

Gipe Associates, Inc.

CONSULTING ENGINEERS

W.O. #: 20059

ADDENDUM NO. ONE (1) – October 11, 2021

RE: Worcester County Detention Center – Phase 2 HVAC, Roofing, and Electrical Renovations
GAI #:20059

FROM: Gipe Associates, Inc.
8719 Brooks Drive,
Easton, MD 21601

TO: Prospective Bidders, Bill Bradshaw (Worcester County), Warden Fulton Holland (Worcester Detention Center), Sargeant David Smith (Worcester County Detention Center), Adam Kegan (Gipe Associates, Inc.), Dina Dixon (Gipe Associates, Inc.), Eric Pueschel (Gipe Associates, Inc.)

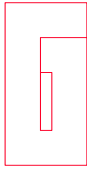
This addendum forms a part of the contract documents and modifies the original bidding documents dated September 3, 2021 as noted below. Acknowledge receipt of this Addendum on the Bid Form. Failure to do so may subject bidder to disqualification.

This Addendum consists of **one (1) page, the attached Pre-Bid Meeting Minutes, the attached Pre-Bid Meeting Agenda, and the attached Pre-Bid Sign-In Sheet.**

QUESTIONS AND ANSWERS:

PLEASE SEE ATTACHED PRE-BID MEETING MINUTES.

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Gipe Associates, Inc.

CONSULTING ENGINEERS

W.O. #:20059

Pre-Bid Meeting Minutes

Date: October 11, 2021
Project: Worcester County Jail Phase 2 HVAC, Roofing, and Electrical Renovations
Purpose: Review and discuss important related topics pertaining to the bidding requirements of the project with perspective bidders.
Location: Worcester County Jail located at 5022 Joyner Road, Snow Hill, MD 21863

TOPICS DISCUSSED:

A. Project Representatives

1. Individual Introductions:
 - a) Owner: County Commissioners of Worcester County
Bill Bradshaw, County Engineer, Warden Fulton Holland, and Sargeant David Smith
 - b) Engineer: Gipe Associates (David R. Hoffman) (Prime Design Professional)
 - c) Architect: Davis, Bowen and Friedel (Consultant)

B. Project Introduction/Summary of Work

1. The Project involves the replacement of portions of the HVAC systems, roof work, replacement of supporting electrical systems, supporting structural work, supporting architectural work, plumbing modifications, ceiling replacements, and supporting work at the Worcester County Detention Center located in Snow Hill, MD. Project includes renovations to approximately 155 living units and approximately 64,755 Ft² of renovations. Eleven (11) H&V units shall be provided with eleven (11) Energy Recovery Units. A single zone VAV unit will be provided for the “new side” multipurpose room. Hallways and cell blocks shall be heated and ventilated. The work release area shall be provided with new packaged rooftop units. All rooftop units/H&V units/single zone VAV units include hot water coils and freeze protection pumps. Project will be constructed in nine (9) phases and includes commissioning. Cell block demolition work shall not occur until new HVAC equipment is on site or stored in a bonded warehouse.
2. Project will be constructed under a single prime contract.

C. Allowable Prime Bidders:

1. General Contractors or Mechanical Contractors.

D. Cost And Availability of Bidding Documents

1. The cost of the Bidding Documents per set as defined in the Invitation to Bid is \$200.00 per hard copy set, or \$50.00 per electronic set.
2. Bid Documents may be obtained from Gipe Associates and examined at our office.
3. Only those Bidders on the Bidder Lists prepared by Gipe Associates shall be copied

Pre-Bid Meeting Minutes

via addenda, clarifications or other bid revisions. Therefore, please purchase at least one set directly from Gipe Associates.

E. Construction Budget

1. The project construction budget is around \$9,000,000.

F. Confirmation Of Bid Date & Procedures:

1. Current Bid Date: November 8, 2021 @ 1:00 P.M.
 - a). Bid are to be delivered to Office of the County Commissioners, at Room 1103 – Worcester County Government Center, One West Market Street, Snow Hill, Maryland 21863 with Bidder's name and license number shown. Envelopes shall be marked “Proposal for Worcester County Jail Phase 2 HVAC/Roofing/Electrical” in the lower left-hand corner.
2. Bid Withdrawal: Bids must be held open for 90 days.

G. RFI's (Request for Interpretation)

1. Direct all inquiries and requests for interpretation to dhoffman@gipe.net Gipe Associates, 8719 Brooks Drive, Easton, Maryland 21601 no later than seven (7) days prior to bid due date.
2. Phone calls and verbal statements are not allowable and are not binding per the General Conditions.

H. Substitutions

1. Product substitutions during Bidding are defined in Division 01, Section 016000 Product Requirements.
2. Bidders must submit requests for substitutions ten (10) days prior to the bid date.
3. Substitutions after the bid date are allowable, but discouraged because acceptance is fully at the discretion of Engineer. Also, Engineer will charge for reviewing such substitutions.
4. Any approved substitutions during the bidding phase will be issued via Addendum.

I. Bid Forms

All of the following shall be submitted in a sealed envelope on or prior to the bid date.

1. Bid Bond (AIA-A310)
2. Contractors Qualification Statement (AIA A-305), if requested by Engineer
3. Completed Bid Form including all Alternates, Acknowledgement of Addendums, Allowances and Unit Prices.
4. Subcontractors Listing Form.
5. Completed Affidavit of Qualification to Bid Form.
6. Affidavit I Non-Collusion Certificate.
7. Affidavit II Disclosure of Interest by Persons.

J. Last Date for Addendums:

1. Last date will be November 1, 2021 @ 5:00 PM.

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K. Information Available to Bidders

1. The existing ATC drawings and sequences of operation for the newer side of the detention center are provided for use in pricing the ATC Alternate #5.
2. Worcester County Jail asbestos and lead survey is provided as information available to bidders.

L. Allowances

1. Include specified amount for cash allowances in Base Bid (\$90,000.00).

M. Unit Prices

1. Provide unit prices amounts for items and quantities listed on Bid Form.

N. Alternates

1. The project does include 8 alternates as described on the Bid Form and in Division 01.
2. All alternates for this project are add alternates; therefore the amount will be added to the price of the Base Bid.
3. A brief summary of each alternate is provided.

ALTERNATE NO. 1: TWO YEAR WARRANTY

- A. Base Bid: Project warranty shall be one (1) year.
- B. Alternate: Additional cost to provide a two (2) year project warranty.

ALTERNATE NO. 2: PVC JACKETING

- A. Base Bid: Do not provide PVC Jacketing on exposed piping, equipment, or ductwork.
- B. Alternate: Additional cost to provide and install PVC jacketing on all exposed piping, equipment, and ductwork as specified in Specification Sections 220701 "Plumbing Insulation" and 230701 "HVAC Insulation".

ALTERNATE NO. 3: LAUNDRY MAKE-UP AIR UNIT

- A. Base Bid: Do not provide a Laundry Make-Up Air Unit.
- B. Alternate: Additional cost to furnish and install a Laundry Make-Up Air Unit, supports, piping, control valve, freeze protection pump, power connections, duct detector, and automatic temperature controls. Interlock with existing laundry exhaust fan.

ALTERNATE NO. 4: EXTERIOR EXERCISE ENCLOSURES

- A. Base Bid: No work to be performed on exterior exercise enclosures.
- B. Alternate: Refurbish exterior exercise yards as indicated in the contract documents.

ALTERNATE NO. 5: EXISTING ATC SYSTEM INTEGRATION

Pre-Bid Meeting Minutes

- A. Base Bid: Do not provide ATC system integration of the “new side” with the “old side”.
- B. Alternate: Furnish and install a new Johnson Controls FX-80 ATC system with web based browser to accommodate integration of the “new side” ATC system with the “old side” ATC system installed previously under Phase I. A new JACE shall be installed on the “new side” and shall be fully integrated with the existing server installed previously. Remote access and monitoring shall be provided and all existing points on the “new side” shall be mapped over to the existing Johnson Controls FX-80 System currently installed in the “old side”. Refer to Specification Section 230900, “Instrumentation & Controls of HVAC & Plumbing Systems” for specific additional requirements related to this Alternate.

ALTERNATE NO. 6: SHOWER ENCLOSURE RESTORATION

- A. Base Bid: Clean and prepare existing shower walls and floor. Apply a high-build epoxy wall and floor resurfacing system. Replace existing ceilings with moisture resistant gypsum board and paint.
- B. Alternate: Install stainless steel shower enclosures on the walls, ceiling, and floor.

ALTERNATE NO. 7: ROOF REPLACEMENT

- A. Base Bid: Provide complete tear off of existing roof where indicated and replace the roofing, insulation and accessories in those areas. Clean and prepare portions of the existing roof where indicated and apply silicone roof coating system.
- B. Alternate: Provide complete tear off of existing roof in all areas indicated and replace the roofing, insulation and accessories.

ALTERNATE NO. 8: LED LIGHTING

- A. Base Bid: Remove, clean, and re-install existing light fixtures where ceilings are removed and replaced.
- B. Alternate: Provide new LED lighting as specified in Specification Section 265119 “LED Interior Lighting”. For all areas of the project renovation including areas where we are not replacing ceilings.

O. Bonds

- 1. Bid Bonds 5% of Base Bid amount and submitted with Bid Form. Form provided.
- 2. Performance Bonds 100% of the Contract amount.
- 3. Payment Bonds 100% of the contract amount.

P. Permits:

- 1. The County will supply a building permit that includes building alterations, plumbing alterations and fire protection systems (Worcester County Fire Marhsal). The

Pre-Bid Meeting Minutes

contractor is responsible to coordinate required inspections with respective departments – Building, Plumbing and Fire Marshal (alarm and sprinkler) for the completion of the project.

2. Electrical permits and inspections will be third party and are the responsibility of the electrical contractor.
3. The fire alarm/electrical and fire sprinkler system contractor is responsible for obtaining all review and inspections with the Fire Marshal's Office.
4. Special inspections including structural observations, steel construction/welding, concrete construction, masonry construction shall be provided by the contractor.

Q. Staging Area

1. We reviewed locations on site where trailers, equipment, offices, and trucks may be stored and/or located.

R. Liquidated Damages

1. Liquidated damages shall be assessed at \$300.00 per day.

S. Time Of Completion

1. The Owner desires substantial completion of total project to be no later than seven hundred fifty (750) calendar days from Notice to Proceed and final completion thirty (30) calendar days thereafter. This provision is of the essence.
2. Due to phased construction, Contractor shall additionally meet substantial completion for each phase as indicated in the phasing schedule.
3. Major equipment must be on-site to permit phased shut down of cell block units.

T. COVID-19 Requirements

1. The contractors will need to supply masks, faceshields and coveralls for the entire workforce and subcontractors to comply with federal, state and jail requirements. COVID-19 is a fluid situation and as mandates are changed the contractors shall comply with the same.
2. During construction the jail will conduct temperature screenings for all entrants daily.
3. During any work near inmates, face shields and masks must be worn.

U. Questions / Answers:

1. All questions up until the last date for Addendums must be submitted in writing. Only written Addendums issued by Gipe Associates become a part of the bidding documents.

V. Additional Visits to The Site of Construction (Optional):

1. 10:00 AM on Tuesday, October 12, 2021.
2. 10:00 AM on Wednesday, October 20, 2021.
Please notify William Bradshaw at bbradshaw@co.worcester.md.us if you plan to join either of these worksite visits. Any subsequent visitation requests will not be granted.

W. Tour of the Facility:

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1. The Detention Center provided a tour of the facility after the pre-bid meeting was finished.

X. Attendee Questions and Responses:

1. Question: For determining amount of glycol, what is the existing old side heating water system total volume?
Response: The old side heating water system total volume is 2,000 gallons.
2. Question: Will this project be considered tax exempt?
Response: No, all material purchased under this project shall be purchased by the Contractor and therefore the bid must include all applicable taxes.
3. Question: With the roof work, should existing VTR's (vent through roofs) be replaced with new VTR's?
Response: All boots shall be replaced. The vent pipes shall be raised if they are less than 18" above the roof surface.
4. With the roof work, should existing roof drains be replaced with new roof drains?
Response: Yes, See Detail C9/A3.3 Roof Drain Detail.

These minutes are the official record of the meeting and represent the understanding of the writer of items discussed and decisions made during the meeting. We shall assume our understanding to be correct unless written notice to the contrary is brought to our attention within five (5) days.

Respectfully Submitted,

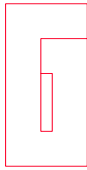
GIPE ASSOCIATES, INC.



David R. Hoffman, P.E., LEED AP
President

DRH/pvm

- Enclosure:
- (1) Pre-Bid Meeting Sign-in Sheet
 - (2) Pre-Bid Meeting Agenda



Gipe Associates, Inc.

CONSULTING ENGINEERS

W.O. #: 20059

Pre-Bid Meeting Agenda

Date: October 7, 2021
Project: Worcester County Jail Phase 2 HVAC, Roofing, and Electrical Renovations
Purpose: Review and discuss important related topics pertaining to the bidding requirements of the project with perspective bidders.
Location: Worcester County Jail located at 5022 Joyner Road, Snow Hill, MD 21863

Agenda: 10:00 am to 11:30 am

Topics for Discussion:

Item A	Project Representatives
Item B	Project Introduction/Summary of Work
Item C	Allowable Prime Bidders
Item D	Cost and Availability of Bidding Documents
Item E	Construction Budget
Item F	Confirmation of Bid Date and Procedures
Item G	RFI's (Request for Interpretation)
Item H	Substitutions
Item I	Bid Forms
Item J	Last Date for Addendums
Item K	Information Available to Bidders
Item L	Allowances
Item M	Unit Prices
Item N	Alternates
Item O	Bonds
Item P	Permits
Item Q	Staging Area
Item R	Liquidated Damages
Item S	Time of Completion
Item T	COVID-19 Requirements
Item U	Questions and Answers
Item V	Additional Visits to the Site of Construction
Item W	Tour of Facility
Item X	Questions/Answers



WORCESTER COUNTY JAIL PHASE 2 RENOVATIONS

8719 Brooks Drive
Easton, Maryland 21601
(410) 822-8688
(410) 822-6306-fax

WO#20059

Sign-In Sheet

Date of Meeting: October 7, 2021 @ 10:00 A.M.

Name	Representing	Telephone Number	E-Mail
David Hoffman	Gipe Associates, Inc.	410-822-8688	dhoffman@gipe.net
Bill Bradshaw	WRC Co.	410-632-1000	bbradshaw@co.worc.md.us
Larry Wall	Joseph T Archard LLC	302 390-8101	Larry@JTAMECH.NET
JEFF WHITE	JOSEPH M. ZIMMER, INC	410-546-5700	JEFF.WHITE@JTMZINC.COM
DAN STANAHAN	DENVER-ELEK	410-574-8400	dshandhan@denver-elek.com
Jimmy Johnson	Rommel Elec	410-744-0445	ja.johnson@rommel_usa.com
Henry Lewis	Rommel Construct. Co	443-224-7603	h.lewis@rommelusa.com
Eric Butler	Bancroft Construction	410-251-4392	ebutler@bancroftusa.com
Kristin Walbert	Tecta America East, LLC	410-219-7980	kwalbert@tectamerica.com
Ezekiel Love	WM Schlosser	301-773-1300	bids@wmschlosser.com
Ryan Riddell	WM Schlosser	301-773-1300	bid@wm.schlosser.com
Mike Baran	US Sigma Solutions	610-496-1943	mike@us-sigma.com

Jen DeGroat	Lywood Electric	410-754-8031	jdegroat@lywood.com
SEAN TOMAN	LYWOOD	410 200 5018	STOMAN@LYWOOD.COM
Shytrina	Drummond	410-632-1300 (w)	sdrummond@co.worcester.ma.us
Fulton	Holland	443-614-0626 (C)	Fholland@co.worcester.ma.us
Logan Street	Whiting-Turner	410-632-1300 (w)	logan.street@whiting-turner.com
Alpout Jason	Whiting-Turner	443-871-0543	Jason.Alpout@whitingturner.com