



Loudoun County, Virginia

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

June 27, 2019

NOTICE TO BIDDERS

ADDENDUM NO. 6

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 questions and modify contract documents.

2. Specifications:

Refer to section 111900 General Provision for Detention Work

1.4. B: Acceptable Pre-qualified Detention Equipment Contractors: Revise to Add:

1. Bruner Detention & Security LLC., Harrisonburg, VA 22802; 540/908-4739
2. Jailcraft, Inc., Owings Mills, MD 21117; 410/643-1771
3. Jails Correctional Products; Minster, OH 45865; 419/628-4428
4. Noah Detention Construction; Niceville, FL 32578; 850/279-3257
5. SecurTec Inc.; Baton Rouge, LA 70817; 225/752-3996

Prepared By: s/Christopher Bresley, CPPB Date: 6/27/2019  
Contracting Officer

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

**ATTACHMENTS:**

- Attachment 1: 074213.23 Metal Composite Material Wall Panels (Added Specification)
- Attachment 2: 084413 Glazed Aluminum Curtain Walls (Revised Specification).
- Attachment 3: Revised Drawing A-104
- Attachment 4: Revised Drawing A-114
- Attachment 5: Revised Drawing A-124
- Attachment 6: Revised Drawing A-613
- Attachment 7: Revised Drawing A-740

## BEGIN QUESTIONS

Q1: Please provide a spec for the linear floor drains listed on P-000 fixture connection schedule, currently there is not one and my vendors don't know what to quote?

FD1	FLOOR DRAIN	2"	1-1/2"	-	-
FD2	FLOOR DRAIN	3"	1-1/2"	-	-
FD3	FLOOR DRAIN	4"	2"	-	-
LFD1	LINEAR FLOOR DRAIN (32")	2"	1-1/2"	-	-
LFD2	LINEAR FLOOR DRAIN (36")	2"	1-1/2"	-	-
LFD3	LINEAR FLOOR DRAIN (42")	2"	1-1/2"	-	-
LFD4	LINEAR FLOOR DRAIN (48")	2"	1-1/2"	-	-
LFD5	LINEAR FLOOR DRAIN (60")	2"	1-1/2"	-	-

A1: Basis-of-Design is Infinity Drain, fixed flange, bottom center outlet, grate style FFAS 25 linear floor drain.

Q2: Please review the following discrepancy in the bid documents that has been brought to our attention and advise of the intent.

50. Section 321400 – Unit Paving notes the section includes brick pavers set in aggregate setting beds and concrete pavers set in aggregate and mortar setting beds. However, the section does not note any types of mortar for mortar set beds and/or joints, but specifically addresses aggregate setting-bed applications. The site detail, example 6/AS-110 indicates a mortar setting base and appear to have mortar joints between pavers. General Note 1 on AS-104 notes "Brick Paving to Match the Town of Leesburg Design and Construction Standard Requirements" which appears to be aggregate set with no mortar joints based on our visits of the existing brick sidewalks at the site and existing courthouse sidewalk. Are the aggregate set pavers only at the public sidewalks on the perimeter of the project? Please advise of any mortar set brick and/or concrete pavers and their location versus the location of aggregate set pavers. In addition, please note which locations require a concrete slab underneath versus the ones that do not require a concrete slab below as some of the details, example 9,10/AS-112 indicate pavers that are not on a concrete slab.

A2 Pavers shall be set in aggregate setting beds per specification section 321400 which is per the Town of Leesburg requirements. Aggregate set pavers are to be used on the whole project. All locations of aggregate pavers are to have a concrete base underneath.

Q3: Confirm countertop materials at restrooms 0503, 0504, 1108, 1109, 2103, 2104.

A3: Quartz Agglomerate Countertops, refer to section 123661.19

Q4: Confirm countertop and cabinet materials at Judges restrooms.

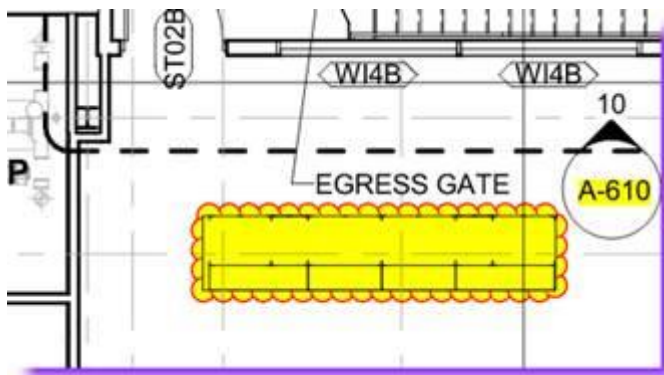
A4: Quartz Agglomerate Countertops, refer to section 123661.19. Basis-of-design for the vanity is Kohler Damask Vanity K-99513.

Q5: [ref. A-101] Confirm items/materials at E and W end of Service/Main delivery room 0514. image below.



A5: Countertops are Plastic Laminate with counter support bracket below, refer to section 105613 for bracket information.

Q6: [ref. A-111] Provide elevations, sections for item at grid intersection (4.4, L.6). Second image below.



A6: Refer to drawing A-447 detail #10 issued with Addendum #3.

Q7: There appear to be numerous millwork elevations, examples 2/A427 (Judicial Break Room) and 14/A425 that call for WD-1 on the keynotes, but all the sections/details through the millwork call for PLAM. Please advise of the intent.

A7: Use keynotes on elevations as design intent for all materials.

Q8: We are working up a quote for prospective bidders and need some clarification regarding the specifications:

Regarding the basis-of-design bench:

Please provide the bench length

Please clarify if the bench should have steel or recycled slats

The specifications call for only the litter receptacle to be hot dipped galvanized; is this correct? If not, please clarify which, if any of the site furnishings require HDG

Where can we locate the site furnishing plan for the quantities?

A8: The bench seating and trash receptacles indicated in the site furnishing specification are no longer required for the project. All other items listed in the specification are shown in the contract documents.

Q9: Detail 8, note 6 on E-401 says that this detail is to be used to extend/relocate the secondary conductors to the utility transformer. The error/omission is that this is not shown on the electrical or civil drawings. Please clarify or provide additional information as this is potentially a substantial cost issue.

A9: Existing and new (relocated) locations for the generator and utility transformer are indicated on Drawing E-301. Requirements for the relocation are also outlined in Specification Section 260580. Refer to civil drawing C-105 for existing conditions. Refer to Civil Drawings C-127A thru C-127D for dry utility requirements. Final route shall be coordinated with the utility and field conditions.

Q10: Please reference 1/A-205. Above and below CW3 are "Prefinished Aluminum Composite Panel" however, no specification was provided for ACM panels. Please provide specification section.

A10: Refer to Specification 074213.23 Metal Composite Material Wall Panels included with this addendum

Q11: Please reference A-201 and 1/A-202. 2" insulated metal panels are shown as blank, square boxes within the 3" insulated metal panel system. Are there to be horizontal reveals similar to the adjacent 3" panel system? The maximum width of insulated metal panels is 42"H and currently 2" insulated panels are shown as 72"H and 120"W with no reveals. Please confirm 2" insulated panel system have horizontal reveals to match adjacent 3" insulated metal panel system.

A11: The design intent was for these panels to have a flat appearance, provide panels with smallest reveal and align reveals with adjacent 3" panels.

Q12: Please reference A-201 and A-202. The upper most rows of 3" insulated metal panels (not intersecting with 2" insulated metal panels) show spans longer than the maximum allowable run for insulated panel systems. Please clarify where vertical joints are to be required for spans longer than 24'-0".

A12: Vertical joint placement in these panels will be finalized during the submittal process after acceptance of proposed locations by the Town of Leesburg BAR. For the purpose of this addendum plan for vertical joints to align with each of the vertical joints below.

Q13: Please reference 8&9/A-334. Metal panels are shown with factory formed bent corners at 1'-0" in each direction with a vertical joint; however, elevations do not show the vertical joint. Please provide vertical joints at bent corners on elevation drawings or clarify intent.

A13: Align vertical joint with edges of doors 3001 and 3003 on 2/A-202, door 3004 on 1/A-202, Louver on 2/A-201 and Louver on 1/A-201. The remainder shall be 1'-0" from corner as shown on drawing A-334.

Q14: Please Provide Section 084113 "Aluminum-Framed Entrances and Storefronts", it is referenced in other specifications (085820, 084413), but it was not included. There is no information on storefront door systems and what BOD should entail in any other specification.

A14: Disregard reference to section 084113 "Aluminum-Framed Entrances and Storefronts", these are not used on the project. Entrances for the curtainwall are part of the curtainwall system as indicated on the drawings and per section 084113.2.2.B.

Q15: Specification 105113 metal lockers, on sheet A-439 shows eight (8) cell phone locker units containing 36 each for a total of 288 lockers. Manufacturers are no longer providing the 36 locker unit and moved to a 30 locker unit. To get the 36 locker unit would require custom built, therefore increasing the price. Please confirm if the available 30 locker unit is acceptable for a total of 240 cell phone lockers.

A15: Provide cell phone lockers as indicated on sheet A-439 with eight (8) cell phone locker units containing 36 each for a total of 288 lockers. It is understood this is a custom configuration.

Q16: Shelving footprints are shown in Service/Main Delivery 0514 on page A101. Please provide elevations or BOD for these units, or clarify if they are outside of the contract requirements.

A16: Countertops are Plastic Laminate with counter support bracket below, refer to section 105613 for bracket information.

Q17: Confirm WD-1 veneer to be quarter sawn American Walnut. Finish schedule and specifications contradict each other. Specifications list Makore as a cut, this is a species.

A17: Makore is the species, Quarter cut non-figured is the cut. Refer to addendum #3, Question 143 and response for additional information.

Q18: Please clarify countertop materials at restrooms 0503, 0504, 1108, 1109, 2103, 2104.

A18: Quartz Agglomerate Countertops, refer to section 123661.19

Q19: Please clarify countertop and cabinet materials at judge restrooms.

A19: Quartz Agglomerate Countertops, refer to section 123661.19. Basis-of-design for the vanity is Kohler Damask Vanity K-99513.

Q20: Please confirm public lobby benches are FFE and not millwork scope (12/A740, 1/I-121).

A20: These benches are to be included as part of the millwork scope. Refer to drawing A-740 included as part of this addendum for bench details.

Q21: Doors 2105, 2108, 2109, 2111, 2112, 2115, 2116, 2119, 2120, 2122 all have J and H -14 as their jamb/header and a HM/WDV finish. There is no wood veneer on this jamb detail (A-603) nor would one be able to be used on this type of frame. Is the intent to have a HM frame or is the intent to have a frame similar to J-3/H-3? Please provide a detail for the side light profile if a J-3/H-3 jamb is to be used.

A21: The doors listed above are to be wood frames, reference drawing A-603, J-4 and H-4 for jamb/header details. Reference drawing A-602, type "CRO" for frame elevation with sidelights.

Q22: Please reference A-603, head and jamb details H-3 and J-3. No manufacturer was provided for hollow metal frames with wood veneer. Please provide more information.

A22: Refer to response to question #21 issued with this addendum.

Q23: The door schedule hardware and the hardware specification (087100) list different hardware numbers and quantities. For example, Door #'s 0302A and 0302B call for 028, however, 028 is not in the specifications and hardware set 28 does not call for these doors. Please confirm the specifications are to be followed.

A23: Specification 087100 Door Hardware should be used for scheduling of all door hardware sets.

Q24: Please advise where Specification 142400 – Hydraulic Passenger Elevators are used on this project, we have located MRL Elevators 1-6.

A24: This is an existing elevator is in the existing courthouse where the new tunnel connects. Refer to drawings AD-150 and A-150 for location. Specification 142400 includes the details of the scope of work.

Q25: Please reference specification 10 2600 - Wall and Door Protection. Where are corner guards located on the drawings? 2/A-104 refers you to A-444 for corner guard details but none were provided. Please clarify.

A25: Refer to drawings A-104, A-114 and A-124 issued as part of this addendum for corner guard locations and types

Q26: Bollard under specification 12 9300 – does not call out crash rating requirement please advise.

A26: The specification 129300 is the bollard cover post per the foundation notes on details 9 and 10/AS-112. Basis of design system for rating is shown on 8/S-310

Q27: Trash receptacles under specification 12 9300 – Site furnishing please advise where these are located on drawings.

A27: Trash receptacles indicated in the site furnishing specification are no longer required for the project.

Q28: Specifications 105613 – Metal storage shelving please advise where these are to be located, provide a detail of the metal storage shelving to provide further information.

A28: Metal shelving is owner provided and owner installed which includes MS-1, MS-2, MS-3, MS-5, MS-6, MS-7, & MS-8 listed on sheets I-101, I-111, & I-121. Specification 105613 is for counter support brackets as indicated in the specification.

Q29: Apparently, only the “tape” is available as EPDM, self-adhered and nothing over 12 inches in flashing dimensions?

Please advise of what type of flashing should be included in the bid.

A29: Correct, the EPDM is intended to be a secondary membrane for flashing joints at splice locations where indicated on the drawings.



Q30: We were just notified by one of the manufacturers for the security gate for this project with a couple of issues. Can you please clarify the following items.

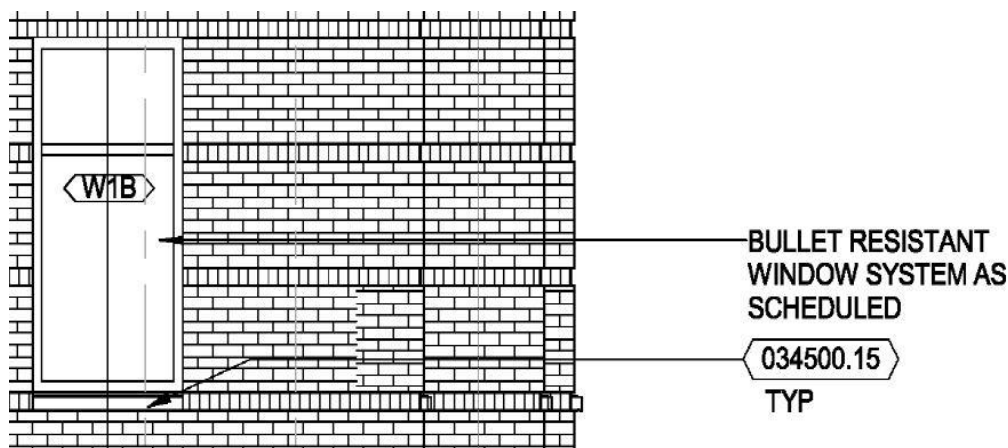
- The specifications call for 6 gauge welded wire infill but the drawing on AS-126 call for solid panels.
- The security gate is for one gate with two independently operating bi-fold panels.

A30: 1. Provide gate with solid panel infills.

2. There are two bi-fold panels that operate simultaneously.

Q31: Per Question and Response Q4/A4 on Addendum #3: Question: There is a window spec calling for Kawneer AA6400 Canadian Window. Where are these located? Answer: This specified in 085113 Aluminum windows and covers the windows with 'W' designation (e.g. W2B, W3B), that are now bullet resistant.

However, please see the attached image. Per the answer above, a window with the 'W' designation is not bullet resistant. However, the attached image shows a window designated as W1B, but also is designated as a bullet resistant window. This clearly conflicts with the answer given by the architect.

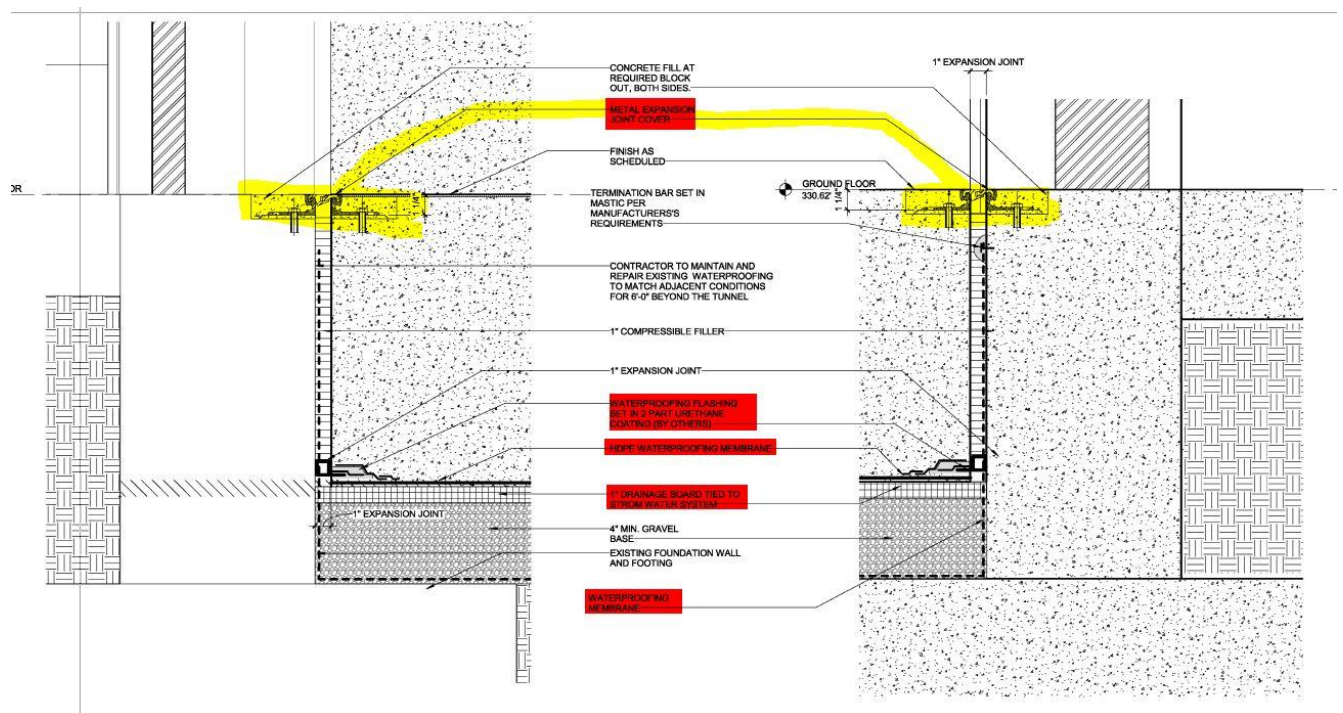


A31: From the previous response in addendum #3, Windows W2B and W2C are not bullet resistant as they are labeled on A-613 as GL-1. However there are windows designated "W" that are bullet resistant and are clearly labeled with GL-3 (Example: W1A, W1B). Windows and frames where GL-3 is indicated to be installed must comply with ballistics resistance rating of Glazing GL-3 with security window framing as indicated in Section 085820 and 088853. The aluminum window frames for non-ballistic rated types (typically labeled with GL-1) shall comply with section 085113.

Q32: The response from Q5/A5 on Addendum #3, also conflicts with the response for Q4/A4. This response states “The extent of bullet resistant openings is clearly indicated on the exterior elevations (A-200 series) and on A-613. Please note that some windows require bullet resistant glazing in the upper glazing and not the lower (e.g. CW7B). Please advise.

A32: The response from Addendum #3 in regards to the curtainwall glazing is correct, all windows labeled GL-3 are to be bullet resistant and the entire framing system that contains glazing designated as GL-3 shall be bullet resistant regardless if the system also includes non-bullet resistant glazing as well (example “CW7”). Glazed Aluminum Curtain Walls and Security Windows where GL-3 is indicated to be installed must comply with Ballistics Resistance rating of Glazing GL-3 as indicated in Specification Section 088853 and Section 085820. Refer to revised drawing A-613 and revised specification 084413 included with this addendum.

Q33: Per Q139 on Addendum #3, the response given states that the information requested in the RFI for the “metal expansion joint cover” is covered in spec section 079300 Expansion Joint Sealant Systems. However, the Basis-of-design product specified in this spec section is the EMSEAL BG system, which is a rubber “watertight below-grade foundation and tunnel expansion joint system.” This is not a metal expansion joint and is not what is detailed at the top of details 7&8 sheet A154. Please Advise. Also attached are details 7&8 on sheet A154.



A33: The expansion joint for the tunnel is as specified in section 079300. Contractor shall disregard the “Metal Expansion Joint Cover” note indicated on the drawings.

Q34: Specification 129300 Site Furnishings Regarding the basis-of-design bench please provide the bench length and clarify if the bench should have steel or recycled slats

A34: The bench seating indicated in the site furnishing specification are no longer required for the project.

Q35: Specification 129300 Site Furnishings The specifications call for only the litter receptacle to be hot dipped galvanized; is this correct? If not, please clarify which, if any of the site furnishings require HDG

A35: Trash receptacles indicated in the site furnishing specification are no longer required for the project.

Q36: Specification 263200 Packaged Generator Assemblies: Please confirm new 500 kW diesel generator is to be located outdoors?

A36: Yes it is located outdoors.

Q37: Specification 263200 Packaged Generator Assemblies: Section 263200, page 6, F. for the fuel system for the generator specifies an eight (8) hour UL142 double wall sub-base tank for the generator. Is this generator base tank to be just a standard sub-base tank or will it be fed from a larger main fuel tank located elsewhere on-site and need to have features similar to a sub-base "day tank" such as integral floats and controls?

A37: Sub-base. No remote storage tanks, just the fuel fill port.

Q38: Specification 263200 Packaged Generator Assemblies: Is there a main fuel tank located elsewhere on site for the new 500 kW diesel generator or is the integral belly tank the only source of fuel for the new generator?

A38: Sub-base. No remote storage tanks, just the fuel fill port.

Q39: Specification 263200 Packaged Generator Assemblies: Section 263200, page 10, 2.4, D. specifies a 105 degree C rise for the alternator. Industry standard for standby emergency generator applications is 130 degree C rise for the alternator. Please confirm if 130C rise is acceptable?

A39: The 130 degree C rise for the alternator is acceptable.

Q40: Specification 263200 Packaged Generator Assemblies: Please clarify required communications protocol for the generator to the building management system. Is Modbus RTU protocol acceptable?

A40: Communications protocol must be compatible with the building EMCS. Specific protocol will depend on final EMCS submittal.

Q41: Specification 263200 Packaged Generator Assemblies: Section 263200 page 12, 2.6 specifies a Fuel Oil Management System for this 500 kw diesel generator. Is this actually required on this project?

A41: Fuel Oil Maintenance system is not required. Disregard section 2.6 of specification section 26 32 00.

Q42: The base tank at only 8-hours of runtime capacity is not that large a fuel storage tank and manufacturer recommendation would not require a fuel maintenance system on this small a base tank. Please confirm.

A42: Fuel Oil Maintenance system is not required. Disregard section 2.6 of specification section 26 32 00.

Q43: Specification 263200 Packaged Generator Assemblies: Section 263200, page 12, 2.6, B. 1. specifies the fuel maintenance system to be located within the generators outdoor acoustical enclosure but then 2.6, H. specifies a pad mounted enclosure for indoor or outdoor installation. Can the fuel maintenance system be mounted in a NEMA 3R outdoor enclosure with a stand to be located external to the generator enclosure?

A43: Fuel Oil Maintenance system is not required. Disregard section 2.6 of specification section 26 32 00.

Q44: Specifying the system to be inside the generator enclosure would likely then require a custom third party vendor generator enclosure to accommodate the additional space needed inside the enclosure which would be an expensive adder in lieu of just a standard factory sound enclosure with the fuel maintenance system located outside the generator enclosure in its own NEMA 3R enclosure and then piped into the enclosure to the tank.

A44: Fuel Oil Maintenance system is not required. Disregard section 2.6 of specification section 26 32 00.

Q45: Specification 263200 Packaged Generator Assemblies: Please clarify required transition type of automatic transfer switches? Open transition?

A45: Open transition.

Q46: Q1 from addendum #3 provides an answer that 'Yes' the blast performance requirements are required. However, Q31's response conflicts with Q1 by stating "There are no blast requirements for this project"

A46: There are no blast requirements for this project, the blast resistance indicated in specification section 084413.2.1.N may be disregarded. The windborne-debris impact resistance testing requirements indicated in 084413.2.1.O is also being removed, refer to revised specification section 084413 included with this addendum.

Q47: Addendum #3, RFI Question # 3 response requires an inside glazed curtainwall. However the basis of design manufacturer has informed us that Kawneer 1600 system is not suited for a Bullet resistant system and has withdrawn from bidding the project. The acceptable manufacturers noted in spec section 0844173/ sub section 2.2 have informed us that the this project is not suited well for inside glaze and the windborne debris cannot be met with an inside glazed curtainwall. Therefore we are forced to quote a system that is outside glazed. Please confirm this is acceptable or provide an alternate manufacturer and product line that meets the design requirements.

A47: Refer to the response to Question #32, revised drawing A-613 and revised specification 084413 included with this addendum. The design intent is for an inside glazed curtain wall system per the basis-of-design. Contractor may propose at their own risk an outside glazed system as a substitution after contract award. Any proposed curtainwall system will be required to meet or exceed the performance requirements of the basis-of-design product as provided in section 084413.

Q48: Addendum#3, RFI Question # 6 response requires that we mix and match systems from Kawneer and the different manufacturers specified in section 085820 Security Windows for the exterior products for the bullet resistant and non-bullet resistant system. As this is not feasible, and the basis of design manufacturer cannot meet the specs, we are providing an outside glazed system from the acceptable manufacturers noted in spec section 0844173/ sub section 2.2 with bullet resistant glazing to the levels specified for the exterior application.

A48: This is incorrect, the response to Question #6 in addendum #3 did not require a mix and match of systems it stated to reference section 085820 for bullet resistant security window framing requirements. Additionally, refer to the response to Question #32, revised drawing A-613 and revised section 084413 included with this addendum.

Q49: According to the acceptable manufacturers noted in spec section 0844173/ sub section 2.2 the curtainwall systems as designed cannot span the height and meet the design loads specified without an intermediate support to anchor their system back to. As there is no intermediate support system designed we are not including any costs for an intermediate support. We assume that the design team will address this issue as a post award change condition to meet the requirements of the system. Please confirm this is acceptable or provide a design or an allowance for the intermediate support system to be included in the bid.

A49: The Glazed Aluminum Curtain Wall is a delegated design product per section 084413. As such the drawings and specifications set the performance and design criteria for basis-of-design product. A fully coordinated and engineered system will need to be submitted after contract is awarded as part of the submittal process along with confirmation the requirement of any intermediate support by the delegated design engineer of

record. For the purpose of this bid the contractor shall include the following structural intermediate curtainwall support:

1. Grid Line A (approx.) from 4.2 to 4.8 at Level 2: HSS 12x6x3/8.
2. Grid Line Q (approx.) from 4.2 to 4.8 at Level 2: HSS 12x6x3/8.
3. Grid Line 2 from K to J.1, from J.1 to H, and from H to F: HSS 10x4x1/4.

Any connection details will be provided post award as needed.

**END OF QUESTIONS**