

WESTMORELAND COUNTY COMMUNITY COLLEGE
YOUNGWOOD, PA 15697-1895
REQUEST FOR PROPOSAL
PROPOSAL #956
CHEMISTRY LAB REDESIGN

DUE: JULY 19, 2021 – 2:00 P.M., EDT

ADDENDUM #2

JULY 14, 2021

This addendum #2 is being sent to all bidders as a matter of information.

Any questions, please contact Jill Budny, Director of Purchasing at budnyj@westmoreland.edu.

1. Can you share the project schedule?

Not available at this time.

2. Can you share the project budget?

We will need the approved firm to help determine the project budget.

3. Insurance – Under the provisions noted, it states minimum coverage for commercial liability coverage and automotive coverage. Does this proposal require a specific amount for professional liability insurance?

This will need to be discussed with our solicitor

4. Record Drawings – Mr. Markiewicz mentioned at the pre-bid meeting that he has PDF copies of existing drawings. Do they include the engineering aspects (structural, mechanical, electrical, plumbing, and fire protection)?

We have complete drawings of the Science Building; however, we only have plans of the existing lab digitally. The remaining drawings will be available to the approved firm.

5. Retention of Documents – Page 10 of the RFP states that WCCC will retain all proposal materials as property of the College. Does this mean the proposals submitted by the architecture firms with a bid?

Yes. We are required to keep copies of all submissions within the College. In the event of a right to know request, the submissions will not be released outside of the College without permission of the firm.

6. Does the College have an electronic format it requires from consultants as part of the design process? Does it require CAD drawings at the end of the project for use by the facilities manager?

PDF and CAD drawings.

7. By what method will the College seek bids for the construction project?

Public advertising and direct solicitation.

8. I assume the architectural firm will remain on the project during routine construction contract administration. Are we correct?

Yes.

9. The RFP contains language indicating the replacement of furniture items. Does the College have a relationship with a preferred vendor or manufacturer?

The furniture purchases will go out to bid unless it is casework that will be included in the construction contract.

10. At the outset of the project, will there be a committee or user group which will meet with the consultant to provide feedback on desired design improvements?

Yes.

11. Who will be the main point of contact that the consultant will report to on all project matters?

Steve Markiewicz, Director of Facilities and Construction

12. Is it the intention of the College to make the renovations match the chemistry lab/classrooms in the newer addition? Are copies of those drawings/documents available?

Yes and Yes.

13. Are there aspects of those new spaces that are desired to replicate (finishes, furniture, equipment, colors, materials)?

Correct.

14. Each classroom has a storage area consisting of sliding doors and shelving inside. Are these scheduled to be replaced as part of the project?

Yes.

15. Is it intended to replace the ceilings in the labs and classrooms?

Not if we can avoid it, the ceiling is new.

16. The proposal states under 1.2 to provide moisture mitigation for the floors. This is often a concern for new or "green" concrete that may have more moisture than is desired for installing new flooring successfully. However, these spaces are well past the point of curing. Nevertheless, is there a current moisture problem?

This needs to be determined. We do have issues with floor tiles lifting and have to use a vapor barrier in other buildings.

17. Are there existing HVAC, plumbing, and electrical drawings of the spaces?

Yes.

18. Is there an existing TAB report for the current HVAC system and lab hoods?

No.

19. In several places, Section 1.2 references the existing HVAC system. To confirm, the RFP intends to maintain the existing HVAC systems, correct?

Correct. However, the new hoods need to be properly balanced with the HVAC system.

20. Are existing HVAC controls intended to remain?

Correct.

21. Section 1.2 states, "old pipes will need to be replaced" regarding the eye washer and chemical shower. Is it intended to be both the domestic water and sanitary drain piping? Is it intended to be just the piping drops or a significant length of piping that needs to be replaced?

There is an issue with rusty water in the showers. This needs to be addressed. The drain may need to be moved to accommodate the new shower. In addition, we are open to other types of appropriate chemical showers.

22. Section 1.2 states, "The steam generator...needs right-sized and relocated". Is the intention to replace the steam generator with one correctly sized? Is the desired final location known?

Yes, and no the designer will need to determine a better location.

23. Section 1.2 states, "All utilities and fixtures related to casework...". Is the intention to reconnect the existing and same utilities at/near current locations or add additional utilities and fixtures?

Yes.

24. Is the intention to maintain a final layout similar to the existing layout, where existing electrical and plumbing services can be largely reused/reworked?

Yes.

25. Are there electronic existing drawings? If not, will we need to potentially account for that in our fee?

No electronic drawings.

26. Are there any existing drawings? If not, will we be able to go out and field verify all the spaces?

Yes, we have drawings.

27. What is the budget?

The approved designer needs to assist in putting together budget projections.

28. Is there a campus finish standard? Ceiling tile, paint colors, etc.

Yes, we have branded colors, and we walked through a new area that is our intended goal for the chemistry labs.

29. There is mention of abatement in the scope of work for each room. Has a hazardous material report been done by the owner that we can use to understand the scope of abatement?

No, designer will assist.

30. Do both the mailed and emailed proposal submissions need to arrive by 2pm on Monday, July 19th?

The date and time of the emailed proposal will be the official submittal date and time. The hard copy does not have to be received on that date.

31. How many copies of the proposal need to be mailed?

The firms should submit an email of the submission, one original, and one copy.

32. Can existing MEP/FP drawings be made available prior to submitting proposal?

We have some plans for the space, the rest will be available after a firm has been selected.

33. Which parties from the College will be involved in the planning process of the lab redesign?

Facilities, Purchasing, and the Chemistry Department.

34. Is the general intent to replace fume hoods, benchwork and casework in their same locations or is there a desire to "redesign" the lab spaces?

Correct.

35. Does the College have a specific laboratory equipment or furniture vendor in mind to purchase the lab equipment, casework or benches?

No.

36. Would the selected team be responsible for specification of the new fume hoods, lab benches, casework and seating?

Yes.

37. Per the specifications in the RFP for Room 3402 the Organic Chemistry Storage room, there is no mention of replacing the standard fume hood or the pass-through fume hood. Could you please indicate if you would like to replace the existing two fume hoods including the pass-through hood?

The pass through hood is included in the count of the Organic Chemistry Room; however, the other hood is to be included.

38. Could you indicate if you would like to have the pass-through capability of the fume hood between rooms 3402 and 3401 preserved as a part of the new renovation work?

Yes.

39. Is there a desire to have replacement fume hoods be VAV for energy savings? (Note this may require modifications and / or replacement of existing HVAC equipment).

Not if it requires replacement of HVAC units.

40. Will there be a need for hot water to be routed to the emergency shower wash locations?

No.

41. Please confirm if the intent is to re-use existing HVAC equipment (roof top units and lab exhaust fans) serving the spaces.

Correct.

42. Per the RFP, the steam generator in the Inorganic Chemistry Storage Room is to "right sized and relocated". Is the existing unit believed to be under or oversized? Is there available mechanical space where this could be located or is the intent to create a new mechanical space within the project scope of work area?

All needs to be determined.

43. Is the intent to keep existing lab plumbing services (natural gas, vacuum, compressed air, steam, water) the same or is there a need to remove and/or add services?

Keep the same.

44. Is the intent to reuse the existing central compressed air and vacuum systems or are system upgrades or replacements required?

Upgrade if possible.

45. As a part of our submission, what section of the RFP numbering system would you prefer we provide our qualifications and resumes?

Section 1.

46. Is there a page limitation for this submission?

No.

47. Will WCCC hire a CM or GC for construction?

Our intent is that the Architect handle CM.

48. Related question: Will the delivery method for this project be design-bid-build?

Yes.

49. Can you provide the square footages of the following rooms:

Organic Chemistry Storage Room: Approximately 484 sq. ft.
Inorganic Chemistry Storage Room: Approximately 640 sq. ft.