



Loudoun County, Virginia

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Division of Procurement  
One Harrison St, SE, 4th Floor  
Leesburg, Virginia 20175

May 22, 2019

NOTICE TO BIDDERS

ADDENDUM NO. 1

RFQ 58772

The following changes and/or additions shall be made to the original Invitation for Bid RFQ 58772: Construction of the New Loudoun County Courthouse. Please acknowledge receipt of this addendum by signing and returning with your bid.

1. The purpose of this Addendum is to respond to question received and to modify contract documents.
2. Specifications:
  - A. Refer to section 271300 Backbone cabling system for telecom.
    - 1.01, C, 1. Revise to read: Provide a complete Fiber Optic Backbone Cabling system that supports, broadband voice, data, and security electronics systems.
    - 2.05, B. Revise to "36 fiber"
    - 2.05, B. Delete subparagraph 10 in its entirety.
3. Drawings:
  - A. Refer to sheet TT601, Backbone Cabling Diagram. Revise keynote to fiber optic cable to read:  
*(36) STRAND MULTI MODE OM3 FIBER OPTIC CABLE.  
(12) STRANDS OF WHICH ARE FOR USE BY DIV. 28 CONTACTOR  
FOR CCTV NETWORK AND PLC/ACCESS CONTROL/INTERCOM  
NETWORK.*
  - B. Refer to sheet TY601, replace with attached TY601. Refer to Attachment 1 to this Addendum).
  - C. Refer to sheet G-001, revised index. This revised index is for both Volumes I and II. Refer to Attachment 2 to this Addendum.

- D. Refer to sheet G-101 and G102, missing sheets added. Refer to Attachment 3 & 4 to this Addendum.
4. In response to Question 13 plans sheets C-100 thru C-140 have been updated with clearer PDFs and are re-issued in this Addendum as Attachment 5. **Please note that these plan sheets are contained on a separate CD. Due to the size of the files they cannot be posted to the County's web site. The CD with the re-issued civil drawings will be made available only to General Contractors that have already signed the Confidentiality & Non-Disclosure Agreement. To obtain a CD please send an email to [Christopher.Bresley@loudoun.gov](mailto:Christopher.Bresley@loudoun.gov) and include in the email the address you want the CD sent to and your UPS/FedEx account code.**

Prepared By: s/Christopher Bresley, CPPB Date: 5/22/2019  
Contracting Officer

Acknowledged By: \_\_\_\_\_ Date: \_\_\_\_\_

**ATTACHMENTS:**

- |               |   |
|---------------|---|
| Attachment 1: | Revised Plan Sheet TY601 – Security System Block Diagram  |
| Attachment 2: | Revised Plan Sheet G-001 – Index, Volumes I and II  |
| Attachment 3: | Plan Sheet G-101 – Ground Floor Life Safety Plan & Code Analysis  |
| Attachment 4: | Plan Sheet G-1-2 – First Floor Life Safety Plan   |
| Attachment 5: | Civil Plan Sheets Re-Issued (97 Plan Sheets on separate CD, please refer to Item 4 above to obtain the CD). |

## BEGIN QUESTIONS

Q1: Please Reference Attachment 2: Acknowledgement of Geotechnical/Geophysical Release Form and the Invitation to Bid (ITB). There is a discrepancy in the language in Attachment 2 versus the ITB. Attachment 2 states the Geotechnical report that will be provided is for reference only and the Bidder cannot rely on this information for the Bid. It further states "The submission of a Bid shall be considered conclusive evidence that the Bidder has satisfied itself as to the subsurface conditions that may be encountered in performing the work for the Project."

The ITB document states "The Cost associated with the removal of any and all unsuitable soils and/or rock encountered below subgrade during the construction of this project shall be borne by the County." Furthermore, the bid document provided has assumptions for unsuitable soil and rock with the understanding we will encounter both on the project.

A1: The County has reviewed the language contained in the Geotechnical Report release form that is Attachment 2 to Invitation for Bid 58772 – Construction of the New Loudoun County Courthouse and does not see a conflict between the two documents. The geotechnical report release form in summary states:

- The County is making available the geotechnical information it obtained while designing the Courthouse, to the Bidder, in good faith, in order to apprise the Bidder of the information within the County's possession.
- The geotechnical information provided is for informational purposes only and is not part of the Contract.
- The County is not classifying the site by making this information available.
- The geotechnical information provided by the County is not intended to be a substitute for independent investigation by the Bidder.
- The Bidder is offered an opportunity to conduct its own site investigation
- If Bidder elects not to perform his/her own investigation of the subsurface conditions prior to the submission of the Bid, the Bidder will relinquish the County from any liability, extension of Contract time, or cost associated with this decision.
- By submitting a Bid, the Bidder has made the determination the information provided by the County is sufficient or has made its own independent geotechnical investigation.

The IFB in Section 1.0 States "The costs associated with the removal of any and all unsuitable soils and/or rock encountered below subgrade (as defined in Specification 312000), during the construction of this project shall be borne by the County", this statement is correct. The Unit Prices on the Pricing Page are Owners Allowances for work below subgrade to facilitate

the removal of any and all unsuitable soils and/or rock encountered below subgrade. The Contractor is responsible for the removal of any and all unsuitable soils and/or rock encountered above subgrade as described in the contract documents.

Q2: Please confirm that the intent of Attachment 2 is not to have bidders accept responsibility nor waive rights of recovery otherwise permitted under the Contract for concealed or otherwise unknown subsurface conditions, including but not limited to unsuitable soils, rock, hazardous materials, and archaeological remains. If so, please revise Attachment 2 to reflect this intent and reissue for bidders' execution.

A2: The intent of IFB Attachment 2 – Geotechnical/Geophysical Release Form is as indicated in the document and summarized below:

- Make geotechnical information in the possession of the County available to Bidders and clearly state that this information is not part of the contract and is provided to the Bidders for informational purposes only.
- State that the County's geotechnical information is not intended to be substitute for personal and independent investigation, interpretation, and judgment by the Bidder.
- Offer the Bidders an opportunity to make their own site investigation.
- Have the Bidders confirm that the submission of their Bid shall be considered conclusive evidence that the Bidder has satisfied itself as to the subsurface conditions that may be encountered in performing the work for the Project through the use of the information provided by the County, independent investigation or both.

Unsuitable soils and rock above subgrade are the responsibility of the contractor, hazardous materials and archaeological remains not identified in the bid documents and discovered after contract award would be managed according to the contract documents.

Q3: Do you happen to know if the owner is supplying the LED lighting fixtures and controls?

A3: LED fixtures and controls specified in the contract documents are to be provided by the general contractor.

Q4: Drawing TY-601 Detail #2 (Backbone Diagram) shows the main security equipment room on Level 1 to be room # G39. That room is not found on the drawings. Please confirm that the detail should be identifying this room as #0409.

A4: G39 is incorrect, 0409 is the correct room number. See attached revised TY601 (Attachment 1 to this Addendum.).

Q5: Drawing TY-601 Detail #1, control room 0405 shows only 4 video monitors, however Detail #1 on drawing number TY-301 indicates there to be a quantity of 7

monitors. Please clarify.

A5: Each workstation is to have 4 monitors. See attached revised TY601 (Attachment 1 to this Addendum.).

Q6: Drawing TY-601 Detail #1 shows a Sargent's office room number 108. There is only (1) room labeled similar to 108 on drawing TY-101 which is #0108 but that room is also labeled a men's toilet. Office space #0106 on drawing TY-101 indicates there to be a CCTV workstation scheduled for this space. Please clarify where the Sargent's office and the associated CCTV workstation are to be located.

A6: Numbering is incorrect and more stations required. See attached revised TY601 (Attachment 1 to this Addendum.).

Q7: Drawing TY-601 Detail #1 shows a Lieutenant's office room 234. We cannot find this room on the Security drawings. Please Clarify.

A7: Numbering is incorrect and more stations required. See attached revised TY601 (Attachment 1 to this Addendum.).

Q8: Drawing TY-111 at column line B/4.5, room# 1104 is shown with a dashed line around it which typically indicates there to be more detail for that room. We are not able to locate any additional detail for that space. Please clarify.

A8: Delete the dashed line, the room is not enlarged on the drawings.

Q9: Drawing TY-601 Detail #1 shows a CCTV workstation originating out of Telecom room 0509 but does not show the physical location for the workstation. Please clarify which room the workstation is to be located in.

A9: Numbering is incorrect and more stations required. See attached revised TY601 (Attachment 1 to this Addendum.).

Q10: Drawing TY-131 show a fixed camera at grid location 5E with no camera number. Please clarify which camera this is and provide all associated details shown in the camera schedule on drawing TY-501.

A10: This cameras schedule info: C193, Stair ST02, Wall 10', 2, Door ST02E, DPS, TELE RM #2115

Q11: The security symbol list includes a "wall mounted alarm horn" shown as an AH with a circle around it. Please provide a sequence of operation and intended use for this device.

A11: The alarm horn will sound if the door is opened without credential. Either direction. See keynote 2 associated with the door.

Q12: Drawing TY-101 grid 4D/E you show a type "B" door with a question mark below it without a door number or relationship to a specific opening. It is probably meant for the double door that is due east of it using the plan view. Please clarify.

A12: Door was removed from the design. Please delete the symbol, it is not for the double door to the east.

Q13: In review of the Civil drawings, the quality of PDF's in some cases are not legible enough to perform takeoffs, can you provide a better quality set for bidding

A13: Better quality PDFs are provided. Refer to item 4 above.

Q14: Can civil CAD files be provided for bidding purposes?

A14: CAD files will not be provided.

Q15: In review of the Volume I drawing G-001 (Sheet Index), it appears the following drawings were not provide on the CD: G-101, G-102, SG-411, C-103A, C-103B, C-103B1, C-103C, C-103D, C-103E, C-103F (wrong name?), C-103G, C-103H, C-103I, C-103J, C-103K, C-103L, C-103M, C-103N, C-103O, C-103P, C-103Q, C-103R, C-103S, C-103T, C-126D, C-130, C-140, C-141, C-142, C-143, C-144, C-145, C-146, C-147, C-147A. However, it appears some of these sheet names are noted on the Architectural Site drawings as well. In addition the following drawings were provided, but are not found on the sheet index: SG-400, C-103-1, C-112C, C-127A1, C-130B. Please provide the missing drawings or an updated G-001.

A15: The above reference "C" series drawings are duplicates of the AS- series drawings and were required for site plan and zoning approvals. These drawings have been removed to avoid duplication of drawings related to the architectural site plan and details. An update G-001 is provided and missing drawings G-101 and G-102 are provided.

Q16: On the CD received for the bid documents 13 folders with PDF's and 4 separate PDF's. Are the separate PDF Cover Sheets and Indexes, intended to replace the Cover Sheets and Indexes within the folders?

A16: No, See the attached updated index.

## **END OF QUESTIONS**