

CITY OF ROCKVILLE
ROCKVILLE, MARYLAND

Addendum #4
Invitation for Bid (IFB) # 19-22

**KING FARM FARMSTEAD WATER/SEWER INFRASTRUCTURE AND FIRE
SUPPRESSION INSTALLATION PROJECT**

March 30, 2023

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:

**Revised IFB closing date – ~~WEDNESDAY, APRIL 5, 2023 AT 2:00PM ET~~
FRIDAY, APRIL 14, 2023 BY 2:00pm ET**

1. Please provide further details about the finished and requirements to cover the riser pipes and the sprinkler lines (if needed).
Answer: Response can be found in question #2 of Addendum #2.

2. Will the owner relocate the wiring in the basement for the fire line to be installed?
Answer: Response can be found in question #3 of Addendum #2.

3. Do the water services stub towards the barns and the house require a tee for the dual use of fire service and water service?
Answer: Response can be found in question #4 of Addendum #2.

4. For the water services stub towards the barns and the house, will these feed the sprinkler system as well?
Answer: Response can be found in question #5 of Addendum #2.

5. Will stamped plumbing and electrical plans be required for this contract?
Answer: Contractor shall provide what is necessary to obtain trade permits.

6. The Prime Contractor is relying on the Fire Sprinkler/Suppression Company to provide design. The Fire Suppression Companies typically do not design the

plumbing system, electrical systems, or finishing plans, considering the plumbing/electrical and drywall contractors will require some sort of design to bid on these scopes, will the City consider awarding the water main and the fire suppression system under two separate contracts?

Answer: The City's intent is to award the project to a prime contractor who will be responsible for managing, coordinating, and facilitating the complete installation of the Add/ALT #1 (Design and Installation of Fire Sprinkler System for both Dairy Barns and the Manse house).

7. Considering the water main installation and the installation of the fire sprinkler/suppression system are two complete different scopes of work, typically requiring two different trades, will the City consider changing the bid to award to two separate Prime Contractors, one for the water main and the other for the Fire Suppression System?

Answer: The City's intent is to award the project to a prime contractor who will be responsible for managing, coordinating, and facilitating the complete installation of the Add/ALT #1 (Design and Installation of Fire Sprinkler System for both Dairy Barns and the Manse house).

8. Is there a concern for lead-based paint and use of a certified lead renovator? If the City is not aware of the presence of lead paint, will the City consider testing the existing conditions for the presence prior to the bid?

Answer: The City has previously tested for hazardous materials on all buildings on the property. Based on the ECS asbestos containing materials, lead-based paint and mold survey report dated 1/15/2015 traces of LBP have been identified in both the dairy barns and the manse house. All asbestos containing materials have been abated from both dairy barns. The prime contractor/sprinkler contractor will be required to follow all MDE and OSHA requirements when working around lead-based paint and asbestos containing materials which includes the proper methods of disposal and containment if should these hazardous materials be encountered. Attached is a copy of all hazardous material history and reports available for both the dairy barns and the manse.

9. Please advise what type of backflow prevention system is required for this project.

Answer: Refer to Section 211313 Wet-Pipe Sprinkler System Paragraph 7 and Section 211316 Dry-Pipe Sprinkler System Paragraph 7 on Sheet 3 of 8 of the King Farm Farmstead Sprinkler System Conceptual Design for the Dairy Barns and the Manse.

10. Please provide the following information regarding the fire alarm systems in the house and two barns: as-built drawings and O&M Manuals. This information is needed to price the alarm system modifications.

Answer: The fire alarm system installed in the Dairy Barns is a Fire-lite Alarms by Honeywell MS-9200UDLS (E) Rev 3. The approved submittal of equipment

installed is attached. The fire alarm system installed in the manse is a Fire-Life Alarms by Honeywell ES-200X. The approved submittal of equipment installed in the manse is attached.

11. Please provide the following information regarding the electrical system in the house and the two barns: location of circuit breaker panels, manufacturer and model of these panels, and quantity of unused breaker spaces. This information is needed to price power wiring.

Answer: Dairy Barns (1) 250-amp Siemens panel 208/120V in each barn with 12 spare circuits available in each panel. The manse has a 200-amp Square D distribution panel with 1 spare circuit available.

12. See FP-002 Spec 211313 2.B Lead Installer Qualifications. There is a similar paragraph in Spec 211316. Please note that the NICET Certification referenced is for System Designers. NICET does not have a certification for Fire Sprinkler System Installers, so it is not possible to meet this requirement. We do have employees who hold this certification that could act in a QC role and visit the site weekly and would be responsible for coordination, quality control, troubleshooting, commissioning, and demonstration activities. Would this be acceptable?

Answer: Yes, this would be acceptable for the NICET III to be the responsible individual. NICET level III is first supervisory level. Level II is for technicians who perform routine tasks under general daily supervision. See NICET.org for more information.

13. See note 38 on FP-001 regarding concealing of sprinkler pipe. This will be nearly impossible for this project. Please confirm that all piping in the barns can be exposed. There are some smaller rooms in the barns that have plaster ceilings, but it is assumed exposed piping is acceptable throughout the barns. In regard to the house, in order to conceal pipe, extensive cutting and patching of the ceilings as well as construction of bulkheads will be required in order to conceal piping. The rooms on Level 1 and 2 of the house could be protected by installing exposed risers and exposed pipes along walls up close to the ceiling utilizing "sidewall" type sprinklers. This pipe could be painted to match the walls or ceilings and would look similar to the exposed heating piping that already exists. See attached picture for an example of how this would appear. Please advise if this is acceptable.

Answer: Piping in the barns shall not be required to be concealed. Per the Owner, the Manse House is permitted to have exposed piping but shall comply with applicable NFPA standards.

14. See note 35 on FP-001. This references system pressure in excess of 100 psi. Per the Hydraulic Information Sheet on drawing 1 of the WSSC Drawing Set, maximum system pressure will be 73 psi, so there is no need for surge restraints. Please confirm surge restraints will not be a requirement.

Answer: This is confirmed, the working pressure of the system is not anticipated to exceed 100 psi.

15. See note 17 on FP-001. There seems to be a typo. This note gives fitting types for 2 ½" and larger pipes and 1 ¼" and smaller pipes. We assume fitting types for 1 ¼" and smaller should say 2" and smaller. Please confirm. Also code allows grooved fittings on all pipe sizes. Please advise if grooved fittings can be used on any size pipe.

Answer: The note is written on FP-001 as intended. It is not the intent to limit the intermediate pipe sizes. Grooved fittings are an acceptable alternative where permitted by NFPA 13.

16. Please advise if the parking canopy that is attached to the Manse House is to be sprinklered? Please note that this would be required if NFPA-13 is the applicable standard for this building. If so, this would require a dry system.

Answer: The parking canopy is not connected. It is not the intent of this scope of work to provide sprinkler protection to this canopy.

17. See FP-001 under Applicable Codes and Standards. The only sprinkler system reference is NFPA-13. This is the standard for commercial fire sprinkler systems. If the intent for the Manse House is to always remain a residence, the appropriate standard is NFPA-13D. Please advise if the system for the Manse House can be in accordance with NFPA-13D.

Answer: Per the Owner, the Manse House is not changing use at this time. Therefore, an NFPA 13D system can be permitted in this structure.

Revisions

WSSC Site Utility Water and Sewer Plan, SU-3319-2021

Sheet No. 1 of 5, General Notes

ADD Note "9. All connections to existing water main shall be field coated 5 feet on each side of the connection."

Sheet No. 2 of 5, Sheet Notes

ADD Note "13. Yard Hydrant shall be non-freeze with all bronze interior parts and shall meet a minimum 3 feet depth of bury. Brass casing and cast aluminum casing guard are required, as well as removable bronze valve seat and replaceable seat washer."

AMEND Note 12 By ADDING "AND SEWER" after "CONTRACTOR SHALL TEST PIT ALL UTILITY CROSSINGS IN ADVANCE OF WATER".

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

ISSUED BY: PAT RYAN, PRINCIPAL BUYER, 03/30/2023

NAME OF BIDDER: _____

BID DUE DATE: (CHANGED via this Addendum #4) 2:00PM (ET),

FRIDAY, APRIL 14, 2023