



Loudoun County, Virginia

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

December 12, 2019

NOTICE TO BIDDERS

ADDENDUM NO. 2

RFQ 125782

The following changes and/or additions shall be made to the original Invitation for Bid RFQ 125782: Construction of the Construction of the Lovettsville District Park. Please acknowledge receipt of this addendum by signing and returning with your bid.

1. The purpose of this Addendum is to provide additional documents that modify the contract documents.

**ATTACHMENTS:**

Attachment 1: Revised Plan Sheet G0.00 – Title Sheet  
Attachment 2: Batting Cage Frame, Netting & Turf Roll

Prepared By: s/Christopher Bresley, CPPB Date: 12/12/2019  
Contracting Officer

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

## BEGIN QUESTIONS

- Q1: In the bid plans supplied on the CD, plan sheets CD.104, CK1.01, CK1.02, CK1.03, CK1.04, & E1.06 have been omitted. Was this the intention, due to work on these sheets not being part of this IFB? Also, Sheets LI1.01, LI1.02, LI1.03, LI1.04, LI5.01, & LI5.02 have been added after the landscaping sheets in the provided set. Is this work to be incorporated as part of this IFB?
- A1: The correct drawings are included in the Bid Set. Please refer to Attachment 1 to this Addendum which is the revised drawing index sheet G0.00, dated 11-20-19.
- Q2: Will CAD files be released for the Lovettsville District Park project? If so, do you have a timeline as to when they can be released.
- A2: CAD file are not available for this project.
- Q3: IFB narrative indicates Phase 1 starts April 2020 with substantial completion of 365 days – funds for Phase 2 may not be available until July 2020 and the potential for cancellation of Phase 2 exists. Spec Section 011100 Summary of Work details what activities are part of Phases 1A, 1b, and 2 but there is no mention of what the required duration for completion of Phase 2 will be. Bid form not currently structured showing costs of Phase 2 in case funding is not made available and a defined credit needs to be offered back. Specific areas defined as passive and active – all part of base bid?
- A3a: The project duration has not been subdivided by phase. The project duration is 365 days. As noted in the IFB: “County funding of Phase 2 Work is anticipated to occur in July 2020”. Bid form has itemized costs for Phase 1 and Phase 2 as described in the specifications.
- A3b: Passive and active areas are programmatic terms not contractual terms. All areas shown on documents to be include in bid unless noted otherwise.
- Q4: Specification sections are not consistent regarding responsibility for testing/inspections – soils, concrete, masonry, steel, Confirm Owner will be providing all 3<sup>rd</sup> party testing/inspection services.
- A4: The County hires the 3rd party testing agency who will submit reports on the materials testing for soils and concrete (see specification sections 033000 and 312000). The Contractor provides the testing inspector for asphalt who conducts testing (weather, cores, etc). The county will use their own 3rd party for oversight and to coordinate and ensure temperatures, cores, test strip, etc meet specifications. The contractor must replace core locations with asphalt after core is removed. See specification 321216 and note 4.10 on sheet S0.01 for additional information.

- Q5: Part 1 Spec Section 3.01-8.13.3.4 requires compaction under athletic field areas in accordance with athletic field fill detail with reference to a drawing #PF-10.0 in Appendix B. Need detail/drawing issued.
- A5: PF-10.0 is on Drawing CS5.11. However, compaction requirements shall be in accordance with specification section 312000.
- Q6: Part 1 Spec Section 4.13 on irrigation system provides short narrative outside of Spec Section 328424 and mentions pumping station. Irrigation layout #LI5.02 shows pump station details – location(s)? Assume water service to pump station being fed off of new incoming water lines?
- A6: Pump station location is on Drawing CP5.01. Water source is the proposed pond using the contractor furnished/installed floating intake.
- Q7: Spec requirements for chain link fencing appear to conflict between Part 1 Spec Section 6.01 and Spec Section 323114.
- A7: Use specification section 323114.
- Q8: Part 1 Spec Section 7.02 details heavy timber column/beam framing – where is this applicable?
- A8: Batting cage perimeter framing, (Sheet CS5.10), wood pavilion framing, wd bollards and wash down station post (sheet 12/A1.12). Plus any additional 6"x6" heavy timber members as required by specs 6.11 and 7.02.
- Q9: Part 1 Spec Section 8.01 details picnic shelters – details? Drawing #CS1.00 indicates picnic pavilions as future. Confirm NIC.
- A9: Drawings on sheet CS1.00 show correct number of picnic pavilions shown included in project. Pavilion at baseball fields is included. Pavilions on trail and at north end of parking lot are NIC. See sheet A1.22 for more detail information on pavilion design.
- Q10: Part 1 Spec Section 9.01 indicates that a signage plan committee is developing signage standards. NIC any signage not currently shown on plans?
- A10: All signs needed are shown in the Comprehensive Sign Plan issued with the bid documents.
- Q11: Part 1 Spec Section 8.02 indicates requirements for play apparatus area – NIC? Need details.
- A11: Provide allowance for Fifty Thousand dollars to include play apparatus excluding the safety ground cover as stated in section 8.02. Both items are

to be included in bid. Apparatus layout to be reviewed and approved with PRCS and DTCL during construction.

Q12: Part 1 Spec Section 8.03 indicates requirements for pedestrian trails awaiting recommendations from PRCS – type/width/surface?

A12: the trail types, widths and surface shall be as shown on the drawings.

Q13: Spec Section 012200 details unit pricing for unsuitable soils and rock – mass grading only? Need separate units for trench soils/rock.

A13: The unit price is for mass grading only.

Q14: Spec Section 013128 details 12'x8' PORTA-KING prefab metal structures for electrical enclosures. Details on #ES.03 and #E7.02 showing much larger 16'x12' units.

A14: Follow size as indicated on electrical sheet E7.02 (16'x12').

Q15: Spec Section 114800 mentions scoreboards for soccer, baseball, goal/possession indicators, locker room clocks, and timers/speed indicators. Plans showing four (4) scoreboards at baseball complex only – those at soccer fields are tagged as future. Nothing shown for other accessories.

A15: Include scoreboards in contract for three (3) scoreboards for soccer fields and four (4) for baseball /softball fields. Locker room clocks, goal indicators, and timer/speed indicator are not required.

Q16: Spec Section 329224 details footings by ATTWOOD EQUESTRIAN SURFACES PINNACLE – need details?

A16: The manufacturer is Attwood Equestrian Surfaces. The footing material is called “Pinnacle”. The footing material layer is shown on the associated details on Drawing CS5.12.

Q17: Plan note on #G0.02 indicates mill/overlay of VDOT right-of-way. Nothing shown on site/civil layouts.

A17: there is no milling/overlay on this project.

Q18: Drawing index on title sheet #G0.00 lists drawings #CD.104, and #CK1.01 thru #CK1.04.

A18: See attached updated cover sheet G0.00 dated 11/20/19.

Q19: Drawing index on title sheet #G0.00 not listing irrigation layouts #LI1.01 thru #LI1.04, #LI5.01, and #LI5.02.

A19: See attached updated cover sheet G0.00 dated 11/20/19

Q20: Plan note #16 on #G0.03 mentions removal of existing septic fields and tanks – none shown. Location(s)? NIC?

A20: None are none to exist within the work areas but the note is on the drawing in case they are unexpectedly encountered.

Q21: Plan note #12 on #G0.05 mentions a FAIR SHARE CASH CONTRIBUTION of \$42,000 to be paid. Confirm paid by Owner and not GC.

A21: Owner/County will pay.

Q22: Drawing #CS1.00 indicates grass baseball fields #1/#2/#3 – smaller in size than #4. Confirm they are softball field and not baseball.

A22: small baseball field details are on Drawing CS5.03

Q23: Plan note #30 on #CS1.04 indicates reinstallation of basketball posts – salvage/reuse existing or provide new?

A23: salvage/reuse existing per Drawing CD1.04.

Q24: Drawings #CS1.04 shows asphalt trail (plan note #17) and #CS1.05 shows wood chip (plan note #18) – where is the transition from one to the other?

A24: Trail types/surfaces are shown differently by using different hatch patterns on the drawings. However, Drawing CS1.00 gives a good overview of location of asphalt trails vs wood chip trails.

Q25: Drawing #CS1.08 shows both batting cages as 60'x45' – drawing #CS5.10 shows as 72'x16' and 57'x16'.

A25: Batting cages to be 70'x16'. See the Attachment 2 where a product has been identified and can be used as the BOD for the batting cages.

Q26: Typical site plan layout note #43 details new retaining wall w/ railing per detail #1/SC5.01 – location(s)? None shown.

A26: Retaining wall is near Soccer Field 2 – see Drawing and note 43 on CS1.09 and sheet CS5.01 & S2.01 for details.

Q27: Drawing #CS5.03 shows skinned infield mix at large baseball field – nothing tagged on small baseball fields for infield mix. Skinned infield only with no diamond mix at these grass fields?

A27: For small baseball fields – skinned infield is required per detail 19 on Drawing CS5.03.

Q28: Details on #CS5.03 for baseball fields show stone dust at bull pens – depth of stone? Any netting required over tops? Perimeter edge timbers or just chain link fencing?

A28: Per PRCS there is no netting on the top. The surface should be 6" of stone dust. A timber edge is not required.

Q29: Details #28.30/CS5.04 show corner flags for soccer fields – NIC?

A29: Corner flags are required.

Q30: Main driveway shows on #CS1.04 as asphalt – all other site layouts show main driveways as gravel. Confirm. Locate point of transition from asphalt to gravel.

A30: Transition is shown on Drawing CS1.05 (see lower left hand corner near match line with Drawing CS1.04).

Q31: Plan detail #33/CS5.05 shows pedestrian railing – location(s)?

A31: Amphitheater wheel chair area (see detail 32).

Q32: Plan detail #56/CS5.10 shows batting cage frames with netting sold separately – netting NIC? Detail also notes supreme diamond turf carpet – need full spec if not stone dust.

A32: The contractor is to provide netting. See the following attachment where a product has been identified and can be used as the BOD for the netting and the turf surface.

Q33: Plan detail #57/CS5.11 shows 12" base layer and 6" surface layer of topsoil – confirm full depth desired is indeed 18". Both layers need to be screened?

A33: 18 inches is required. Additional info for topsoil requirements is in specification 329200.

Q34: Detail sections on #CP3.01 all showing requirement that compaction of subgrade under gravel and asphalt paving must be 100%. Can this be reduced to more realistic 95%?

A34: 95% compaction of subgrade is acceptable.

Q35: SWM details on #CP5.01 show two (2) aerating fountains – nothing shown on electrical plans for providing power service feeds.

A35: See sheet ES.02 for electric power for fountains.

Q36: LS landscape plans indicate existing vegetation to be removed along southern buffer – is there any invasive species management required anywhere on site?

A36: It is unknown if there are invasive species along the southern buffer.

Q37: Plan note #1 on landscape drawing #LS2.01 indicates we are to provide additional supplementary evergreen plantings in double staggered row with minimum 10 trees/ 100 LF. Required quantity indeterminate – define location(s) and/or exact quantities.

A37: The additional 10 evergreens/100LF are already shown on the landscape plan drawings along the school property boundary.

Q38: Plan note on irrigation layout #LI1.02 indicates an owner provided 120 VAC power circuit at the controller. Confirm OFOI.

A38: Contractor to provide power circuit for the irrigation controller at the restroom/concession stand building. Note should read on sheet “Note: the ~~owner~~ Contractor shall be responsible for providing a 120 VAC power circuit at the controller location...”

Q39: Plan notes on #A1.10 arch site plan indicate FUTURE equestrian indoor/outdoor arenas – confirm all work in these areas is NIC.

A39: See sheets CS1.00, CS1.10 & CS1.11 for clarity on the equestrian area to be included in bid.

Q40: Building elevations on #A1.20/#A1.21 show 12”x48” windows (typical) – no mention made in Spec Section 132425 narrative.

A40: Window to be lexan with pebble-finish.

Q41: Drawing #A1.13 lacks a floor layout for Amphitheatre Restroom building.

A41: See note “A” on sheet A1.13 for additional clarification.

Q42: Plan detail 41/A1.11 shows baseball pavilion roof line dimensions as 36’x20’. Plan detail #24/A1.22 shows as 35’-10”x20’-3”.

A42: Nominal dimensions are shown on sheet 41/A1.11. Follow Basis of design of pavilion on sheet 24/A1.22.

Q43: Plan notes on structural drawing #S0.01 mention modular concrete retaining walls – location(s)? None shown.

A43: The term “Modular” should be removed from note 2.2.E.3. on sheet S0.012.

Q44: Plan detail #2/S2.01 details cast in place concrete retaining walls – location(s)? None shown.

A44: See sheet CS1.09 key plan note 43.

Q45: Electrical site plan #ES.01 mentions DEDUCT BID ALTERNATES #1/#2/#3 for large areas of site – IFB bid form currently not showing any designated bid alternates to be quoted. Is all electrical sitework base bid? Define which parts are Phase 1 or Phase 2 if deemed separate.

A45: Yes, ignore all notations in documents that mention or reference deduct or alternate bid items. In addition, ignore all references to “future” items with the exception of pedestrian bridges.