

**REQUEST FOR QUALIFICATIONS
ARCHITECTURAL SERVICES
NORTH HARFORD HIGH SCHOOL
COMPREHENSIVE ROOF REPLACEMENT
ROOFTOP MOUNTED ENERGY RECOVERY UNITS REPLACEMENT**

Addendum #04

Issued September 26, 2025

NEW SUBMISSION DATE

October 14, 2025

Interested teams should submit six (6) copies of their technical proposal and one (1) copy of their cost proposal as outlined in the proposal submission document. The qualifications and responses should be mailed or hand delivered by 3:00pm local time on Tuesday, October 14, 2025 to Mr. Charles Grebe, Division of Planning and Construction of Harford County Public Schools. 2209 Conowingo Road, Bel Air, Maryland, 21015. Hand delivered items must be delivered directly to Planning and Construction at the address above. Late submissions and facsimile transmissions **WILL BE CONSIDERED NON-RESPONSIVE AND WILL BE REJECTED.**

QUESTIONS AND ANSWERS

Q1. What is the Design and Construction Schedule?

A1. State Design Submissions: December 2025-February 2026 Bids: March 2026
Construction to begin June 2026.

Q2. What will be the Design Phase Submissions for the project?

A2. There will be a Design Development Submission and Construction Document Submissions.

Q3. How many cost estimates and at which Design Phase Submission will they be required?

A3. Required Cost Estimates for state submission.

Q4. Is there any concern for hazardous materials abatement of the existing roof?

A4. Core samples are currently being tested.

Q5. What is the construction budget?

A5. Construction Budget for roof \$7.5 million, for ERV alternate \$2.8 million.

Q6. Are there MBE Goals for the project design?

A6. No

Q7. Will the contractor be selected through an On-Call contractor pool or will there be a public bidding process?

A7. There will be a Public Bidding process.

Q8. Are removal and replacement of other rooftop mechanical equipment (exhaust fans, make-up air handling units, etc.) included in the base scope?

A8. No removal, but equipment curb heights may need adjusting.

Q9. Are capped holes in decks left by previous mechanical equipment to be filled in with new decking and roofing?

A9. Yes

Q10. Some existing roof drains do not appear to have overflow drains. Since the scope requires replacement of all roof drains and bringing them up to current code, please confirm whether contractors will have access to rooms and ceilings below, to install any required new overflow drain piping through the building to discharge at grade.

A10. Yes

Q11. A plumbing site plan shows the geothermal area to the south (under the softball, soccer, and outdoor hockey fields). Please confirm if any protection or coordination with this geothermal area is required under this contract.

A11. No

Q12. We did not observe an existing lightning protection system. Should a new system be provided under the base scope?

A12. No

Q13. We understand that the sloped glazing over the main hallway is to be regasketed, but not replaced. Should the greenhouse glazing systems be excluded from this project?

A13. Yes

Q14. Please confirm that only three roofing systems are included in the project scope:

- o Replacement of existing GSBUR
- o Replacement of faux standing seam PVC roofs
- o Replacement of standing seam metal roofs above the stairwell

A14. Yes

Yes

Discuss re-coating options

Q15. Are the pedestrian canopies included in the scope of work?

A15. Not currently. There may be some service options discussed.

Q16. Are all roof access stairs and ladders to be replaced with aluminum stairs and ladders?

A16. Yes

Q17. Are existing roof screens to be replaced, and if so, will they be attached to existing posts?

A17. No

Q18. Are any or all of the existing doors which open onto the roof to be replaced?

A18. No

Q19. Please clarify whether the existing lab exhausts observed on the roof are still in use and whether their dunnage is to be raised.

A19. Yes, they are still in use. Raising Dunnage will be determined by code & warranty guidelines.

Q20. Should equipment located near roof edges be protected by new guardrails?

A20. Yes, if only needed to meet code requirements.

Q21. Is an OSHA-compliant fall arrest system required as part of this project?

A21. No

Q22. Please confirm whether a lightning protection system is included in the scope.

A22. No

Q23. Following our site visit, and in order to prepare an accurate fee proposal incorporating responses to these scope-related questions, we respectfully request a two-week extension to the submission deadline.

A23. The submission date has been changed to Tuesday, October 14, 2025.

Q24. How many design submissions do you intend for the design/construction documents phase of the project?

A24. A Design Development Submission as well as a Construction Document Submission.

Q25. We intend to use an MEP sub-contractor for the mechanical renovation work. How many project examples would you like from them? The RFP says 5 project examples. Do you want 5 project examples from both the prime and the sub (for 10 total examples), or would you like the 5 examples to be divided among the prime and the sub?

A25. Please refer to Question #1 on Addendum 1.

Q26. Should our cost proposal include design to replace the glazing at the skylight or just the gaskets at this time?

A26. Only include gaskets at this time.

Q27. Based on the site visit it was stated that the greenhouse roof is not included in the roof replacement scope. Should the small glass roof to the right of the atrium space on the satellite photo be included in the scope?

A27. We're not certain of the small glass roof location in question.

Q28. In a question about the two metal roofs over the stairs the answer stated, "discuss recoating options". Should we include recoating work in our price proposal?

A28. Yes

Q29. Can we assume the following design submissions: 1. Design Development with IAC Submission, Construction Drawings with IAC Submission, Bid Set?

A29. Yes