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October 21, 2020

**ITB 2020-108
CONSTRUCTION OF PROGRAM SPACE
CALVERT COUNTY DETENTION CENTER
BARSTOW, CALVERT COUNTY, MARYLAND**

QUESTIONS AND ANSWERS/CLARIFICATION NO. 3

Following are questions and answers/clarification for the above-referenced Request for Proposal. Acknowledge receipt of this document by executing the signature block provided on each page. **This completed and signed document should be included with your bid.** Failure to do so may subject bidder to disqualification.

1. Section 014000 indicates that the Contactor shall employ a Non-Superintendent Quality Control Manager for the project. Can this individual be the Project Manager? **The Contractor's Project Manager may serve as QCM based upon their experience in compliance with Section 1.3.D.1 and 2 criteria.**
2. Section 014000 indicates that the Contactor shall employ a Non-Superintendent Quality Control Manager for the project. Please advise if this separate individual is required full time on site or as needed basis. **The Contractor shall be wholly responsible for Quality Control on the project. The requirements for full time or part time on site QCM shall be determined by the Contractor.**
3. Section 013515 indicates that the Contractor is to provide a Security Coordinator for the project. Is there a list of approved/specified Security Coordinators that can be used on this project? **There is no list of Security Coordinators for this project. The Security Coordinator must meet the experience requirements stated in Section 1.3.C.1. The responsibilities for security are specified. The SC may be an employee of the Contractor.**
4. Section 013515 indicates that the Contractor is to provide a Security Coordinator for the project. Can the Security coordinator be the Project Manager? **The Contractor's Project Manager may serve as the SC based upon their experience in compliance with Section 1.3.C.1 criteria.**

The Contractor's Project Manager may serve as the Contractor's Project Manager, QCM and SC, if on-site full time.

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Mailing Address: 175 Main Street, Prince Frederick, Maryland 20678
Maryland Relay for Impaired Hearing or Speech: 1-800-735-2258

5. I am trying to get together some information for the Calvert Co. Detention Center job. I have looked over the Div 27 Spec's and Drawings. I having a hard time finding the information I need to put a bid together for you on the drawings. I only see (1) one wall phone and (1) one Ceiling speaker outside of room 102 on the Drawing E3.1. I also don't see a defined pathway for the Backbone and where or what the existing fiber closet looks like. If I am missing drawings or if this project doesn't have telecom in it can you please help me out with this or point me in the right direction. **Refer to details for data drops. The [A] symbols shown on the plans require data wiring. The existing MPOP is shown on E3.2. Exact routing to be determined in the field. Refer to Addendum No. 2.**
6. In reference to the Calvert County Detention Center addition, can this work be done during normal business hours? **Yes.**
7. Referring to mechanical drawing M8.0 under Miscellaneous, the points list calls for the monitoring of the natural gas meter and the incoming electric meter. Who is to provide these meters? **The points list provided is a Master I/O summary. Only items that apply to this project shall be included. There is no natural gas work for this project. Electrical and gas meters do not need to be monitored.**
8. Referring to mechanical drawing M8.0 under Miscellaneous, the points list calls for the control of the site lights. How many lighting points are needed? **See response for Question #7. Site lighting shall be tied to existing circuit and no points are needed.**
9. Drawing A101 indicates a keynote #11 for the installation of an 8" x 8" steel plate with a detention ring and there is a photo of it as well—detail 3 in A101. However, nowhere in the floor plan in A101 does it indicate where keynote #11 occurs. Please clarify & indicate where keynote #11 occurs and how many of these the G.C. needs to budget for in their estimates. **Per prior response, Offices 101 & 103 have a Note 10 on the west wall. These shall be revised to be note 11.**
10. Specification Section 072726 Fluid Applied Membrane Vapor/Air Barriers in Section 1.6 B Build integrated mockups of exterior wall assembly, 150 sq. ft., incorporating backup wall construction, external cladding, window, storefront, door frame and sill, insulation, ties and other penetrations, and flashing to demonstrate surface preparation, crack and joint treatment, application of air barriers, and sealing of gaps, terminations, and penetrations of vapor/air-barrier assembly.
 - a. Coordinate construction of mockups to permit inspection and testing of air barrier before external insulation and cladding are installed.
 - b. Include junction with roofing membrane, building corner condition, and foundation wall intersection.

Where is this mock-up to be built and can it be built in place as final product? **The mock up section may be constructed at the Contractor's discretion, it shall be accessible for view, and it may become part of the final building construction.**

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11. Specification Section 072726 Fluid Applied Membrane Vapor/Air Barriers Part 1-General 1.2 Summary A.2-Vapor barrier materials identified on drawings and as specified comply with Air Barrier Association of America (ABAA), Standard Test ASTM E 96 and ASTM E 2178, and comply with Air Barrier Requirements. To meet Air Barrier Requirements the installer is required to be a member of the Air Barrier Association of America (ABAA). Is this requirement mandatory, for it limits the local vendors? **Membership in the Air Barrier Association is not required. Requirement under Section 1.6. Quality Assurance. A. is mandatory.**
12. On drawing A103 Detail 3 Building Connection Detail it shows two layers of EPDM Membrane over the top of the parapet wall. One that forms a pocket to hold the R-25 Fiberglass Batt. Insul. And one over the top of the insulation. Is this a correct detail? If this is the correct detail, please provide a detail at and around the existing building fins for this will not look like the drawing? **The EPDM will lap up and over the building fins and the insulation will compress to approximately 4" thickness, approximately R-15 at the fin. The EPDM membrane shall be continuous and if laps are required it must be sealed to maintain a barrier to down draft.**
13. Unit Price B-1 simply states "Remove Bad Soil". Please confirm this unit price is to cover only the excavation, loading, haul away and proper disposal off site of said spoils. **The unit price shall be all inclusive as described above.**
14. Unit Price B-2 simply states "Fill Dirt". Please confirm this unit price is to cover only the purchase of, import to site, placement of structural fill materials and proper compaction of said spoils. **The unit price shall be all inclusive as described above.**
15. What building automation system (BAS) is existing at the facility? Can the county provide a contact for this? **Johnson Controls.**
16. Will Trane Tracer Building Automation/Automatic Temperature Controls be acceptable for this project? Trane has an open system and over 40 years of experience in the ATC business. **ATC shall be by Johnson Controls.**
17. Please elaborate on the Communications System riser diagram. Where is IT closet located? Where is MDF located? What is route to get to these areas? **The IT closet shall be located inside the Storage Room 105. MDF shall be as shown on Drawing E3.2.**
18. Please confirm that all electrical circuiting is to be concealed unless not otherwise feasible. **Yes. All wiring and conduits are to be concealed where possible.**
19. Please confirm that the fully-adhered vapor barrier membrane noted to be applied to the vertical faces of the CMU backing wall is to be one of the materials noted in section 072726 Fluid Applied Membrane Vapor/Air Barriers **Vapor barrier may be fluid or membrane complying with performance requirements.**

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20. Can the existing storm drain line be abandoned in place or does it have to be fully removed and backfilled? **The existing storm drain shall be completely removed and backfilled to subgrade.**
21. There are access panels drawn on the RCP – is there a specification for these? Please confirm if these need to be fire rated? **Refer to Specification Section 083050 Access Doors for requirements.**
22. Are there and temporary security fencing requirements other than what's shown on the bid plans? Are any temporary security barricades needed inside or outside during course of construction? If yes to either, please establish minimum requirements. **The security fencing requirements are indicated on Drawing C101 and Addendum No. 1 dated 10-9-20 for fence details. The Contractor, by his means and methods, shall maintain a secured opening to the corridor where the new wall opening provides access to the new Program Space Addition.**
23. How far below ground is the existing exterior security fence fabric? **Undetermined. There is no record information on the fence. The standard for new fence shall be fence to 2' below finished grade.**
24. What is the nature of the existing conduit located on the exterior security fence? Does the GC need to maintain continuity of its content? **No. The existing conduit shall no longer be used. The wiring in the conduit shall be pulled back to the point of fence break and retained.**
25. Is there available water and/or power onsite? **Yes. There is available power and water on site.**
26. Please confirm that a temporary trailer is required for project meetings. Please confirm that it can be set up in parking lot at front of addition. **A trailer shall be required, and the location can be on the parking lot as designated by the CCDC.**
27. Is the GC required to have temporary fencing surrounding any trailer/porta johns/temp storage? **All trailers, equipment, and storage outside the perimeter security fence shall be the responsibility of the Contractor. Fence enclosures are at the Contractor's discretion.**
28. Per specs please confirm: 1) GC is required to hire a full-time independent Quality Control consulting firm who will manage and certify all project inspections and testing 2) An independent lab is required to provide for materials testing and it is managed by the QC representative **The QC manager may be the Contractor's Project Manager as stated previously.**
29. Will there be an opportunity for GC to bring select subs there for a site visit? **This needs to be coordinated with Calvert County Government's Project Manager.**

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30. What contractors take care of the existing detention center’s fire alarm, building management system, sprinkler & communications? Please provide names & contact information so we may contact them for bidding this job. **Following are the contractors for the CCDC facility:**

Description	Company	Contract	Phone #	eMail
Fire Alarm	C.C.G.	Pete Cullipher	301-591-4254	pcullipher@ccgfirealarm.com
Building Management System	Jailcraft, Inc.	Paul Trotta	410-643-1771	paul@jailcraftinc.com
Sprinkler	Residential & Commercial Fire Protection, Inc.	Rick Bowie	301-843-6025	rcfpi@verizon.net
Communications	Skyline (in conjunction with Jailcraft)	Kendra Collier	410-590-2076	KCollier@skylinenet.net

31. The tax exempt answer is confusing, do we include tax for materials or not. The original answer was confusing. **You cannot use Calvert County Government’s tax exempt number to make purchases. You will pay taxes on what you procure, and those would be reflected on your invoices. However, you cannot charge an additional tax to Calvert County Government on those purchases.**
32. According to addendum 1, RFI response 8, the additional fire alarm devices, communications, AV, etc. are furnished and installed by CCDC. Please confirm. **All devices shall be furnished and installed by the Contractor.**
33. Specification section 262726, 1.2 C. refers you to section 260923 (Lighting Control Devices) however this spec section 260923 is not included in Division 26 Specifications. Does this spec section exist as it is not even listed on the TOC? If this spec section exists please send. **Addendum to be provided for lighting controls. Refer to Addendum No. 2**
34. Please provide Mechanical Controls contractor currently used in the building. **Refer to response to Question No. 30.**
35. Specification section 101423.16 does not indicate sizing. Please advise the size of the panel ID signage. **Signs shall be 8” in height and 6” in width.**

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1. Section – 014400, Quality requirements, require the contractor to be responsible for:
 - A. Quality Control and Quality Assurance
 - B. Testing/
 - C. Environmental Inspections

As per Questions and Answers/Clarification No. 2, the QCM and SC can be in the employ of the Contractor if they comply with the criteria. They shall provide services as necessary, part-time or full-time as required, to maintain QC and security. Testing agencies independent of the Contractor shall be available full time for testing as specified in Section 014400.1.10. D testing and as required in other specification sections.

37. The verbiage in the aforementioned spec section appears to require full time, separate, firms that are independent of not only the contractor but of each other. Is it the intent of the contract to have these firms on the site all day every day or as typical on a as needed basis? **The Contractor shall provide the means and methods to perform the work, comply with the design, and meet the schedule. Having appropriate staffing and testing agency on site as necessary to meet these requirements shall be at the discretion of the Contractor.**
38. Detail 3/A103/A103 Building Connection Detail – Is the scupper opening shown an overflow or primary drain from the adjacent roof? Is a Scupper Drain Assembly with water-tight connections desired for this location in lieu of the existing scupper detail? **The scupper provides major roof drainage and shall have all connections watertight.**
39. M7.1 – An 18” elevated curb is called out for the RTU. It is shown sitting on 1” thick 10lb density fiberglass insulation. Is the curb to sit on top of the multilayered rigid insulation specified in the architectural drawings, or does the curb need to be taller to accept the specified insulation? **The curb shall sit on the multi-layered insulation specified on the architectural drawings.**
40. Are the following forms submitted with the bid: Subcontractors and Supplier’s Form, CPM Schedule, and BACnet™ Conformance Statement? **Yes. In accordance with page 1.3.**

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