



Loudoun County, Virginia

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

September 6, 2019

NOTICE TO BIDDERS

ADDENDUM NO. 2

RFQ 101780

The following changes and/or additions shall be made to the original Invitation for Bid, RFQ 101780: Renovation of the Sterling Community Center. Please acknowledge receipt of this addendum by signing and returning with your proposal.

1. The Purpose of this addendum is to provide additional information to potential Bidders and modify the contract documents.
2. Attachment 3 to this addendum contains revisions to the specifications and identifies the changes to the revised plans contained in Attachment 2 to this Addendum

Attachment 1: New Specification Section: 01 52 00 TEMPORARY FACILITIES, UTILITIES, ACCESS AND CONSTRUCTION AIDS
Attachment 2: Revised Drawings: C2.2, C2.3, C5.0, A303, A304, A307, A451, A504, A550, A601, A802, S002, S303, S304, E050, M050
Attachment 3: Revisions to Plans and Specifications.

Prepared By: s/Christopher Bresley, CPPB Date: 9/6/2019
Contracting Officer

Acknowledged By: _____ Date: _____

Begin Questions and Answers

- Q1: Ref A304: door schedule remarks for X132 denotes Keynote 23, but should reference Keynote 25 instead, correct?
- A1: Correct, Keynote for door X132 should be 25. See revised door schedule in addendum 2
- Q2: Our understanding is that the materials testing/special inspections will be handled through an open-end contract that the County has in place. Can this be verified through RFI?
- A2: LC will provide third party materials testing including concrete slump and compressive strength testing, mortar and grout mixes and soil compaction.
- Q3: Spec Section 011100-3.1.6 mentions a tank demo permit. N/A?
- A3: We are not aware of any underground tank on site to be demolished. There is an above-ground tank to be removed. GC is required to obtain any permits necessary for this and all work.
- Q4: Spec Section 011100-3.2.23 mentions a VDOT permit and bond. Status of permit? Projected \$\$\$ amount of any required bond?
- A4: VDOT Permit is the responsibility of the contractor. Bond amount will be determined at the time of application.
- Q5: Spec Section 023010 detailing hazardous abatement requirements lacks specific quantities – can these be provided?
- A5: All hazardous material information available is contained within the provided report.
- Q6: Spec Sections 024113 and 024119 indicate required salvage and possible pack/crate/reinstall of certain existing items – does owner have a specific listing of salvage items?
- A6: There are no known items to salvage. GC to identify potential salvage items to Owner before demolition/removal as they are uncovered. See addendum for revision to Spec sections 024113 and 024119.
- Q7: Spec Section 035416 indicates installation of ARDEX underlayment – indeterminate. Do we assume a set thickness or square footage? Suggest assigning a \$\$\$ allowance.
- A7: Underlayment to be installed under carpet, luxury vinyl plank, and rubber flooring installed on existing concrete.

Q8: Spec Section 072160 details reinforced thermoset thermal breaks (ARMATHERM) – location(s)? Provide reference to plan details.

A8: Thermal break material is indicated in the structural and architectural details

Q9: Spec Section 078100 details sprayed fireproofing – location(s)? Floor layout #A101 has small note about spray applied fireproofing at GYM STORAGE #132. Any other locations?

A9: Spray applied fireproofing is indicated on A451, A503 and A550. See addendum 2 for additional clarification.

Q10: Spec Section 098417 details upholstered wall system (NOVAWALL) – location(s)? Nothing listed on finish schedule #A303.

A10: Spec Section 09 84 17 is for fabric wrapped panels located in the main corridor. Notes have been revised to “STRETCHED FABRIC WALL SYSTEM” coordinate with the specifications. See sheets A504 and A601 in Addendum 2

Q11: Spec Section 129300 details benches and trash receptacles – location(s)?

A11: Locations indicated in Addendum 1

Q12: Spec Section 312500 indicates if required we have to post an ES&C bond – require? If so, what is dollar amount?

A12: Since this is a County project, the ESC Bond is waived and not required.

Q13: Spec Section 321313-3.09 details concrete pavers (CAMBRIDGE). Spec Section 321410 details precast unit pavers (HANOVER). Which do we use?

A13: Section 3.09 of Specification 321313 and reference to the Cambridge Pavers shall be removed. Section 32 1410 shall be followed for the required pavers.

Q14: Finish schedule #A303 lists wall graphics w/ custom graphics by Architect – OFOI? NIC?

A14: Schedule revised to include graphic product, see A303 in Addendum 2

Q15: Frame elevation on #A307 indicates GAME ROOM – DEDUCT ALTERNATE. Bid form shows single lump sum proposal only. Any designated bid alternates?

A15: No Deduct alternates in the project. See revised A307 in addendum 2

Q16: Finish schedule #A303 lists an art display system @ corridor niches – need spec. Detail #E15/A504 lists display cases as BLUMCRAFT. Confirm.

A16: Display case information on E15/A504 is correct. Art display system removed from schedule on A303, see addendum 2

Q17: Plan detail #D12/A601 indicates supergraphics – need spec/details.

A17: super graphic product indicated on A17/A605

Q18: Finish plan #A802 notes high school sized basketball court striping – need details/colors.

A18: see updated A802 in addendum 2

Q19: Kitchen layout #K102 shows pass-thru window – stainless steel counter?

A19: The counter is stainless steel.

Q20: Structural details #5/S303 and #3/S304 show concrete retaining walls – depth of bottom lug? Is this really needed? Will probably be down into rock subgrade.

A20: Yes, the shear key is needed, and the depth is 4'-0".

Q21: Mechanical site layout #M050 shows 25 geothermal wells 350' deep – need to show defined path of loop piping. Looks to conflict with placement of new storm U/G piping. Need profile details showing what crosses where. Potentially major coordination problem here.

A21: As noted on M050 General Note 1 and Specification Section 232124, paragraph 1.6. A, the Contractor is responsible to investigate, coordinate and document the ground loop heat exchange system. The geothermal horizontal piping depth can vary by ± 18 in. if it is required to clear the storm piping.

Q22: I am with Advanced Glazings & Solera and our product has been specified on the Sterling Community Center Renovation and we have a clarification requests:

A. Glass makeup is Guardian SN54. – Basis of Design

B Overall unit 1" thick. - Correct

C. Outboard lite tinted, Which type of tint as this will affect the price? - Clear

D. low E #2 – We would not suggest using Low-E coated glass. Though Solera can be manufactured with Low-E coated glass, the added cost of this glass is difficult to justify given the minimal benefit. Solera Low-E "shadow box" construction is different in that no veil is attached to the coated surface, so that the benefits of the Low-E coating are maintained. This product has an insulation value midway between a standard Solera L and a Solera T unit

with honeycomb. Light transmittance options are limited in this configuration, as is light diffusion since only one veil surface serves these purposes. Low - E coating can be omitted

E. ½" air infill - Correct

F. Indoor lite clear Correct

G. Light diffusing veil: as selected by architect from available products provided by solera. We can provide a suggested VLT, at a later date, with various veil configurations which would dictate the appropriate Solera product to be specified, this will not affect the cost

A22: See addendum for revised specification 08 80 00 GLAZING.

Q23: Please confirm that the scale on sheet E050 is accurate. If one were to scale a storm line on E050 and compare it to the civils, you will find that the lengths are different. Please advise.

A23: See attached reissued drawing E050 for revised scale.

Q24: In specifications section 011100, summary of work, paragraph 1.4.2 references specification section "015200 Temporary facilities, Utilities, Access and Construction Aides". We are unable to find spec section 015200. Please provide.

A24: Specification Section added, see addendum 2.

Q25: Video Integration with Access Control. Section 282300.2.3D calls for seamless integration of the VMS with the access control system, Identocard's PremySis. However, none of the listed manufacturers (Bosch, Pelco, or Panasonic) will currently integrate or their products that will, are EOL. Is ExacqVision an acceptable substitute or is integration not required?

A25: The manufacturers for the CCTV equipment and access control equipment comply with the Loudoun County standards. The level of integration listed in 28 23 00, 2.3.D does not apply to this project.

Q26: Please advise if the AISC certification for the steel erector and fabricator can be waived.

A26: Due to the size of the project, AISC certification is required for the steel erector and fabricator.

End Questions and Answers