

Addenda

Culpeper County, Virginia **George Washington Carver Food Enterprise Center** **Alterations**

Addenda Number: 1
Culpeper County IFB No.: BG-23-0502
DATE: 8/30/2022

The following are changes to Invitation To Bid Number BG-23-0502, answers to written questions received, and the Pre-Bid meeting notes held on Wednesday, August 17, 2022 for the George Washington Carver Food Enterprise Center Alterations project:

A. Changes to the Invitation to Bid

1. Project Manual for County of Culpeper – George Washington Carver Food Enterprise Center Phase 1. Section 00500 (Bid Form), Replace with revised Bid Form in its entirety, attached hereto and expressly incorporated by reference herein as Attachment A-1.1 (Revised Bid Form).
2. Replace CD Permit with revised revision, dated August 22, 2022, attached hereto and expressly incorporated by reference herein as Attachment A-1,2 (P1624A CD Permit Rev 22AUG22)

B. Answers to Questions Received

1. During the site walk we observed a stage area in the corner of the existing kitchen space that is not shown in the drawings. Is the contractor responsible for demolition of this structure?

Answer: Yes.

2. Can you please clarify if there is an existing roof warranty and if so provide the name of the roofer who holds the warranty.

Answer: No warranty.

3. Can you provide a roof penetration detail for the vent piping?

Answer: Detail added to Sheet A3-1.

4. What is the anticipated arrival date of the kitchen equipment

Answer: Prior to final inspection

5. We have been told by multiple subcontractors that the epoxy floor spec is not recommended for a commercial kitchen for the following reasons: 1. epoxy does not respond to thermal shock well and hot liquids will deteriorate the floor; 2. the wet and public nature of the space warrants a more robust antislip specification using sand/quartz broadcast into the floor; 3. The age of the slab means that vapor transmission may be high and exceed allowable levels for an epoxy floor. The subcontractors recommend a urethane flooring system rather than epoxy

Answer: We revised sheet CS.2 Section 09670

6. Sheet A2-1 can you confirm the extents of the 4” rubber base denoted in F-1? provide the appropriate wage scale for this project?

Answer: Provide new rubber base where there is no existing wood base – i.e., at new partitions or where the wood base is damaged due to demolition.

7. Please confirm the thickness of the existing concrete slab?

Answer: Slab thickness is existing and not known. The Original plans show a 5” slab in the open shop area and 4” slab elsewhere

8. Can you provide a slab repair detail for the concert trenching and new ramps?

Answer: Remove existing slab so new ramp slab depth is 2” minimum.

9. Sheet A3-1 tells us to cap unused existing roof penetrations. Can you clarify which roof penetrations are unused or should we assume only those indicated on A4.1the ITB, the Culpeper County Early Head Start Building is referenced. I presume this is just a typo, but please clarify.

Answer: There are (4) un-used exhaust penetrations. The existing roof is available for inspection.

10. There are no exhaust fans shown in the bathrooms. Please confirm exhaust fans are not required or desired.

Answer: New toilets are future. Exhaust fans and ceiling will be installed in a future phase.

11. There is plumbing work shown outside the building for the 4” sanitary line for the sewer and grease interceptor. The MEP drawings reference us to a site plan which does not exist. Please provide the site plan so that we can confirm pipe routing and what other work may be involved to make final connections for these sewer lines

Answer: Revised sheet A1.1 and A2.1 provide more information on site plumbing.

12. The construction of the steam chase is not clearly illustrated. The only information we have about the construction is on A5-1. As we will need to access this chase for the new plumbing installation, can you provide a detail for the construction and patching of the steam chase that wraps around the inside of the building? Please confirm the depth and width of the steam chase? Is the top of the chase cast in place concrete?

Answer: Sheet A5.1 is revised to show a trench repair detail.

13. Please confirm that because the plumbing code only allows us to transition piping material 1 time that all the under-slab piping within the building will be cast iron and then transition to PVC after the vent pipe chase..

Answer: We are not aware of this requirement. Provide Cast Iron piping where indicated – PVC in all other locations.

14. Sheet P2.1 tells us to connect new 2” water main in boiler building. We need confirmation on the location of the boiler building and what the point of connection looks like. Where are we making the connection, what size pipe, etc?

Answer: The site and boiler building are available for inspection. Bidders should confirm existing conditions.

15. On Sheet M1.1 there are drop-in grilles/diffusers shown, but part of the ceiling is open. Do we need a different style diffuser in the open ceiling? What is the mounting detail for the diffusers where there is not acoustical ceilings?

Answer: Provide diffusers indicated. In locations without finished ceiling, provide wire / cable mounting to suspend diffusers at 10’-0” AFF

16. Sheet P2.1- can you confirm whether the gas company will supply the second stage regulator and bring the gas pipe to the regulator? confirm an AIA A310-2010 is an acceptable bid bond form to use?

Answer: LP tank and gas line purchase & install to the building is a part of this work.

17. On CS-2 in spec section 02000 – Sitework paragraph 6 it calls for all sub-grades backfill soils to be free of clay, silty soils or rock bigger than 3”. We cannot determine from the information in the bid documents what the composition of the existing sub-grades are. Please clarify if the intent of this note is to remove all existing subgrades and replace them with stone or other clean fill materials? Is it possible to establish an allowance to haul and place new fill for the project?

Answer: The intent of this note is to avoid backfilling with unsuitable materials.

18. On CS-2 in Spec Section 02000 – Sitework paragraph 8 it expresses that excess fill could possibly be deposited on-site. Can fill be deposited on-site? If it can please designate the location. Note this would result in saving to the owner

Answer: Excess fill can be deposited on site in a location directed by Owner.

19. In paragraph 12 on CS-2 spec section 02000 – Sitework it indicates the site in unclassified and makes the Contractor responsible for rock, soil materials or other obstructions. We have no way to quantify this work without a soils report or other subsurface information. Please provide a way for us to quantify this work.

Answer: Rock is not anticipated based on previous excavation. Limited site work is un-classified.

20. On CS-2 spec section 02800 Landscaping paragraph 2 denotes we are to warranty lawn areas for 1 year from the date of substantial completion. This is a very large site with a great deal of lawn area. No specific lawn areas are associated with this requirement. No specific maintenance (watering or mowing) are called out. Please clarify this requirement, it’s limits and the precise expectation of the 1-year warranty.

Answer: There is no landscaping requirements on this project other than to re-seed lawn areas where disturbed.

21. In paragraph 2 on CS-2 spec section 03300 it states, “Place level 10-foot straight edge...so gap at any location does not exceed 1/8”. As a large portion of the concrete on this job involves patching of new plumbing trenches to existing concrete, it may be impossible to comply with this requirement. Please clarify.

Answer: Delete. “Place level 10-foot straight edge...so gap at any location does not exceed 1/8” from CS.2 03300.

22. On A1.1 the General Demolition Notes reference you to specification section 01732 in the project manual which does not exist. Please clarify

Answer: The Project Manual includes Section 01732.

23. On A1.1 in note #2 it denotes we are to perform all work (demolition & new) under negative pressure. We can erect temporary partitions but working under negative pressure for the duration of the project will be expensive, slow work down and may not be feasible at some points in the project. Please clarify the intent of needing to work under negative pressure and if it will be a requirement for the duration of the project as implied.

Answer: The majority of this work is isolated from occupied areas by walls and separated forced air HVAC systems. Negative pressure should not be required.

24. In General Demolition Note #8 on A1.1 it calls out, “Contractor & Sub-contractors must field verify existing ... items above and below the lay-in ceilings...” This request places an undue burden on the Contractors bidding the project that if required will result in firms not bidding the project or carrying large potentially unwarranted sums to account for the unknown. If the engineers could not quantify this information in the design process, how is it reasonable to assume that the firms bidding the project will perform this function for free. Can this requirement be removed, or an allowance be established to address it?

Answer: The intent of the note is to encourage bidders to visit the site and review existing visible conditions prior to bidding.

25. On A2-1 it tells us to size and run PL pipe under the pavement while referencing us to sheet A3-1. In reviewing Sheet A3-1 there is no LP tank shown. Please clarify.

Answer: Sheet A2.1 & A3.1 are revised to show a new LP tank location.

26. In reviewing the guard post detail on A2-1 we assume the intent is to fill all voids in the pavement with concrete and that no asphalt patching will be required. Please confirm.

Answer: 2’-0” diameter concrete footing fill is shown level with the existing paving. If existing paving outside the footing is disturbed it will need to be patched.

27. Sheet A2-1 it calls out a 6” concrete slab on 4” of stone for the outdoor unit. We are clear that this pad runs from the edge of pavement to the building, but don’t know the width. It appears that it runs from the new PKU-1 HVAC unit to the entrance at door EX-2. Please confirm the dimensions of the pad

Answer: A dimension is added to revised sheet A2.1. Final submitted RTU size may impact pad size.

28. It would be helpful to have sections and point elevations for the new landing and ramp assembly at door EX-2. Currently the only reference in this area is “4” light Broom Finish. Concrete slab & ramps – Turn down 6” slab edge DN 1’0” below finish grade all around.” Will footings be required? How do the concrete ramps and stairs transition to the existing paving? If we cut the paving for installation of the new concrete, can we patch it back with concrete or is Asphalt required?

Answer: The ramp & slabs will have a turn down edge as indicated. The intent is to have the concrete meet the existing paving edge flush.

29. Please provide section for the existing paving that will need to be patched so we can quantify the work required.

Answer: New Paving will match the existing paving thickness over a minimum 8” 21A over compacted sub-grade. Minimum Paving thickness for patching is 2” of SM-9.5A.

30. What is required on A2-1 in Note #7 when it describes a 5’0” x 7’0” strip curtain? Please provide specification for what a strip curtain is and if this is something the contractor is furnishing and installing.

Answer: Strip curtain will be provided by others.

31. In the Cooking and Baking areas, please clarify whether the GC is responsible for providing the stainless-steel wall panels. If this is a GC responsibility, please clarify the gauge, finish, and method of attachment to the wall.

Answer: The GC is responsible for stainless steel wall panels below the hood.

32. In the Cooking and Baking areas, can you clarify the extents of the type C partition? Is FRP required behind the stainless-steel wall panels where the hoods are going?

Answer: RFP is not required below the hood where there are stainless steel wall panels.

33. Should we assume that the freezer and cooler in Cooking will be set by the owner’s vendor and that they will provide all associated stainless steel and required sealants called out?

Answer: Yes, Freezer / Cooler install will be provided by the Owner’s vendor.

34. Please specify the material desired for the 5/4 x 4” trim in Detail “A” on A2-1.

Answer: All exterior trim to be fiber-cement or Boral.

35. Note #13 on A2.1 is rather all encompassing. Do we assume the way the note is written that we have corner guards in areas where Note #13 is not indicated and that Note #13 is a typical note. Please confirm where corner guards are needed on the plans.

Answer: Note 13 is a typical note.

36. Should we assume that where old masonry walls are removed that the block was set on the concrete slab? If not, then please provide a detail for how we are to finish the floor condition when the block is removed.

Answer: Where block is removed, prepare existing floor for new finish which may include grinding and patching prep.

37. Please clarify if the generator pad shown on A2-2 is in the base bid?

Answer: The pad is future.

38. Please confirm whether the installation of toilet accessories noted on Sheet A2-2 is included in phase 1 work?

Answer: Toilet accessories are future.

39. The Mechanical drawings do not show any work for the new 12' exhaust hood in Cooking. The drawings provide conflicting information about who is responsible for furnishing and installing this hood. Please clarify and provide a design for the installation of the hood if it is to be installed by the General Contractor.

Answer: New 10' Hood permit drawings are included but have not been filed for permit. Hood purchase and installation will be in the Contract.

40. If the GC is responsible for installing the exhaust hood in the cooking area, how will we test and integrate the Asul system given the fire alarm work is not part of the current contract?

Answer: There is no new building fire alarm system. Testing required for the Asul system will be part of the Contract.

41. Please clarify Note #4 on M1.1 in the Packaged HVAC Equipment Schedule when it calls out, "14" roof curb, 35% EFF. RA Filters." This duct run is not through the roof so where and why is a curb required?

Answer: The curb keeps the unit off the ground and prevents damage and snow from accumulating around the unit.

42. The branch duct detail on M0.1 refers us to that the specifications for the maximum length of flexible duct. However, we do not see where a maximum length is provided- can you clarify where this information is or provide for reference.

Answer: This is referenced in the HVAC specification section 2.3 A note 3.

43. In Keyed Note #12 on A2.1 it states, “Remove radiator cover and cap piping as directed by Mechanical/Plumbing.” No work to the radiators or steam system is shown on the Plumbing and Mechanical drawings. Please clarify how many radiators are to be removed, where they are located and how we are to cap the piping (above or below the floor).

Answer: All un-used steam / radiator piping to be removed and capped below floor.

44. Sheet E1.1 includes alternate 2 denoted by note 12B and alternate 3 is denoted in the power riser diagram riser note. Can you clarify how we are supposed to include these alternates in the bid with only alternate 1 indicated in the bid form?

Answer: Revised Bid Form issued. Attached hereto and expressly incorporated by reference herein as Attachment A-1.1 (Revised Bid Form).

45. Can you clarify where note 9 applies on E1.1? We couldn't find the note on the drawings and thus do not understand where the 225A electrical panels and feeders are.

Answer: See new cooler / freezer area in plan.

46. On E1.1 we have no way to quantify the work denoted by Alternate #2 spelled out in Keyed Note 12A. We do not know if we will encounter one (1) circuit or twelve (12) circuits. Please provide more clarify on the number of circuits we are to relocate or consider providing an allowance for this work.

Answer: Sheet E1.1, note 12A: Work indicated as Add alternate #2 will become a material allowance of \$7,000.00. Revised Bid Form issued.

47. There is electrical work called out on A4-1. For example, “Restore and Relamp (3) Ext. Fixtures” and “Test and remove EX.O/H wires if inactive. This work is not called out on the electrical drawings. Please clarify that this is the only additional work required not reflected on the electrical drawings.

Answer: Work shown on A4.1 is part of the Contact work.

C. Pre-Bid Meeting Notes.

1. Pre-Bid Meeting Notes dated August 17, 2022 (Attachment A-1.3).

D. Additional Information

1. Attachment A-1.4 provides the summary of Asbestos-Containing Materials (ACM) remaining within the George Washington Carver – Piedmont Technical Education Center Building. Attached hereto and expressly incorporated by reference herein as Attachment A-1.4 (Summary of Asbestos-Containing Materials, dated April 26, 2017).

Note: A signed acknowledgement of this addenda must be received by the Procurement Department of Culpeper County either prior to the proposal/bid due date and hours or attached to your proposal/bid. Signature on this addenda does not substitute for your signature on the original RFP/IFB document. The original RFP/IFB document must be signed.

Alan H. Culpeper
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Director of Procurement

ACKNOWLEDGEMENT:

END OF ADDENDA NO. 1

**ATTACHMENT A-1.1
(REVISED BID FORM)**

ATTACHED

**ATTACHMENT A-1.2
(REVISED CD PERMIT)**

ATTACHED

**ATTACHMENT A-1.3
(PRE-BID MEETING NOTES, DATED AUGUST 17, 2022)**

ATTACHED

**ATTACHMENT A-1.4
(SUMMARY OF ASBESTOS-CONTAINING MATERIALS, DATED APRIL 26, 2017)**

ATTACHED