

ADDENDUM #4

**REQUEST FOR PROPOSALS (RFP) #2357
GENERAL CONTRACTING SERVICES FOR THE RENOVATION OF THE METROPOLITAN**

March 1, 2023

This is to advise Offerors that RFP #2357 is hereby amended as follows:

- **The deadline for submitting questions has been extended:**
 - **From: January 25, 2023 at 12:00 PM**
 - **To: March 8, 2023 at 12:00 PM**

No.	RFP QUESTION	RFP ANSWER
1.	Note 12.3 on G0.3.1 indicates window treatments are to be removed and replaced at all windows. Plan keynote on A2.3.0 indicates window treatments. However, there is no Specification and there are no window coverings shown on the finish schedules. If required, provide a Spec and finish information.	Basis of design Levolor, vinyl, white.
2.	Note 10.5 references 5 pound extinguishers in the units. Confirm these will be bracket mounted under the kitchen sinks. Provide Spec for the 5 pound extinguishers.	Bracket mounted under kitchen sinks confirmed. Basis of design JL industries, UL4A-80BC, NFPA 10 compliant.
3.	Confirm new extinguishers and cabinets are not required in the corridors or common areas, as they are not shown on the drawings; however, there is a specification for 10 pound extinguishers and cabinets.	Existing extinguishers and cabinets to remain.
4.	Specifications 104413 and 104416 appear to be incomplete. Confirm we are to use Spec 104400.	Confirmed.

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5.	On A5.0.6/11, what size materials are called for on the side mounted stainless steel railing? How far out from the wall is it to project? Will it be connected only to the brick façade? Are the s/s materials to be 316 or 304 alloy?	Top rail profile to match and align with adjacent glass railing top rail (Basis of design Q-Railing Easy Glass). Material and finish to match adjacent glass railing top rail and base. Intermediate rails ½” or as needed to meet force resistance requirements. Connection is to parapet wall.
6.	On A5.0.6/5, how far out from the wall is the side mounted glass railing to project? Will it anchor only to the brick façade?	To match basis of design glass railing standard details / align with basis of design glass rail. Anchoring is to parapet wall.
7.	On A5.0.5/3 & 4, what will the freestanding railing be attached to? Will it be a surface or core mount?	Mounting as necessary to meet force resistance requirements.
8.	Provide an amenity door and hardware schedule.	Can be provided in future issue.
9.	What is the BOD for sliding door Q?	See interior design drawings.
10.	Storefront manufacturers do not recommend using storefront above the 3rd floor. Frames G, H, I, & U are at the roof. Are these to be curtain wall?	Yes. Curtain wall.
11.	Are exterior aluminum doors to be thermally broken or non-thermal? Storefront specification 084113 section 2.3.B list Thermal Construction.	As necessary to meet U value requirements.
12.	Storefront specification 084113 section 2.8 list both anodized finishes and powder coat finishes. Please clarify?	Finishes to be coated or anodized as shown in drawings.
13.	Provide civil and landscape drawings that show the work in the referenced specifications.	Work related to plaza previously removed from scope of this project. Only site-related work related to this project is limited, at building main entry.
14.	Provide appliance tags (AP-1 through AP-13) per the appliance schedule for each unit.	Can be provided in future issue. Type BF units to receive ADA compliant appliances (AP 2, 3, 5, 7, 8, 9, 10, 12, 13 – confirm with schedule); typical units to receive other appliances [AP 1, 4, 6, 8, 11, 9, 10 (with

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		stacking accessory) – confirm with schedule].
15.	Confirm model number for the range hood is ESZ308ADA.	Confirmed.
16.	Confirm washer/dryer riser is not to be used at the BF units.	Riser is required for ADA compliance and is to be provided at type BF units.
17.	The drawing notes show 10.07A mailboxes; however, they are not shown on the floor plan or in elevation. Confirm these are not used.	Mailboxes are both called out and shown in ID-100A, ID-200, ID-200A, and ID-703, ID-708.
18.	The floor plan indicates there are five mailbox modules on this wall; however, the elevation shows only four. Please clarify.	Please refer to mailbox specification for further clarity on graphics. Mailbox are blocks and full graphical representation of specified product.
19.	The mailboxes specified on the drawings are 37¼" tall, not 40" per ID-703 or 38" per ID-708. Please clarify.	Please refer to mailbox specification for further clarity on actual dimension, mailbox block are not full graphical representation of specified product.
20.	The specification indicates a rent box; however, there is not one shown on the drawings. Confirm a rent box is not required.	Confirmed.
21.	The drawing notes show 10.09 package concierge; however, it is not shown on the floor plans or elevations. Confirm this is not used. If it is used, provide location and provide model number.	Please refer to ID-100A, ID-200, and ID-703.
22.	The P1 level appears to have tenant storage lockers in the large storage room. Confirm there are existing to remain.	Confirmed.
23.	Confirm there are no tenant storage lockers to be installed in the storage rooms.	Confirmed.
24.	Confirm there are no metal lockers to be installed on this project. There is an incomplete Spec, and lockers appear to be shown in the restrooms on ID-201; however, they are not shown in elevation and they are not on the finish schedule.	Lockers are to be provided at the penthouse level bathrooms. Laminate locker system a part of FF+E soft cost.

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25.	Detail 13 shows an SS-01 shelf with what appears to be waterfall edges. Confirm no waterfall edge.	No Waterfall edges.
26.	Provide signage schedule to coordinate with this Spec.	Can be provide in a future issue.
27.	Please provide foundation details for leaning bench?	Can be provided in a future issue.
28.	Clarify if unit range hoods and over the range microwaves are to be vented to the exterior.	Yes – see mechanical drawings.
29.	The dwelling unit door schedule indicates the unit entry doors are to be 6'-8" tall. Clarify if this should be 7'-0".	To be verified in field.
30.	The dwelling unit door hardware schedule shows interconnected locks at the unit entries; however, there is a note at the bottom of the schedule that says to provide electronic/key fob access to these doors. If electronic/key fob access is required, please update hardware A1 and A1a with the correct locksets.	Electronic access to be provided – lockset to be provided in future issue.
31.	Provide a spec/model number for the combination knocker/ viewer, smoke seal and wall stops.	Can be provided in future issue.
32.	Confirm details 19 and 20 on A6.2.2 are for the custom shelves in the unit kitchens.	Confirmed.
33.	Detail 12 is not referenced on the drawings. Please provide locations for this detail.	Detail not used in project – to be removed in future issue.
34.	The following units have closet areas with no shelf type specified. Please provide shelf types for these areas. Units 0.1b, 1.1d, 1.1y, 2.1a, 2.2f (kitchen), 2.2h (kitchen), 2.2m, 2.2n-BF, 3.2b-BF (kitchen), 3.2c.	0.1b appears to have all shelves labeled; 1.1d (coat closet) shelf A; 1.1y (bedroom) shelf A; 2.1 (bedroom) shelf B; 2.2f (pantry) linen A; 2.2h (pantry) linen A; 2.2m (bedroom 1) shelf B; 2.2n-BF (coat closet) shelf C; 3.2b-BF (pantry) linen A; 3.2c (coat closet) shelf A.
35.	Detail 5 shows what appears to be a section of shelving (with no shelf type) in the bathroom and references detail 24A/A606. Detail 24A does not show this area. Please provide clarification.	Provide linen A shelving at this location.

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36.	Confirm the unit soap dish shown in the finish schedule is to be installed in the tub/shower in lieu of a ceramic dish or solid surface corner shelf.	Confirmed.
37.	Clarify the numbered tags (,5,6,8,9,11,12,13) shown on the bath elevations. What do they tie back to?	These indicate toilet accessories – see interior design drawings.
38.	Confirm the towel bars shown in the tub/showers are to be ceramic.	See interior design drawings.
39.	Clarify if unit bathroom mirrors are to be replaced. There is no spec for mirrors.	Yes – see interior design drawings.
40.	Details 1 and 4 have notes indicating "two mirrors at vanities 45". Confirm this note is in error. Usually we see a single mirror over the vanity. Sometimes we see two mirrors if there are double sinks.	Two mirrors is correct - see interior design drawings.
41.	Provide a Spec for the unit shower seats.	Can be provided in future issue.
42.	Detail 14 shows what appears to be wood shelving at Linen B; whereas the rest of the closet shelving is vinyl coated wire shelving. Clarify if this is to be the same shelving material as the rest of the closets.	Provide vinyl coated wire at closet shelves.
43.	Clarify if there is to be wood base with shoe mold in the laundry closets.	Wood base only in Landry Room only
44.	Clarify if tile edges at unit tub surrounds and backsplashes are to be bullnose or Schluter.	Sch7/16'luter is preferred.
45.	Clarify "square' quarter round. Is this to be a square shoe mold? Provide dimensions.	7/16' x 13/16'
46.	"There is no sink specified for the units on the ID drawings. Are we to use the sinks shown on P6.0.0? standard bath sink: drop in ADA bath sink: wall mount kitchen sinks: drop in"	Yes, use plumbing drawings.
47.	The VH1 unit types on the unit mix are not shown in the unit layouts. Confirm these units	VHI units have devices for visual and hearing impaired, but do not differ in layout.

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	are the same as the preceding units. (i.e. 1.1c, 1.1d, 1.1n, etc.).	
48.	There is an enlarged plan for Unit type 1.1g1; however, this unit is not shown on the unit mix.	Can be corrected in future issue.
49.	SS-08 is shown twice on the finish schedule; however, it is not shown anywhere else on the drawings. Please clarify locations and update the tag for one of these selections to SS-09.	SS-08 held as finish pending final DD material approval by HOC. March 2022 Pricing Addendum and June 2022 Permit Set were documented with pending materials. DBD requires final approval for updated documentation.
50.	WC-08 through WC-11 are shown on the finish schedule, but nowhere else on the drawings. Provide locations.	WC-08 & WC-09 held as finish pending final DD material approval 06/22 Permit Set were documented with pending materials. DBD requires final approval updated documentation.
51.	Clarify if unit closet shelving is to be replaced throughout.	Closet shelving to be replaced only at reconfigured closets, or where shelves are damaged or missing – see general notes 6.6, 10.8 and other relevant notes.
52.	Clarify if units designated as EA are to receive ADA compliant appliances like the units designated as BF.	No – see interior elevations.
53.	Clarify if the washer/dryer riser is to be installed on all laundry or just the stacked units.	To be provided at type BF units only (side-by-side laundry machines).
54.	Provide locations for the white boards specified under note 11.06.	White board spec held for office suite, location undetermined.
55.	The sink specified under note 22.01 is a dual mount. Clarify if this sink is to be installed as a drop-in or an under mount.	Install as under mount. 22.01 Elkay ECTSRAD25226TBG0 to have under-counter installation
56.	Clarify which sink is to be included at the club room. ID-201 shows 22.01; however, 4/ID-7141 shows 22.03.	ID will revise, tag in elevation - 22.01 is correct tag - Club Room required larger sink.
57.	IG-002 shows equipment 11.01 to be a dishwasher; however, ID-201 and ID-710 show this as an icemaker. Please provide a spec for the icemaker and provide location for the dishwasher.	11.01 is a note for a dishwasher and ID is not showing as an ice maker on ID-201 or ID-70 /05. No ice maker requested - please submit request to DBD in email format.

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58.	Detail 4 shows a cabinet to the right of the sink; however, ID-201 shows it as an icemaker. Please clarify.	Ice maker was removed - ID note always supersedes please refer to spec call out 11.01.
59.	ID-210 shows a refrigerator that is not labeled, ID-713 shows the refrigerator as 11.02. Please clarify.	11.02 is a refrigerator as tagged in 713 and 210.
60.	Clarify the material for the seating area wall adjacent to the mailroom. It is labeled as SS-01 quartz. At almost 14' in height, you would have multiple slabs and would need structural support in order to carry the load.	Please refer to ID-701 and ID-702 for extent of SS-01 and IS-001 for material thickness of panoramic porcelain. No structural support required for design intent.
61.	What are the circles on the wall in these details?	HH-01 wall sconce.
62.	Are updated ID drawings available at this time? There are quite a few detail references that are incorrect or missing. i.e. 9 and 10/ID-700 and 7-9/ID-701 are shown on ID-200; however they are missing from those elevation pages. Detail 3-5/ID-701 are incorrectly referenced on ID-200 and do not match the elevations.	DBD requires final approval for updated documentation.
63.	The wall mounted sinks appear to have some sort of frame underneath in details 11 and 9 respectively. However, there is no callout for a cabinet and no note that there is a structure underneath. Please clarify.	All sinks have typical ADA Modesty panel for compliance. Please clarify or refine question.
64.	This detail shows what appears to be shelving over the cabinets. Please clarify and provide material information.	Section detail typical, refer to elevation for material calcification, material varies.
65.	Provide locations for metal shower and dressing compartments. They are not noted or shown on the drawings.	Lockers to be provided at penthouse level toilet rooms – see interior design drawings.
66.	Provide locations for intumescent fire protection.	None.
67.	Provide Specifications for flooring.	See interior design drawings. Refer to IS-001, IS-002.
68.	Provide Specification for trash chute intake doors that are being replaced.	Basis of design Big Stuff trash chute.

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69.	G0.3.1 note 9.17 indicates walk off mats are to be provided at all lobby entries and vestibules; however, they are not shown or noted on the ID drawings. Provide location and sizes for these mats.	Can be provided in future issue.
70.	The ID drawings call for LVT in the unit kitchens; however the architectural call for tile. Please clarify.	LVT will be used in the kitchens.
71.	Note 13 on P.0.0.1 requires cleaning of sanitary sewer lines stating “all existing waste piping.” If waste line is being removed as part of the scope, does it still need to be cleaned?	New sanitary waste does not need to be cleaned.
72.	Although the units will be turned over by tiers, can the cleaning be done for the entire building at one time as scheduling allows.	Yes.
73.	Note 12 on P.0.0.1 requires “television inspection services for all building sewer waste piping.” If waste line is being removed as part of the scope, does it still need to be videoed?	New piping does not need to be videoed.
74.	Although the units will be turned over by tiers, can the videoing be done for the entire building at one time as scheduling allows.	Yes, it can.
75.	The unit door schedule shows most of the doors as elevation FL which are louvered doors. Please confirm all unit interior doors except laundry closet doors should be elevation FF flat panel.	Confirmed.
76.	Clarify the extent of ceiling removal in the units. The unit RCP's show only the living area and bedroom ceilings to be removed and replaced.	Living room ceilings are not being removed and replaced, rather a ceiling is being added beneath the existing (concrete) ceiling.
77.	Clarify if corridor ceilings are to be removed and replaced.	Existing corridor ceilings are primarily concrete – concrete ceilings not to be removed typically.
78.	The drawing notes call for concealed brass hinges at the cabinets. This finish may not be available. Is standard nickel acceptable?	Yes.
79.	Clarify if the door jambs and casing for the unit interior doors is to remain, or are we replacing the pre-hung unit in its entirety.	Entire unit to be replaced.

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80.	Clarify if a shelf is required over the side by side laundry.	Provide wire shelf.
81.	The following unit doors are shown as double doors: UD12, UD13, UD14, UD15. It would be more cost effective for these to be single doors in the size shown on the door schedule. Please advise.	Provide double doors.
82.	The following doors on the unit door schedule are not shown on the drawings: U02, U04a, U05a, U06, U07, U07a, U08a, U14, UD01-UD05, UD07, UD08, UD10, UD11, UD14, UD15. Confirm these doors are not used.	Not all doors appearing on door schedules may be included in project.
83.	This spec calls for prehung doors to have an STC rating of 25.	STC rating only applicable at units specifically scheduled for openings requiring noise control ratings.
84.	This spec calls for compliance with CARB 2 emission standards for formaldehyde emissions. However, this is not a point you are pursuing per the NGBS checklist. Please clarify as this will add significant cost.	CARB 2 compliance not required.
85.	Confirm prehung doors can have split jambs per the Spec. The door head and jamb details show a flat jamb which is more expensive.	Split jambs acceptable for unit interior doors except at laundry closet doors – see 5/A621, 3H/A701, 4H/A701.
86.	Confirm door height on doors U07 and U07a are to be 6'-8" not 4'-0".	Not all doors appearing on door schedules may be included in project.
87.	Confirm doors UL05 and ULD05 are to have door casing. None is shown in detail H.	No casing at these doors – see 5/A621, 3H/A701, 4H/A701.
88.	Provide a spec for the hardwood flooring in Alternate #2. This alternate indicates replacing flooring in living and dining rooms. What about dens, kitchens, foyers, etc.?	Alternate involves providing hardwood only at living and dining rooms with remaining rooms retaining scheduled flooring.
89.	Provide manufacturer and model for the voice controlled thermostats shown in Alternate #5.	Basis of Design heat pump manufacturer (Climate Master) does not offer voice-controlled thermostats as a standard option. Please disregard this alternate.
90.	Plans call for underground sanitary and storm to be cleaned and TV-ied before and after construction, but there are no plans showing the	Refer to original plumbing drawings.

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	extent. Please provide plans showing extent of work?	
91.	Are the wall sconces in the corridors existing with wire or are they new with a new circuit?	Both.
92.	What are the fixture types for the apartments?	Please refer to sheet E8.0.0 "Unit Lighting Fixture Schedule"
93.	Given that the bid date was moved to February 23rd, can you please confirm if additional time will be allowed for RFIs to be submitted?	Addendum to be issued for this question
94.	Please confirm if an additional round of RFI's will be allowed.	See answer to number 105
95.	There is notes regarding masonry restoration and façade work but on the call it was noted that the scope for that has been awarded directly by HOC to be completed. Please provide clarity on scope	Masonry work related to the exterior plaza and fountain has been previously awarded. Masonry work related to the building façade and balconies has not, and is included in the scope of work for which this bid process is being undertaken.
96.	Typical ALL Units. Please confirm all interior unit doors to be Solid Core Wood doors in lieu of typical hollow core wood.	Apartment unit interior doors to be solid core wood as specified.
97.	There is a door schedule for dwelling unit doors, however could not locate amenity area door schedule that references doors with glazing. Please coordinate and advise.	Can be provided in future issue.
98.	Typical ALL Units. Please label Sliding glass door numbers on enlarged unit plans.	Can be provided in future issue.
99.	Floor plans do not delineate between roll-in-showers vs. tub/showers. Please indicate on plans locations of each.	Showers are indicated graphically in enlarged plans – see EA type unit plans.
100.	Storefront has two finishes listed, since there is no amenity door schedule please coordinate and advise which finish to use or where to use each.	Can be provided in future issue.
101.	Door jamb and head numbers are not properly referenced on the door schedule. Please coordinate and advise.	Can be provided in future issue.
102.	Please provide Missing roof plan for pool area of mechanical plans. See M1.0.7, that calls out for additional work in this area refer to 1/4" plan.	There is no ¼" scale mechanical plan of the pool area. Please disregard note on drawing

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		M1.0.7 calling out for additional work on ¼" plan of pool area.
103.	Confirm any work within Day Care Center is not in scope of work, see M1.0.2.	HVAC systems at Day Care Center are not in scope of work.
104.	Please provide labels of location of elevations. Currently unclear which elevation relates to each part of the building.	Can be provided in future issue.
105.	Please confirm what work is to be done within Crawlspace Level. How does this relate to building as a whole? The elevations do not call out an Elevation for the Crawlspace.	Crawlspace plan included for information only.
106.	Provide structural details for "painted steel access platform for slab-hung mech unit above - see MECH DWGS"	Can be provide in future issue. Intent is for platform to support mechanical unit and be sized to allow access to all regular maintenance points on the unit.
107.	Will there be a signage schedule provided?	Can be provided in future issue.
108.	Expansion tank in referenced note is not sized or on the schedule. Is it existing to remain or new?	Expansion tank is new. See equipment list on sheet P000.
109.	There appears to be a gap in the match lines between North and South on the lobby level, The piping to riser W12 appears to be missing? Please coordinate and advise.	W/12 is located approximately 25 ft. south of W/13. Drawings will be revised.
110.	Risers W31 and W33 are not served by the piping mains. Please show the routing of this piping.	Piping mains are hidden and exact routing is not known. For bidding purposes, assume that the hot water and cold water mains extend full size (4") down to level P-1 below, cross under the unheated bridge and then picks up risers W/31 & 33 on the other side of the bridge.
111.	P5.0.2 shows piping in a pump room on the Edgemore Lane level that is not represented on P2.0.0. Please coordinate and advise.	We will show the WH and piping.
112.	Can Schneider Electric EcoStructure be added to the list of approved control systems?	No
113.	Will there be elevator access during the project to move material?	Yes per a schedule

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114.	Please provide indication of LITHC units within floor plans. Currently unclear which units are LITHC or Market.	See 1/G002.
115.	The abatement reports within the specifications have links which are no longer valid. Please provide all abatement reports that are relevant to scope of project.	Accurate reports updated and issued via previous addendum from owner.
116.	Some of the windows on the elevation are called out as requiring STC 30 minimum. Has there been a Sound Study done for this building? If so, can the Sound Study be provided?	No known sound study.
117.	Please confirm alternate appliances that meet the same specifications as listed models will be acceptable.	No Price the Spec appliances
118.	Please confirm alternate cabinets that meet similar design intent will be acceptable, as no specifications have been given.	Basis of design is Smart Cabinetry. Refer to IS-002.
119.	Within Corridor, please confirm the ceiling of corridors that is NOT receiving the Armstrong panels.	Refer to ID RCP's.
120.	Could not locate specification for window treatment. Please coordinate and advise.	Basis of design Levolor, vinyl, white.
121.	Please confirm which elevators are to receive upgrades and replacement in base bid and which elevators are to be an ADD/ALT. Could not locate specification BOD for elevators. Please Coordinate and advise.	The four building elevators that serve the building's upper floors (two at main lobby, two at west lobby) are included in scope of alternates 7 and 8.
122.	Can the proposal due date be extended to March 31, 2023?	Yes the due date has been extended.



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There are no other changes.

This addendum shall be acknowledged by all offerors and shall accompany the proposal.

Acknowledged by: _____

Title: _____

Company Name: _____

Address: _____

Phone: _____

Email: _____

Leidi Reyes
Procurement Officer