REQUEST FOR PROPOSAL
Family Center at Excel Academy
Design/Build Clarifications

Amendment to RFP Clarifications (10.28.2020)

II. Project Information. Description:

This project will be financed using, but not exclusive of, federal funds. Therefore, federal requirements applicable to capital activities (e.g. Equal Opportunity requirements in compliance with U.S. HUD 24 CFR, Part 8, non-discrimination based on handicap; Davis-Bacon wage rates, Title X of the Housing and Community Development Act; Section 3 of the Housing and Urban Development Act of 1968) will apply. In addition, proposers must comply with Baltimore's Local Hiring Law and Baltimore City Employ Baltimore executive order and commercially reasonable efforts will be made to place qualified MBEs and WBEs and small business concerns on solicitation lists.

Construction contractors are required to procure builder's risk/course of construction insurance as well as fidelity, performance and payment bond coverage equal to at least 50% of the grant award.

Attached to the cover email dated today you will find the Community Development Block Grant Application and Instructions that apply.

Request for Information (10.22.2020)

<u>Budget</u>
The design/build budget for this project is $875,000.

<u>Contractor Site Coordination</u>
Contractors can park in the parking lot behind the school (entrance off Schroeder Street). Once on the lot, contractor vehicles are to be parked on the west side of the lot. (This authorization supersedes RFP General Conditions Scope of Work Item #5.)

Excel Academy will provide parking passes to be placed in contractor vehicles.

BCPS to advise if contractor may place a secured storage unit on the parking lot adjacent to the existing Recreation Center (northwest corner of lot) for materials and equipment. If this receives final approval, contractor does at own risk.

While students are not on site, contractor can work during the day. If students are allowed back in school as determined by BCPS, contractor must work 3:30 PM to Midnight.
To date, there is no indication that Excel Academy will have students return this semester. Note, this could change.
Determination for second semester, which starts 1.29.2021, will not be made until 1/21/2021.

Currently Principal Young of Excel Academy has stated a custodian is not required to be on site while contractor is working. If this changes and there is a requirement for a custodian on site, it will be at expense of job. Ten-day notice for overtime would be required. Overtime for a custodian is $21/hour. If work is to occur on a holiday and a custodian is required, cost is $31.50/hour.

Standard school custodian hours are 6 AM to 5:00 PM Monday through Friday.

Existing Drawings/Plans
A CD with one set of plans has been made available to UWCM and will be given to awarded contractor. BCPS did not know if the plans are in Auto CAD or PDF format.

MEP
At this point in time, we do not anticipate upgrades/changes to the current MEP systems in the space.

Design Requirements
Proposal to be based on Title 13A COMAR for Child Care Centers
http://www.dsd.state.md.us/COMAR/subtitle_chapters/13A_Chapters.aspx#Subtitle16

BCPS Coordination
Plans are to be given to UWCM who in turn will submit to BCPS Office of Real Estate and Permits for review and approval.
The architect will be responsible for submitting final plans to Baltimore City for permitting.

UWCM has been coordinating with the Joseph Connor, Director/Department of Environmental Policy as it relates to Maryland Historic Trust and Maryland Department of Planning Clearinghouse.

It has been confirmed that Excel Academy is NOT a landmark building. Therefore, any external modifications would not require involvement from the Committee for Historic Preservation.

Environmental Coordination
UWCM engaged an environmental consulting and engineering firm to complete Phase 1 Environmental Assessment and Completion of Form HUD 4128. Report is expected week of October 26th.
The environmental testing scope was expanded to include tests for lead in water and lead in paint. Attached you will find a report from Mayoka Services LLC identifying lead detection within the space that will need to be remediated.

IT

- Security and IT design is not part of the scope.
- Integration of security (cameras/buzzers) is required. Vendor is CCSI.
- There is internet and phone connectivity within the two rooms.

Miscellaneous

- Bond specifications are noted in the RFP.
- Existing layout of space attached.