



CITY OF ROCKVILLE
ROCKVILLE, MARYLAND

Addendum #3
Invitation for Bid (IFB) No. 08-23
50 MONROE STREET ELEVATOR MODERNIZATION
October 7, 2022

ATTENTION ALL BIDDERS:

The following addendum is being issued to amend and clarify certain information contained in the above named IFB. All information contained herein is binding on all Bidders who respond to this IFB. Specific parts of the IFB have been amended. Bidders are required to acknowledge receipt of the addendum by signing in the appropriate space at the end of the addendum. Failure to do so may subject your bid to disqualification. No provided answer to a question may in and of itself change any requirement of the IFB. The following revisions /deletions / additions are listed below; new language has been double underlined and marked in red bold (ex: **new language**) and language deleted has been marked with a double strikeout (ex. ~~language deleted~~).

The following is provided for additional clarity to the IFB process:

PLEASE NOTE, THERE IS A REVISED BID PRICING SHEET (ONE PAGE) AT THE END OF THIS ADDENDUM THAT MUST BE USED (page 6 of 6)

The following questions have been asked during the question period:

- 1. Question: In the project management and coordination specifications under Administration & Supervisory Personnel Item 1.7, paragraphs D-H. Are these positions really necessary on a project of this size and scope? Secondly, Can our Superintendent serve this purpose as a project of this size and nature does not warrant hiring 5 separate individuals on this type of project?**

Answer: The duties of positions listed under Specification 013100-1.7.D through H may be assigned Project Superintendent noted under Specification 013100-1.7.A, these do not need to be separate dedicated personnel. Refer also to the response to item 17 below.

- 2. Question: Are coordination drawings required for a project of this size and nature?**

Answer: The requirements of Specification 013100-1.4-A note to "Prepare coordination drawings when specified, where careful coordination is needed for installation of products and materials fabricated by separate entities". The bidders may forego coordination drawings if, as a matter of means and methods, they do not feel the coordination is needed for installation of products and materials fabricated by separate entities, provided this is clarified in their bid. If the successful bidder exercises this option then they shall be responsible for any rework required for uncoordinated item that might have been addressed by coordination drawings.

3. Question: Can a gannt bar chart be used for project scheduling?

Answer: A gannt bar chart may be used for project scheduling

4. Question: Who is the current Fire Alarm provider?

Answer: EAI – 1086 Taft St, Rockville, MD 20850 - (301) 424-9588

5. Question: Is the existing car operating on an emergency generator if there is a power failure?

Answer: There is no existing emergency generator. There is an existing automatic emergency battery lowering system which will be replaced in the scope of this project.

6. Question: Does a permit need to be pulled for construction of a temporary ramp?

Answer: A permit should be pulled for the temporary ramp.

7. Question: Will the scope of work # 1 and scope of work # 2 be awarded to the same contractor?

Answer: The intent is that scope of work # 1 and scope of work # 2 be awarded to the same contractor

8. Question: 180 days is not enough time for submittals to be reviewed, material procured, and construction to proceed. Please review and consider extending the completion time.

Answer: Bidders may present proposed alternative schedules as part of their proposal

9. Question: Please clarify what is expected of the entrance frame replacement? Is new aluminum to be supplied also? Can we wrap the existing frames?

Answer: Replacement of entire entrance frame is required. The lower section of the existing frames has been cut out due to rust/corrosion and has compromised the UL Listing. See section 2.7 of the elevator specifications for details regarding replacement of frames and section 1.5 for required building work.

10. Question: Please provide a specification for the new landing.

Answer: Clarification is required for this question. Please provide a drawing and/or specification reference noting the landing in question.

11. Question: Specification Section 142423-16 calls for two (2) nates, but there is no space on the bid form for Alternates. Please clarify.

Answer: Please refer to the revised bid form which includes Alternate 142423-1 “Valued Engineering” and Alternate 142423-2 “Jack Assembly, Jack Hole, Casing and Buffers (New/Replacement)”

12. Question: If the entrances are retained should they be clad in stainless to match the new doors?

Answer: Entrance frames are to be replaced per section 2.7 of the elevator specifications.

13. Question: Finishes for stainless steel doors listed are 302, 304 & 316 stainless steel. Please clarify the type of stainless steel required for the hoist way doors.

Answer: 302 or 304 are preferred. However, 316 will be considered acceptable.

14. Question: If the entrance frame is to be replaced please provide a detail for demo and attachment points for the new frame.

Answer: Attachment points are to be determined by elevator contractor. Attachment type and installation process is per section 2.7 of the elevator specifications.

15. Question: It appeared that the entrance frames for the Elevator are Ok and that the damage is actually the aluminum enclosure in front of the frame. Please clarify the replacement of the entrance frame or if the aluminum enclosure in front of the frame should be cut out and repaired and clad with new aluminum?

Answer: The specifications require replacement of the entrance frames based on damage observed during the evaluation of requirements for the design. Additionally, the lower sections of the entrance frames have been cutout and reclad due to rust and corrosion, which has likely voided the UL listing of the frames. Should it be determined that the existing frames are suitable for reuse, cladding is acceptable (cladding shall wrap the entire width of the frame). However, written confirmation from the AHJ will be required if frames are to be retained.

16. Question: Are all Subcontractors and Contractor employees still required to be vaccinated and show proof of vaccination in order to work on this project?

Answer: As this work scope does not require entering a City facility and performing any service or making any delivery in close proximity to one or more City employees, members of the Mayor and Council, members of a City board, commission or task force, or members of the general public, no proof of vaccination is required for this solicitation, from either Contractor employees, subcontractors, or agents.

17. Question: Is a full-time superintendent / Quality Control Manager required if the GC is a Prime?

Answer: The superintendent is intended to be on site whenever work is being performed. The superintendent may act as the Quality Control Manager.

18. In spec section 2.2, A, 2, g – It states that the battery lowering feature is to be either MCE or Reynolds & Reynolds. Are the other controller manufacturers as referenced in 2.2, A, 2, a, acceptable? They provide battery lowering in their controllers as well.

Answer: The controller manufacturers listed in specification 142423 may be used for the battery lowering feature.

19. Please provide additional details on the finishes/design of the cab interior other than mentioned in section 2.9, C.

Answer: The cab finishes shall match existing, except for the flooring which is specified in section 096516.

20. Confirm if award will be after 10-22-22 or not, so we know to include the new A17.1 2019 section 2.27 code requirements or not. If a contract is signed prior to 10-22-22, then the renovation will be “grandfathered” under the current code which doesn’t require it.

Answer: It is anticipated that the award will be after 10.22.2022. Utilize the A17.1 2019 requirements.

21. Are three (3) 13-hour working days per week acceptable?

Answer: This is a matter of means and methods. There is no exception taken to proposing three 13-hour work days a week.

- 22. The manufacturer listed as the basis of design has stated that they do not manufacture aluminum ramps. Please confirm a steel ramp will be acceptable.**
Answer: Steel ramps will be acceptable.
- 23. Approximately when will be the anticipated NTP?**
Answer: The NTP is anticipated for late October or early November.
- 24. Is full time on-site supervision required from the prime contractor or will it be acceptable for the elevator subcontractor's foreman to act as the supervisor when only elevator-specific work is taking place?**
Answer: Refer to the response to question 17 above. The superintendent is intended to be on site whenever work is being performed.
- 25. Can the superintendent also be the safety and quality control manager?**
Answer: Refer to the response to question 17 above. The superintendent may act as the Quality Control Manager.
- 26. Please confirm that prevailing wage requirements apply to this project.**
Answer: Prevailing wage does not apply to this contract.
- 27. Please confirm that there are no MBE/DBE requirements for this project.**
Answer: There are no MBE/DBE requirements for this contract.
- 28. The specified contract duration may not be adequate due to lead times for equipment. Please consider extending the project duration to 240 days.**
Answer: Bidders may present proposed alternative schedules as part of their proposal.
- 29. Please confirm that the temporary ADA ramp is to be included/combined with the base price for the elevator modernization on the bid form. Spec Section 011000, 1.1, B. mentions two separate scopes of work however with the current bid form format there is no separation of these scopes.**
Answer: The temporary ADA ramp is to be included/combined with the base price for the elevator modernization on the bid form.
- 30. Please provide the contact information for the incumbent fire alarm servicer.**
Answer: EAI – 1086 Taft St, Rockville, MD 20850 - (301) 424-9588
- 31. Please confirm the existing hoistway glass is to be retained.**
Answer: Confirmed, the existing hoistway glass is to be retained.
- 32. Please confirmed the existing elevator hoistway entrance frames are to be demolished and replaced with new.**
Answer: Refer to the response to comment 12 above. Entrance frames are to be replaced per section 2.7 of the elevator specifications.

33. Please confirm that a sump pump is not required within the elevator pit.

34. Please confirm that a temporary on-site construction trailer/office will not be required.

Answer for #34 and #35: Confirmed- if, as a matter of means and methods, the contractor does require a temporary on-site construction trailer/office, there is not a requirement that one be provided.

35. The division 14 spec section lists “Alternate No. 2” for the jack assembly replacement, but this item is not shown on the provided bid form. Please advise. If provided, please confirm costs for re-drilling the wellhole in the event of a collapse should not be included.

Answer: Please refer to the response to comment #11 above and the revised bid form which includes Alternate 142423-1 “Valued Engineering” and Alternate 142423-2 “Jack Assembly, Jack Hole, Casing and Buffers (New/Replacement)”

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ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME IN THE INVITATION FOR BID (IFB).

Additionally, please be sure to submit all required forms with your bid per this addendum and the solicitation instructions.

ACKNOWLEDGE RECEIPT OF ADDENDUM NO. 3 BY SIGNING BELOW AND RETURNING A COPY OF THE ADDENDUM WITH YOUR BID OR ACKNOWLEDGING IN YOUR BID.

ISSUED BY: PAT RYAN, PRINCIPAL BUYER, 10/07/2022

NAME OF BIDDER: _____

BID DUE DATE: (UNCHANGED from Addendum #2):

2:00PM (ET), FRIDAY, OCTOBER 14, 2022

INVITATION FOR BIDS #08-23

50 MONROE STREET ELEVATOR MODERNIZATION

SECTION V: BID PRICING FORM – REVISED PER ADDENDUM #3

THIS FORM MUST BE COMPLETED AND INCLUDED WITH THE BID SUBMITTAL. FAILURE TO SUBMIT THIS FORM SHALL DEEM THE BIDDER NON-RESPONSIVE.

IN ACCORDANCE WITH ALL TERMS, SPECIFICATIONS AND REQUIREMENTS, WE PROPOSE TO FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES AND THE PERFORMANCE OF ALL WORK NECESSARY FOR THE PROJECT. PROVIDE PRICING BELOW TO INCLUDE OVERHEAD, PROFIT, TAXES, INSURANCE AND OTHER APPLICABLE FEES AND COSTS. ALTERATIONS TO THIS FORM OR BID ALTERNATES (UNLESS OTHERWISE SPECIFIED) ARE NOT ACCEPTABLE. LINE ITEMS LEFT BLANK OR MARKED "\$0" SHALL DEEM THIS BID NON-RESPONSIVE.

Item No.	Description	UNIT	EST QTY	UNIT PRICE	EXTENDED PRICE
1	Base Bid: Elevator Modernization & Temporary ADA Ramp Installation	1		\$ _____	\$ _____
2	Alternate 142423-1 (Refer to specification 142423-1.8-B-1)	1		\$ _____	\$ _____
3	Alternate 142423-2 (Refer to specification 142423-1.8-B-2)	1		\$ _____	\$ _____
GRAND TOTAL					
Freight/Shipping Costs included in *Total Cost/Grand Total					\$ _____

GRAND TOTAL IN WORDS _____

_____ (\$ _____)

EXCEPTIONS

All exceptions taken to the specifications contained in this document must be clearly indicated in the space provided below. Unless noted as an exception, the bidder will be held responsible for providing each component or standard called for.

The City Manager for the City of Rockville, Maryland retains the exclusive right to approve or reject any exception taken to the specifications contained in this bid. It is hereby agreed that if this bid is rejected due to an exception taken to a specification by the bidder, the rejection taken will be final and no further action may be taken.

Do you claim an exception to any specification to this bid? If yes, please explain.

COMPLETE AND RETURN WITH BID