MONTGOMERY COLLEGE OFFICE OF PROCUREMENT

RFP NO.: 626-004
EAST GARAGE FIRE ALARM UPGRADE (PHASE 3)
TAKOMA PARK/SILVER SPRING CAMPUS
RFP CLOSING DATE/TIME: MAY 13, 2026 @ 2:00 PM
ADDENDUM #1
ISSUED: MAY 7, 2026

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

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

PLEASE MAKE CHANGES TO RFP DOCUMENTS AS FOLLOWS:

Item 1-1 Revise Section 081113, Hollow Metal Doors and Frames to add verbiage for the fire rating of Door 004 and Door 005A See attached revised specification section.

Item 1-2 Revise Door hardware components in Section 087111, Door Hardware. See attached revised specification section.

Item 1-3 Revise Section 2.1.A and B in Section 099123, Interior Painting to provide miscellaneous paint/ color clarifications for clarity. See attached revised specification section.

PROVIDE ANSWERS TO THE REQUEST FOR CLARIFICATIONS QUESTIONS AS FOLLOWS:

Item 1-4 Question 1: New Telecom Rm 004 CMU Wall at Column Line J: The Bid Documents show the new CMU wall at the center line of the columns. Per our site visit yesterday, we noticed that the Precast Deck Tee will be in conflict with the wall. The existing CMU located in the Electrical Room appeared to be built behind the concrete Tee. Please review and advise if the new CMU wall is to be built behind or in front of the existing concrete Tee. Below is a snip of the floor plan where the existing concrete Tee is highlighted in blue for your reference.

Answer: The design intent is for the face of the new wall along column line G to align with the existing wall - regardless of the relationship to the concrete tee.

Item 1-5 Question 2: New Telecom Rm 004 Size: The new space appears to be 24'-8 1/2" L x 18' - 7 1/2" W, please confirm that this is the desired size for this new space.

Answer: The design intent is for the north wall of Room 004 to be 5'-0" from north face of existing telecom rack to remain. Confirm exact location in field. See answer to Question 1 for the location of west wall of Room 004.

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Item 1-6 Question 3: Existing Stored Materials: Please confirm that MC will remove/clear materials from the working zone or advise if the GC will need to include an allowance to clean/remove all stored materials.

Answer: The College will remove/clear out materials as needed to allow for the construction of new Telecom Room 004.

Item 1-7 Question 4: Card Readers: Per floor plan 3/E1.06; card readers are to be provided at Doors 003 & 004. Please review and advise on the following:

a. Confirm that Card Readers and associated conduits are to be surface mounted.
b. Confirm that Doors 005A and 005B are not to receive card readers
c. Please review Door Hardware Schedule on A101 and identify which doors are to receive Card Readers.
d. Please review section 087111 and make sure that all components are listed under 3.3 Door Hardware Sets. We believe that Power Supplies are missing from the Door Hardware Schedule. Also, it will be helpful to list the Card Readers on the Hardware Set.
e. Please confirm that JCI is the only contractor that has been approved by Montgomery College to furnish and install the Access Control System. Section 281000 and drawing 3/E1.06 indicate the scope of work; however, JCI's information is not provided.

Answer: Responses are as follows:

a. Confirmed.
b. Confirmed.
c. See hardware sets in revised specification Section 087111 for doors with access control hardware.
d. See hardware sets in revised specification Section 087111 for doors with access control hardware. Card readers are specified in spec section 281000.
e. Confirmed. JCI is sole sourced for access control.

Item 1-8 Question 5: Exhaust System: Please confirm that new Electrical Rm, Telecom Rm and existing storage room do not require any exhaust. We noticed that gas-power equipment is being stored in the existing Storage area.

Answer: Electrical Room 003, Telecom Room 004 and Storage Room 005 do not require exhaust.

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Item 1-9 Question 6: Painting: Specifications call for CMU to be painted. Please review and advise if only new CMU is to be painted or if new and existing are to be painted. Existing walls are not painted. Also, please advise if existing and new frames are to be painted. Door & Frame legend call for doors 003, 004, 005A, and 005B to be painted.

Answer: Paint interior face of new and existing CMU walls inside Room 004 only. Paint doors and frames for openings 003, 004, 005A, and 005B.

Item 1-10 Question 7: Elevator Contractor Scope of Work: Section 260100, item 3.14 provides a specific scope of work and item 6 reads about a 3rd Party Inspection. Usually, the 3rd Party Elevator Inspectors provide their services to the Elevator Contractor. We will contact Oracle Elevator Company to confirm that the 3rd Party will be working under them. Elevator Companies are the ones that will schedule the Final Inspection with DLLR only after the 3rd Party Inspection has been cleared. In addition to the scope provided under section 260100, item 3.14, the Elevator Company must provide the necessary time frame to operate the elevator so the Fire Alarm contractor can install and test their devices.

Answer: Comments are noted regarding 3rd party inspections. Comply with intent. Inspections must be provided. Delete all references to Oracle Elevator from Spec 260100, 3.14 and replace with District Elevators. Contact information for District Elevators is provided in response to Question 14.

Item 1-11 Question 8: New Penetrations: General notes read as follow "..In locations where floor slabs must be penetrated or core drilled, slab shall be X-Rayed to ensure structure is maintained (slabs are post-tension construction)..." - Since the parking deck will be occupied, any X-rays will need to be done off-hours. Please confirm that MC will provide access to perform off-hours work if necessary. Be advised that Drawing E0.1 General Note 37 indicates GPR Detection for new penetrations. Please advise which approach is required, X-Ray or GPR.

Answer: Delete reference to X-raying mentioned in General Note 3 on Drawings E1.06. General Note 37 on Drawing E0.01 which references GPR governs.

Item 1-12 Question 9: Fire Alarm Annunciator Panel - Graphic: Per section 283111, items 2.08 C & D indicate that FAAP is to be provided with Floor Plans. Please review and provide the desired graphic for the Fire Annunciator Panel.

Answer: Delete references to graphic annunciator panel in spec 283111, 2.08. Provide alphanumeric remote annunciator per Drawing Note 11 on E1.06.

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Item 1-13 Question 10: Existing Equipment to be removed: Please advise if MC is planning to retrain any equipment.

Answer: The College does not want to retain any existing equipment that is removed.

Item 1-14 Question 11: Drawing E0.1 General Electrical Note 4: Please review if this note is applicable to this project. Also advise if there is an existing Mass Notification Boards within the Parking Garage. Fire Marshal's Office has been requesting the Mass Notification Boards to be shown on Fire Alarm drawings when submitting for review and approval.

Answer: General Note 4 on Drawing E0.01 is not applicable. There are no existing mass notification message boards in the garage.

Item 1-15 Question 12: Drawing E0.1 General Electrical Note 10 Outages: Elevator will be impacted by the new Fire Alarm work. Please advise if Elevator can be out of service during normal business hours.

Answer: Elevator can be out of service during normal business hours. Coordinate with the College minimum of two weeks in advance of taking the elevator out of service.

Item 1-16 Question 13: Drawing E0.1 General Electrical Note 28: Please identify on drawings any existing rated assemblies.

Answer: General Note 28 on E0.01 pertains to fire stopping of conduit penetrations. Provide grout/mortar to seal around conduit penetrations. New doors 004 and 005A will be fire rated per the revised specifications included with this addendum.

Item 1-17 Question 14: Drawing E0.1 General Electrical Note 36: This note indicates that District Elevator is to be contacted for this project, however this differs from section 260100, item 3.14. Please review and advise which one is the correct Elevator Contractor. If District Elevator is the correct contractor, please provide responsible person's name, email address and cell phone number.

Answer: Delete all references to Oracle Elevator from Spec 260100, 3.14 and replace with District Elevators. District Elevator contact information is as follows: Richard Beauchamp, phone: 410-726-5227, email: Richie@districtelevators.com.

Item 1-18 Question 15: Drawing E1.06 Drawing Note 6: Please confirm that MYERS is the ONLY accepted manufacturer.

Answer: Confirmed.

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Item 1-19 Question 16: Light Fixtures: Section 265100, item 2.1_A reads "...Catalog series numbers shown on the Lighting Fixture Schedule on the drawings." - We have reviewed the drawings and understand that new Light Fixtures Type A are to be provided in Telecom Rm003. Please provide light fixtures model/manuf info. Also, please confirm that Light Fixtures in Electrical Rm are existing to remain.

Answer: See Light Fixture Schedule on E0.01 for type A light fixture information for Telecom Room 004. Light Fixtures in Electrical Room 003 are existing to remain.

Item 1-20 Question 17: Are Heat Detectors needed in the top of the elevator shaft?

Answer: Because there are no sprinklers in the garage, heat detectors can be deleted from the elevator shaft and elevator machine room.

All other specifications, terms and conditions remain unchanged.

Sections or Portions Reissued in Entirety

081113	Hollow Metal Doors and Frames
087111	Door Hardware
099123	Interior Painting

Drawings

E3.00	EG: Power Riser Diagram – Demolition & New Work & Panel Schedules (revised)

Sketches

NONE

Items Issued for Informational Purposes

NONE

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.

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Continued

NOTE: ACKNOWLEDGEMENT OF RECEIPT OF RFP ADDENDA WILL NOT BE ACCEPTED BY FACSIMILE OR E-MAIL.

_____	_____
Company Name	Authorized Signature
_____	_____
Date	Printed/Typed Signature

SECTION 081113 - HOLLOW METAL DOORS AND FRAMES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Exterior standard steel doors and frames.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings: Include the following:

1. Elevations of each door type.
2. Details of doors, including vertical- and horizontal-edge details and metal thicknesses.
3. Frame details for each frame type, including dimensioned profiles and metal thicknesses.

1.3 INFORMATIONAL SUBMITTALS

A. Product Test Reports: For each type of fire-rated hollow-metal door and frame assembly or thermally rated door assemblies for tests performed by a qualified testing agency indicating compliance with performance requirements.

B. Field quality-control reports.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Thermally Rated Door Assemblies: Provide door assemblies with U-factor of not more than 0.40 deg Btu/F x h x sq. ft. (2.27 W/K x sq. m) when tested in accordance with ASTM C1363 or ASTM E1423.

B. Fire-Rated Door Assemblies: Assemblies complying with NFPA 80 that are listed and labeled by a qualified testing agency acceptable to authorities having jurisdiction for fire-protection ratings indicated in Part 3, based on testing at positive pressure in accordance with NFPA 252 or UL 10CExtra-Heavy-Duty Doors and Frames: ANSI/SDI A250.8, Level 3; ANSI/SDI A250.4, Level A.

2.2 STEEL DOORS AND FRAMES

A. ~~Construct~~ Extra-Heavy-Duty Doors and Frames: ANSI/SDI A250.8, Level 3; ANSI/SDI A250.4, Level A. Hollow-metal doors and frames to comply with standards indicated for materials,

fabrication, hardware locations, hardware reinforcement, tolerances, and clearances, and as specified.

1. Doors:

   a. Type: As indicated in the Door and Frame Schedule on Drawings.
   b. Thickness: 1-3/4 inches.
   c. Face: Metallic-coated steel sheet, minimum thickness of 0.053 inch, with minimum A40 (ZF120) coating.
   d. Edge Construction: Model 2, Seamless.
   e. Top Edge Closures: Close top edges of doors with flush closures of same material as face sheets. Seal joints against water penetration.
   f. Bottom Edges: Close bottom edges of doors where required for attachment of weather stripping with end closures or channels of same material as face sheets. Provide weep-hole openings in bottoms of exterior doors to permit moisture to escape.
   g. Core: Manufacturer's standard.
   h. Fire-Rated Core: Manufacturer's standard vertical steel stiffener with insulation core for fire-rated doors.

2. Frames:

   a. Materials: Metallic-coated steel sheet, minimum thickness of 0.053 inch, with minimum A40 (ZF120) coating.
   b. Construction: Full profile welded.

2.3 FRAME ANCHORS

A. Jamb Anchors:

   1. Type: Anchors of minimum size and type required by applicable door and frame standard, and suitable for performance level indicated.
   2. Quantity: Minimum of three anchors per jamb, with one additional anchor for frames with no floor anchor.
   3. Post-installed Expansion Anchor: Minimum 3/8-inch-diameter bolts with expansion shields or inserts, with manufacturer's standard pipe spacer.

B. Floor Anchors: Provide floor anchors for each jamb and mullion that extends to floor.

C. Material: ASTM A879/A879M, Commercial Steel (CS), 04Z coating designation; mill phosphatized.

   1. For anchors built into exterior walls, steel sheet complying with ASTM A1008/A1008M or ASTM A1011/A1011M; hot-dip galvanized in accordance with ASTM A153/A153M, Class B.

2.4 MATERIALS

A. Metallic-Coated Steel Sheet: ASTM A653/A653M, Commercial Steel (CS), Type B.

B. Inserts, Bolts, and Fasteners: Hot-dip galvanized in accordance with ASTM A153/A153M.

C. Power-Actuated Fasteners in Concrete: Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with clips or other accessory devices for attaching hollow-metal frames of type indicated.

2.5 FABRICATION

A. Hollow-Metal Frames: Fabricate in one piece except where handling and shipping limitations require multiple sections. Where frames are fabricated in sections, provide alignment plates or angles at each joint, fabricated of metal of same or greater thickness as frames.

B. Hardware Preparation: Factory prepare hollow-metal doors and frames to receive templated mortised hardware, and electrical wiring; include cutouts, reinforcement, mortising, drilling, and tapping in accordance with ANSI/SDI A250.6, the Door Hardware Schedule on Drawings, and templates.

1. Reinforce doors and frames to receive non-templated, mortised, and surface-mounted door hardware.
2. Comply with BHMA A156.115 for preparing hollow-metal doors and frames for hardware.

2.6 STEEL FINISHES

A. Prime Finish: Clean, pretreat, and apply manufacturer's standard primer.

1. Shop Primer: Manufacturer's standard, fast-curing, lead- and chromate-free primer complying with ANSI/SDI A250.10; recommended by primer manufacturer for substrate; compatible with substrate and field-applied coatings despite prolonged exposure.

PART 3 - EXECUTION

3.1 PREPARATION

A. Remove welded-in shipping spreaders installed at factory. Restore exposed finish by grinding, filling, and dressing, as required to make repaired area smooth, flush, and invisible on exposed faces. Touch up factory-applied finishes where spreaders are removed.

B. Drill and tap doors and frames to receive non-templated, mortised, and surface-mounted door hardware.

3.2 INSTALLATION

A. Hollow-Metal Frames: Comply with ANSI/SDI A250.11.

1. Set frames accurately in position; plumbed, aligned, and braced securely until permanent anchors are set. After wall construction is complete, remove temporary braces without damage to completed Work.
2. Floor Anchors: Secure with post-installed expansion anchors.

a. Floor anchors may be set with power-actuated fasteners instead of post-installed expansion anchors if so indicated and approved on Shop Drawings.

3. Masonry Walls: Coordinate installation of frames to allow for solidly filling space between frames and masonry with grout or mortar.
4. In-Place Concrete or Masonry Construction: Secure frames in place with post-installed expansion anchors. Countersink anchors, and fill and make smooth, flush, and invisible on exposed faces.
5. Installation Tolerances: Adjust hollow-metal frames to the following tolerances:

    a. Squareness: Plus or minus 1/16 inch, measured at door rabbet on a line 90 degrees from jamb perpendicular to frame head.
    b. Alignment: Plus or minus 1/16 inch, measured at jambs on a horizontal line parallel to plane of wall.
    c. Twist: Plus or minus 1/16 inch, measured at opposite face corners of jambs on parallel lines, and perpendicular to plane of wall.
    d. Plumbness: Plus or minus 1/16 inch, measured at jambs at floor.

B. Hollow-Metal Doors: Fit and adjust hollow-metal doors accurately in frames, within clearances specified below.

1. Non-Fire-Rated Steel Doors: Comply with ANSI/SDI A250.8.
2. Fire-Rated Doors: Install doors with clearances in accordance with NFPA 80.

3.3 FIELD QUALITY CONTROL

A. Inspection Agency: Owner may engage a qualified inspector to perform inspections and to furnish reports to Architect.

B. Repair or remove and replace installations where inspections indicate that they do not comply with specified requirements.

C. Reinspect repaired or replaced installations to determine if replaced or repaired door assembly installations comply with specified requirements.

3.4 REPAIR

A. Metallic-Coated Surface Touchup: Clean abraded areas and repair with galvanizing repair paint in accordance with manufacturer's written instructions.

B. Touchup Painting: Cleaning and touchup painting of abraded areas of paint are specified in painting Sections.

3.5 DOOR TYPES

A. Door 003: Thermally rated.

B. Door 004: Thermally rated and fire-rated.

C. Door 005A: Thermally rated and fire-rated.

D. Door 005B: Thermally rated.

END OF SECTION 08 1113

SECTION 087111 - DOOR HARDWARE (DESCRIPTIVE SPECIFICATION)

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Mechanical door hardware for the following:

a. Swinging doors.

2. Electrified door hardware.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings: For electrified door hardware.

1. Include diagrams for power, signal, and control wiring.
2. Include details of interface of electrified door hardware and building safety and security systems.

C. Door hardware schedule.

1.3 INFORMATIONAL SUBMITTALS

A. Sample warranty.

1.4 CLOSEOUT SUBMITTALS

A. Maintenance data.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: Supplier of products and an employer of workers trained and approved by product manufacturers and of an Architectural Hardware Consultant who is available during the course of the Work to consult Contractor, Architect, and Owner about door hardware and keying.

1. Scheduling Responsibility: Preparation of door hardware and keying schedule.
2. Engineering Responsibility: Preparation of data for electrified door hardware, including Shop Drawings, based on testing and engineering analysis of manufacturer's standard units in assemblies similar to those indicated for this Project.

1.6 WARRANTY

A. Special Warranty: Manufacturer agrees to repair or replace components of door hardware that fail in materials or workmanship within specified warranty period.

1. Warranty Period: Three years from date of Substantial Completion unless otherwise indicated below:

~~a. Electromagnetic Locks: Five years from date of Substantial Completion.~~

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Electrified Door Hardware: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

2.2 HARDWARE ITEMS

A. Continuous, Gear-Type Hinges:

1. Extruded-aluminum, pinless, geared hinge leaves joined by a continuous extruded-aluminum channel cap; with concealed, self-lubricating thrust bearings.
2. Acceptable Manufacturers: PBB, Inc., Select Products Limited, or Zero International.
3. Grade: 1-300.
4. Mounting: Full surface, with removable continuous caps over fasteners.
5. Electric Feature: Electric through wires and monitor

B. Cylinders:

1. Acceptable Manufacturers: Corbin Russwin Architectural Hardware.
2. Provide cylinders for locksets, locking trim for exit devices, exit device dogging, lockable mullions, and any other lock cylinders required.
3. Cylinders shall be 6-Pin, interchangeable core type with cores removable by special control key.
4. Equip all cylinders with brass color-coded, temporary cores for use during construction and for testing the hardware; plastic cores are prohibited.
5. Include all necessary extensions, cams, tail pieces and hardened collars required for a complete installation.

C. Locks and Latches:

1. Acceptable Manufacturers: Corbin Russwin Architectural Hardware or Yale Security, Inc.
2. Mortise locks and latches shall be equal to Corbin Russwin ML2000 Series with NSA trim.

a. All internal working parts shall be brass, bronze, steel or stainless steel. For each lock and latchset, provide strike box and square corner ASA strike with curved lip of sufficient length to protect frame; at pairs of doors furnish flat lip strikes.
b. Furnish knurling to lever on corridor side of door to all doors leading to hazardous areas (e.g. Mechanical Rooms, Electrical Rooms, Elevator Machine Rooms, etc.).

3. Furnish keyed devices with cylinders keyed to building system.
4. Electrical Modifications:
   a. Field-connect electrified locks to associated power transfer units; coordinate electrical connection and installation with Divisions 26 and 28.

D. Exit Devices and Exit Device Accessories: Von Duprin, Inc.

1. Where lever handle functions are required on exit devices, they shall match the design and construction of lever handles specified for mortise locks.
   a. At mortise exit devices, provide strike box and square corner, stainless steel ASA strike with curved lips of sufficient length to protect frame; at pairs of doors furnish flat lip strikes.
2. Furnish with provision for concealed mounting, through bolts will not be acceptable.
3. Furnish keyed devices with cylinders keyed to building system.
4. Provide UL-labeled fire-exit hardware at fire-rated openings.
5. Electrical Modifications:
   a. Exit devices specified to be electrified shall be factory-modified to Electrically Lock (FAIL SAFE) or Electrically Unlock (FAIL SECURE), as indicated, upon receipt of a 24V signal and will remain in this mode until signal is interrupted.
   b. Exit devices indicated to have electric latch retraction shall be modified to electrically unlatch (dog down) upon receipt of a 24V signal and will remain unlatched until signal is interrupted.
   c. Field-connect electrified exit devices to associated power transfer units. Coordinate electrical connection and installation with Divisions 26 and 28.

E. Overhead Stops and Holders

1. Overhead Stops and Holders: BHMA A156.8.
2. Overhead Surface-Mounted, Nonfriction Slide Stops: Type 5; Grade 1; with nonfrictional element held under adjustable pressure and shock absorber; for single-acting doors opening 110 degrees.
3. Acceptable Manufacturers: Architectural Builders Hardware, Glynn-Johnson, Rixson or Rockwood Manufacturing Company.
4. Furnish concealed overhead stops equal to Glynn-Johnson 410S.

F. Door Gasketing

1. Door Gasketing: BHMA A156.22; with resilient or flexible seal strips that are easily replaceable and readily available from stocks maintained by manufacturer.
2. Maximum Air Leakage: When tested in accordance with ASTM E283 with tested pressure differential of 0.3-inch wg, as follows:
   a. Gasketing on Single Doors: 0.3 cfm/sq. ft. of door opening.
3. Rigid, Housed, Perimeter Gasketing: Sponge neoprene gasket material held in place by housing; fastened to frame stop with screws.
   a. Housing Material: Aluminum.
4. Door Sweeps: Neoprene gasket material held in place by flat housing or flange; surface mounted to face of door with screws.
   a. Housing or Flange Material: Aluminum.

G. Thresholds

1. Thresholds: BHMA A156.21; fabricated to full width of opening indicated.

2. Acceptable Manufacturers: National Guard Products, Inc., Pemko Manufacturing Company, Reese Enterprises, Inc. or Zero International

3. Saddle Thresholds:

a. Type: Thermal break and fluted top.
b. Base Metal: Aluminum.

2.3 AUXILIARY ELECTRIFIED DOOR HARDWARE

A. Boxed Power Supplies: Modular unit in NEMA ICS 6, Type 4 enclosure; filtered and regulated; voltage rating and type matching requirements of door hardware served; listed and labeled for use with fire-alarm systems.

~~B. Door Position Switches: Magnetically operated reed switch designed for concealed mounting.~~

~~C. Door and Frame Transfer Devices: Steel housing for mortise in hinge stile of door, with flexible tube for wiring bundle; accommodating doors that swing open to 120 degrees.~~

2.4 FINISHES

A. Provide finishes complying with BHMA A156.18 as follows:

1. Steel Base Metal: Brushed stainless steel 630.
2. Aluminum Base Metal: Clear anodized 628 or mill finish.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Mounting Heights: Mount door hardware units at heights to comply with the following unless otherwise indicated or required to comply with governing regulations.

1. Standard Steel Doors and Frames: ANSI/SDI A250.8.

B. Install each door hardware item to comply with manufacturer's written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work. Do not install surface-mounted items until finishes have been completed on substrates involved.

C. Lock Cylinders: Install construction cores to secure building and areas during construction period.

1. Furnish permanent cores to Owner for installation.

D. Boxed Power Supplies: Locate power supplies in equipment room. Coordinate location with other equipment in room.

1. Configuration: Provide least number of power supplies required to adequately serve doors with electrified door hardware.

E. Thresholds: Set thresholds for exterior doors and other doors indicated in full bed of non-curing sealant recommended for application by manufacturer.

F. Perimeter Gasketing: Apply to head and jamb, forming seal between door and frame.

1. Do not notch perimeter gasketing to install other surface-applied hardware.

3.2 ADJUSTING

A. Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.

3.3 DOOR HARDWARE SCHEDULE

A. Hardware Set A:

1. Door: 003
2. Access Control: Yes.
3. Fire rating: None.
4. Hardware:
   a. Continuous electric geared hinge.
   b. Electrified Lockset: Rim Exit Device with entry function.
   c. Overhead stop.
   d. Threshold.
   e. ~~Weatherstripping~~ Gasketing.
   f. Door sweep.
   g. Boxed power supply

B. Hardware Set B:

1. Door: 004
2. Access Control: Yes.
3. Fire rating: 45 minutes.
4. Hardware:
   a. Continuous electric geared hinge.
   b. Electrified Lockset: Rim Exit Device with entry function.
   c. Overhead stop.
   d. Threshold.
   e. ~~Weatherstripping~~ Gasketing.
   f. Door sweep.
   g. Boxed power supply

C. Hardware Set C:

1. Door: 005A
2. Access Control: No.
3. Fire rating: 45 minutes.
4. Hardware:
   a. Continuous geared hinge.
   b. Rim Exit Device without exterior trim.
   c. Overhead stop.
   d. Threshold.
   e. ~~Weatherstripping~~ Gasketing.
   f. Door sweep.

D. Hardware Set D:

1. Pair Doors: 005B
2. Access Control: No.
3. Fire rating: None.
4. Hardware:
   a. Continuous geared hinge: Each leaf.
   b. Lockset – Entry function: Active leaf.
   c. Dummy Trim: Inactive leaf.
   d. Manual Surface Flush Bolts: Inactive leaf.
   e. Overhead stop: Each leaf.
   f. Threshold.
   g. ~~Weatherstripping~~ Gasketing.
   h. Door sweeps.

END OF SECTION 087111

SECTION 09 9123 - PAINTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes surface preparation and the application of paint systems on interior substrates.

1. Concrete masonry units (CMUs).
2. Steel and iron.
3. Concrete traffic surfaces.

1.3 DEFINITIONS

A. MPI Gloss Level 1: Not more than five units at 60 degrees and 10 units at 85 degrees, according to ASTM D 523.

B. MPI Gloss Level 2: Not more than 10 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D 523.

C. MPI Gloss Level 3: 10 to 25 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D 523.

D. MPI Gloss Level 4: 20 to 35 units at 60 degrees and not less than 35 units at 85 degrees, according to ASTM D 523.

E. MPI Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D 523.

F. MPI Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D 523.

G. MPI Gloss Level 7: More than 85 units at 60 degrees, according to ASTM D 523.

1.4 ACTION SUBMITTALS

A. Product Data: For each type of product. Include preparation requirements and application instructions.

1. Include Printout of current "MPI Approved Products List" for each product category specified, with the proposed product highlighted.
2. Indicate VOC content.

B. Sustainable Design Submittals:

1. Product Data: For paints and coatings, indicating VOC content.
2. Laboratory Test Reports: For paints and coatings, indicating compliance with requirements for low-emitting materials.

C. Samples for Initial Selection: For each type of topcoat product.

D. Samples for Verification: For each type of paint system and in each color and gloss of topcoat.

1. Submit Samples on rigid backing, 8 inches square.

E. Product List: Cross-reference to paint system and locations of application areas. Use same designations indicated on Drawings and in schedules. Include color designations.

1.5 MAINTENANCE MATERIAL SUBMITTALS

A. Furnish extra materials, from the same product run, that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.

1. Paint: 5 percent, but not less than 1 gal. of each material and color applied.

1.6 QUALITY ASSURANCE

A. Mockups: Apply mockups of each paint system indicated and each color and finish selected to verify preliminary selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.

1. Architect will select one surface to represent surfaces and conditions for application of each paint system specified in Part 3.

a. Vertical and Horizontal Surfaces: Provide samples of at least 100 sq. ft..
b. Other Items: Architect will designate items or areas required.

2. Final approval of color selections will be based on mockups.

a. If preliminary color selections are not approved, apply additional mockups of additional colors selected by Architect at no added cost to Owner.

3. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
4. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained at not less than 45 deg F.

1. Maintain containers in clean condition, free of foreign materials and residue.
2. Remove rags and waste from storage areas daily.

1.8 FIELD CONDITIONS

A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F.

B. Do not apply paints when relative humidity exceeds 85 percent; at temperatures less than 5 deg F above the dew point; or to damp or wet surfaces.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

~~B. Basis-of-Design Product: Subject to compliance with requirements, provide [product indicated on Drawings] or comparable product by one of the following:~~

1. Benjamin Moore & Co.
2. PPG Architectural Finishes, Inc.
3. Sherwin-Williams Company (The).

2.2 PAINT, GENERAL

A. MPI Standards: Products shall comply with MPI standards indicated and shall be listed in its "MPI Approved Products Lists."

B. Material Compatibility:

1. Materials for use within each paint system shall be compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
2. For each coat in a paint system, products shall be recommended in writing by topcoat manufacturers for use in paint system and on substrate indicated.

C. VOC Content: For field applications that are inside the weatherproofing system, paints and coatings shall comply with VOC content limits of authorities having jurisdiction and the following VOC content limits:

1. Flat Paints and Coatings: 50 g/L.
2. Non-flat Paints and Coatings: 50 g/L.
3. Dry-Fog Coatings: 150 g/L.
4. Primers, Sealers, and Under-coaters: 100 g/L.
5. Rust-Preventive Coatings: 100 g/L.
6. Zinc-Rich Industrial Maintenance Primers: 100 g/L.
7. Pretreatment Wash Primers: 420 g/L.

D. Colors: As selected by Applicator and approved by Owner and Architect to match adjacent construction.

1. Hollow metal doors and frames: Match existing Door 003 color.

2. CMU Walls: Match existing wall color adjacent to Door 003.

3. Concrete Traffic Surfaces: Medium-dark gray color.

2.3 SOURCE QUALITY CONTROL

A. Testing of Paint Materials: Owner reserves the right to invoke the following procedure:

1. Owner will engage the services of a qualified testing agency to sample paint materials. Contractor will be notified in advance and may be present when samples are taken. If paint materials have already been delivered to Project site, samples may be taken at Project site. Samples will be identified, sealed, and certified by testing agency.
2. Testing agency will perform tests for compliance with product requirements.
3. Owner may direct Contractor to stop applying paints if test results show materials being used do not comply with product requirements. Contractor shall remove noncomplying paint materials from Project site, pay for testing, and repaint surfaces painted with rejected materials. Contractor will be required to remove rejected materials from previously painted surfaces if, on repainting with complying materials, the two paints are incompatible.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.

B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:

1. Masonry (Clay and CMUs): 12 percent.

C. Verify suitability of substrates, including surface conditions and compatibility, with existing finishes and primers.

D. Proceed with coating application only after unsatisfactory conditions have been corrected.

1. Application of coating indicates acceptance of surfaces and conditions.

3.2 PREPARATION

A. Comply with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates and paint systems indicated.

B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.

1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.

C. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, and incompatible paints and encapsulants.

1. Remove incompatible primers and reprime substrate with compatible primers or apply tie coat as required to produce paint systems indicated.

D. Masonry Substrates: Remove efflorescence and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces or mortar joints exceeds that permitted in manufacturer's written instructions.

E. Steel Substrates: Remove rust, loose mill scale, and shop primer, if any. Clean using methods recommended in writing by paint manufacturer.

F. Shop-Primed Steel Substrates: Clean field welds, bolted connections, and areas where shop paint is abraded. Paint exposed areas with the same material as used for shop priming to comply with SSPC-PA 1 for touching up shop-primed surfaces.

3.3 APPLICATION

A. Apply paints according to manufacturer's written instructions and to recommendations in "MPI Manual."

1. Use applicators and techniques suited for paint and substrate indicated.
2. Paint surfaces behind movable equipment and furniture same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed equipment or furniture with prime coat only.
3. Paint front and backsides of access panels, removable or hinged covers, and similar hinged items to match exposed surfaces.
4. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.
5. Primers specified in painting schedules may be omitted on items that are factory primed or factory finished if acceptable to topcoat manufacturers.

B. Tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of same material are to be applied. Tint undercoats to match color of topcoat, but provide sufficient difference in shade of undercoats to distinguish each separate coat.

C. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.

D. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

3.4 FIELD QUALITY CONTROL

A. Dry Film Thickness Testing: Owner may engage the services of a qualified testing and inspecting agency to inspect and test paint for dry film thickness.

1. Contractor shall touch up and restore painted surfaces damaged by testing.
2. If test results show that dry film thickness of applied paint does not comply with paint manufacturer's written recommendations, Contractor shall pay for testing and apply

additional coats as needed to provide dry film thickness that complies with paint manufacturer's written recommendations.

3.5 CLEANING AND PROTECTION

A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.

B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.

C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.

D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.6 INTERIOR PAINTING SCHEDULE

A. New or existing CMU substrates: inside Telecom Room 004 only ~~and previously painted concrete surfaces in work area, except as directed by Owner~~:

1. Institutional Low-Odor/VOC Latex System MPI INT 4.2E:

   a. Block Filler: Block filler, latex, interior/exterior, MPI #4.
   b. Intermediate Coat: Latex, interior, institutional low odor/VOC, matching topcoat.
   c. Topcoat: Latex, interior, institutional low odor/VOC (MPI Gloss Level 3), MPI #145.

      ~~1) For CMU wall surfaces and previously painted concrete surfaces.~~

B. New and Existing Hollow Metal Doors and Frames (# 003, 004, 005A, and 005B) ~~Steel Substrates:~~

1. Institutional Low-Odor/VOC Latex System MPI INT 5.1S:

   a. Prime Coat: Primer, rust inhibitive, water based MPI #107.
   b. Intermediate Coat: Latex, interior, institutional low odor/VOC, matching topcoat.
   c. Topcoat: Latex, interior, institutional low odor/VOC, semi-gloss (MPI Gloss Level 5), MPI #147.

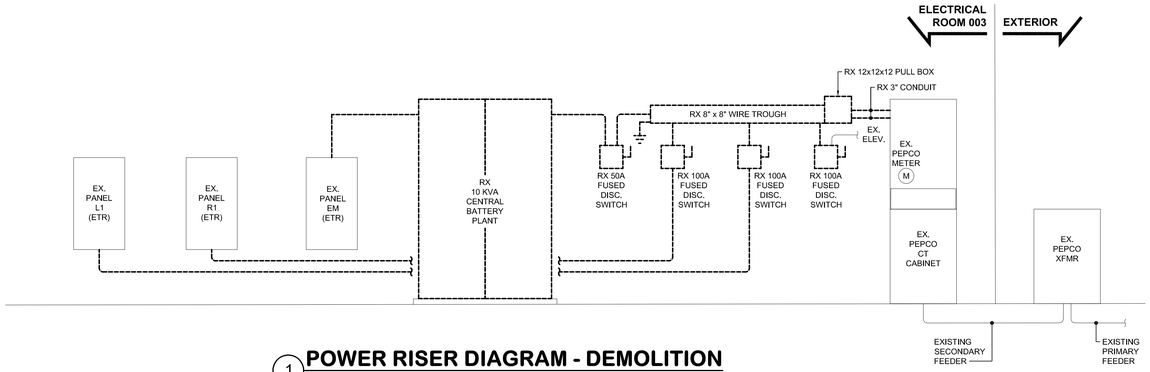
C. Concrete Traffic Surfaces in Telecom Room 004 only:

1. Floor Enamel, Alkyd, Gloss:

   a. Prime Coat: As identified in writing by top coat manufacturer to suit existing concrete slab.
   b. Intermediate and Top Coat: Alkyd floor enamel, Gloss.

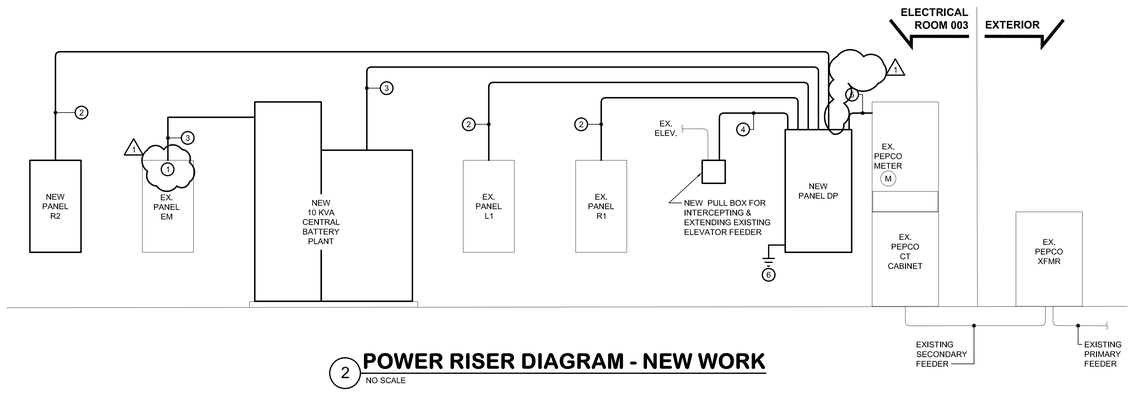
END OF SECTION 09 9123

DPS ELECTRONIC STAMP:



1 POWER RISER DIAGRAM - DEMOLITION

NO SCALE



2 POWER RISER DIAGRAM - NEW WORK

NO SCALE

PANEL: DP RATING: 400 AMPS MAIN: MCB VOLTAGE: 208 Y 120 V 3 PH 4 W
AIC: 22,000 MOUNTING: SURFACE NOTE: SERVICE ENTRANCE LABELED
LOCATION: -

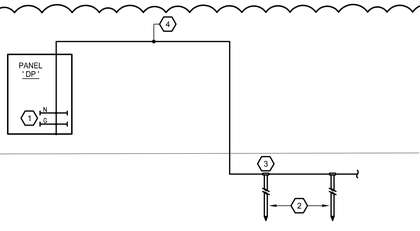
CKT	EQUIPMENT SERVED	LOAD (KVA) AØ	BØ	CØ	CB	BUS ABC	CB	LOAD (KVA) AØ	BØ	CØ	EQUIPMENT SERVED	CKT
1	EX. PANEL L1	10			100		100	7.1			EX. ELEVATOR	2
3	- - - - - - - - - - - - - - -		9						7.1		- - - - - - - - - - - - - - -	4
5	- - - - - - - - - - - - - - -			9						7.1	- - - - - - - - - - - - - - -	6
7	EX. PANEL R1	7.2			100		50	2			10 KVA INVERTER - PANEL EM	8
9	- - - - - - - - - - - - - - -		7.2						2		- - - - - - - - - - - - - - -	10
11	- - - - - - - - - - - - - - -			7.2						2	- - - - - - - - - - - - - - -	12
13	NEW PANEL R2	3.2			100						SPACE	14
15	- - - - - - - - - - - - - - -		3.0								SPACE	16
17	- - - - - - - - - - - - - - -			0.2							SPACE	18
19	SPACE										SPACE	20
21	SPACE										SPACE	22
23	SPACE										SPACE	24
25	SPACE										SPACE	26
27	SPACE										SPACE	28
29	SPACE										SPACE	30
31	SPACE										SPACE	32
33	SPACE										SPACE	34
35	SPACE										SPACE	36
37	SPACE										SPACE	38
39	SPACE										SPACE	40
41	SPACE										SPACE	42
		20.4	19.2	16.4		SUB-TOTALS		9.1	9.1	9.1		

CONNECTED LOAD:
AØ: 29.5 KVA= 245.8 A
BØ: 28.3 KVA= 235.8 A
CØ: 25.5 KVA= 212.5 A

PANEL: R2 RATING: 100 AMPS MAIN: MLO VOLTAGE: 208 Y 120 V 3 PH 4 W
AIC: 22,000 MOUNTING: SURFACE NOTE:
LOCATION: -

CKT	EQUIPMENT SERVED	LOAD (KVA) AØ	BØ	CØ	CB	BUS ABC	CB	LOAD (KVA)			EQUIPMENT SERVED	CKT
1	CU-1 & AC-1	3			50		20				SPARE	2
3	- - - - - - - - - - - - - - -		3				20				SPARE	4
5	RECEPTACLE			0.2	20		20				SPARE	6
7	RECEPTACLE	0.2			20		20				SPARE	8
9	SPARE				20		20				SPARE	10
11	SPARE				20		20				SPARE	12
13	SPACE										SPACE	14
15	SPACE										SPACE	16
17	SPACE										SPACE	18
19	SPACE										SPACE	20
21	SPACE										SPACE	22
23	SPACE										SPACE	24
25	SPACE										SPACE	26
27	SPACE										SPACE	28
29	SPACE										SPACE	30
		3.2	3.0	0.2		SUB-TOTALS		0.0	0.0	0.0		

CONNECTED LOAD:
AØ: 3.2 KVA= 26.7 A
BØ: 3.0 KVA= 25.0 A
CØ: 0.2 KVA= 1.7 A



3 GROUNDING RISER DIAGRAM - NEW WORK

NO SCALE

GENERAL NOTES:

1. REFER TO E0.01 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO FLOOR PLANS FOR ADDITIONAL INFORMATION.

DRAWING NOTES:

1. RECONNECT TO EXISTING 50A MCB PANEL EM.
2. 4 #2, 1 #8 GW IN 1 1/4" CONDUIT.
3. 4 #6, 1 #10 GW IN 1" CONDUIT.
4. 3 #2, 1 #8 GW IN 1 1/4" CONDUIT.
5. (2 SETS) 4 #3/0, 1 #2 GW IN 2" CONDUIT.
6. PROVIDE NEW SERVICE ENTRANCE GROUNDING PER NEC ARTICLE 250, SEE GROUNDING RISER DIAGRAM ON THIS DRAWING.

RISER DIAGRAM NOTES:

1. BOND NEUTRAL & GROUND BARS
2. PROVIDE GROUND GRID CONSISTING OF A MINIMUM OF (3) 10'-0" x 3/4" DIAMETER COPPER-CLAD DRIVEN GROUND RODS. EXTEND #3/0 BARE CONDUCTOR BETWEEN RODS, TO MAIN GROUND BAR WITHIN ELECTRIC ROOM. THERMOWELD ALL BELOW GRADE CONNECTIONS.
3. PROVIDE TEST WELL ON GROUND ROD CLOSEST TO MAIN ELECTRICAL ROOM.
4. 1 #2 AWG INSULATED COPPER GROUND WIRE IN 1 1/2" CONDUIT

bkm
Burdette, Koehler, Murphy & Associates, Inc.
Mechanical / Electrical Engineers
6300 Blair Hill Lane, Suite 400
Baltimore, Maryland 21209
P: 410.323.0600 | www.bkma.com

PROJECT NAME:

Montgomery College

MONTGOMERY COLLEGE

Central Administration
Office of Facilities
40 W Gude Drive, Suite 200
Rockville, MD 20850
Telephone: 240-567-7363

EAST GARAGE FIRE ALARM UPGRADE PHASE No.3 at Montgomery College Takoma Park Campus

SEAL:

PROFESSIONAL CERTIFICATION:

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. _____. EXPIRATION DATE: _____.

ISSUED FOR:

DATE	DESCRIPTION
2/25/22	95% CD SUBMISSION
11/18/22	95% CD RESUBMISSION
3/17/23	100% CD SUBMISSION
3/29/24	100% FOR CONSTRUCTION
12/19/25	100% FOR CONSTRUCTION
5/6/26	ADDENDUM 1

PROJECT NO: **13058.06**

SCALE: **AS NOTED**

DRAWN BY: **MB**

CHECKED BY: **LSF / RAM**

DATE: 12/19/2025

SHEET TITLE:

EAST GARAGE (EG)

POWER RISER DIAGRAM DEMOLITION & NEW WORK & PANEL SCHEDULES

DRAWING NO:

E3.00

BKM: 13058.06