



CITY OF ROCKVILLE  
ROCKVILLE, MARYLAND

**Addendum #1**  
**Invitation for Bid (IFB) No. 18-24**  
**LINCOLN PARK COMMUNITY CENTER IMPROVEMENTS**  
**November 1, 2024**

**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~~).

**QUESTIONS RECEIVED**  
**BY DUE DATE OCTOBER 24, 2024, AT 2:00 PM**

**QUESTION 1:** Are we to expect any times when the facility will be closed to the GC?

**RESPONSE:** Please refer to IFB 18-24, Section II Terms and Conditions, Paragraph 49 Non-Workday, on Page 13 of 798, for this answer.

**QUESTION 2:** Are we to expect any times when the facility will be closed to the public for a duration?

**RESPONSE:** Please refer to Detail A1 on G-101 for this answer. Upon execution of a construction contract between the City of Rockville and the winning bidder, the area designated Phase 1A (Dark Green) will be closed to the public for the entire 300-day project duration. The area designated Phase 1B (Light Green) will remain open to the public until late June 2024 so the Center can continue providing their After-School Program to the community. When the current school year ends in late June 2024, this area will be closed to the public, at which time all renovation in this area can proceed. All renovation work within Phase 1B needs to be complete and the area re-opened to the public by late-August 2024, in time for the next school year.

**QUESTION 3:** Please confirm that the phasing plan shown on the drawings is still true. I understand that this project was not issued as early as the drawings call.

**RESPONSE:** The intent of the phasing plans as shown on the drawings is correct. Phase 1 of the project needs to be available during the school year for after-school programming by the facility. Final phasing to be provided by the GC based on anticipated construction schedule. See Answer #2 above for more information.

**QUESTION 4:** Are any hazardous materials expected?

**RESPONSE:** A Hazardous Materials Survey, dated April 4, 2024, was provided as Appendix D in the IFB, and a schedule of allowances under Spec Section 01 21 00, "Allowances" was provided. The Hazmat Abatement allowance is being provided on this project so the winning contractor can retain the services of an abatement contractor to perform abatement as required. The City of Rockville will not be performing any abatement at this facility.

**QUESTION 5:** Sheet AD-151 #26 states about demoing the insulation above the ceiling in the hashed area. Please confirm that the ceiling does not get demoed as well.

**RESPONSE:** Ceilings are shown as dashed and will also be demolished. See also Demo Finish Schedule on AD601 for materials to be demolished in each space.

**QUESTION 6:** Please confirm that we are only to the following rooms are to have their floors demoed: E005,006,022,023,024,025,026,027,028.

**RESPONSE:** Incorrect. Coordinate demolition with new work as shown on A-601 finish plan. See also Demo Finish Schedule on AD601 for materials to be demolished in each space.

**QUESTION 7:** Please confirm if the walls to be demoed are not structural?

**RESPONSE:** Structural plans only show load bearing walls. As noted on S-101, load bearing walls that are to be demolished require shoring and special lintels.

**QUESTION 8:** CPT-1 (Kinetex – Velocity 1814) is discontinued; Kinetex 1819 has been suggested. Please advise.

**RESPONSE:** Provide Kinetex 1818, color Esmeralda.

**QUESTION 9:** Specs indicate roller shades, but no shades are shown on drawings. Please confirm if roller shades are required for this project.

**RESPONSE:** Provide roller shades at the two new exterior windows Type 1 in the Library room 121, window A in Supervisor 115, and window F in Assistant Supervisor 116.

**QUESTION 10:** Please confirm if the existing automatic operator is to remain at the exterior pair of doors. A6/AD-601 shows the replacement of the pedestal and keeping the existing actuator, but ED-111 notes the removal and replacement of the actuator and pedestal to remain.

**RESPONSE:** Actuator can remain.

**QUESTION 11:** Is AWI certification required?

**RESPONSE:** AWI Certification is not required.

**QUESTION 12:** Is there a MFD goal/requirement for this project?

**RESPONSE:** The City of Rockville does not have any mandated MFD requirements. See MDF outreach program statement on cover sheet of IFB.

**QUESTION 13:** In addition to our previous question regarding the Bidder Reference Form and if we should provide 3 or 5 recent projects. Please note that entries 4 and 5 on page 601 of the IFB ask for additional information such as "Scheduled completion date, Percent Complete, Percent of work by own forces, Actual completion Date" whereas entries 1, 2, and 3 on page 600 do not ask for those details. Please clarify and confirm if this difference was intentional or an error in the bid documents.

**RESPONSE:** List three projects. The "additional information" noted is unintentional.

**QUESTION 14:** What is the current fire alarm system?

**RESPONSE:** The existing fire alarm is a fire lite alarms MS-52210UD.

**QUESTION 15:** Are there any card readers or electronic access requirements?

**RESPONSE:** There are existing card readers to remain, card readers to be demolished, and new card readers to be provided. See locations on A-101, keynotes S1, S2, and S3. See also locations of doors to be tied into the fire alarm system on A-621.

**QUESTIONS 16:** Is there a designated staging area for parking and dumpsters?

**RESPONSE:** The adjacent Parking Lots can be used for staging, but it will need to be coordinated with the facility and the City of Rockville. The contractor will need to provide a general staging plan for review based on intended schedule and site usage after contract award.

**QUESTION 17:** Is a temporary office trailer required or can space inside the building be used? If a trailer is required, please provide location and access to water/sewer/electric.

**RESPONSE:** A temporary trailer is not intended for this site. Per the response to Question #2 above, the contractor will take control of all areas of the facility that are designated Phase 1A on sheet G-101 Detail A1 at the start of construction and can utilize this space as they see fit.

**QUESTION 18:** Please confirm that this is not a wage rate project.

**RESPONSE:** This is not a wage rate project.

**QUESTION 19:** The Bid Pricing Form does not have a space for the following pricing:

1. Rough Carpentry
2. Thermal/Roofing

Please clarify.

2. The Bid Pricing Form #9 Equipment indicates "breakroom equipment as shown in drawings" however, there is no breakroom noted on the drawings. Please clarify.
3. Mechanical Insulation, asking for 1.5" thick fiberglass board with 3 lbs density for the whole project. They are also calling for 30mil thick pvc jacket that is color coded by system. Where can we find the color code system?

**RESPONSE:**

1. Costs associated with Rough Carpentry or Thermal/Roofing should be carried within other items shown on the Bid Pricing Form.
2. This is in reference to Pantry Room 113.
3. PVC Jacket not required, only insulation required.

**QUESTION 20:** On page 600 of the IFB (Section V - Bid Packet) it asks bidders to list of "three recent projects" of similar work. However, the form then provides a list of 5 project entries to be filled out. Please clarify and confirm if bidders should provide 3 or 5 recent projects.

**RESPONSE:** List three projects. See response #13 above.

**QUESTION 21:**

**Specification Section - 26 – Electrical Reference E-001**

Please provide a complete lighting schedule. Currently, the only fixture called out are the L1's.

**RESPONSE:** L1 fixture is the only new fixture, other lights are existing to be relocated.

**QUESTION 22:**

**Specification Section 23 – HVAC; Reference M-111**

Note on M-111 states "No HVAC Work in this Area, existing HVAC work to remain" related to rooms 107, 111, and 121. Please advise if any connections are to be made from new HVAC to the existing components.

**RESPONSE:** No connections to the existing system in those three rooms.

**QUESTION 23:**

**Specification Section - 01 40 00 - Quality Requirements; Reference S-002**

Will the Owner or the Contractor be responsible for special inspections outlined on S-002?

**RESPONSE:** The General Contractor is responsible for all testing and inspections. The City of Rockville will not engage any outside agencies for QC testing or Special Inspections/Testing for this project.

**QUESTION 24:**

**Specification Section - 10 – Signage; Reference A-901**

Please confirm the signage type for the following rooms that are not identified on the Signage Schedule. 107, 120, 125, 130, B-001, B-002, B-003, B-004, B-005, S-001, S-002.

**RESPONSE:** 107 is the lobby, no signage to be provided. 120 is a vestibule, no signage to be provided. 125 is the corridor, no signage to be provided. 130 is the corridor, no signage to be provided. No new signage required in the basement (B-001, B-002, B-003, B-004, B-005). S-001 and S-002 are the stairs, no new signage required.

**QUESTION 25:**

**Specification Section 07 - Thermal and Moisture Barriers; Reference A-631**

There are no Air, Vapor, or Water Barriers called out to be applied at new exterior wall systems. Please confirm this is the intention.

**RESPONSE:** The only exterior work is the two new exterior windows in Library 121. The wall at this location is a single-Wythe CMU. See the details on A-631 for this work.

**QUESTION 26:**

**Specification Section 01 21 00 – Allowances; Reference RFP**

Please confirm that the allowances outlined in the RFP are to be included in addition to the base bid proposal for abatement, and fire alarm upgrades specifically. Our intention is to cover the entirety of these scopes, and the allowances are assumed to be in addition to this base price. Please confirm if this is the intention.

**RESPONSE:** Yes, the allowances are in addition to the base bid work. The base bid should include all work as identified in the contract documents; the allowances cover potential work not shown in the bid documents.

**QUESTION 27:**

**Specification Section 05 – Metals; Reference A-101 & S-101**

Per A-101, the new Study Room (118) is to receive new interior storefront System E, once the opening is created during demolition. S-101 does not identify any support at the header of this storefront system. Please confirm the lintel details at this location.

**RESPONSE:** Room 118 has non-load bearing walls, lintels to be sized per 1/S-200.

**QUESTION 28:**

Engineer's estimate?

**RESPONSE:** In order to preserve the integrity of the bid process, engineer's construction cost estimates cannot be made available. The Capital Improvement Project budget sheet can be found on the City's web site as part of the FY2025 Approved Budget. Note that the Capital Improvement Budget value for this project is a total project budget, and represents all project costs including those outside of construction.

**QUESTION 29:** Bid Bond: Please clarify if the bid bond should be mailed to the City of Rockville or included in the electronic upload of the bid proposal in the portal. Some parts of the IFB mention mailing a hard copy and other parts mention submitting a copy of it electronically. Please clarify and confirm which is the requirement for this bid.

**RESPONSE:** An electronic copy is needed. We do not need a hard copy.

**QUESTION 30:**

1. General note #23 on the Electrical Note states only 6' max on MC Cable. During the Site Walk there are existing MC Circuits run throughout the entire building. In the ceilings and on exposed walls. Will they be furring out the exposed block walls and covering exposed electric?
2. We need to know who maintains and monitors the current fire alarm system.
3. Panel In Closet across from the reception area is not labeled. I assume it is Panel D. Not Located correctly on the drawings and the panel is completely embedded in the block wall. We are going to have to do a considerable amount of work in there. But the architectural demolition says not in contract. The room has a hard ceiling and surrounded by block walls.

**RESPONSE:**

1. Yes, some existing walls get furred out. Please refer to A-011 and A-101 to determine locations. The specification requirement limiting MC cable to 6ft whips will be followed on all new construction. Any new work shall be run above dropped ceiling or behind walls unless the ceiling/wall is exposed. In that case the electrical shall be run in EMT.
2. EAI Security Systems, Inc., of Rockville, Maryland, monitors and maintains the fire alarm system.

3. Panel D is the existing panel in the closet across from the reception and is labeled as panel D on sheet E-121.

**QUESTION 31:** Will a pre-bid attendance list be publicly released for this project?

**RESPONSE:** Yes, they are available at the City's Collaboration Portal, link below:

<https://contracts.rockvillemd.gov/gateway/Default.aspx>

**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. 1 BY SIGNING BELOW AND RETURNING A COPY OF THE ADDENDUM WITH YOUR BID OR ACKNOWLEDGING IN YOUR BID.**

**ISSUED BY: GINA WASHINGTON, BUYER, 11/1/2024.**

**NAME OF BIDDER: \_\_\_\_\_**

**BID DUE DATE: 2:00PM (ET), FRIDAY, NOVEMBER 8, 2024**