

June 14, 2022

Addendum 2

TO: All Prospective Offerors

FROM: Scott Bachtell, Supervisor of Purchasing

REF: RFP No. 2022-74 Professional Design Services for
Roof Replacement at Multiple Schools

TECHNICAL PROPOSAL DUE DATE: June 22, 2022 at **4:00 pm local time**

General

1. Please acknowledge receipt of this Addendum #2 on a future **Fee Quotation Form**.

Please note the following changes/clarifications to RFQ No. 2022-74:

2. In Section 3, page 22, paragraph C, - For information in regards to individual projects, can you clarify what is deemed as an educational facility? Specifically K-12 only, or is higher ed included such as community colleges and universities?
WCPS Response: Design Firms may use any Educational Facility that it feels best represents the Design Firms ability/experience.
3. In Section 3, page 23, paragraph C. item 3, third bullet point, 1st sub-bullet point – Is WCPS considering allowing roof work to occur during the school year?
WCPS Response: WCPS is looking for the Design Firm's opinion on what is the best approach to completing these projects. WCPS first preference is always to perform work while students are not onsite; however, current conditions could necessitate consideration of alternative approaches.
4. We are seeing notes of IAC / DGS review comments that a combined DD/CD submission will no longer be allowed. Has the state agencies communicated that with your staff? Does WCPS plan to submit documents for state review for the CD submission only? Two design submissions for a roof replacement seems like overkill.
WCPS Response: WCPS has seen the same correspondence. The design RFQ/RFP's have always required separate submissions (when applicable) for each design phase. The state previously would accept combined submissions for some projects. The past/current RFQ/RFP's require the Design Firm to submit any/all required submissions to receive state approval.
5. At Williamsport High School, where masonry walls are penetrating the roof and through wall flashing and weep holes are located above the metal counterflashing, the current counterflashing will have to be raised with the additional roof insulation being installed and will cover the existing weep holes. This will trap water and/or moisture in the existing cavity, which may find its way inside the building. There are a

few ways to deal with this, all having a cost associated with them. Let us know how you want to proceed with this condition. FYI, this condition did not seem to occur at Williamsport Elementary School as no weep holes existed above the metal counterflashing, which usually means that the exterior masonry wall does not have a cavity in the wall. If there are no issues with any water inside the building now then it will probably not be an issue later after raising the metal counterflashing. This condition also was not at Smithsburg Middle School, as most of the walls above the roof had metal siding as the finish material. At SMS there were some existing exposed CMU walls as the finish wall material, however they appeared to be painted with a protective coating to keep water and moisture from getting into the cavity.

WCPS Response: The Design team will need to present multiple options (and anticipated construction costs/pros/cons) to WCPS to address this condition at Williamsport HS or any other conditions found at any of the three (3) schools. The final design required will be considered as part of the base bid for design services.

6. Will you be issuing any minutes from the pre-proposal meeting?

WCPS Response: No. As there were no items covered that were not already in the RFP, there were no minutes taken at the pre-proposal meeting.

7. At Williamsport ES, is the chimney cap to be replaced or capped?

WCPS Response: Replaced.

8. At Williamsport ES, are the skylights to be removed, replaced or left as is?

WCPS Response: Skylights are to be removed, with interior finishes to match existing adjacent areas, and all required modifications to occur (sprinkler, ceiling, utilities/etc.) as part of the design.

9. At Williamsport ES, if the metal roofing remains, the counter flashing to the lower roof will need removed to access the termination of the membrane; Is this metal to be replaced? Note that matching the color will not be possible and other roof edge metal and coping will be replaced due to the roof replacement. The counterflashing is clipped by the metal roof panels which will need to be unfolded and refolded to access the counterflashing.

WCPS Response: Yes, this metal is to be replaced.

10. At Williamsport HS, are the portables to be addressed?

WCPS Response: No, the portable/relocatable classroom roofs are not part of this project.

11. At Williamsport HS, are new access ladders to be exterior mounted or is interior access ladders and roof hatches preferred? Some exterior mounted ladders are required.

WCPS Response: Some new exterior mounted ladders are required for roof to roof access. WCPS anticipates maintaining the existing internal access points to the roof, at existing access locations (hatches, mechanical penthouse, etc.).

12. At Williamsport HS, at one time the roof outside of the media center (south side) was an outdoor space,

is there any desire to have that function again?

WCPS Response: No, not at this point in time.

13. At Smithsburg MS, is the canopy connecting the high school to be included?

WCPS Response: Yes, this roof is to be included. It may be bid as an Add Alternate, pending available funds.

14. At Smithsburg MS, was there clerestory windows on the north side of the gym. Are they to be replaced? Or infilled with solid panels.

WCPS Response: The north side of the gym has translucent fiberglass panels that provide diffused daylighting into the gym. These panels are to remain, with roof insulation, slope, and drain locations accommodating this existing condition.

15. At Smithsburg MS, the wall panels and mansard roof panels will be replaced. Is there a preference for the wall panel material? The mansard panels would be replaced with metal?

WCPS Response: Metal panels and roofing would be the preferred material.