

OFFICE OF PLANNING & CONSTRUCTION

Charles A. Grebe, Assistant Supervisor
410-638-4211, chuck.grebe@hcps.org

REQUEST FOR QUALIFICATIONS ENGINEERING SERVICES EDGEWOOD MIDDLE SCHOOL CENTRAL PLANT REPLACEMENT

Addendum #03

Issued October 15, 2026

The following shall be incorporated into the captioned RFQ as though included in the original documents issued:

QUESTIONS

Q1. Are there any HVAC systems in the school such as hydronic reheat coils that will require boilers to operate during the summer / year-round?

A1. Yes. The heating-water plant operates year-round to provide reheat water to the building. Domestic hot water will be served by separate commercial gas-fired tank-type water heater(s), and pool heating will remain a separate, stand-alone system.

Q2. Are split condenser / evaporator style chillers acceptable for HCPS? This will eliminate the need to use glycol or heat-trace outdoor piping.

A2. HCPS is open to considering split condenser/evaporator-style chillers. However, due to the additional field-installed refrigerant piping and its potential implications for long-term reliability and maintenance, the design shall require an extended warranty covering parts, labor, and refrigerant.

The warranty shall also expressly cover the field-installed refrigerant piping, fittings, joints, connections, insulation and associated installation work.

Q3. If the HCPS proposed chiller location is determined not to be optimal, would HCPS allow for locating the new chillers on the roof? Please note that the current location which houses the temporary chiller seems to be in an area designated for fire department access. We noticed that there is a fire department connection at the entrance leading into the mechanical room (chiller room). Also, it seems that there are multiple underground utilities in the vicinity of the temporary chiller location. Has HCPS verified with the local fire department / fire marshal that this location can be utilized to house a new permanent chiller? If not, how should we include

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this in our scope of work? Do we need to include hiring civil, geotechnical, and structural engineering consultants to address locating the chiller in a remote area and assume all piping and other utilities to be routed underground? Or should we assume the chiller to be located on the street pavement and have all piping / utilities to be routed above-ground? Please clarify.

A3. HCPS does not want the new chillers located on the roof. The temporary chiller's current location should not be assumed to be the permanent location.

The selected designer shall evaluate the site and identify an appropriate grade-level location for the new chillers. The evaluation shall address fire department access and fire department connection clearances, existing underground utilities, equipment access and service clearances, security, piping and electrical routing, constructability, and other applicable site conditions.

The selected designer shall coordinate with HCPS, the appropriate fire officials, utility representatives, and other authorities having jurisdiction as necessary. The design team shall include any civil, structural, geotechnical, electrical, or other engineering services required to evaluate the site and produce a complete design. HCPS will review and provide final approval of the proposed equipment location.

Q4. The JCI hardware is the N2 generation, are we to upgrade the existing hardware to the latest version in lieu of connecting to existing?

A4. Controls serving equipment replaced under this project shall be upgraded to current-generation Johnson Controls Metasys-compatible BACnet controllers and integrated into the existing HCPS Metasys system. New equipment shall not be installed using obsolete N2-generation controllers.

The selected designer shall evaluate the existing plant controls and coordinate the design with HCPS and Johnson Controls. The project shall include replacement of the controllers, sensors, actuators, control panels, network components, and related devices necessary to provide a complete and fully functional control system for the new equipment.

Existing N2 controls serving equipment outside the project scope are not intended to be replaced unless they are directly affected by the work or their replacement is necessary for proper plant integration and operation.

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Q5. Scope of work call for the replacement of the existing water-cooled chillers with air cooled chillers to be located on the school perimeter.

Air cooled chillers can be noisy. Please confirm if acoustical analysis are required.

This will help evaluating if an acoustical consultant is required.

A5. Acoustical analysis is not required.

Q6. New chillers will be located outside on the ground. Mechanical rooms are located at the perimeter of the school. We do not believe architectural work will be required. Please confirm if there is any scope not listed in RFP, that will require architectural work.

A6. The design team shall include any consultant required to meet the scope of the project.

Q7. Scope of work does not mention any cost estimation during the design phase. Please confirm if cost estimates are required during design.

A7. In the first paragraph of the RFQ : :The selected consultant will be contracted to confirm the preliminary project budget and provide subsequent project cost estimates through the design phases....

Q8. IS a firm allowed to serve as a subconsultant for more than one prime consultant for this project/submission?

A8. Yes

SITE VISIT SIGN IN SHEET ATTACHED