



De’Nerika Johnson

Director, Purchasing and Supply Services

Charles H. Flowers Roof & HVAC Replacement
SOLICITATION NO. DCP072-24

ADDENDUM NO. (4)

<u>ISSUED BY</u> DEPARTMENT OF PURCHASING AND SUPPLY SERVICES CONSTRUCTION PROCUREMENT OFFICE PRINCE GEORGE’S COUNTY PUBLIC SCHOOLS, UPPER MARLBORO, MARYLAND 20772	<u>ADDENDUM DATE</u> June 25, 2024 Number of Addendum Pages	<u>PROPOSAL SUBMISSION</u> <u>DATE</u> July 9, 2024 2:00 P.M., Eastern Standard Time
	<u>IFB No.</u> DCP072-24	<u>IFB ISSUANCE DATE:</u> May 22, 2024
	<u>PROJECT TITLE:</u> <u>Charles H. Flowers Roof & HVAC Replacement</u>	

TO ALL PROSPECTIVE OFFERORS AND OTHER RECEIPTS OF SOLICITATION DOCUMENTS

This Addendum is hereby made a part of the Contract Document, which will be the basis of the Contract. This Addendum is issued to modify and/or correct the original Contract Documents issued on May 22, 2024. Prospective Offerors are requested to attach this Addendum to your Contract Documents. Receipt of this Addendum must be acknowledged on the Proposal. Failure to do so may subject the proposer to disqualification.

The following IFB Provision is hereby changed as follows:

- Bid due date change from July 2, 2024 to July 9, 2024. All bids are to be submitted to eMaryland Marketplace per the IFB.
- Revised Bid Form
- Responses to Questions

Question	Response
What is the engineer's estimate for the total project?	\$17.5millions.
Who is the existing fire alarm company for this building?	Convergint Tech. LLC
Who is the existing fire sprinkler contractor for this building?	A & M Sprinklers (A Sub)
Is there any confirmed or known asbestos in the building? If so please provide the asbestos report.	The school has a RED BOOK that contains the Hazmat Information if any.
Can you please provide a spec for the acoustical ceiling tile incase of damage during ceiling work?	Item # U 2315 - USG 2315 Fire Guard SE 2' x 4' x 5/8" (64 sq ft/ctn)
We see no areas indicated on the drawings nor a Hazmat Survey/Environmental Survey of the School attached. Please Advise	No asbestos containing materials in this facility.
We could not locate the list of equipment/items which contain PCB or Mercury as listed from the specifications below. Please Advise.	See the school RED BOOK.
Please clarify anticipated start date, hours of work, and current phasing requirements with associated durations for this project.	Start date was June 18, 2024. Substantial completion is August 2025.
Drawing A-102 Note 17 says, "There is a new tampered insulation sump at the roof drain," but no details are provided. Please provide details for the insulation sump.	See detail 1/A-502.
Drawing A-111 references a section detail, for detail 2 on A-501. Drawing A-501 is not shown in the drawings. Please provide the section details shown on the drawing.	Refer to drawing A-511.
Drawing TI wall type legend shows a key for new partitions, but in drawings, it is shown for new partitions.	All new partitions are tagged.
Please identify the staging area on the project.	Behind the building (shall be specific at the time of construction)
Division 01100 – Summary – Please clarify that PGCPs would remove, relocate, and reinstall the existing FF&E package.	PGCPs will relocate the FF&E items

<p>Division 00900 – Material tests and Construction Inspections – Please clarify that all the Third-Party Inspections are included by PGCPs.</p>	<p>PGCPs's Consultant.</p>
<p>Division 011310 – Project Management & Coordination – Please clarify the LEED requirements for this project? Please define the responsibilities of the general contractor for the LEED portion of the project. Will the GC be required to update LEED Online.</p>	<p>None.</p>
<p>Division 019113 – Please confirm that PGCPs will be providing Commissioning services and contractor is to coordinate.</p>	<p>No commissioning service within the work scope.</p>
<p>Division – 028213 – Asbestos Abatement – There is no mention of asbestos or PCB in the contract drawings other than the specifications. Please advise or confirm if the school has any lead paint, ACM, or PCB? If so, provide quantities and details for the same.</p>	<p>No hazardous material was spec for this facility.</p>
<p>Drawing Sheet M3.1 states “IF THE SPACE IS SPRINKLERED, PRIOR TO BID, MECHANICAL CONTRACTOR SHALL FIELD VERIFY THAT ALL NEW EQUIPMENT, DUCTWORK AND DIFFUSERS ARE NOT IN ANY CONFLICT WITH EXISTING SPRINKLER PIPING/HEADS. IF A CONFLICT SHALL OCCUR RELOCATE SPRINKLER PIPING AS REQUIRED. COORDINATE WITH SPRINKLER CONTRACTOR”. However, this could not be verified during the site visit. Please advise if the sprinkler scope of work is to be provided as an alternate?</p>	<p>To be provided as add-alternate.</p>

<p>Drawing Sheet E2.1 thru E2.7 states, "ALL BRANCH CIRCUITS TO BE DEMOLISHED SHALL BE REMOVED BACK TO THE RESPECTIVE PANEL AND LABELED AS 'SPARE.' CONTRACTOR SHALL VERIFY SPARE CIRCUITS AVAILABLE AT EXISTING PANELS DURING THE COURSE OF DEMOLITION AND SHALL VERIFY THAT ENOUGH SPARE CIRCUITS ARE IDENTIFIED TO ACCOMMODATE THE BRANCH CIRCUITS SHOWN ON THE NEW WORK DRAWINGS. IN THE EVENT THAT ENOUGH SPARE CIRCUITS ARE NOT IDENTIFIED TO ACCOMMODATE THOSE CALLED OUT ON THE NEW WORK PLANS, THE CONTRACTOR SHALL IMMEDIATELY BRING THIS TO THE ATTENTION OF THE CLIENT'S REPRESENTATIVE". Please advise if this is to be included as a part of the base bid or as an alternate.</p>	<p>Include with base bid.</p>
<p>Drawing Sheet E3.1 through E3.6 states, "PRIOR TO INSTALL, CONTRACTOR SHALL INSPECT WIRING, BREAKERS, AND CONDUIT FOR REUSE. ANY COMPONENTS RECOMMENDED FOR REPLACEMENT SHALL BE APPROVED BY OWNER" Please advise if this is to be included as a part of the base bid or as an alternate.</p>	<p>Include with base bid.</p>
<p>Section 00300 – Bid Form – Unit Prices - The Unit Price schedule provided is very vague and subcontractors are having difficulty providing the pricing. Could you please clarify and provide additional details (Make, Manufacturer, Tonnage, Model, Roof Type, etc.) for the following unit prices: Existing Equipment Demolition, New Equipment, Existing Roof Demolition, New Roof, Structural Steel.</p>	<p>See Revised Bid Form. Please review the RS Means system and do your best to quantify under demolition for the removal of these roof top units and all associated costs related to the demolition portion of the project for the HVAC.</p>

Please clarify if this project is subject to LEED requirements and certification	Not mentioned in the scope of work.
Per the bid form provided, it is noted that the schedule listed on the bid form states that this is a summer 2023 kitchen renovation that is to be completed in 90 days. Please provide an updated duration and description as this does not appear to apply to this project	See revised bid form attached
Please clarify if material testing and inspection is to be provided by the owner or the General Contractor	PGCPS's Consultant will provide the service.
Please provide the anticipated budget for this project if known	\$17.5millions
Please provide a phasing schedule	Will be worked out with the school staff depending on what work and time of the year..
Please clarify if the facility will be occupied during the construction phases	Not during roof replacement and not during installation of new RTU
Please provide a hazardous materials report, hazardous materials survey, or a specific scope of work for the Hazardous Materials Abatement and PCB Remediation as per an approved PGCPS abatement contractor there is not enough information at this time to provide pricing for the abatement scope	See the RED BOOK at the school.
Please confirm the Contingency Allowance amount as it does not appear to be listed in the specifications as noted on the bid form.	See Revised Bid Form
Please confirm there are no alternates as they appear blank on the bid form.	See Revised Bid Form
Is patch and paint required for existing VAV thermostats for relocation? Most of the current thermostats are in a lock box and sensor plate is 3 times larger than its potential replacement.	Yes.
Drawing G-011 has an existing roof deck schedule for phase II. Can you provide a roof deck schedule for phase I?	Roof schedule will be provided.

<p>Contract drawings indicate new pumps in mechanical room contract, drawing state if new pumps do not fit to extend housekeeping pad at contractors cost. Currently the pumps are sand together if there is not enough room for new pumps, will the relocation be considered additional cost or is the contractor responsible for that expense?</p>	<p>To resolved on case by case basis and per the scope of work</p>
<p>Plan page M1 refers to moving sprinkler heads for new lighting, there is no new lighting fixtures in this project, please advise?</p>	<p>M1 sprinkler are general notes to cover scope related to mechanical system replacement. Lights are existing to remain, refer to design plans.</p>
<p>Regarding the unit prices shown on the bid form, please provide clarity on UOM pertaining to Ex. Equip Demo, New Equipment, Ex. Roof Demo, New Roof, and Structural Steel. For example, Structural steel UOM is to be each, which needs to be clarified. Please provide further definition on the conditions above the require unit pricing so we can price them accurately based on a definitive description.</p>	<p>See Revised Bid Form. Please review the RS Means system and do your best to quantify under demolition for the removal of these roof top units and all associated costs related to the demolition portion of the project for the HVAC.</p>
<p>Are the C6 X 8.2 channels marked by the asterisk to be installed below the roof or above the roof? Note 4 on the structural dwgs references to see Detail 2/S0.1 which shows the C6 X 8.2 located under the roof deck, Note 8 on the structural dwgs references to Detail 5/S0.1 which shows C6 X 8.2 running over the existing deck with the roof curb setting directly on the C6 x 8.2 . Please Clarify.</p>	<p>The "*" curb supports should be located below the roof deck.</p>
<p>The specs call for gas, sanitary, and water lines, which are not shown on the drawings. Please identify the location of the gas, sanitary, and water lines.</p>	<p>Refer to design floor plans for scope. Misc accessory items are included with the HVAC replacement systems.</p>
<p>Drawing MI Fire Protection/ Sprinkler section - Note 1 modifications to the existing sprinkler system to accommodate new partition and lighting layout. Drawing Note #18 notes... If a conflict occurs, relocate the sprinkler piping as required and coordinate with the sprinkler</p>	<p>New sprinklers, if required, are to match existing. Any new drawings or specifications are to be provided by a sprinkler subcontractor; Arium AE does not produce sprinkler drawings.</p>

contractor.” Please provide specs and drawings for the sprinkler piping noted in the drawings.	
The "new work" architectural roof plans for roofs K and L are missing from the drawings	Updated drawing A-112 to be provided with roofs K & L.
Also, is it intended for the roof system in phase II to use different adhesives than the roof system in phase I? The details all show the same as phase I.	Phase I utilizes 2 different roofing assemblies as noted in details 1/A-501 and 2/A-501; whereas, Phase II only utilizes 1 type of roof assembly as noted in detail1/A-511

END OF ADDENDUM NO. FOUR (4)