



**De'Nerika Johnson**

*Director, Purchasing and Supply Services*

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

**ADDENDUM NO. (3)**

<b><u>ISSUED BY</u></b>  DEPARTMENT OF PURCHASING AND SUPPLY SERVICES  <b><u>CONSTRUCTION</u></b> <b><u>PROCUREMENT OFFICE</u></b>  PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS, UPPER MARLBORO, MARYLAND 20772	<b><u>ADDENDUM DATE</u></b> June 20, 2024  <b>Number of Addendum Pages</b>	<b><u>PROPOSAL SUBMISSION</u></b> <b><u>DATE</u></b> July 2, 2024 2:00 P.M., Eastern Standard Time
	<b><u>IFB No.</u></b> DCP072-24	<b><u>IFB ISSUANCE DATE:</u></b> May 22, 2024
	<b><u>PROJECT TITLE:</u></b>  <u>Charles H. Flowers Roof &amp; 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:

**Extend the bid due date and provide responses to questions and balance of questions will be in Addendum 4**

- Bid due date change from June 27, 2024 to July 2, 2024. All bids are to be submitted to eMaryland Marketplace per the IFB.

Question	Response
Can you please tell me which drawings are to be used for this bid? There are two sets of drawings with different document page sizes and different dates. One set of plans is dated 4/12/24 page size is 48" x 36". Second is dated 11/7/23 page size 42" x 30". Please advise?	Use the latest dated drawings posted on line.
Does this bid have to be for both Roof & HVAC or can we submit a bid for roof replacement only?	For both Roof & HVAC replacement.
I see this section, "Each bid shall be accompanied by bid security in an amount equal to five percent (5%) of the Base Bid amount and ALL alternate bid amounts in the form of a Bid Bond as described in the Supplementary Instructions to Bidders.", but I am not able to locate the Supplementary Instructions to Bidders?	Please follow the construction documents' instructions
Another question after reviewing the Addendum 1. Will the deadline for questions (originally June 4th) be pushed back since the due date and site walk have both been pushed back?	Questions were received thru June 10, 2024.
For the MBE, is it a requirement or a suggestion? I see 30% MBE, 11% Woman Owned, and 8% African American. We believe we will be able to meet the 30% MBE and 8% African American but we are not sure about the Woman Owned at the moment. Will this be a problem?	The MBE goals are requirements. If you are unable to meet the MBE goals and can prove that you have made a good faith effort to meet the requirements, you have the option to submit Attachments E and F with your MBE documentation.
Will the contractor be required to furnish temp. construction toilets for the duration of this project?	Yes.
Are there any crane restrictions?	Detail will be worked out between PGCPs and the selected/successful contractor.
Are the contractors allowed to use the elevators during the work on this project while work is being done during summer or off hours?	Detail will be worked out between PGCPs and the selected/successful contractor.
Are all the meters, valves and flex connectors getting replaced on each pump?	Yes
Can you please provide a detailed page for the reheat valves and the base mounted pumps as there are none in the drawings?	Reheat valve schedule of existing valves is listed in the Controls Scope on the existing controls drawings
Can you please provide the site visit sign -in sheet?	Posted 6.11.24 and Attached
Roof Mechanical drawings note #4, new replacement VTR in kind, does this mean flashing or the vent pipe or both ?	Per the construction document.
Can you please provide pipe size for existing roof drains?	See the construction documents. Per the As-Built drawings.

Spec section 221426 refers to spec section 15430, there is no spec section 15430 in this project. Please advise?	If not present, it is not required.
Please provide manufacturer and model number for the roof drains.	See the Construction Documents/As-Built drawings
Per Section 00 0110 Table of Contents Division 7 does not contain 07600 Flashing and Sheet Metal but is referenced in both Sections Listed in Division 7. Please forward.	See the Scope of Work & Construction Documents.
Drawing AD-104 Demo note 16 says, “temporarily remove for relocation.” Please identify what item this is.	Note 16 is not used on this sheet, disregard.
Drawing A-102 Note 14 says to install a “new walk pad and treated 4x4 wood sleeper.” Will this walk pad have the same manufacturer as the new walk pad noted on note 12?	Yes.
Drawing A-104 reference section detail 5 on A-503. Drawing A-503 is not shown in the drawings. Please provide section details.	No detail 5 is referenced. All referenced details are present on drawing A-503.
Division 00300 – Bid Form – Please advise if this project is Tax exempt or are we to include for taxes?	PGCPS is Tax Exempt
Division 00300 – Bid Form – Please clarify the warranty period for this project? Is it 1 year or 2 years from the date of acceptance?	Controls warranty period is 2 years per the specifications
Division 051200 – Structural Steel Framing – Please confirm if all steel on this project is to be AISC certified, including both the fabrication and installation.	Per the construction document and the specifications.
Drawing Sheet T1 indicates ‘NEW ACOUSTICAL TILE CEILING GRIDS WILL BE LAID OUT TO BE CONSISTENT SPACING, PATTERN AND HEIGHT THROUGHOUT THE FLOOR SO THAT THE CEILING GRID CAN BE MAINTAINED’ – Please clarify if the existing ceiling systems are to be replaced in entirety? If so, please provide architectural drawings for the same.	This is a general note. Existing ceiling system is to remain, match and replace as needed due to construction.

<p>Drawing Sheet T1 indicates 'UNLESS OTHERWISE NOTED, INSTALLATION OF DATA, TELEPHONE AND SECURITY SYSTEMS ARE NOT PART OF THE WORK OF THIS CONTRACT". Please be advised that if the ceiling systems are not being replaced, the ceiling systems and associated data and cameras are to be removed and reinstalled to work as part of the structural scope of work. Please confirm that this scope (data/cameras) is to be included as a part of the price proposal.</p>	<p>Not part of scope.</p>
<p>Drawing Sheet M1 indicates "NEW EXHAUST HOOD WITH ANSUL SYSTEM" is to be provided. Please provide details as the Mechanical Equipment Schedule does not provide for the same.</p>	<p>No new exhaust hood with ansul system in the scope. Refer to latest drawings.</p>
<p>Drawing Sheet E3.3, General Notes #4 – "PRIOR TO INSTALL, CONTRACTOR SHALL INSPECT WIRING, BREAKERS, AND CONDUIT FOR REUSE. ANY COMPONENTS RECOMMENDED FOR REPLACEMENT SHALL BE APPROVED BY OWNER". Please clarify if this scope can be provided as an alternate as this could not be verified &amp; quantified at the site visit.</p>	<p>Provide as an alternate.</p>
<p>Drawing Sheet M3.1 states "PRIOR TO SUBMITTING BID, MECHANICAL CONTRACTOR SHALL FIELD VERIFY THAT ALL NEW EQUIPMENT, DUCTWORK AND DIFFUSERS ARE NOT IN ANY CONFLICT WITH ANY EXISTING DUCTWORK, PIPING, AND CONDUITS. IF A CONFLICT SHALL OCCUR RELOCATE OBSTRUCTION AS REQUIRED. COORDINATE WITH APPROPRIATE CONTRACTOR. IF RELOCATION IS NOT FEASIBLE, ADJUST NEW DUCTWORK TO MISS OBSTRUCTION. SUBMIT PROPOSED NEW LAYOUT TO ENGINEER." However, this could not be verified at the site visit. Can PGPCS provide a few pictures of the gym? Please advise if this is to provided as an alternate?</p>	<p>Gym area will all be new ductwork. No existing ductwork to remain. Refer to latest plans.</p>

<p>Drawing Sheet M3.1 states “ANY SMOKE DETECTORS SHOWN ON THE PLAN ARE SHOWN FOR CODE COMPLIANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY DURING BIDDING TO DETERMINE IF DUCT SMOKE CAN BE USED OR IF PLENUM SMOKE DETECTORS MUST BE USED. IF PLENUM SMOKE DETECTORS MUST BE USED, CONTRACTOR'S BID SHALL INCLUDE PRICING FOR PROPER NUMBER OF PLENUM SMOKE DETECTORS REQUIRED TO MEET THE CODE OF THE AHJ.” However, this could not be verified during the site visit. Please advise if the FA scope of work is to be provided as an alternate?</p>	<p>This is for new work detectors, refer to plans. Refer to latest drawings.</p>
<p>Mechanical narrative states, “ALL ROOFTOP DUCT WORK WILL BE RE-INSULATED WITH 1.5” RIGID DUCT BOARD AND COVERED WITH REFLECTIVE (WHITE) EPDM. ALL DETERIORATED EXISTING ROOFTOP DUCTWORK SHALL BE REPLACED.” Please clarify this statement since no ductwork was observed during the site visit.</p>	<p>Refer to the latest drawings. Ductwork is shown as new.</p>
<p>Please confirm if the RTU’s have integral disconnects/breakers built-in? Similarly, will fuse and non-fused disconnects still be required.</p>	<p>RTU's do not have integral disconnects/breakers. Non-fused disconnects will be required.</p>
<p>Please clarify if the Dun and Bradstreet rating criteria as noted in the submission requirements can be waived to provide reviewed financial statements in lieu of the dun and bradstreet rating. Our question is essentially to see if there is another means of providing financial information in lieu of the Dun and Bradstreet number</p>	<p>Please provide the financial statements as an alternative.</p>
<p>Please clarify if this project is subject to LEED requirements and certification</p>	<p>See the scope of work</p>
<p>Per Specification 01510 Temporary Utilities it is noted that the temporary electric and water costs are to be by the General Contractor. Please clarify if this includes all use charges throughout the duration of the project or if this is referring to only the installation of the temporary utilities needed.</p>	<p>Shall be as per the Scope of the project.</p>
<p>Please confirm if the county has a preferred ATC/Controls vendor/contractor that is to be used for this project</p>	<p>Refer to PGCPs Specifications and Controls Scope for this project</p>
<p>Please clarify where callout #14 is used for drawings AD-101 thru AD-103 as it does not appear to be called out on the demolition plans</p>	<p>Callout 14 applies to all condensing units in scope of work.</p>

What is the existing roof thickness/makeup?	Successful bidder to see existing condition DWG.
The specifications do not include a section for 076200 sheet metal flashing and trim or 077200 roof accessories	Section 07 6205 and 07 7200 will be provided from PGPCS Master Specs.
Please confirm which set of drawings we are to use for pricing? CO #1 set dated Feb 16, 2024 (TPIP Comments) with 103 pages, or "Complete set" dated July 17, 2023 (State Comments).	#1 set dated Feb 16, 2024 (TPIP comments)
Please confirm there are no unit prices required, and if there are please provide a TOTAL list of all items required instead of "Existing Equipment Demolition Each" to be sure everyone is pricing the same items.	See the Scope of Work and CD.
Please provide details for the HVAC equipment hookups.	See M9 Detail #1
Can you please let me know if the subject IFB is open to all vendors or if it is restricted? I don't see any drawings or specifications, SOW, etc. and noted that on page 3. It mentions that anyone submitting a proposal should go through the prime bidders of record.	This Solicitation is open to all qualified Contractors to perform the Scope of Work.
If it is restricted to those prime bidders, where would I find them listed?	N/A
Are original mechanicals available for VAV duct sizing, flow rates, and valve sizing?	See Controls scope for existing valve schedules for the VAV reheats
Is there a plant flow diagram, sequence of operations, or point list to assist with integration?	See Controls scope for the existing controls drawings
Please confirm if a full retrofit of VAV units will be required. Controllers, actuators, space sensors, discharge air temperatures, etc.	All control end devices are to be replaced along with controllers, this includes actuators, sensors, etc. See Controls scope for more details
Please confirm if a full retrofit of plant controls. Some of the existing DDC control valves appear to be brand new such as the plant mixing valve.	See Controls Scope for more details on the plant controls replacement
Notes for HP unit's states to "remove and replace with new ductless split system indoor unit. Refer to schedule. Indoor unit to connect to existing condensate drain piping." Please provide BAS thermostat locations for heat pump units.	New t-stat locations to match existing.
Please confirm if NEMA 4 enclosures will be required for roof top unit control panels or if NEMA 4x enclosures will be required.	For HVAC controls NEMA 4 will be required
What BAS control is required for the existing cabinet unit heaters or unit heaters?	See Controls Scope for more details

Please confirm the control type for make-up air units. Are they to be stand-alone with BAS interface or interlocked with fire alarms?	Make-up air units are to interface with the BAS
Please confirm if there is to be any testing and balancing for the plant, rooftop units, and/or VAVs to be included?	Full TAB on the air and Water side of the system
Sequence of operations for exhaust fans indicate wall switch, time clock, and thermostats. However, it is not specified that BAS integration is required. Please confirm that exhaust fans will be integrated into the BAS system.	Exhaust fans are to be tied into the BAS. See Controls Scope for more details
Drawings indicate no change in occupancy. Is this expected to be a project to be done during summer or after hours? Will this be completed in phases?	During and after the summer after discussions/arrangements between the successful bidder and PGCPs staff.
Currently, the plant control wiring is ran in plenum. Is all new control wiring expected to be ran in conduit?	All control wiring in the plant and in mechanical rooms needs to be in conduit. any wiring that is ran in plenum needs to be corrected
Drawings do not indicate VAV units for new RTU 21. This could cause temperature control issues as it serves multiple zones. Schedule notes for RTU 21 indicate VAVs.	RTU-21 is constant volume. VAV on schedule is in error.
As-built information currently indicates roughly 230 VAV units. Please confirm the amount of VAV units.	Refer to as-built drawings
Existing conditions have 4 VFD pumps located in a separate mechanical room. Drawings are indicating that new pump VFD locations are to be in the mechanical room with the pumps. The area has a potential to be a tight fit for the VFDs and pumps. Please confirm that the location shown on E4.3 are desired install locations.	VFD's can be replaced in their current location. Disconnects with auxiliary switches will need to be added to disable the VFD if the disconnect is powered off
Existing to remain equipment in the plant are expected to be integrated into EMS system, however, the cooling tower was not mentioned in the SOW. Please confirm if the cooling tower is to be integrated or left out of the SOW.	The cooling tower is to be tied into the BAS. See Controls Scope for more details
When do you anticipate the project being awarded? When do you anticipate the NTP being issued?	Shall be when the successful bidder is selected.
Please confirm the school will be occupied during construction. What days and hours will we be allowed to work?	Detail will be worked out between PGCPs/successful bidder.
Have all required permits been approved and issued? If not, who is responsible to obtain required permits?	CD drawings permit by DPIE.
Are As-Built drawings available?	See Controls Scope for existing ATC as-builts



Are contractors allowed to revisit the site to take core samples to verify existing roofing?	See existing condition drawings
Mechanical narrative, state, ductwork, and Jim to be insulated mechanical drawings show ductwork in his entirety at same location to be demoed what is correct	Refer to latest drawing. M2.1 (Demo) and M3.1 (New work)
Contract drawings show multiple VAV units with new reheat valves however sizing is not shown. Please confirm sizing and type of valve required.	Reheat valve schedule of existing valves is listed in the Controls Scope on the existing controls drawings
Contract specifications require temporary heating or cooling to maintain all construction zones to be 80°. Will this be required if there are no students in the school	As per Scope of Work for all areas.
Contract specifications indicate all items that are found in spec, but not drawings or found on drawings, but not in specs will be the responsibility of the contractor to fulfill a working system if the items are not found in the specs or drawings is the contractor still accountable for working system	Follow the instructions per the Scope of Work
There is no sequence of operation and controls. Each rooftop is requiring a thermostat. How does the rooftop communicate with a new BAS and what is the current platform and what protocol is required for rooftop equipment?	Sequence of Operations is on the Mechanicals. See Controls scope for more details of the controls requirements
There is a balancing requirement found in specification if free balances to be done will it be done prior to all units being read removed or will it be done per phasing of the roof? Also, after work is complete can balancing be done during the phases or does the entire project have to be done prior to turning over balancing	Prior to turning substantial completion.
There's a 30% minority participation goal for the project. Can a subcontractor qualified as part of the goal.	An MDOT certified subcontractor can count up to 50% (15%) of the MBE participation goal.
Contract drawings indicate newbie building automation system for new equipment. Does building automation equipment need to communicate with existing equipment such as chillers boilers, etc..	This project includes a full controls replacement. All existing controls are to be replaced. See Controls Scope for more details
Contract drawings indicate that all existing rooftop openings will need to be covered and protected by contractor to what extensions protection required whether fall protection	Per the CD details.



Contract documents indicate that contractor is to verify all power requirements for new equipment. If new equipment exceeds the electrical capacity existing electrical capacity is at the expense of the contractor or will this be considered a change order to the contract?	At the expense of the contractor. See existing condition drawings.
Are we demo'ing and installing all new wood blocking or reusing existing, sound blocking and adding as necessary?	See the Scope of Work
Plan page M3.3 says to replace in kind the smoke hatches and vent hoods, please provide spec with manufacturers and sizes if being replaced?	Replace in kind
Plan page M3.3 also states replacing the boiler stacks, please advise with manufacturer ,size and footage if being replaced?	Replace in kind
The "Electronic Delivery" section of the IFB states "The electronic submission through eMMA shall take precedence if there is any inconsistency between the electronic, hard copy, or USB submission...". Please confirm that we are only required to submit one copy of the bid through Emaryland Marketplace as this is the only form of submission that the other sections of the RFP speak to.	Responses are due electronically to eMaryland Marketplace by due date on the IFB
Please confirm if Proposals should be irrevocable for 90 days or 120 days. Bid form states 90 days, and 120 days is listed within the transmittal letter requirements.	120 days
Is there a fixed spec for this project in terms of the HVAC, if so what brand(s) and equipment is required?	See PGCPs Master Spec posted on our website
The mechanical scope of work states that any mechanical equipment remaining is to be upgraded to the new control system – does this include the VAV Boxes?	See the Scope of Work.
Mechanical Narrative narrates that there are existing to remain chillers, boilers, VAV boxes and hydronic heaters. Can you provide the chilled water and hot water plant diagrams (required to retrofit the existing equipment to new controls)?	See the controls scope for more information including the existing controls as-builts
Can Boland bid with Tridium JACE900 BAS (Building Front end controller) and Trane branded factory mounted controller on equipment? Trane unitary controllers are BTL listed.	Tridium Jace 8000 would have to be used as PGCPs system does not yet support the Jace 9000. Factory Controls are not permitted on equipment. All controls are to be non proprietary controls installed by the ATC Contractor following PGCPs ATC Specifications and the projects Control Scope

Can you provide Mechanical Piping drawing to find out the size for reheat valves on VAVs and Hydronic Heaters.	See Controls scope for existing valve schedules for the VAV reheats
Kindly provide a copy of the Johnson Controls As-built controls drawings/documents	See Controls scope for the existing JCI As-built
Please provide a valve schedule for all the valves required to be changed/replaced including the size and flow requirements.	See Controls scope for existing valve schedules for the VAV reheats

**END OF ADDENDUM NO. THREE (3)**