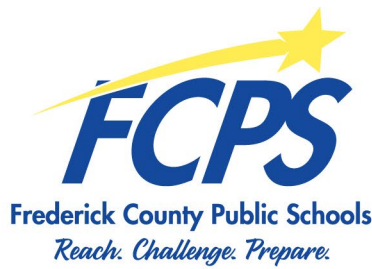


Purchasing Office  
191 South East Street  
Frederick, Maryland 21701  
301-644-5208 phone  
301-644-5213 fax  
[kim.miskell@fcps.org](mailto:kim.miskell@fcps.org)



Bill Meekins CPPB, CPPO, NIGP-CPP, CSBO,  
CPCP, Purchasing Manager  
**Kim Miskell, CSBO, Assistant Purchasing  
Manager**  
Roy McHaffa, Purchasing Agent  
David Guzman, Purchasing Agent

## ADDENDUM

February 8, 2023

### ADDENDUM #2

#### LOI Request for 23A3, Ballenger Creek Elementary School and Spring Ridge Elementary School Limited Renovation Program – Design Build

**DUE DATE:** ~~February 3, 2023 prior to and no later than 11:00 A.M.~~ **February 17, 2023 prior to and no later than 4:00 P.M.** at <https://secure.procurenw.com/portal/fcps>

This addendum is being issued to provide additions, corrections, clarifications and answers to certain questions raised referencing the original proposal packages and any resultant contracts for the above RFP.

1. Question: Can FCPS please provide the feasibility studies?  
**Response: The facility assessments will be provided to those firms selected to proceed to the RFP phase.**
2. Question: Is there existing swing space available in the schools that may be utilized to sequence construction during school operation hours?  
**Response: There is no existing swing space at these schools. All construction must take place outside of school hours.**
3. Please advise designated project budget for this opportunity.  
**Response: The anticipated construction budget for Ballenger Creek Elementary Schools is \$15.5 million and for Spring Ridge Elementary School \$16.1 million (including construction, stie, design, and Design-Builder fees).**
4. Question: Page 3 of RFP states more detailed work can be found in the Limited Renovation Summary with additional details on specific spaces in the individual space sections. This document does not seem to have been provided. Will it be issued as an addendum?  
**Response: See attached.**
5. This Addendum includes the following attachments:
  - a. Ballenger Creek Elementary School and Spring Ridge Elementary School Limited Renovation Summary List.

Thank you for your interest in bidding with Frederick County Public Schools.

Sincerely,

*Kim Miskell*

Kim Miskell, CSBO  
Assistant Purchasing Manager

KM/sg

cc: RFP File

## LIMITED RENOVATION SUMMARY

Improvements identified in the facility assessment include, but are not limited to, the following. This list of improvements may be modified during design as more information becomes available during the design-build process. Any modifications to the list of improvements must stay within the project budget.

<u>Design Requirements</u>		
	BALLENGER CREEK ES	SPRING RIDGE ES
Educational Enhancements	<ul style="list-style-type: none"> <li>• Replace all casework, assuming one wall of fixed casework and additional moveable furniture if needed.</li> <li>• Provide all new furniture, equipment and technology.</li> </ul>	<ul style="list-style-type: none"> <li>• Replace all casework, assuming one wall of fixed casework and additional moveable furniture if needed.</li> <li>• Provide all new furniture, equipment and technology.</li> </ul>
Architectural and Structural	<ul style="list-style-type: none"> <li>• Reconfigure the administrative area and media center to provide more efficient offices and a health suite that meets program requirements.</li> <li>• Subdivide or repurpose existing spaces as necessary to provide other missing supporting services spaces.</li> <li>• Renovate group bathrooms for ADA compliance.</li> <li>• Create ADA compliant toilet rooms for student and staff usage (anticipated three for students and three for staff).</li> <li>• Upgrade all painted wall finishes with new paint throughout the entire building.</li> <li>• Refinish or replace all hallway tiles.</li> <li>• Reseal with silicone sealant all control joints in the corridor ceramic wall tiles if tiles remain.</li> </ul>	<ul style="list-style-type: none"> <li>• Reconfigure the administrative area and media center to provide more efficient offices and a health suite that meets program requirements.</li> <li>• Subdivide or repurpose existing spaces as necessary to provide other missing supporting services spaces.</li> <li>• Renovate group bathrooms for ADA compliance.</li> <li>• Create ADA compliant toilet rooms for student and staff usage (anticipated three for students and three for staff).</li> <li>• Upgrade all painted wall finishes with new paint throughout the entire building.</li> <li>• Refinish or replace all hallway tiles.</li> <li>• Reseal with silicone sealant all control joints in the corridor ceramic wall tiles if tiles remain.</li> </ul>

	<ul style="list-style-type: none"> <li>• Replace all ceiling grid and tiles in the entire building.</li> <li>• Replace all floors throughout the building, except the terrazzo hallways and the gym. Replacement floors shall be VCT. The media center flooring should be replaced with carpet tile.</li> <li>• Replace non-accessible interior door hardware to meet building and accessibility codes.</li> <li>• Remove and refinish all interior doors.</li> <li>• Remove all exterior classroom doors and adjacent windows. Replace with thermally-broken fixed aluminum storefront with insulated glass (tempered where required). All other existing exterior hollow metal window wall assemblies and punched double-hung windows should be replaced with similar aluminum assemblies. Exterior doors may be eliminated where possible (doors in good condition to be salvaged for other buildings).</li> <li>• Repaint existing exterior painted surfaces.</li> <li>• Replace flat roof areas with single-ply or hybrid (2-ply) roof. Refinish metal roof areas if needed.</li> <li>• All exterior sealant joints should be evaluated and replaced as necessary.</li> </ul>	<ul style="list-style-type: none"> <li>• Replace all ceiling grid and tiles in the entire building.</li> <li>• Replace all floors throughout the building, except the terrazzo hallways and the gym. Replacement floors shall be VCT. The media center flooring should be replaced with carpet tile.</li> <li>• Replace non-accessible interior door hardware to meet building and accessibility codes.</li> <li>• Remove and refinish all interior doors.</li> <li>• Remove all exterior classroom doors and adjacent windows. Replace with thermally-broken fixed aluminum storefront with insulated glass (tempered where required). All other existing exterior hollow metal window wall assemblies and punched double-hung windows should be replaced with similar aluminum assemblies. Exterior doors may be eliminated where possible (doors in good condition to be salvaged for other buildings).</li> <li>• Repaint existing exterior painted surfaces.</li> <li>• Replace flat roof areas with single-ply or hybrid (2-ply) roof. Refinish metal roof areas if needed.</li> <li>• All exterior sealant joints should be evaluated and replaced as necessary.</li> </ul>
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	<ul style="list-style-type: none"> <li>• Clean and repoint exterior masonry.</li> <li>• Add handrails to stage risers.</li> <li>• Consider refinishing the hallway floors.</li> <li>• Refinish screen walls and replace any components that are damaged (estimated one beam).</li> <li>• Provide any structural reinforcement necessary to accommodate upgrades to mechanical equipment.</li> <li>• Change the door swing of custodial closets to increase functionality.</li> </ul>	<ul style="list-style-type: none"> <li>• Clean and repoint exterior masonry.</li> <li>• Add handrails to stage risers.</li> <li>• Consider refinishing the hallway floors.</li> <li>• Refinish screen walls and replace any components that are damaged (no damaged components identified in facility assessment).</li> <li>• Provide any structural reinforcement necessary to accommodate upgrades to mechanical equipment.</li> <li>• Clean and repaint beams in maintenance area penthouse.</li> </ul>
<p>Mechanical</p>	<ul style="list-style-type: none"> <li>• Replace existing boilers with high-efficiency gas-fired condensing boilers. Consider use of direct-type combustion air.</li> <li>• Replace all piping and valving insulation.</li> <li>• Replace all hydronic unit heaters with new units.</li> <li>• Replace all gas fired unit heaters with new units.</li> <li>• Replace all fans including ceiling fans (2), roof mounted centrifugal fan (1), sidewall mounted centrifugal fans (3), upblast (1) and supply fan (10).</li> <li>• Replace all VAV boxes.</li> <li>• Replace existing heating and ventilating units.</li> <li>• Replace all air handling units and associated condensers.</li> </ul>	<ul style="list-style-type: none"> <li>• Replace existing boilers with high-efficiency gas-fired condensing boilers. Consider use of direct-type combustion air.</li> <li>• Replace all piping and valving insulation.</li> <li>• Replace all hydronic unit heaters with new units.</li> <li>• Replace all gas fired unit heaters with new units.</li> <li>• Replace all fans including ceiling fans (2), roof mounted centrifugal fan (1), sidewall mounted centrifugal fans (3), upblast (1) and supply fan (10).</li> <li>• Replace all VAV boxes.</li> <li>• Replace existing heating and ventilating units.</li> <li>• Replace all air handling units and associated condensers.</li> </ul>

	<ul style="list-style-type: none"> <li>• Replace all air devices, dampers, and temperature sensors.</li> <li>• Replace all ductwork and insulate.</li> <li>• Relocate existing and add new ventilation ductwork, air terminal units, digital controls and appurtenances based on any interior reconfiguration.</li> <li>• Replace all controls with direct digital controls with a vendor directed by FCPS and that are tied into the FCPS central building automation system.</li> <li>• Replace HVAC unit for MDF room.</li> </ul>	<ul style="list-style-type: none"> <li>• Replace all air devices, dampers, and temperature sensors.</li> <li>• Replace all ductwork and insulate.</li> <li>• Relocate existing and add new ventilation ductwork, air terminal units, digital controls and appurtenances based on any interior reconfiguration.</li> <li>• Replace all controls with direct digital controls with a vendor directed by FCPS and that are tied into the FCPS central building automation system.</li> <li>• Replace HVAC unit for MDF room.</li> </ul>
Plumbing	<ul style="list-style-type: none"> <li>• Demolish and rework plumbing as needed for interior reconfiguration and restroom upgrades.</li> <li>• Provide new plumbing piping and fixtures for any new restrooms added or relocated. Include shock absorbers.</li> <li>• Inspect all domestic water and sanitary piping and replace damaged or deteriorated fittings.</li> <li>• Flush all roof drain piping and replace roof drains.</li> <li>• Consider adding secondary emergency drain/scupper to reduce ponding on roofs.</li> <li>• Replace all pipe insulation.</li> <li>• Replace sprinkler heads.</li> <li>• Install water temperature limiting devices on all hand sinks and lavatories.</li> </ul>	<ul style="list-style-type: none"> <li>• Demolish and rework plumbing as needed for interior reconfiguration and restroom upgrades.</li> <li>• Provide new plumbing piping and fixtures for any new restrooms added or relocated. Include shock absorbers.</li> <li>• Inspect all domestic water and sanitary piping and replace damaged or deteriorated fittings.</li> <li>• Flush all roof drain piping and replace roof drains.</li> <li>• Consider adding secondary emergency drain/scupper to reduce ponding on roofs.</li> <li>• Replace all pipe insulation.</li> <li>• Replace sprinkler heads.</li> <li>• Install water temperature limiting devices on all hand sinks and lavatories.</li> </ul>

	<ul style="list-style-type: none"> <li>• Replace original drinking fountains.</li> <li>• Add appropriate backflow preventers to fire protection and domestic water pipe mains.</li> <li>• Scope underground sanitary and storm water piping and replace as necessary.</li> <li>• Upgrade all plumbing fixtures. Some existing flush valves and metering faucets were installed in 2019 and can be reused where possible.</li> <li>• Test for radon and provide mitigation if needed.</li> </ul>	<ul style="list-style-type: none"> <li>• Replace original drinking fountains.</li> <li>• Add appropriate backflow preventers to fire protection and domestic water pipe mains.</li> <li>• Scope underground sanitary and storm water piping and replace as necessary.</li> <li>• Upgrade all plumbing fixtures to water saving fixtures.</li> </ul>
Electrical	<ul style="list-style-type: none"> <li>• Retorque electrical feeders.</li> <li>• Complete arc-flash study.</li> <li>• Add surge protection at switchboards and panelboards.</li> <li>• Update labeling at switchboards and panelboards.</li> <li>• Replace switches and branch circuit conduits on the roof.</li> <li>• Replace electrical receptacles with tamper resistant to meet current code.</li> <li>• Add GFCI circuit breakers for kitchen.</li> <li>• Revise electrical receptacles and wiring where needed based on new interior configuration.</li> <li>• Separate emergency generator loads from standby</li> </ul>	<ul style="list-style-type: none"> <li>• Retorque electrical feeders.</li> <li>• Complete arc-flash study.</li> <li>• Add surge protection at switchboards and panelboards.</li> <li>• Update labeling at switchboards and panelboards.</li> <li>• Replace switches and branch circuit conduits on the roof.</li> <li>• Replace electrical receptacles with tamper resistant to meet current code.</li> <li>• Add GFCI circuit breakers for kitchen.</li> <li>• Revise electrical receptacles and wiring where needed based on new interior configuration.</li> <li>• Separate emergency generator loads from standby</li> </ul>

	<p>loads. Provide exterior connection point.</p> <ul style="list-style-type: none"> <li>• Add a lightning protection system.</li> </ul>	<p>loads. Provide exterior connection point.</p> <ul style="list-style-type: none"> <li>• Add a lightning protection system.</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>• Revise layout of existing LED lighting and controls and add new fixtures as needed based on any interior reconfiguration. Lighting upgrades were completed in 2019 as part of an energy services contract. Upgrade any remaining fixtures that were not previously upgraded.</li> <li>• Revise emergency lighting as needed based on new interior configuration and code compliance.</li> <li>• Replace stage lighting with LED.</li> <li>• Replace exterior building lights with LED.</li> </ul>	<ul style="list-style-type: none"> <li>• Upgrade all lighting to LED and occupancy sensor controls and add new fixtures as needed based on any interior reconfiguration.</li> <li>• Revise emergency lighting as needed based on new interior configuration and code compliance.</li> <li>• Replace stage lighting with LED.</li> <li>• Replace exterior parking lot and building lights with LED.</li> </ul>
Fire Safety	<ul style="list-style-type: none"> <li>• Replace or relocate existing and add new fire and smoke detection devices, fire alarms and sprinkler infrastructure based on any new interior configuration.</li> <li>• Test and verify integration of the fire alarm and lighting controls.</li> </ul>	<ul style="list-style-type: none"> <li>• Replace or relocate existing and add new fire and smoke detection devices, fire alarms and sprinkler infrastructure based on any new interior configuration.</li> <li>• Test and verify integration of the fire alarm and lighting controls.</li> </ul>
Communications and Security	<ul style="list-style-type: none"> <li>• Add card readers and replace Aiphones and/or infrastructure at designated entrances where needed to improve access control.</li> <li>• Relocate existing and add new security devices based on new interior configuration.</li> </ul>	<ul style="list-style-type: none"> <li>• Add card readers and replace Aiphones and/or infrastructure at designated entrances where needed to improve access control. Replace front door Aiphone to provide video.</li> <li>• Relocate existing and add new security devices based on new interior configuration.</li> </ul>

	<ul style="list-style-type: none"> <li>• Replace existing and add where needed WiFi hotspots and other internet communication infrastructure.</li> <li>• All existing, and new classrooms to have power, and low voltage cabling to teaching walls, and other areas of the classrooms as needed.</li> <li>• Replace all outdated wiring and patch panels with Cat 6.</li> </ul>	<ul style="list-style-type: none"> <li>• Replace existing and add where needed WiFi hotspots and other internet communication infrastructure.</li> <li>• All existing, and new classrooms to have power, and low voltage cabling to teaching walls, and other areas of the classrooms as needed.</li> <li>• Replace all outdated wiring and patch panels with Cat 6.</li> </ul>
Food Service	<ul style="list-style-type: none"> <li>• Replace flooring.</li> </ul>	<ul style="list-style-type: none"> <li>• Replace flooring.</li> </ul>
Site Work	<ul style="list-style-type: none"> <li>• Replace retaining wall between gym and classroom wing.</li> <li>• Replace dumpster screen wall.</li> <li>• Resurface all paved areas.</li> </ul>	<ul style="list-style-type: none"> <li>• Repair site wall between gym and classroom wing.</li> <li>• Replace dumpster screen wall.</li> <li>• Resurface all paved areas.</li> </ul>