



Loudoun County, Virginia

Department of Finance and Procurement
Division of Procurement
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Leesburg, Virginia 20175
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APRIL 18, 2019

NOTICE TO BIDDERS

ADDENDUM NO. 4

RFQ 72779

The following changes and/or additions shall be made to the original Invitation for Bid No. RFQ 72779, Construction of the Ashburn Senior Center. Please acknowledge receipt of this addendum by signing and returning with your bid.

1. Questions and answers related to the IFB are attached.
2. The Pricing Page from the IFB shall be replaced in its entirety with the attached Revised Pricing Page (Addendum #4 Attachment 1)
3. Attachment 2 to this Addendum includes a summary of the changes and clarifications to the contract documents. (Addendum #4 Attachment 2)
4. Attachment 3 to this Addendum includes revised drawings as indicated on Attachment 2. (Addendum #4 Attachment 3).
5. Attachment 4 to this Addendum adds Specification Section 122113 Horizontal Louver Blinds as indicated on Attachment 2. (Addendum #4 Attachment 4)

Prepared By: s/Cheryl L. Middleton, CPPB Date: 4/18/18
Purchasing Agent

Acknowledged By: _____ Date: _____

Questions and Answers

Question 1. Mechanical Room 108 on sheet P-4.0 shows DWHP (Water Source Heat Pump Water Heater) with no hot or cold water connections. P-1 (Domestic Hot Water Recirculation Pump) is not shown either. Does this heater require an expansion tank? Will there be an enlarged detail plan issued for this area?

ANSWER 1. Equipment locations and branchlines are shown on revised enlarged plan 1/P4.0. A piping detail with expansion tank requirements have been added as detail 11/P-7.0. See revised Schedule sheet P-6.0 for a new Storage Tank Schedule and pump P-2 requirements.

Question 2. Plumbing Equipment schedule on sheet P-6.0 includes a Trap Primer schedule, yet no trap primers are shown or called out in any plumbing drawings. Please advise.

ANSWER 2. Trap primer requirements have been added on revised drawing P-4.0.

Question 3. Typical Kitchen Equipment schedule on sheet P-6.0 indicates symbol 23 is a Mop Sink and Rack. Will this be provided by the kitchen equipment vendor, or is this actually fixture MR-1 as tagged in the Plumbing Fixture schedule?

ANSWER 3. Fixture MR-1 has been removed from the Plumbing Fixture Schedule on the revised schedule sheet P-6.0. The mop sink will be furnished with the kitchen equipment.

Question 4. Lavatories L-1 and L-2 are both described as counter top integral bowls in the Plumbing Fixture schedule on sheet P-6.0. Support Basis of Design for L-1 calls for a Floor Mounted Plate Carrier. Please advise.

ANSWER 4. The lavatory specifications have been revised on the plumbing Fixture Schedule on the revised schedule sheet P-6.0.

Question 5. Water Closets WC-1 and WC-2 are both described as wall-mounted water closets in the Plumbing Fixture schedule on sheet P-6.0. Support Basis of Design indicates both fixtures to be floor-mounted. Below grade sanitary piping is drawn showing closet flanges at all water closet locations. In addition, all water closets within the drawings are designated WC-2. Are all water closets to be ADA accessible? Please advise.

ANSWER 5. Provide floor mounted water closets as shown on the Plumbing Fixture Schedule on the revised Schedule Sheet P-6.0.

Question 6. There are no urinals in Men 107 designated UR-2 ADA accessible. Please advise.

ANSWER 6. Provide one of the urinals mounted at handicapped height as shown on revised enlarged plan 1/P-4.0.

Question 7. Sheet P-1.1 shows countertop sinks S-1, S-2, and S-4. Plumbing Fixture schedule on sheet P-6.0 only shows S-1. Please advise.

ANSWER 7. See Plumbing Fixture Schedule on revised Schedule drawing P-6.0 for sink specifications.

Question 8. (1) of the (2) sinks in Club Room 111 has no fixture designation. Please advise.

ANSWER 8. See revised drawing P-1.1 for fixture designated as S-3.

Question 9. Sink in Work Room 103A has no fixture designation. Please advise.

ANSWER 9. See revised drawing P-1.1 for fixture designated as S-1.

Question 10. Specification 122413

- a. 1.3.B.2. specifies, "Electrical responsibilities." The Motorized Shade Electrical wiring *requires a licensed electrician due to the 120V wiring, conduit and J-boxes required*. This is not a task for the shade subcontractor due to the licenses and permits required for electrical services. May we exclude Line Voltage Electrical wire/wiring to be performed instead by the Electrical Contractor?

ANSWER 10a. GC to coordinate Line Voltage installation between Roller Shade Contractor and Electrical Contractor.

- b. 2.1.E.3. specifies, "recessed installation." No roller shades are detailed in the architectural drawings to be recessed above ceiling. Should we quote all roller shades surface mounted with front fascia? Where is recessed shade pocket required?

ANSWER 10b. All roller shades are to be surface mounted with front fascia and bottom closure. Recessed shade pocket is not required

- c. 2.4.B. specifies, "Include wiring from motor controls to motors." 2.4.F.1.b. specifies, "connect local wall switches to control system....supplied, installed and certified under Division 16 – Electrical." May the Roller Shade Contractor exclude Low Voltage wire/wiring?

ANSWER 10c. GC to coordinate Low Voltage installation between Roller Shade Contractor and Low Voltage Contractor.

Question 11. Drawings

- a. A304, Storefront/Curtain Wall Note 11 and HMF Note 7 designate, "Provide Horizontal Blinds at all interior openings including door sidelites, but excluding door lites UON." There is no specification for blinds. Are blinds required? What is the blind spec?

ANSWER 11. Blinds are required, see specification section 12-21-13 in Addendum #4

Question 12. Spec sections 104400 and 105613 reference fire extinguishers and metal shelving. Both sections state to refer to the drawings for locations. The drawings do not show any fire extinguishers or shelving. Please provide these locations.

ANSWER 12. Fire Extinguishers are required in Kitchen 105 and Kiln 116B. Shelving is shown on A801 Furnishing plan and tagged M1 and M2.

Question 13. Please provide a specification for the wall mounted trellis shown on sheet G9/A-202.

ANSWER 13. See paragraph added to section 05 50 00 Metal Fabrications in Addendum #4

Question 14. Addendum No. 1 Response to question 1 states that the expected completion date is November/December 2021. With an estimated award date of June 27, 2019 and 540 Notice to Proceed to Substantial Completion duration, we assume the response to question 1 was intended to state a completion date of November/December 2020. Please confirm.

ANSWER 14. The intended completion date should be November/December 2020.

Question 15. Specification section 01 11 00-2 Section G states "Contractor shall have access to the building and the work may be performed 24 hours per day, 7 days a week." However, during the pre-construction conference, there was mention that there would be strict working hours on this project due to noise ordinance. Please confirm the allowable working hours for this project.

ANSWER 15. Working hours should be 7:30 a.m. to 5:30 p.m. on the weekdays and 8:30 a.m. to 5:30 p.m. on weekends.

Question 16. Who is the responsible party for creating and submitting the Stormwater Pollution & Prevention Plan?

ANSWER 16. The SWPPP has been prepared by Timmons Group and the VSMP coverage letter has been obtained by the Owner. The awarded Contractor shall be responsible for transferring the VSMP permit into their name and maintaining the SWPPP as required during construction.

Question 17. Is the Contractor responsible to provide Boiler & Machinery insurance?

ANSWER 17. No.

Question 18. Who is responsible for Permits and Fees for disturbance within Wetland noted on C2.1?

Answer 18. – The County is pursuing the required permits and will pay the associated fees for the wetland disturbance included with this plan.

Question 19. C1.0 VDOT Standard Construction Note 3 indicated jack & bore for utilities. We do not see any locations that appear to need this requirement. Please confirm if there are locations specific to this project that require jack & bore.

Answer 19. – Jack and bore is not anticipated for this project.

Question 20. C1.0 VDOT Standard Construction Note 14. states the Contractor shall obtain a permit for all sidewalks within the right of way that do not qualify

for VDOT maintenance. Do these sidewalks fall within the required VDOT Permit per Specification Section 01 11 00.01 – 3, or will a separate and fee be required?

ANSWER 20. All VDOT permits shall be covered in Section 01 1100.01-3-U.

Question 21. C5.5 indicates a SCHIER GB-250 grease interceptor and P6.0 indicates SCHEIR GB-75 grease interceptor. Please verify which is to be installed.

ANSWER 21. – Loudoun Water required the GB-250 grease interceptor

Question 22. Please confirm if Contractor is responsible for any utility pole relocations.

ANSWER 22. – There are no overhead utility poles within the project area that require relocation. The Contractor is responsible for relocating the existing street lights as indicated on sheet C2.1.

Question 23. Please clarify details regarding removal of Rock in the project documents. The RFQ states “The costs with the removal of unsuitable soils and/or rock encountered below design subgrade during the construction of this project shall be borne by the county.” The Please clarify if “design subgrade” includes excavation to bottom of footings. Is the contractor responsible for all rock encountered above design subgrade? At what point do the allowances requested in Specification Section 01 02110 take effect?

ANSWER 23. – Additional work is defined in Specification 31 2000-1.05.B and C. As stated in the referenced specification, “the risks of concealed, unknown, or unanticipated subsurface conditions (except for rock) from existing ground surface to the design subgrade elevations in cut areas and to subsoil elevations in fill areas shall be included in the Contract Amount and shall not be considered as grounds for additional costs to the Contract.”

Question 24. The RFQ requires the contractor to provide unit prices for unsuitable soils and rock removal. Where on the bid form “Pricing Page” are we to submit these unit prices? There is only a line allocated for “Base Bid” on the Pricing Page.

Answer 24. See the Revised Pricing Page provided with this Addendum.

Question 25. E0.1 Lighting Fixture Schedule notes to provide site lighting and accessories per schedule. General Note A. on the same page notes that poles and fixtures are to be provided by Dominion. Please confirm if site lights are to be provided by Contractor or by Dominion.

ANSWER 25. General Note #1 has been revised. Contractor is responsible for Lights, Poles, Conduit, Cable, Control (photocell on/time switch off), etc. not Dominion.

Question 26. Drawings indicate both Cast Iron and PVC downspout boots. Please verify which is to be installed.

ANSWER 26. Boots are to be Cast Iron

Question 27. A302 “Door Types” Indicate FG Type are Aluminum Doors. Per the door schedule, there are several FG Type Doors that are called out to be both “ALUM” or “SCWD.” Please verify if material type notations are correct per the Door Schedule and that FG Type doors can be both ALUM or SCWD.

ANSWER 27. Door schedule is correct. FG doors can be both ALUM or SCWD

Question 28. A302 Per the door schedule, there are several HG Type Doors that are called out to be both “HM” or “SCWD.” Please verify if material type notations are correct per the Door Schedule and that HG Type doors can be both HM or SCWD.

ANSWER 28. HG doors are SCWD

Question 29. In regards to overhead doors, Sheets A101 and detail G8 on sheet A402 appear to show a between jamb mounted door. However, details H5 on A303 and detail H4 on 804 show a face of wall mounted door. Is Door 105B located in the Kitchen 105 to be between jamb mounted or interior face mounted? The specifications call for the mounting to be interior face mounted, however, an integral frame and sill is also noted. Is this door to be fabricated as an interior face mounted door or integral frame (between jamb mount) door? The door schedule calls for the door to be 12'-0" x 5'-8". However, the door type, type S on sheet A302 calls out the door to be 4'-0" tall. Which is the correct height of this door?

ANSWER 29. Overhead door questions were answered in Addendum #2

Question 30. The concrete pavers in the legend on C4.0 refers to the architectural sheets, but I don't see a reference to the pavers, nor do I see any reference to them in the spec book. Please provide specifications and details as required.

ANSWER 30. – The reference to pavers has been removed from this plan. Please reference the attached revised sheet C4.0.

Question 31. Drawing M-2.1, Club Room 111 – DSA-1 is not listed in Equipment schedule. Please advise and provide specification if applicable

ANSWER 31. Schedule for DSA-1 (duct sound attenuator) has been added to M-6.1.

Question 32. Kitchen Hood KH-1 is not called for in mechanical drawings. Please advise.

ANSWER 32. The Kitchen Hood is called out in the kitchen drawings (K series) and specified in 11 40 00 FOOD SERVICE EQUIPMENT

Question 33. Who provides Dishwasher Hood @ Kitchen 105 on Drawing M-2.1. Please provide specification if applicable.

ANSWER 33. The Dishwasher Hood is provided by the Kitchen Equipment Contractor. The hood is specified in 11 40 00 FOOD SERVICE EQUIPMENT

Question 34. Equipment DOAS-1 shown on Roof drawing M-2.2 not listed in Equipment schedule. Please advise and provide specification if applicable.

ANSWER 34. DOAS-1 schedule was issued on M-6.0 in Addendum #2.

Question 35. Specification section 260519 2.4 indicates Metal Clad Cable is allowed to be used in lieu of wire and EMT conduit. Please confirm MC cable is allowed where EMT is specified under section 260530 including concealed and exposed dry locations.

ANSWER 35. Brinjac Response: MC cable is allowed, up to 60A, where EMT is specified under section 260530 including concealed and exposed dry locations.

Question 36. Specification 271100 3.2 indicates firestopping shall comply with Division 07 Section "Penetration Firestopping". Specification section 07 "Penetration Firestopping" is not included in the contract documents. Please provide aforementioned specification section.

ANSWER 36. The building has no rated partitions. Firestopping is not required.

Question 37. General Note #1 on drawing E-0.1 Electrical Site Plan indicates the site lighting poles and fixtures are furnished and installed by Dominion Energy and the contractor shall provide empty 2" conduits only. Aside from the empty 2" conduits, please confirm the contractor is not responsible to provide any materials and/or labor related to the site lighting, including Keyed Notes, indicated on aforementioned drawing.

ANSWER 37. General Note #1 has been revised. Contractor is responsible for Lights, Poles, Conduit, Cable, Control (photocell on/time switch off), etc. not Dominion.

Question 38. Drawing E-0.1 Electrical Site Plan indicates two (2) type "OC-64-3" pole mounted site lighting fixtures located in the median in close proximity to each other on the west side of the aforementioned site plan. Please confirm the type "OC-64-3" pole mounted site lighting fixture facing east and west is to be provided and the fixture facing north and south should be removed from the contract drawings.

ANSWER 38. Fixture schedule updated to reflect both pole heights listed in notes.

Question 39. There are multiple discrepancies between Keyed Notes 4 & 5 and the Lighting Fixture Schedule "Manufacturer/Catalog Number" concerning the heights of the poles for fixture types "OC-64-3" & OD-114-3".

ANSWER 39. Each pole light fixture has keyed note on site plan dictating what the height should be. Lighting schedule stated fixtures are to be mounted on either a 25' or 16' pole. The keyed notes identify the height. No change to drawing.

Question 40. Please advise which to follow; the Keyed Notes or the Catalog Numbers found on the Lighting Fixture Schedule.

ANSWER 40. Use both. Keyed notes dictate the height for specific fixture, whereas catalog numbers are generic to all applicable fixtures.

Question 41. Please confirm if metal bollards are provided in this project.

ANSWER 41. Bollard and chains are specified on either side of the emergency access entrance to Marble Head Drive as indicated on sheet C4.0 as well two bollards at each of the two proposed fire hydrants as indicated on sheet C5.0. Two bollards to be located within the dumpster enclosure.

Question 56. If metal bollards are to be included in this project, please provide details of them, along with an indication of where they are to be located.

ANSWER 42. Reference the detail found on sheet C1.1. See response to Question 41 for locations

Question 43. Please provide a detail of the 3.5' swing gate next to 5' industrial fence on page A101.

ANSWER 43. Gate basis of design is Exodus Pedestrian Egress Gate by Ameristar Fence Products. Refer to manufacturer's standard details.

Question 44. Please provide details for the mow strip shown on page C4.0?

ANSWER 44. Reference the mow strip detail found on sheet C1.2.