



PRINCE GEORGE'S COMMUNITY COLLEGE

DATE: June 5, 2023

TO: All Prospective Proposers

FROM: Nena Charity
Purchasing Manager, Office of Procurement
301-546-0025

RE: **Addendum 4: RFP 23-13 Annex A Renovation Phase I**

The following amends the above referenced RFP documents. Receipt of this Addendum 4 is to be acknowledged by completing the enclosed "Acknowledgement of Receipt of Addenda Form" and including it in the Technical Proposal.

1. Questions and Responses

Attached to this Addendum 4 is the Questions and Response Log. The Questions and Response Log contains all of the questions received. The last day for questions was May 19, 2023 at 1:00 PM ET

2. The due date for proposals has been extended to June 8 at 2:00 PM ET

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA FORM

RFP NO.: 23-13

TECHNICAL AND FEE PROPOSAL DUE DATE:

Thursday, June 8, 2023, on or before 2:00 P.M. ET

RFP FOR: RFP 23-13 Annex A Renovation Phase I

NAME OF PROPOSER: _____

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA

The undersigned, hereby acknowledges the receipt of the following addenda:

Addendum No. <u> 1 </u>	dated <u>5-8-2023</u>
Addendum No. <u> 2 </u>	dated <u>5-24-2023</u>
Addendum No. <u> 3 </u>	dated <u>6-5-2023</u>
Addendum No. <u> </u>	dated <u> </u>
Addendum No. <u> </u>	dated <u> </u>

As stated in the RFP documents, this form is included in our Technical Proposal.

Signature

Name Printed

Title

Date

END OF FORM

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No.	Addendum No.	Solicitation Section/Reference	Question	PGCC Response
1	4		<p>At the meeting celebrated on May 9th, it was discussed the start of construction would be by the end of June or early July. The RFP calendar states that the proposal is May 31st and Intent of award on June 16th; this means there are available two-three weeks to develop the project, coordinate, prepare and submit the permit set ? I think this schedule is really tight besides considering permit office usually takes around two months for the construction permit delivery. Does the calendar will be adjusted accordingly with a reasonable time frame to</p>	<p>The Design-Build Contractor shall present to the College a project schedule that outlines how the project will be pursued. The Contractor shall have flexibility to establish the various milestones for the project that align with the College's needed delivery of the lab spaces and building occupancy.</p>

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			submit and receive construction permit and provide completion of construction without any penalty?	
2	4		The building seemed to be in good condition and the last renovation done 8 years ago should have addressed any presence of hazardous materials. However, can you share any hazmat reports?	The College has not found any past hazmat documents or reports in our project archives.
3	4		There was mention of carrying an allowance for moving salvageable equipment at the Westphalia Trade Center site. Can PGCC confirm what that allowance should be so that all bidders carry the same amount?	Contractor should carry an allowance of \$25,000 for this anticipated scope of work.
4	4		Can PGCC inventory existing equipment and identify new	The College is planning on preparing an inventory of

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			equipment to establish a list all bidders can price? This will limit submittal review and approval time and expedite ordering the desired equipment	existing equipment to be relocated to the new Annex A facility; however, this list won't be ready when bids are due. The Contractor should carry an allowance of \$45,000 for this anticipated scope of work and purchase of new equipment being specified.
5	4		Should we carry an allowance as well for new AV/IT work ? If so, how much?	The Contractor should carry an allowance of \$40,000 for this anticipated scope of work.
6	4		Will PGCC AV/IT team develop a specification for requirements for new AV/IT items as they are removing the existing?	Yes, the College's AV/IT Department will draft specifications for this effort. This specification will be issued after the bid date.
7	4		What is the equipment inventory for each of the new shops to provide at the PGCC campus? Do we have cut sheets for those?	The College is planning on preparing an inventory of existing and new equipment to be relocated and / or purchased for the new Annex A facility; however, this list won't be ready when bids are due.

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8	4		Where will be located the storage for carpentry?	Storage will be located both inside and outside.
9	4		Do we need to provide a locker area for the students at the Annex 1 or shouldn't we concerned about that?	At this time the Contractor does not need to anticipate lockers for Annex A.
10	4		What's the size for the storage at the locksmith shop?	The size is indicated in the concept drawing.
11	4		How many toilets, sinks, bath tubs and showers are needed for the plumbing shop? Are required only bathroom or kitchen sinks as well?	Current trades group request is for 8 toilets, 8 24" wide vanity sink cabinets with sinks, 4 fiberglass tub / shower combinations, and 8 kitchen sinks in cabinets. Additionally, the trades group has requested 8 kitchen stations with four stations having gas ranges and four stations having electric ranges, 4 gas water heaters and 4 electric water heaters. The Design-Build Contractor shall work with the College to size and layout labs to

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				fit learning environment components. The above components will need to fit into the HVAC Training Lab and the Plumbing Training Lab.
12	4		Please advise if the bid submission date can be postponed. This will allow our team to gather more data and hopefully incorporate RFI responses we've submitted.	The bid submission date has been revised to June 6 th . Bid submissions are due at or before 2:00 PM.
13	4		What type of fencing is desired for the outdoor learning areas? Driven post? Color? Type of screening? Chain link or some other type?	As noted, the fencing for the outside areas shall be architectural in style and should be a perforated corrugated metal skin set horizontally with rolling gates or swing gates. Color TBD. Chain link fencing is not allowed. Design-Build Contractor's Architect shall submit design solutions for College approval.

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14	4		What is the equipment inventory for each of the new shops to provide at Annex A? Are there cut sheets available for the equipment?	The College is planning on preparing an inventory of existing and new equipment to be relocated and / or purchased for the new Annex A facility; however, this list won't be ready when bids are due.
15	4		Where will the storage for the carpentry shop be located at Annex A? (approx. 15' x 20')?	Storage will be located both inside and outside. Design-Build Contractor's Architect shall work with College users to determine best design solutions for College approval.
16	4		Which shop will need to have an emergency eye wash station?	All shops shall have emergency eyewash stations.
17	4		Should we provide a locker area at Annex A based upon what exists at WTC?	At this time the Contractor does not need to anticipate lockers for Annex A.
18	4		What is the required area for the storage at the locksmith shop?	The size is indicated in the concept drawing.
19	4		How many toilets, sinks, bath tubs and showers are	Current trades group request is for 8 toilets, 8 24" wide vanity sink cabinets with

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			needed for the plumbing shop?	sinks, 4 fiberglass tub / shower combinations. The Design-Build Contractor shall work with the College to size and layout labs to fit learning environment components.
20	4		Do you need only bathroom sinks at the plumbing shop or kitchen sinks as well?	Both. Please reference the concept plan for proposed plan layout.
21	4		Is the desire to have open ceilings in all the labs or should we replace some ACT ceilings? What about the common areas and corridors?	The College prefers open ceiling in the trade's labs only. No work should be anticipated in the common areas and corridors.
22	4		Please confirm what existing equipment from the Westphalia & Skilled Trade Center is to be installed in the newly renovated space. Can the college provide an allowance amount for these items?	The College is planning on preparing an inventory of existing and new equipment to be relocated and / or purchased for the new Annex A facility; however, this list won't be ready when bids are due.
23	4		The scope of work states we are to provide a "metal panel wall screen"	As noted, the fencing for the outside areas shall be architectural in

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			<p>around the new concrete bays, but at the site visit it was referred to as a “fence”. Please confirm what the College would prefer (as there is a huge cost difference between the two) and if the wallscreen/fence should match any existing on the campus and provide specifications or picture for reference.</p>	<p>style and should be a perforated corrugated metal skin set horizontally with rolling gates or swing gates. Color TBD. Chain link fencing is not allowed. Design-Build Contractor’s Architect shall submit design solutions for College approval. The fencing system should be similar to the one being installed at the Marlboro Hall project.</p>
24	4		<p>Please confirm if the college would like the new storefronts to match the existing (replaced in 2014) or if they should match existing from another campus building? Also, what grade of glass is required given the nature of the room use to avoid accidental glass breakage?</p>	<p>The College prefers matching storefront framing system.</p> <p>Glass should be impact resistant to breakage.</p>
25	4		<p>All the rooms at the Westphalia and STC have compressed air</p>	<p>The existing system will not be relocated. The College has not</p>

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			<p>systems. Does Annex A require a Compressed air system, and will it be individual systems per classroom or one system for all classrooms? Does the college plan to move the existing system from Westphalia to the new Annex A building?</p>	<p>considered a single compressor system for the Annex A project. The Design-Build Contractor shall carry an allowance for a single compressor system piped to each working laboratory similar to the system located in CPA.</p>
26	4		<p>What is the amount of weight that will be placed on the concrete yards? Will a forklift be driven on the concrete or just a pallet cart?</p>	<p>Forklifts will need to access the various yards.</p>
27	4		<p>Will one location for an outside patio/lunch area be sufficient or should there be multiple locations?</p>	<p>This has not been referenced as a need in this project. For bidding purposes, provide an allowance for College consideration.</p>
28	4		<p>For Section V Related Design-Build Projects (from Consultants). How many projects are to be submitted from each major consultant?</p>	<p>At least one project should be submitted from each major consultant.</p>

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29	4		<p>For Section VII References and Letters of Recommendation. Please confirm if the total number of references and recommendations are a combination from BOTH the Design Build Contractor and the A/E Team (consultants).</p>	<p>Yes, it can be a combination from both the Design Build Contractor and the A/E Team.</p>
30	4		<p>Due to the impervious coverage (concrete pads) being more than 5000sf a storm water management plan/system will need to be part of this renovation. We are recommending the college include an allowance for this item on the bid form AND that it becomes phase 2 of the project so that the County permitting office may approve Phase 1 construction and</p>	<p>The College will work with the selected Design-Build Contractor to address this scheduling item.</p>

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			not hold up occupancy.	
31	4		For Section VII References & Letter of Recommendation. Are we to supply this information for projects already submitted in Sections IV & V? If so, this seems repetitive. Can we provide a list of projects already submitted in the previous section	You only need to submit a minimum of three references once.
32	4		When repetitive information requested for in the Technical proposal can we just refer back to the original location the information has been supplied instead of repeating the information?	Yes.
33	4		At the pre-bid it was stated the Design Build Contractor was to pull all permits. However, the RFP states we are only to “assist the College in obtaining	The Design-Build Contractor shall be responsible for permitting the project.

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			permits”. Please confirm if the Design Build Contractor will be the one to obtain the permits or if the College will be obtaining them.	
34	4		None of the sections in part 5 “Technical Phase Submission Requirements” ask for information on the Design Build General Contractor. Where should we enter that information? Should we include it in Section I “A/E Firm Information for Design-Build Design Documentation?”	Yes, include it in Section I: A/E Firm Information for Design-Build Design Documentation