to provide the GMP Proposal to the College within (30) days of issuance of the 100% Construction Documents. Item “2.18 General Obligations for Construction” shows April 15, 2025, as the GMP submission date which is approximately 2 weeks. Please review and confirm that a minimum of 4 weeks will be allowed for GMP development and submission from 100% CD issuance date.

Answer: Minimum of 4 weeks will be allowed for GMP development and submission from 100% CD issuance date. Depending on how design develops and long lead items are identified, it is possible CMAR might have to do multiple GMP packages.

Item 2-12 Question: Testing & Inspections: Item “2.42 Items of General Requirements” indicate the following *“A fee for testing and inspection services is to be included in the total Project construction costs. Proposers are to include this fee in their quoted not-to-exceed amount for General Conditions for Non-Personnel items for the appropriate aspect of the Project.”* – Please review and advise if Montgomery College will consider including the Testing & Inspection cost as part of the GMP after the CD Package is completed and excluded from the General Conditions.

Answer: The College will retain 3rd party testing and inspection agents. CMAR and/or subcontractors may hire testing and inspection to insure quality of their work as per the specifications.

The College will consider including the Testing & Inspection cost as part of the GMP, with no change to the General Conditions.

Item 2-13 Question: Project Description: Item “1.1 Intent” provides a brief description of the renovation work. Please review and advise if the rest of the building will be occupied during the Library Renovation Phase.

Answer: To be determined. This will be determined as the project progresses.

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Item 2-14 Question: Montgomery College General Conditions Article 9 – Insurance and Bonds: Article 9.1 Insurance, item d) reads as follows *“Builder’s Risk Insurance, providing property damage and theft replacement coverage for goods provided and services rendered during construction. 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 review and advise if Montgomery College anticipates turning over the custody of the Building to the CM at Risk for this project. If this is the intent, please provide the replacement value information.

Answer: The custody of the building will not be turned over to the CMAR, so Builder's Risk Insurance will not be required.

Item 2-15 Question: Section 4 - Minority Participation Form: Please review and advise if the MBE Form is applicable to the Price Proposal (Pre-construction, General Conditions, and Fees) that is due on October 15, 2024.

Answer: Please include Minority Participation Form in the Technical Proposal submission.

All other specifications, terms and conditions remain unchanged.

Sections or Portions Reissued in Entirety

NONE

Drawings

NONE

Sketches

NONE

Items Issued for Informational Purposes

NONE



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Patrick Johnson

Patrick Johnson, MBA, CPPB
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