

**HOWARD COUNTY PUBLIC SCHOOLS
PURCHASING DEPARTMENT**

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<http://www.hcpss.org/about-us/purchasing/>

**ADDENDUM NO. 1
(Total Pages - 10)**

July 19, 2023

Invitation for Bids No. 134.23.B4

Automotive Lab Renovation at the HCPSS Application & Research Laboratory

Opening Date: July 26, 2023 Time: 10:00 A.M.

The following shall be incorporated into the captioned solicitation as though included in the original documents issued.

The Board of Education authorizes the following changes, clarification and/or attachments to the solicitation documents; however such changes shall not relieve the firm of their responsibilities as otherwise required by the solicitation documents.

Questions

1. Question : HCPSS Supplemental General Terms & Conditions – Item 2.64 Taxes: This article reads “The Howard County Public School System (HCPSS) is a Public System in the State of Maryland and is tax exempt. The price quoted shall not include federal excise taxes, state or local taxes, or use taxes.”

Please confirm that Bid Proposal for Base Bid and Alternates is not to include taxes. Be advised that on previous projects with local state agencies, the Tax Exempt certification has not been able to accepted by vendors from the GC/Subs procuring materials. We have been previously informed that tax exempt will be accepted by vendors only when the Local State Agency is procuring the materials/equipment directly.

Answer: HCPSS is Tax Exempt, and we will not pay any taxes and will not agree to procure materials for this project directly. Please take this into account when submitting your total pricing.

2. Question: HCPSS General Requirements Section 010000, item 1.20 provides the milestone dates for the project schedule. Please confirm that item 1.20_C.5 which reads “August 16 2023” should read “August 16, 2024” as the Substantial Completion Date.

Answer: Correct. The correct Substantial Completion Date is August 16, 2024.

3. Question: HCPSS Bid Documents Specifications Table of Contents: Division 3 is listed on Table

of Contents however no specifications have been provided for Division 3. Please confirm that the only applicable concrete specifications are the notes provided under drawing S0.1.

Answer: The only new concrete work is exterior. Please refer to spec section 321313 - Concrete Paving

4. Question: Roofing Work: Based on the bid documents, it appears that there will be roofing work to accommodate the installation of the required MEP roof curbs. Please review and advise on the following:
- a) Advise if existing roof is under warranty. If so, please provide the roofing contractor information.
 - b) Please advise if a partial Architectural Roof Plan sketch will be provided, it will help to develop a more comprehensive bid proposal.
 - c) If Partial Architectural Roof Plan is provided, please identify locations for details 5/M4.01, 6/M4.01 and 3/E0.01
 - d) Bid Spec Book does not include a section for roofing work, please advise if specification will be provided.
 - e) Detail A13/A3.01, B/S0.01, and 7/M4.01 show a roof curb. Please review and confirm that all details have been coordinated.
 - f) Notes 12 & 14/E2.01 indicates that a disconnect is to be provided for roof equipment. Please confirm that detail 3/E0.01 can be used for the disconnects as well.

Answer:

- a.) The roof is no longer under warranty.
 - b.) A partial architectural roof plan has been provided on details E14 and A14 on sheet A2.02 and referenced in the reflected ceiling plan on A2.02.
 - c.) Refer to M2.02 for reference to mechanical details.
 - Detail 5/M4.01 - Typical Curbed Roof Cap applies to (2) areas noted as "CAPPED ROOF CURB".
 - Detail 6/M4.01 - Pipe Penetration thru Roof is referenced in detail 7/M4.01.
 - Detail 3/E0.1 – Device Box Installation Roof occurs in close proximity to new rooftop equipment. Final location to be coordinated by the general contractor.
 - d.) The roof is a 4-ply gravel roof. No specifications are provided. Patch to match existing.
 - e.) Proceed with detail shown on 7/M4.01. Platform height to be 18" minimum with stainless steel cap as per mechanical detail.
 - f.) Yes, detail 3/E0.1 applies for the disconnect device boxes as well.
5. Question: Detail C/S0.01: Review and advise if this detail is applicable. If so, please identify locations.

Answer: Detail C/S0.01 applies at all locations where (3*) angles connection, for the all the roof units, to the existing steel joists does not fall at panel point.

6. Question: Division 7, Section 072119 Foamed-in-Place Insulation: Bid Spec Table of Contents list Section 072119 Foamed-in-Place Insulation however there is no section 072119 included within the bid specification. Section 072726 Fluid Applied Membrane Air Barriers has been provided which appears to contradicts the design intent shown on the Architectural drawings which is the application of spray foam insulation, see

details A, A5, A9 and E9 on drawing A3.01.

- a) Please confirm that spray foam insulation is to be provided as per Architectural details. If so, please provide specification 072119
- b) Please review mark-ups provided below for detail A1 and E9/A3.01. We have provided suggestions as to how the blue skin is to be installed, please review and advise if details will be updated as to show the intent for the blue skin application. On detail E9, please review and provide recommendation of material infill (rigid insulation maybe) between the CMU and the steel.
- c) Section 072726, item 2.02_A indicates that Henry Air-Bloc 17MR Fluid Applied Vapor Permeable Air Barrier is to be provided. Please confirm that no Fluid Applied Air Barrier is to be provided.
- d) Flexible Flashing associated with the Fluid Applied or Spray Foam: Please confirm that only Henry products are to be provided and there are no other products acceptable.

Answer:

- a) See attached specification section 072119 – Foamed-in-place insulation.
 - b) Section Detail E9 reflects design intent to install a fluid applied air barrier between CMU and insulation. Details A1 & A5 should have included the air barrier in the plan view as well. See attached spec section 072119 for foam insulation.
 - c) Henry Air-Bloc 17MR Fluid Applied Air Barrier is the basis of design for the wall assembly per the specification. Architect would like to amend that product to Henry Air-Bloc 16 MR Low-Temp Liquid Emulsion Impermeable Air Barrier Membrane.
 - d) Per specification section 072726, the contractor can choose between Henry Air-Bloc LF liquid-applied flashing or Blueskin SA self-adhered flashing.
7. Question: Advise if existing roof is under warranty. If so, please provide the roofing contractor information.

Answer: The roof is no longer under warranty.

8. Question: Bid Spec Book does not include a section for roofing work, please advise if specification will be provided.

Answer: The roof is a 4-ply gravel roof. No specifications are provided. Patch to match existing.

9. Question: Detail A13/A3.01, B/S0.01, and 7/M4.01 show a roof curb. Please review and confirm that all details have been coordinated.

Answer: Please see the answer to question #4 above.

10. Question: Notes 12 & 14/E2.01 indicates that a disconnect is to be provided for roof equipment. Please confirm that detail 3/E0.01 can be used for the disconnects as well.

Answer: Yes, detail 3/E0.1 applies for the disconnect device boxes as well.

11. Question: HCPSS Instruction to Bidders, item 4.2.3 indicates that Contractor is to provide

100% Performance and Payment Bonds. HCPSS Instruction to Bidders, item 7.1.1 also indicates that Contractor is to provide 100% Performance & Payment bonds.

Article 5.1.6 of the HCPSS Standard Form of Agreement between Owner and Contractor indicates a 10% retainage for work performed and stored materials. Please confirm that retention is to be held at 5% for progress of work and for stored materials when Contractor provides 100% Performance & Payment Bonds.

Answer: We are not sure where you are getting the 5% retention? The document is correct, it says 10% for the retention and the Performance & Payment Bonds should be 100%.

12. Question: Key Personnel Forms: HCPSS Instruction to Bidders requires the submission of “Key Personnel Form (Installer) and Key Personnel Form (Technician). Please review and confirm that these forms are applicable to this project and are to be submitted by the General Contractor with the Bid Package. If so, please review and provide clarification on the following:

- a) Staffing Plan – Installer: Please advise which specific position for this project this form is applicable to. The bottom of the form reads “Note: This form must be completed for three (3) security system installation/maintenance technicians.” – It is unclear if this form is to be filled out by the GC or by a Subcontractor, please review and provide clarification.
- b) Staffing Plan – Technician: Please advise which specific position for this project this form is applicable to. – It is unclear if this form is to be filled out by the GC or by a Subcontractor, please review and provide clarification.

Answer: These forms are not applicable to this project.

13. Question: Key Personnel form: HCPSS Instruction to Bidders requires the submission of “Key Personnel Form Quality Assurance Manager”. Please confirm that Superintendent assign for this project can also serve the role as the Quality Assurance Manager.

Answer: Confirmed that Superintendent can also serve role as Quality Assurance Manager.

14. Question: HCPSS AIA General Conditions, article 3.6, indicates that Contractor is to pay sales, consumer, use and similar taxes for the Work provided by the Contractor..... – This article 3.6 of the AIA General Conditions contradicts the HCPSS Supplemental General Terms & Conditions – Item 2.64 Taxes. Please confirm that all applicable taxes are to be included within the Bid submission.

Answer: Please see the answer to question # 1 above.

15. Question: HCPSS AIA General Conditions, article 3.7.1, indicates that Contractor shall secure and pay for the building permit and other permits. General Requirements section 010000, article 1.4 Permits indicates that contractor pay for all permits. Please review and confirm that General Contractor shall only be responsible for the Trade Permits. Confirm that HCPSS will secure and pay for Building Permit and other required permits that are not Trade Permits.

Answer: Contractor shall secure and pay for the building permit and other permits.

16. Question: HCPSS AIA General Conditions, article 9.3.4, appears to indicate that retention will be held at 10%. Please confirm that retention will be held at 5% for progress of work

and stored materials since General Contractor is required to provide 100% P&P Bonds.

Answer: Retention to be held at 10% is correct.

17. Question: HCPSS AIA General Conditions, article 9.8.2, indicates that retention may be reduced to 5% at the Owner's discretion after Substantial Completion is achieved. Please confirm that retention will be held at 5% for progress of work and stored materials during progress payments since General Contractor is required to provide 100% Performance and Payment Bonds. Please review and confirm that retention, at the Owner's discretion, will be reduced to 1% once Substantial Completion is achieved.

Answer: Retention to be held at 10% is correct and may be reduced at the Owner's discretion for progress of work regardless if Substantial Completion is achieved.

18. Question: HCPSS AIA General Conditions, article 13.5.1, indicates that the Contractor shall make arrangements for such test, inspections and approvals with an independent testing laboratory or entity acceptable to the Owner. Please confirm that the Owner will engage and pay for Testing and Inspections of an independent 3rd party. We have reviewed the drawings and specifications and it appears that there are no requirements for 3rd Party to Test and Inspect concrete, steel and CMU installation. If the intend is for the Contractor to include 3rd Party Testing and Inspections, please provide requirements.

Answer: Owner will pay for 3rd party testing if applicable.

19. Question: The wage scale determination provided within the bid documents appears to be a General Wage Scale for federal projects. Please review and advise if this is a federal funded project and if federal requirements are applicable. If this is a state funded project and subject to wage scale, then please review and advise if the State Wage Scale Determination is to be provided. Please review and advise, below is the snip of the wage scale determination provided within the Bid documents and also a snip of a previous HCPSS project with the State Wage Scale Determination for your reference.

Answer: Yes, this is a Federal funded grant. We have the correct Wage rate document in the bid documents.

20. Question: HCPSS Custodial Services, section 010000 – ARTICLE 1.18, indicates that Contractor will be responsible to pay for custodial services for all work that will be performed outside of normal working hours. HCPSS may consider on providing an allowance to be included within the base bid to cover the custodial service cost. During renovation work, off-hours work to address life safety systems is necessary as to avoid disruptions to occupants if the building is occupied

Answer: Correction, Owner will pay for HCPSS custodial services overtime.

21. Question: Please clarify what the "email subject line, folder names, and files" are to be named as the invitation to bid states this project is the Wilde Lake HS Theatrical Lighting Project.

Answer: Please note that was an error on the Notice to Bidders page. It should say "Automotive Lab Renovation at the HCPSS Applications and Research Laboratory."

22. Question: Please clarify what information belongs on the Key Personnel Forms in regard to the “Installer” and “Technician” documents, will this be for the subcontractors to fill out as our firm is a general contractor that does not self-perform the work. Staffing from the general contractor would include Project Managers, Assistant Project Managers, and Superintendents/Site Quality Control Managers

Answer: Key Personnel Forms are for the prime bidder to fill out. Project Managers, Assistant Project Managers, and Superintendents/Site Quality Control Managers are acceptable.

23. Question: Please confirm the final completion date is to be August 16, 2024 and not August 16, 2023 as listed in the ITB as the construction start date is spring break of 2024 per the bid documents.

Answer: See the Answer to Question # 2 above.

24. Question: Please confirm that listing N/A on the MBE Certification is acceptable for the company information and that subcontractors whom are MBE may be used in lieu of GC participation via MBE Attachments A & B.

Answer: No, if you need further assistance with completing the forms, please contact our office to speak with Ms. Charlene Beck.

25. Question: Please clarify if Owners or Contractors Field Office Trailers will be required for this Project.

Answer: A Contractor Field Office Trailer is allowed, but not required, for this Project.

26. Question: Please clarify if Temporary Toilets will be required for this project or if existing facilities within the space may be utilized during the construction process.

Answer: Contractor to provide Temporary Toilets for their employees.

27. Question: Please clarify if any new striping/pavement marking is to be performed with the Alternate #1 Asphalt Paving work that is shown on the bid documents

Answer: Asphalt paving work does not include any striping or pavement marking.

28. Question: Please consider establishing an allowance for all general contractors to carry in the base bid for the reconstruction of CMU Chase Walls per Note 19/A1.1 to allow for scope to scope bidding.

Answer: Contractor to include cost for reconstruction of the CMU chase wall in Base Bid.

29. Question: Please clarify if there is an existing roof warranty on this building and if so, is there information on the previous installer

Answer: Please see the answer to question #7 above.

30. Question: Please provide information on what the existing roofing material and manufacturer are for this project.

Answer: Please see the answer to question #8 above.

31. Question: Please clarify if the Room Finish Schedule notes for rooms A105/B106 are to be carried in the alternate #1 section as noted or if this is to be in the base bid as Alternate #1 is shown on the bid form as the parking area only.

Answer: Contractor to include cost for Polished Concrete Floor in rooms A105/B106 in Base Bid.

32. Question: Please confirm that all work in the sink area of room B107 is to be included in alternate #2 including but not limited to demolition, millwork, plumbing, and finishes

Answer: That is correct.

33. Question: Please clarify if there is an existing HVAC Controls vendor / system that is to be tied into for this project.

Answer: Yes, there is an existing HVAC controls vendor / system that is to be tied into. According to my notes, the existing manufacturer is Tridium. Please field verify.

34. Question: Please clarify what the existing Fire Alarm system is and if there is an existing Fire Alarm vendor for this building

Answer: Relocate two fire alarm system notification devices on the same wall and reconnect to existing fire alarm low-voltage cabling (i.e., existing notification appliance circuit). Reprogramming of fire detection and alarm system is not required. Modifications to fire alarm control panel or fire alarm notification appliance circuit booster panel is not required.

35. Question: Please confirm all low voltage work including any necessary LV Cabling is to be performed by the general contractor and not a third-party vendor

Answer: Provide low-voltage cabling indicated on the electrical drawings. Per Specification Section 27 1000, Paragraph A, Installer Qualifications: System installer must have on staff a registered communication distribution designer certified by Building Industry Consulting Service International (BICSI).

36. Question: Please confirm all items shown on Detail D1/A4.01 are existing to remain as the note states no new architectural changes are to be made in the Welding Area B101

Answer: Correct. There are no architectural changes to Welding Area B101. Floor plan is to illustrate equipment layout only.

37. Question: Please clarify if there are to be new wall panels installed on this project as the plans do not call for new wall panels, however at the site visit there were discussions of

installing new panels where the classroom is to be expanded and the scope of work in the RFP also states there is to be wall panel work.

Answer: The exterior wall panels to be replaced are between column lines 16-19 (+/- 24'-2 lf) and M-Q (+/- 31'-2" lf) shown on A2.01. Refer to plan and section details on A3.01.

38. Question: Please clarify where the new wall panels are to be installed and provide additional information as to what the panel type is.

Answer: Please see the answer to question #37 above.

39. Question: Please confirm that relocating/moving existing tools, cars, engines, equipment, etc. is to be performed by the county and the contractor will have clear space within the work area to the best extent possible.

Answer: The owner will remove all automotive debris from the Macadam Parking Area to enable full access for new paving work.

40. Question: Please clarify if the county will remove the existing tires/cars/items within the fenced in area to allow for the sitework and asphalt paving if Alternate #1 is accepted

Answer: Please see the answer to question #39 above.

Attachments

1. Copy of the Pre-bid attendance Sheet.
2. Section 072119 – Foam-in-Place Insulation.

Note: It is the bidder's sole responsibility to monitor the HCPSS Purchasing website to ensure that they download any additional addendums or clarifications prior to submitting their bid or proposal and duly acknowledge receipt of and full understanding of said addendums on the proper bid submittal form. Failure to do so may result in non-receipt of important information prior to the closing date and may render the bid or proposal non responsive and ineligible to award. It is highly recommended that the submitting bidder ascertain if they have received all the addendums posted prior to submitting their bid/proposal. Failure of any bidder to obtain any such addendum or interpretation shall not relieve the bidders company from any obligation under his/her proposal as submitted.

SECTION 072119 - FOAMED-IN-PLACE INSULATION

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Closed-cell spray polyurethane foam.

1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product.

PART 2 - PRODUCTS

2.1 CLOSED-CELL SPRAY POLYURETHANE FOAM

- A. Closed-Cell Spray Polyurethane Foam: ASTM C 1029, Type II, minimum density of 1.5 lb/cu. ft. and minimum aged R-value at 1-inch thickness of 6.7 deg F x h x sq. ft./Btu at 75 deg F.
 - 1. Surface-Burning Characteristics: Comply with ASTM E 84; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
 - a. Flame-Spread Index: 25 or less.
 - b. Smoke-Developed Index: 450 or less.
 - 2. Fire Propagation Characteristics: Passes NFPA 285 testing as part of an approved assembly.
- B. Basis of design: BASF; Waltite
 - 1. Acceptable alternate manufacturers:
 - a. Owens Corning
 - b. Johns Manville
 - c. Certainteed
 - d. Icynene

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Comply with insulation manufacturer's written instructions applicable to products and applications.
- B. Spray insulation to envelop entire area to be insulated and fill voids.
- C. Apply in multiple passes to not exceed maximum thicknesses recommended by manufacturer. Do not spray into rising foam.

END OF SECTION 072119

Howard County Public Schools

TELE-CONFERENCE
PRE-BID MEETING ATTENDANCE SHEET

BID TITLE : Automotive Lab Renovation at Hcps5 Applications Lab.
BID NUMBER : 134,23.B4
DATE : 7/12/23
TIME : 10:00 Am

Name: Grag Ramirez
Firm: Harty Construction
Phone: _____
Email: _____

Name: Tony Bonomo
Firm: Hcps5
Phone: _____
Email: _____

Name: KC Thompson
Firm: Kellar Brothers Inc.
Phone: _____
Email: _____

Name: Daniel Rosowag
Firm: Hcps5
Phone: _____
Email: _____

Name: Matilda
Firm: Unisource Services
Phone: _____
Email: _____

Name: Mary Weiss
Firm: SMP Architects.
Phone: _____
Email: _____

Name: Estebanos Daniel
Firm: Delta General Services
Phone: _____
Email: _____

Name: _____
Firm: _____
Phone: _____
Email: _____

Name: Luciana Campbell
Firm: Blvd Contracting
Phone: _____
Email: _____

Name: _____
Firm: _____
Phone: _____
Email: _____