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ADDENDUM

January 4, 2024

ADDENDUM #1

LOI Request for 24A2, Twin Ridge Elementary School Limited Renovation – Design Build

DUE DATE: January 19, 2024 prior to and no later than 11:00 A.M. at <https://secure.procurenow.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. This Addendum includes the following attachments:
 - a. Twin Ridge Limited Renovation Letter of Interest Summary (6 pages)

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 for the scope of work of the limited renovation include 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.

Design Requirements

Educational Enhancements

- Provide all new interior signage to comply with ADA.
- Replace all casework and associated sinks. If fixed casework is not provided, provide moveable furniture for storage.
- Replace open-faced plastic laminate cubbies inside all classrooms (provide 28 individual or 14 shared double cubbies per room).
- Replace all classroom display boards with new marker and tackboards. Assume one wall mounted digital display board, five 4'x4' tackboards, two 4'x4' markerboards, and one 4'x10' markerboard per classroom.
- Provide display boards at all instructional support spaces (collaboration rooms). Assume one digital display board, one 4'x4' markerboard, one 4'x8' markerboard, and three 4'x4' tackboards per room.
- Remove existing operable panel partitions between classrooms (2 locations). Along gridline B between 2 and 3, replace operable partition with gypsum board and metal stud wall, including sound batt insulation. Along gridline Q between 4 and 5, replace operable partition with CMU shear wall, see structural recommendations.

Architectural and Structural

Proposed Space Reconfiguration:

- Reconfigure the administrative area to remove surplus offices and provide a health suite and workroom that meet program requirements.
- Reconfigure existing volunteer room and intervention space to create appropriately sized speech/language room and collaboration room per Ed Specs.
- Reconfigure existing Media Center and surrounding support spaces to match current Ed Spec square footages more closely for Media and to provide missing supporting services spaces such as Counselor's offices, Collaboration, Calming, Itinerant Staff office, Planning, and Parent Workroom.
- Expand and renovate existing School Store to create ADA compliant single-user toilet room at lower level.
- Remove plumbing fixtures from one custodial restroom near boiler room and convert to custodial laundry area with washer/dryer.
- Subdivide one existing upper-level classroom to provide Learning for Life support offices, sensory room, student ADA restroom, and planning room.
- Reconfigure three existing upper-level classrooms to create two pre-kindergarten classrooms with ADA restrooms, collaboration room, staff ADA restroom, and IDF closet.

Exterior Structural and Envelope Improvements

- Remove rust from steel hung plate lintels and repaint.
- Replace loose steel lintels with galvanized steel angles. Note: Removing rust and repainting lintels will increase the lifespan of the building but will not increase it as much as new angles (galvanized or not).
- Remove rust and re paint 2nd floor beam along grid 3 in the west stair tower.
- Demolish damaged portion of chimney (roughly 34 courses from the top). Rebuild chimney to underside of roof (approx. 8 courses). Extend new standing seam metal roof over chimney. Add miscellaneous steel framing to support metal roof deck extension.
- Clean and repoint (approximately 10%) exterior brick. This is primarily around louvers under windows. Power wash entire building.

- Demolish and rebuild courtyard retaining wall at southeast side of building. Precast concrete caps are recommended in lieu of brick caps. A new galvanized steel guardrail will be required on top of the new wall.
- Repair masonry below loading dock.
- For retaining walls at the north and south ends of the building (around mechanical courtyard and at exterior stair), remove and replace brick veneer. While brick is removed, the concrete wall should be inspected.
- Replace brick cap with precast concrete caps. Assume new galvanized steel guardrail and handrails will be required at south exterior stair. Note: If the concrete is in poor condition, the wall should be replaced.
- 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 windows should be replaced with similar aluminum assemblies. Exterior doors must remain at Pre-K and Kindergarten classrooms due to egress constraints at upper level. Other classroom exterior doors may be eliminated where egress through existing corridors is feasible.
- Replace flat roof areas with single-ply roof. Replace 4:12 slope metal roof areas with new prefinished standing seam metal roofing, including fascia, soffit, siding, gutters, downspouts, and trim. Provide new snow rail system at all sloped roofs. Assume new R-30 minimum polyiso insulation at all new roof areas.
- All exterior sealant joints should be replaced with new silicone sealant.
- Repaint existing exterior painted surfaces. This includes steel lintels, guardrails, handrails, bollards, steel gates, etc.
- Cover exposed steel beam outside classroom 101.
- Replace all gypsum board soffits with vinyl or aluminum soffits.

Interior Materials/Systems/Finishes Improvements

- Add full-height interior reinforced CMU shear walls (8" minimum nominal thickness) supported by new concrete wall footings. Weld steel angles or bent plates to the bottom of existing beams and thru-bolt to a top bond beam. Shear walls should be assumed to be added along grid lines D and Q between grid lines 4 and 5 and along grid line L between grid lines 2 and 3. At these locations, the existing metal stud and gypsum board walls and/or operable partitions shall be removed, the slab on grade cut to allow installation of a new footing 8" below top of finished slab elevation, and the new CMU wall installed from top of existing slab on grade and slab on deck tight to the underside of the steel beams at the second floor and underside of roof truss above.
- At the three new CMU shear wall locations, add vertical diagonal braces between the top and bottom chords of the roof truss. Braces will be HSS5x5s connected to knife plates or WT-sections welded to existing beams.
- Repair rusted joist seats in library and in the west stair tower. Shore existing framing and floor. Clean existing rust from joists. Weld new steel angles to the existing top chord of joist.
- Limited repointing of interior CMU walls (less than 2%). This is primarily around columns encased in corridor walls. Also, the gymnasium and elevator shaft require some repointing.
- Verify that no further stabilization is needed in the north stair tower. Provide prefinished break metal removable cover at large crack at north stair tower CMU wall.
- Replace all interior wood doors and hardware. Repaint all existing interior hollow metal frames. This includes approximately 150 doors.
- Upgrade all painted wall finishes with new paint throughout the entire building.
- Reseal all control joints in the corridor ceramic wall tiles with silicone sealant.
- Base scope shall include an allowance of 400 SF of existing ceramic wall tile replacement to replace areas with cracked or damaged tiles. Also include repointing 400 SF of wall tile.
- Replace all acoustical ceiling grid and tiles in the entire building.
- Repaint existing restroom gypsum board ceilings.

- Prep existing exposed metal deck ceiling in gymnasium and repaint.
- Replace all VCT floors throughout the building that were not recently replaced (limited to Cafetorium, storage areas, three classrooms, and a few small miscellaneous spaces). Include new 4" high rubber wall base.
- Cover existing toilet room floors with resinous epoxy including an integral wall base.
- Explore option of providing new control joints at existing terrazzo flooring to relieve cracking.
- Replace existing operable partition between Gymnasium and Cafetorium with new operable partition.
- Modernize existing elevator – replace all controls systems and provide new cab wall and ceiling finishes.
- Add Alternate: Remove and replace all corridor ceramic wall tile up to ceiling height.
- Add Alternate: Remove and replace all restroom ceramic wall tile up to ceiling height.

Code Compliance

- Revise main entrance to be accessible (provide exterior ramp with handrails, rework exterior walls and doors to increase interior vestibule depth).
- Replace wire glass at stair towers and clerestory feature with combination of rated metal stud walls and rated framing/glazing system.
- Replace guardrails that do not meet current height requirements. Provide a full height guardrail at top landing of stairs to prevent jumping, if needed.
- Remove double doors at top of ramp at Gym corridor and replace with new set of double doors at intermediate landing.
- Remediate existing corridor walls that are not currently constructed as smoke-tight. Build new metal stud and gypsum board walls from top of existing corridor wall to underside of second floor or roof structure above.
- Add Alternate: Replace handrails that do not meet ADA spacing or extension requirements.

DOAS/ACCU HVAC System Option – Structural Scope

- Add DOAS units in the ceiling space above the second floor around the elevator and ACCU on the flat roof.
- New steel framed platform with concrete slab on deck for supporting the DOAS from existing roof steel framing and columns.
- Reinforce existing beams and columns. Reinforce columns with continuous steel plates welded between flanges, creating a tubular cross section. Reinforce beams with plates, channels and/or WTsections welded along the full length of the beam. Reinforcing beam connections with angle seats attached to columns and, possibly, CMU walls.
- Reinforce roof joists under the ACCU on the flat roof and provide miscellaneous steel framing between existing joists to support ACCU. Top and bottom chords will be reinforced with steel round bar. Web members will be reinforced with steel angles.

Mechanical

- Replace existing gas fired cast iron boilers with high efficiency condensing type. Replace heating coils based on 140°F supply water temperature. Vent through exterior wall.
- Replace constant flow heating water pumps with variable flow type.
- Replace all existing 4-pipe unit ventilators utilize existing outdoor air louvers for economizer cycle only. UV shall be provided with face and bypass damper, CO2/DCV control and EC Variable Speed Motors controlled by the space temperature sensor. Utilize current IMC/ASHRAE 62.1 ventilation rates.
- Replace all existing 4-pipe fan coil units in kind utilizing high efficiency thermostatically controlled EC Motors.
- Replace all terminal heating only terminal units (baseboard radiation, cabinet unit heaters, unit heaters).
- Internally clean existing air distribution systems to be reused.

- Replace existing air handling equipment. Convert the office area and media center to Variable Air Volume type and provide dehumidification capability. Utilize current IMC/ASHRAE 62.1 ventilation rates.
- Correct ducting between AHU-2 and AHU-4
- Replace the gym heating and ventilating unit with an HVAC unit with dehumidification capability. Utilize current IMC/ASHRAE 62.1 ventilation rates.
- Replace the kitchen heating and ventilating unit in kind. Under an add alternate provide A/C with dehumidification.
- Replace the Cafeteria AHU with dehumidification capability. Utilize current IMC/ASHRAE 62.1 ventilation rates. Provide hard duct return to unit.
- Replace the cafeteria fan powered VAV boxes in kind utilizing high efficiency EC motors. Hard duct the induced air from VAV box to filter return air grilles.
- Replace existing fans.
- Replace all pneumatic actuation and unit controls with DDC and interlock with the existing Johnson Controls NAE.
- Provide dedicated HVAC units for MDF and IDF rooms.
- Provide packaged rooftop type or split type direct expansion, gas heat DOAS units with heat recovery and hot gas reheat to provide minimum outside air serving spaces with Unit Ventilators and Fan Coil Units. Duct minimum outside and relief air to each space. Locate DOAS units in attic and ACCU's on roof areas for the split system option. Located packaged type units on the flat roof area.
- Add Alternate: Replace existing air-cooled chiller

Plumbing

- Provide ASSE 1070 temperature limiting valves for all fixtures with hot water.
- Replace plumbing fixtures for renovated restrooms.
- Demolish and rework plumbing as needed for interior reconfiguration and restroom upgrades.
- Replace existing sinks and faucets in casework.
- Replace existing domestic water heaters with similar high efficiency type (PVI recommended).
- Replace plumbing fixtures in one of the custodial restrooms near boiler room with washer and dryer.

Electrical

- Replace existing main switchgear, switchboard & associated branch panels.
- Replace existing wiring devices to meet code.
- Revise electrical receptacles and wiring based on new interior configuration.
- Replace & upsize emergency generator (gas fired) for additional loads. Provide second automatic transfer switch (ATS) to separate life safety loads from standby loads. Locate generator in mechanical courtyard. Additional loads include heating plant/pumps, IT equipment, security and fire alarm systems.
- Replace all electrical transformers and service disconnects.
- Add Alternate: Include new building-wide Lightning Protection System.

Lighting

- Replace all interior lighting and controls with LED type that meet current energy code standards (assume 1:1 fixture replacement).
- Revise emergency lighting as needed based on new interior configuration and code compliance
- Replace all exterior building lights with LED. This includes building mounted fixtures and parking lot lighting.
- Provide lighting controls interlocked with the Energy Management System (EMS)

Fire Safety

- Replace sprinkler heads in conjunction with ceiling replacement.
- Replace or relocate existing and add new fire and smoke detection devices, fire alarms and sprinkler infrastructure based on any new interior configuration.
- Test and verify integration of the fire alarm and lighting controls.

Telecommunications Systems

- New computer network jacks will be added to cover renovated areas and other areas not currently served.
- New Category 6 data cabling will be provided throughout the building to increase data speeds and for future proofing of technology. The 1 Gigabyte per second Data Network will be star-wired 1000 Base-T and consist of Category 6 cabling.
- Add wireless access points throughout the building.
- Connect MDF and IDF equipment to generator power.
- Replace video distribution system and cable TV system.
- Replace the existing intercom system with a new IP based intercom system to meet FCPS current standards.
- Replace exterior speaker at the playgrounds.
- Provide new ceiling mounted speakers throughout the building.
- The master clock system should be replaced, and new clocks provided throughout.
- Provide new fixed local sound systems at the Gym and Cafetorium.

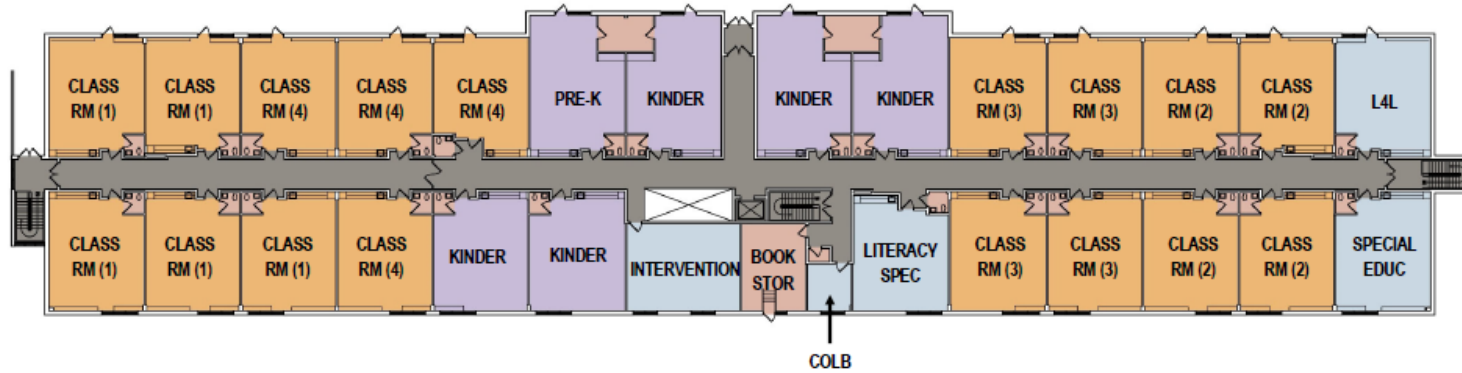
Security

- Replace the security camera system and provide additional new cameras for increased views.
- Replace existing intrusion detection system panel with a new panel in the MDF. Provide new security cabling and new motion detectors including new devices to cover renovated areas and other areas not currently served. Provide new keypads at the main entry vestibule and maintenance entry to arm and disarm the alarm.
- Expand access control system to provide card readers at all exterior doors that provide access into the body of the building per FCPS standards.

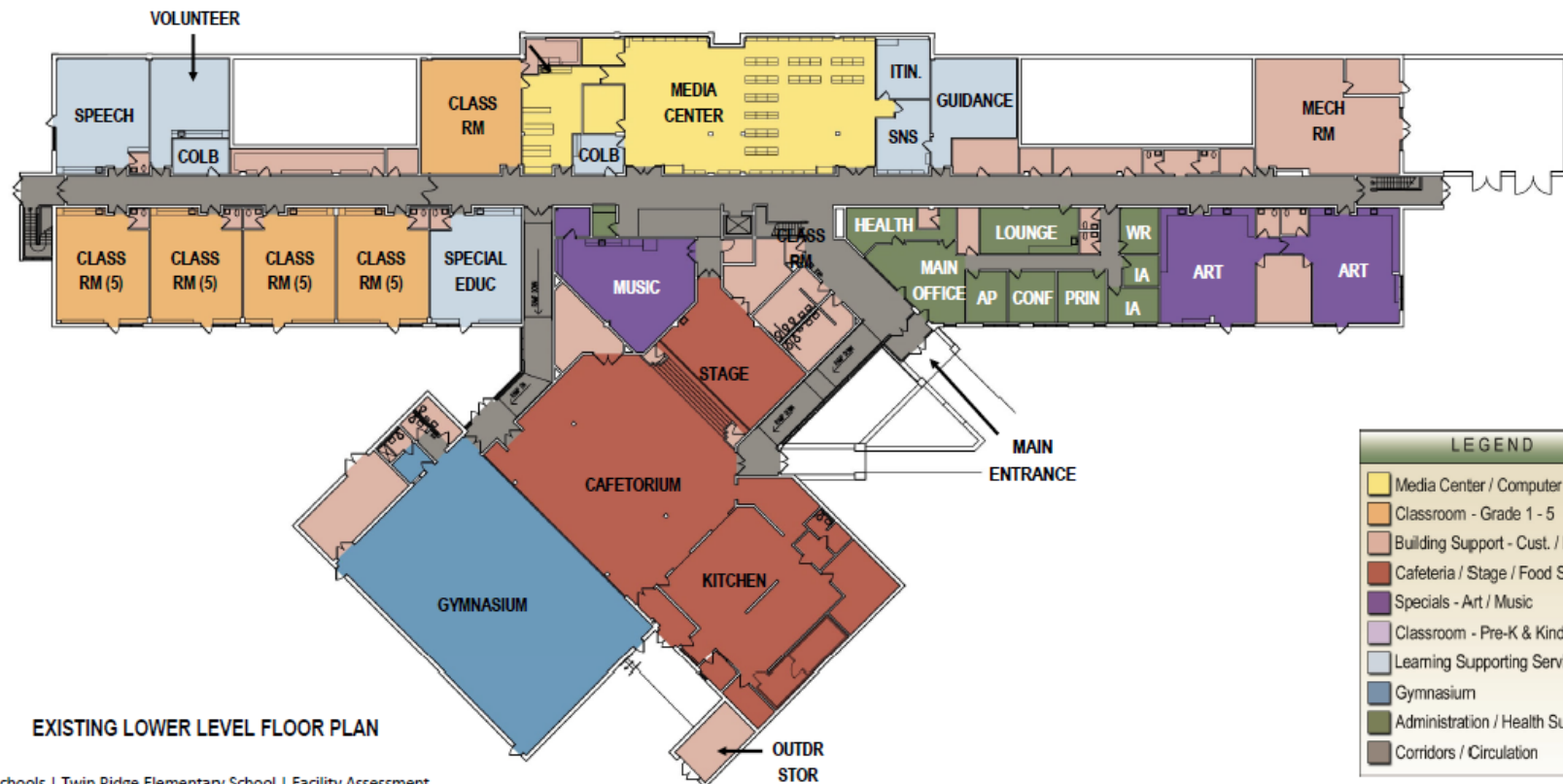
Exterior/Site

- Resurface exterior asphalt play areas.
- Repair, mill, and overlay all existing asphalt drive aisles and parking lots. Repair and/or replace existing curbs as needed.
- Replace tractor shed doors and door frame.

Existing Floor Plan



EXISTING UPPER LEVEL FLOOR PLAN



EXISTING LOWER LEVEL FLOOR PLAN

LEGEND	
	Media Center / Computer
	Classroom - Grade 1 - 5
	Building Support - Cust. / Maint.
	Cafeteria / Stage / Food Service
	Specials - Art / Music
	Classroom - Pre-K & Kindergarten
	Learning Supporting Services
	Gymnasium
	Administration / Health Suite
	Corridors / Circulation