



ADDENDUM #2

**REQUEST FOR PROPOSAL (RFP)
NO. 2026-026**

Effective: March 31, 2026
Solicitation Title: Generator Replacement at Bohrer Activity Center and
Department of Public Works
Issued By: City of Gaithersburg
Procurement Division
31 S Summit Avenue
Gaithersburg, Maryland 20877

The purpose of this Addendum is to publish the questions received regarding this solicitation and the associated responses. This Addendum is incorporated into and made part of the above-named Request for Proposals. Except as amended herein, the terms and conditions remain in full force and effect. The City is not responsible for the content of the questions and has provided the most comprehensive answers based on the interpretation of the questions.

Below are the questions based on Drawings:

Q1. D1 P.W. A302 - During the site visit, in the area for the new electrical room, it was observed that there are many obstructions in the ceiling starting at roughly an elevation of 7'-0" AFF (84"). This includes existing electrical, mechanical, plumbing, and water. This is a low height that appears to conflict with many new design elements, including possibly the height of the new door and frame. Architect, please advise how to mitigate these obstructions for purposes of bid.

A. Contractor shall field-verify all ceiling space conditions and coordinate routing of refrigerant piping, generator conduits, ductwork, and all other building services to avoid conflicts. Due to limited clearances, Contractor shall allocate adequate space, sequencing, and installation methods in their bid to ensure all systems can be installed without impacting ceiling heights, access clearances, or adjacent trades. Any required offsets, rerouting, or profile adjustments shall be included in the Contractor's coordinated installation plan at no additional cost to the owner.

Q2. P.W. E202 - The mini-split indoor unit is shown to be above the new door. There is not going to be enough room in the space to locate this unit above the door. Please indicate where this unit should be located.

- A. Indoor unit shall be located on the east wall of the electrical room. Please refer to Amendment #2 for the revised Drawings and Specifications for location and additional information.**
- Q3. D2 P.W. E101** - Can you please advise the make and model of the existing fire alarm system, and, if available, the fire protection contractor that maintains the fire alarm system?
- A. The existing fire alarm system is Fire-Lite Alarms by Honeywell, model MS-9200UDLS. The current fire protection system contractor for the City is Marmic Fire & Safety.**
- Q4. D3 P.W. E202** - Detail 2 indicates tying in new mechanical system to existing BAS panel. Can you please provide the make and model of the existing BAS, and also, if available, the BAS contractor that maintains the system? There are many monitored points indicated that the basis of designing residential mini split system is not going to be able to support. Please advise.
- A. The mechanical system is not required to be tied to the BAS system.**
- Q.5. D4 P.W. E021-** Note 6 describes a generator control system with programmable load prioritization and load shedding capability. There is only one ATS and there are no motor operated circuit breakers specified. Therefore, such a system would have no means by which to shed loads. Can you please elaborate on the design of such a system?
- A. Note #6 has been removed, see Amendment#2 for the updated drawing.**
- Q.6. D5 P.W. E021-**Note 9 - if the generator system is not a separately derived system, confirm that the neutral to ground bonding jumper should be removed?
- A. Confirmed.**
- Q.7. D6 P.W. E021-**Note 19 - Describes an 800A docking station. 263300 2.1 G describes a 200A docking station. Please confirm this shall be at 800A docking station.
- A. The specification section has been revised to 800A in the Amendment#2.**
- Q.8. D7 P.W. E021** - Please confirm the conductor sizing for the feeder to generator panel PG.
- A. The drawing sheet E201 has been revised, see Amendment#2 for additional information.**
- Q.9. D8 P.W. E021-**Note 24 - if docking station and ATS are being sourced from different manufacturers please note there will be extra effort to coordinate the kirk keys alike.
- A. The Kirk Key interlock between the docking station and ATS are not required, since service rated ATS is replaced with standard ATS. See Amendment#2 for additional information.**
- Q.10. D9P.W. E021** - Specified model ASCO HARS 800A is 91" tall enclosure plus a 4" housekeeping pad bringing the total height to 95". The room in which we are supposed

to install this ATS currently has a max height of 84" before encountering many obstructions such as existing electrical, mechanical, plumbing and water. A different approach will be needed. An ASCO 300 series SER 800A ATS may commonly be sourced with a 72" high enclosure. This ATS will not have the breakers included so they may need to be separate ECBs mounted nearby. We will still be extremely tight on physical space to penetrate conduits into the top of the enclosure. Please advise whether we can enter the ATS from the side or if a custom fabricated top hat box will be needed to adapt this installation.

A. The electrical equipment layout has been updated to incorporate a service-rated disconnect switch and an ATS. Refer to Amendment#2 for additional information. Conduit penetrations may be made either from the top or the side of the ATS, depending on the field conditions.

Q.11. D10 P.W. A203 - Does the new main electrical room have a new ceiling? If so, please provide detailing. Please note that the overhead space in the area is extremely limited

A. No new ceiling is to be provided in the main electrical room. Per added note on reflected ceiling plan, all ceiling/ exposed structure in room should be painted PT-2 (White). Refer to Amendment#2 for additional information.

Q.12. D11 A.C. E002-During the site visit, it was observed that many existing penetrations through the walls of this electrical room do not contain any fire caulking. Confirm that it is contractor's responsibility to provide fire caulking to these existing penetrations? For purposes of bid, how many penetrations should be assumed?

A. Penetration and details for fireproofing are located/ identified on A103. Nine (9) penetrations identified. Anticipate up to (6) additional penetrations.

Q.13. D12 P.W. C101-Drawing shows activities which could disrupt existing pavement marking. Please confirm we shall restore the pavement marking to original condition after work?

A. Most of the new conduit work doesn't impact existing pavement markings. Any disturbed marking shall be restored by the Contractor as part of the project.

Q.14. D13 P.W. C101-Drawing shows activities which disrupt the grass. Please confirm that disrupted earth should be restored and stabilized after excavation and backfill? Please confirm that seed and straw is OK?

A. Disturbed earth should be restored and stabilized per the 'Permanent Stabilization' detail provided on drawing C-500, detail 01.

Q.15. D14 P.W. C101-For purposes of bid, how thick is the asphalt in the parking lot that we are to cut into?

A. The asphalt is estimated to be approximately 6" thick.

Q.16. D15 P.W. C101-For purposes of bid, how thick is the concrete pathway that we are to cut into?

A. The concrete pathway is estimated to be approximately 4"-6" thick.

Below are the questions based on Specifications:

Q.17. S1 P.W. 263300 2.1 - Describes a 4X (stainless steel) enclosure with hammer tone gray paint/powder coat. Stainless steel enclosures are unpainted. Please confirm whether the enclosure shall be painted 3R, or unpainted 4X.

A. Enclosure shall be 4X as described in the specification.

Q.18. S2 P.W. 263300, 263213, 263600 - All these sections describe an activity after substantial completion where we must infrared scan the cable connections with the generator under full load. Please confirm this is required. How long should the generator run for prior to the scanning? Is the contractor responsible for fuel consumed by these activities? Please confirm it is not the intent to provide and install a temporary generator for these activities.

A. The specifications require infrared scanning to be performed. As a best practice, the generator should be operated at 100% rated capacity for a minimum of 1-2 hours prior to scanning. As stated in the solicitation, the Contractor is responsible for all fuel costs associated with initial startup and testing. A temporary generator is not required.

Q.19. S3 P.W. 013100 1.03 - Confirm that AutoCAD based coordination drawings shall be produced prior to the start of work? Can you elaborate on what is expected to be shown on these drawings?

A. Confirmed. Electrical drawings are graphical representations only, Typical shop drawings require detailed, scaled fabrication and installation information, including precise dimensions, material specifications, connection details, and coordination with other trades. They must conform to construction documents and show field-verified measurements.

Q.20. S4 P.W. 013200 - Confirm that CPM scheduling shall be a requirement for this project?

A. A CPM scheduled is a requirement as it is needed for onsite construction coordination.

Q.21. S5 P.W. 013523 2.01 C - Confirm that a dedicated full-time safety manager is not required for this project?

A. A full-time safety manager is not required as long as the Field Superintendent has the required safety training.

Q.22. S6 P.W. 013523 2.02 - Confirm that monthly safety reports are a requirement for this project?

A. Confirmed.

- Q.23. S7P.W. 01400 1.09** - is it a requirement for contractor to provide a full-time inspector on this project for the full-project duration? Can the superintendent of the project also serve as quality control inspector?
- A. Yes.**
- Q.24. S8 P.W. 017419** - Confirm that a waste management plan shall be submitted for approval.
- A. Confirmed.**
- Q.25. S9 P.W. 033300** - Concrete Testing - confirm that a concrete testing laboratory must be engaged for ALL pours, including duct banks?
- A. Duct bank concrete needs to be tested.**
- Q.26 S10 P.W. 033300** - There is one concrete pad that will be installed indoors. This pad will be poured with bag mix concrete on site. Can the testing requirements for this pad be waived?
- A. The interior pad does not need to be tested.**
- Q.27 S11 P.W. 078400**-Will a licensed electrical installer with documented experience of installation in firestopping systems be an acceptable installer of the fire stopping, without additional oversight or review from an outside agency?
- A. Yes**
- Q.28. S12 A.C. 014000 1.09** - is it a requirement for contractor to provide a full time inspector on this project for the full-project duration? Can the superintendent of the project also serve as quality control inspector?
- A. Yes, Contractor shall follow the directions as per the specification requirements.**
- Q.29. S13 A.C. 017419** - Confirm that a waste management plan shall be submitted for approval.
- A. Yes.**
- Q.30. S14 A.C. 078400** - Will a licensed electrical installer with documented experience of installation in firestopping systems be an acceptable installer of the fire stopping, without additional oversight or review from an outside agency?
- A. Yes.**

Q.31. S15 263213.13 - Both specs - 2.02 A - specifies seismic performance for the generator. Based on site location in Gaithersburg MD can IBC Seismic be excluded from both generators?

A. Ignore some information from both the specs as they are not applicable to this project.

Q.32. S16 P.W. 261323 2.05 - G. specifies UL142 type subbase tank. 200 KW generator fuel tank at 48 hours would be over 660-gallons of fuel at 100% load. Montgomery County MD requires any fuel tank over 660-gallons in capacity to be UL2085 fire rated. Confirm tank shall be UL2085 listed for the 200 KW diesel unit? Please provide design alterations to clearly describe all elements required for bid.

A. Specification sections have revised from UL142 to UL2085, see Amendment#2 for additional information.

Q.33. S17 P.W. 263300 2.1 G. 1. specifies 200A. Drawing E021 specifies 800A. Confirm rating?

A. The rating has been revised to 800A in the specification, see Amendment#2 for the updated information.

Q.34. S18 263600 - Both Specs - 2.02 D. specifies OPEN transition and 2.02 E. specifies DELAYED transition. Confirm what is required for new 800A ATS on Drawing E021 for Public Works?

A. Open transition is required.

Q.35. S19 P.W. 263600 2.03 - None of the manufacturers listed make a molded case ATS. Would Eaton be an acceptable manufacturer for a molded case ATS?

A. A molded case circuit breaker is not required for the ATS. A revision noted in Amendment#2 as contactor-type ATS is preferred.

~ END OF ADDENDUM~