

MONTGOMERY COLLEGE - OFFICE OF PROCUREMENT
POOL REFRESH, CEILING REPLACEMENT & PRINT
PHYSICAL EDUCATION BUILDING, ROCKVILLE CAMPUS
RFP NO.: e620-014
RFP CLOSING DATE AND TIME: JUNE 16, 2020 @ 3:00 PM

ADDENDUM #1
Issued: June 11, 2020

ADDENDUM IS BEING ISSUED FOR THE PURPOSE OF:

To provide the attached question and answer table.

All other specifications, terms and conditions remain unchanged.



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 OR E-MAIL.

Company Name

Authorized Signature

Date

Printed/Typed Signature

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Item#	Questions	Answers
1-1	Please advise if electrical work is part of this contract or separate.	Electrical work is separate from this contract.
1-2	Please advise if ceiling and paint area (in SF) to be replaced.	Quantity take-offs are the responsibility of the Contractor.
1-3	Please advise the estimated quantities or LF of base tiles to be added.	Quantity take-offs are the responsibility of the Contractor.
1-4	Please confirm working hours are regular hours.	Confirmed.
1-5	Please confirm if wage scale to follow	See Page 001119-2 and Page 002213-1 of the RFP documents.
1-6	Please advise if temporary office space, restroom and parking will be provided for Contractor's team.	Parking may be provided for the Contractor's team. Office space and restrooms are the responsibility of the Contractor.
1-7	Please advise if there is any ACM work involves.	To the best of the College's knowledge, there is no AMC in the project site. If ACM is discovered during demolition, the College will work together with the Contractor to resolve.
1-8	Please advise if any permit requires to carry out the work.	Permits are not required to carry out this work.
1-9	Please confirm this is construction services only type contract and no design team's participation is required from contractor side.	Confirmed.
1-10	Please advise the period of performance of this work (if available).	Schedule is detailed in the RFP.
1-11	Please provide type of base tile (i.e. manufacturer, model etc.) to be used	Contractor to source base tile that is best match of existing tile and submit for approval by Architect.
1-12	Refer to the page . 4, first paragraph and "Part 2 – Pre-Proposal" notes no Pre-Proposal Conference will be held which contradicts "Part 4 – Site Examination". Please advise if the Contractor would still be allowed to schedule a site visit to assess existing conditions. If so, Please advise or provide point of contact to get access to the pool.	Site visit request shall be sent to Ms. Yuling Mei, Senior Architect. Her email address can be found in the RFP documents.
1-13	Refer to page 4 which states "no allowances shall be made to the successful contractor at a later date for additional work required." For bidding purposes, please	Contractor is responsible to source ceramic tiles that best match the existing to submit

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	advise the manufacturer and size for the ceramic tile (refer additionally to 4.1.3). Please provide a linear footage and/or square footage to be accounted in the price.	for approval by Architect. Contractor is responsible for quantity takeoffs.
1-14	<p>Refer to “Part 1 – Preliminary Project Schedule” (pg. 13) which notes “all works specified shall be completed by August 21, 2020.” The bid date is noted as June 16. A few questions:</p> <p>(1) Please advise if the pool will be drained prior mobilization.</p> <p>(2) Please advise if Montgomery college will take care of the pool draining, if not please advise. how many gallons are to be accounted.</p> <p>(3) The ceiling tile has a two-week lead time (due to the require quantity for the project). Please advise if submittals will be required and will need to be approved prior the release of any order.</p> <p>(4) Please confirm if work is to be performed during normal hours.</p> <p>(5) Please advise if contractor will be allowed to work weekends as noted under 3.7.2.3.</p> <p>(6) If contractor is to work weekend to best meet the completion date noted, please advise if building engineer will be available for access or whether access will be granted at no extra charge.</p>	<p>(1) Yes.</p> <p>(2) College will take care of pool drainage.</p> <p>(3) As per drawings, submittals are required and need to be approved, prior to release of any order.</p> <p>(4) Confirmed.</p> <p>(5) Yes. It is possible. Contractor will have to get advance permission from the College.</p> <p>(6) Access will be granted at no extra charge.</p>
1-15	Refer to 1.1 “General Provisions” under A. Please provide “As-builts” finish schedules and structural drawings (if available) for bidding purposes.	See attached.
1-16	<p>Refer to Part 5 A (pg. 25), please confirm:</p> <p>(1) a ten thousand (\$10,000) allowance is to be accounted in the bid price.</p> <p>(2) engineering will be by others (MCC)</p>	Confirmed.
1-17	Refer to section 007200 under 1.2.1.7 which states “All material or labor for work which are shown on the drawings, or are reasonably inferable there from as being necessary to produce finished work, shall be	Contractor to account for all inferred work.

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	<p>provided by the contractor whether or not the work is also expressly covered in the specifications".</p> <p>There is a lot of inferred work for this project. A site visit could help on those assumption without one the general contractor will have to account for worse case scenario. Please confirm that GC is to account for all inferred work.</p>	
1-18	<p>Refer to Section 007200 under 2.3.1, please confirm that the pool area will be restricted for the use of construction personnel only while performing the renovations. If not, please confirm "The College Department of Environmental Safety" will provide notice to the general contractor of any visitors and will provide their own safety PPE (personal protection equipment).</p>	<p>Pool will not be used during construction period. However, as noted on the drawings, Contractor will have to share construction site with other trades. Each trade is responsible to provide PPE to their own personnel.</p>
1-19	<p>Refer to Section 007200 under 3.2.2.2, please confirm the contractor must account a full-time superintendent and any necessary assistants for the project.</p>	<p>The Contractor shall determine the type of personnel and their time commitment necessary to satisfactorily complete the project.</p>
1-20	<p>Refer to 007200 under 3.2.3.6 (3) which states "Contractor agrees to place in its subcontractors with subcontractors: to make no demand for liquidated damages for delay in any sum excess of such amount as may be specially named in the subcontract". Please confirm and advise of a daily rate.</p>	<p>Liquidated damaged will be assessed at \$1,000 per day.</p>
1-21	<p>Refer to 007200 under 4.5.4 states "For each day that the work shall be uncompleted after the date set for substantial completion, the Contractor may be liable for liquidated damages" please advise if liquidated damages will be considered on this project and if so provide the daily date.</p>	<p>Liquidated damaged will be assessed at \$1,000 per day.</p>
1-22	<p>Refer to 007200 under 3.3.4 please see attached cut sheet for an alternate ceiling grid and tile system. Please advise if the following can be considered as an equal product at this time and that such can be price and will be accepted for the project.</p>	<p>Currently under review. Will be answered later.</p>
1-23	<p>Refer to 007200 under 3.4.1.5, please confirm "The Contractor shall pay for test and inspections necessary for faulty work.". If the work were to be found faulty and if architect is to inspect the work or a 3rd party. Please advise an hourly rate for such individual.</p>	<p>Architect shall inspect the work first, and if deemed necessary, a 3rd party inspector shall be engaged. Architect's rate shall be \$120/hr. Direct cost of 3rd party inspector shall be passed to Contractor.</p>

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1-24	Refer to 007200 under 3.5.1 please confirm taxes are to be included	Yes. Confirmed.
1-25	Refer to 007200 under 3.6.1. Please advise if the College will be obtaining a building permit. Please confirm "The Contractor shall obtain and pay for any and all permits (other than the building permit"	This is a maintenance replacement project. No building permit is required. The Contractor shall obtain and pay for any and all permits other than the building permits.
1-26	Refer to 007200 under 3.7.3.4 please advise if all documentation and schedule only electronically (to expedite the process and due to COVID 19)	All documents shall be electronic (PDF).
1-27	Refer to 0072000 under 3.10.2.7 states not more than 2 parking spaces should be anticipated and additionally states "contractor may provide limited parking for construction personnel within that fenced area." There is no lay-down area shown on the drawings. (1) Please advise if the contractor is to account fencing for anticipated area for lay-down of materials and equipment (2) Please advise if Montgomery College will be able to provide at least 4 parking spaces at no extra cost to the contractor.	(1) Yes. (2) A staging and access plan shall be submitted to the College within 3 days of project award. College will review and approve staging and access plan. If possible, additional parking spaces shall be granted at no additional costs to the Contractor.
1-28	Refer to 007200 under 3.10.4.1. (1) Please confirm that college facilities will not be available to the contractor and contractor is to arrange for their own toilets. (2) Please advise if the contractor will be able to use the janitor closet on site for painting purposes.	(1) Yes. Contractor to provide their own toilets. (2) Yes.
1-29	Refer to 007200 under 3.10.4.3 since this project is noted as roughly (2) month project, please advise if the contractor shall provide and maintain an office trailer on site with telephone and computer.	Contractor to make final determination. For a project of this size, the College does not anticipate an office trailer.
1-30	Refer to 007200 under 3.10.9.2 please advise if the contractor will be allowed or whether the College will be able to provide the contractor a location for set dumpster.	Potential location of dumpster should be noted on the staging and access plan for the College to review and approved.
1-31	Refer to 007200 under 3.13.2 please confirm the final cleaning will only pertain to the immediate area of work.	Yes, final cleaning only pertains to work area, not the whole building.
1-32	Refer to 007200 under 7.2.1.4, questions: (1) Who will make the decision on the college's behalf (architect or PM) (2) how long will the college take to create a punch list (if anything) – refer additionally to 10.1.1.1	(1) Since this project is designed by the College, the Architect and the College are one in the same.

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	(3) If Contractor is to complete punch list work (in a timely manner), please advise how long will the College take for reinspection and whether the reinspection will be charge to the Contractor as noted in 3.4.1.5.	(2) College will prepare a punchlist items in a reasonably timely manner. (3) The College shall inspect work to assure that punchlist items are complete in a reasonably timely manner. Project is not considered complete, and therefore final acceptance will not be granted, until all punchlist items are completed.
1-33	Refer to 007200 under 7.3.1.1 which states “if, in its sole discretion, the College desires to occupy any portion of the Work, the College shall have the right to occupy and use those portions of the Work which in the opinion of the College can be used for their intended purpose.” Since additionally states that partial occupancy shall in no way relieve the contractor of its responsibility under contract. Questions: (1) Please advise work will have to be perform off hours at such point (2) Please advise if those “partial areas” will be consider an active construction area under the contact is fulfill.	(1) Yes. (2) This is assessed on a case by case basis.
1-34	Refer to 007200 under 8.2.9 which states “The Contractor shall assume sole financial responsibility for vandalism or loss of materials and equipment not covered by the Contractor’s Builder’s Risk Insurance” Please advise if the contractor is to account for builder’s risk insurance. If so, please advise if only the construction area is to be accounted or the entire building. Please advise on the value of the existing assessment. Is the current structure insured? What the deductible or prefer deductible by the college.	Will be answered later.
1-35	Refer to 007200 under 11.4.1 please confirm only citizens or legal personal will be allow for this project.	Contractor and/or its subcontractor’s personnel shall be legally authorized to work in the United States.
1-36	Refer to 007200 under 11.10.6 there are no mechanical drawings provided for this project. Please advise if a pre-TAB and final TAB will be required.	This is no HVAC scope om this project.
1-37	Refer to Part 2, Project Procedures (pg. 2.2). questions:	

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	<p>(1) Please confirm the Contractor shall submit a COVID-19 safety plan laying out procedures and protocols for keeping employee and college personnel safe.</p> <p>(2) Please advise if Montgomery College have implemented protocols in the PE bldg. already (hand sanitizers, floor signage and wall signage) for bidding purposes.</p>	<p>(1) Confirmed.</p> <p>(2) The College has NOT implemented any COVID-19 related protocols. Building is unoccupied due to remote work. No need for those protocols until the College is reopen.</p>
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*****END OF QUESTION AND ANSWER TABLE*****