

RTU Replacement Project
Montgomery College
Task Order #22-056
Project #2022-001

Invitation to Bid Instructions

Date: March 8, 2022

Jeffrey Brown Contracting is pleased to offer you to bid on the project listed above. Montgomery College has selected JBC to be the Construction Manager for the RTU Replacement Project at the Rockville Campus.

A. Project Overview:

Montgomery College (MC) has commissioned a mechanical equipment upgrade for four buildings on its Rockville Campus: Music Building (MU), Macklin Tower (MT), Gudelsky Building (GU) and Technical Center (TC). Included as part of the upgrade are the replacement of rooftop air handling units, an indoor air handling unit, building automation controls systems, exhaust fans, roof curbs, structural modifications for unit support, and electrical modifications. The buildings range in height from two to six stories and were built between 1988 and 2001. Montgomery College has purchased all rooftop units and the interior air handling units in advance of the project start.

B. Scope of Work:

The project includes items below but is not limited to the following:

- Gudelsky
 - Replace one rooftop single zone air handling unit and two exhaust fans
 - Add one exhaust fan
 - Replace one single zone interior air handling unit
 - Modify existing roof structure as needed to support new rooftop unit

- Macklin Tower
 - Replace one multi-zone variable volume air handling unit
 - Upgrade the building automation system (BAS) to be a digital control system
 - Comprehensively clean all existing duct systems connected to RTU-1
 - Modify existing roof structure as needed to support new rooftop units
 - Modify, patch, and repair roofing, finishes, and ceilings impacted by the HVAC system upgrades
 - Add Alternate 01
 - Replace one rooftop exhaust fan (EF-1)
 - Comprehensively clean all existing duct systems connected to EF-1

- Technical Center
 - Replace two variable volume air handling units
 - Upgrade the building automation system (BAS) to be a digital control system

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- Comprehensively clean all existing duct systems
- Patch and repair duct and piping insulation as needed
- Modify existing roof structure as needed to support new rooftop units
- Modify, patch, and repair roofing, finishes, and ceilings impacted by the HVAC system upgrades
 - Add Alternate 01
 - Replace 50 fan-powered terminal units (FPVAV's) with hydronic reheat, wiring, piping, controls, supports, and appurtenances
 - Add Alternate 02
 - Replace controls only associated with 50 fan-powered terminal units with hydronic reheat
 - Add Alternate 03
 - Replace 6 rooftop exhaust fans and provide 1 additional fan to serve the science shop
- Music Building
 - Replace one variable volume air handling unit
 - Replace two constant volume single zone air handling units
 - Upgrade air handling unit controls to direct digital control
 - Balance and comprehensively clean existing ductwork systems, scope based on existing building drawings
 - Add Alternate 01
 - Replace rooftop exhaust fans
 - Add Alternate 02
 - Upgrade all remaining pneumatic controls to direct digital controls

C. Work Hours:

- a. Work Hours will be limited to 6:00AM through 5:00PM, Monday thru Friday and 7:00AM through 5:00PM on Saturdays (if required)

D. Project Schedule:

- **Pre-Proposal Meeting: Friday March 11, 2022 @ 9:00AM.**
 - Montgomery College, Rockville Campus
Technical Center main lobby
Parking available behind the TC
- **Proposal Due Date: Friday March 18, 2022 @ 5:00PM.**
 - **EMAILED BIDS ONLY WILL BE RECEIVED AT:**
alongo@jbc.bz; Attn: Anthony Longo

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E. MBE Participation:

The MBE participation commitment for the project is 15%, there are no subgoals.

F. Construction Documents:

Drawings can be reviewed at:

<https://www.dropbox.com/sh/kamc3gay37c0vln/AAAemgCxTKXwF1pc0vfbPwcaa?dl=0>

Date: _____

Proposal Form / Invitation to Bid

NAME OF CONTRACTOR: _____

ADDRESS OF CONTRACTOR: _____

CONTACT PERSON: _____

TITLE: _____

PHONE NUMBER: _____

In response to your invitation, the Undersigned having inspected the construction site and familiarized itself with all conditions likely to be encountered affecting the cost and schedule of work, and having examined all of the Proposal Documents, hereby proposes to furnish all labor, materials, tolls, equipment, and services required to perform all of the work in strict accordance with the Proposal Documents for the construction for the lump sum price of:

\$ _____

Which sum includes all federal, state, and local taxes as may be applicable, and if this Proposal is accepted, will execute a formal Subcontract completely consistent with the provisions of this Proposal Form and all Proposal Documents referred to herein.

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MBE PARTICIPATION:

The MBE participation commitment for the project is 15%, there are no subgoals.

Pricing above includes the following MBE participation:

- Overall Percentage _____ % \$ _____

Schedule of Alternates:

A. Macklin Tower

- a. Bid Alternate #01 - \$ _____ Provide alternate pricing for all work associated with the replacement of one rooftop exhaust fan (EF-1) and the comprehensive cleaning of all existing duct systems connected to EF-1

B. Technical Center

- a. Bid Alternate #01 - \$ _____ Provide alternate pricing for all work associated with the replacement of 50 fan-powered terminal units (FPVAV's) with hydronic reheat, wiring, piping, controls, supports, and appurtenances
- b. Bid Alternate #02 - \$ _____ Provide alternate pricing for all work associated with the replacement of controls only of 50 fan-powered terminal units
- c. Bid Alternate #03 - \$ _____ Provide alternate pricing for all work associated with the replacement of 6 rooftop fans and 1 additional fan to serve the science shop

C. Music Building

- a. Bid Alternate #01 - \$ _____ Provide alternate pricing for all work associated with the replacement of the rooftop exhaust fans
- b. Bid Alternate #01 - \$ _____ Provide alternate pricing for all work associated with upgrading of all remaining pneumatic controls to direct digital controls

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Davis Bascon:

This is a Davis Bacon rate project.

Warranties:

The Subcontractor guarantees and warranties for (2) year period (unless another period is specified which shall not be less than two (2) years), commencing on the date of Substantial Competition as established by Montgomery College.

BID PACKAGES

Scope of work for each package is to include but not limited to the following:

Bid Package 05 – Metals:

- Furnish and install all structural steel framing and reinforcement as shown in Division 05 - Metals

Bid Package 07A – Roofing:

- Cut in and flash RTU's and Exhaust Fans as shown on keynotes in the Mechanical Drawings
- Infill roof areas at demolished RTU's as shown in the keynotes of the mechanical drawings

Bid Package 15 – Mechanical:

- Furnish and install all work covered in Division 23– HVAC
 - RTU's and AHU's to be purchased by Montgomery College, Mechanical Contractor to provide warranties through Havtech

Bid Package 16 - Electrical:

- Furnish and install all work covered in Division 26 – Electrical

Overall Project Schedule:

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- Pre-Bid March 11, 2022 @ 9:00 a.m.
- Emailed bids due on March 18, 2022 @ 5:00PM
- Projected Construction Start date May 23, 2022
- Competition Date August 1, 2022

Other Information:

- 1) Shop drawings / coordinated drawings as required.
 - 2) As-Built Drawings.
 - 3) Warranties as specified.
 - 4) Subcontractor is responsible for providing protection of all areas of work including but not limited to roofing, above ceiling, in-wall, etc.
 - 5) Jeffrey Brown Contractor reserves the right to modify the schedule as deemed necessary.
 - 6) Project Manager must attend all scheduled progress/ coordination meetings. Failure to attend will result in penalties of \$250 per occurrence.
 - 7) All close out documents including completion of punch list, As-Built drawings, Operation and Maintenance manuals, Final Releases and Guarantees and warranties must be submitted within (15) days calendar days of: completion of scope of work or date of Substantial Completion (whichever date is earlier) Failure to submit all documentation within this time frame will result in penalties of \$500/calendar day until all documentation is received.

 - 8) Payment and Performance Bond Required
 - 9) Addendums
- Received: _____