



Loudoun County, Virginia

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

January 9, 2020

NOTICE TO BIDDERS

ADDENDUM NO. 3

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.
2. Delete the Pricing Page contained in the IFB (pages 19, 20 and 21) and replace with Attachment 1 to this Addendum – Revised Pricing Page. **FAILURE TO INCLUDE IN YOUR BID, THE REVISED PRICING PAGE CONTAINED IN THIS ADDENDUM, MAY RESULT IN YOUR BID BEING REJECTED AS NON-RESPONSIVE.**
3. The Acceptance Date for this Bid is delayed from January 14, 2020 to **prior to 4:00 p.m. January 24, 2020 “Atomic” Time.** The Deadline for Questions has not been extended and remains at December 27, 2019.
4. Drawing CP5.06 has been revised to shorten the length of Channel A by 10 feet.
5. Drawing CP5.01 has been revised to lengthen the concrete cradle of the pond outlet pipe, require water tight RCP for the outlet pipe, and show the clay liner in the section cuts.

ATTACHMENTS:

- | | |
|---------------|--|
| Attachment 1: | Revised Pricing Page |
| Attachment 2: | Not used |
| Attachment 3: | Revised Specification 312000 “Earth Moving |
| Attachment 4: | Revised Drawing CP5.06 |
| Attachment 5: | Revised Drawing CP5.01 |
| Attachment 6: | Ballfield Dimension Information |
| Attachment 7: | Revised Specification 321825 “Ballfield Equipment Box” |

Prepared By: s/Christopher Bresley, CPPB Date: 1/9/2020
Contracting Officer

Acknowledged By: _____ Date: _____

BEGIN QUESTIONS

Q1: Please provide specifications and further details on the Deduct Alternates mentioned in the drawings (i.e. Electrical drawings)

A1: All work is base bid. No alternative work. Provide everything as shown

Q2: Please revise the bid form to match the required breakout pricing.

A2: Refer to Item 2 above and Attachment 1.

Q3: Please confirm the Power Company will furnish and install all light poles and wiring. GC is responsible for empty conduit w/ pull string.

- a. Who is providing the light pole base?
- b. Does this only apply to parking lot lighting?

A3: Dominion will furnish and install light poles and wiring only where indicated on site lighting plan on sheet ES.01. Contractor to provide light pole base. Coordinate requirement with Power Company.

Q4: Is the GC responsible for furnish and installing the Musco Lighting system?

A4: Yes

Q5: What keynotes on ES.02 are part of the bid alternates?

- a. For example Keynote 18 runs partially thru the bid alternate 1 deduct and thru the base bid. Do we still install the conduit in both cases? What is the deduct?
- b. For Keynote 19 – We are to give you infrastructure for future soccer field in the alternate? Wouldn't this be part of the base bid? Or are Keynotes 6 and 13 base bid and then we are giving you a deduct for just two empty conduits (KN 19)?
- c. Please clarify.

A5: All work is base bid. No alternative work. Provide everything as shown.

Q6: Will there be a secondary source such as the domestic water or a well which will provide the make-up when the pond level drops for the irrigation system?

A6: The County will install a well in the future. This well is not part of the scope of this project.

Q7: Please advise if the CAD files for the grading plans can be made available.

A7: CAD Files are not available.

Q8: Not Used

Q9: Per IFB Section 19.28 "The County will not consider substitutions for convenience during the bidding process. They will be considered after contract award."

Then in Section 107300 Protective Covers--Picnic Shelter--

2.1 Shelter System and Materials

B. Substitution Limitations:

1. Substitutions must be approved a minimum of (10) days before bid. All approved manufacturers shall be notified in writing before the bid date and shall not be allowed to bid without written notification.

Does this mean that an alternate material supplier other than Poligon, RCP Shelters, and Natural Structures will be considered for approval prior to bid? If so, who is the appropriate contact to send submittal information to, to be considered an approved supplier?

A9: Per IFB section 19.28 – "The County will not consider substitutions for convenience during the bidding process. They will be considered after contract award. Refer to Article 4.15 – Equal Products in the General conditions of the Construction Contract for procedures. Substitutions for Cause, once verified may be addressed during the bidding process at the discretion of the County. All references in the specifications to substitutions being approved during the bidding process shall be deleted.

Q10: I saw an addendum #2 on the County website that looks to have answered some of these (see attached)...the answer they gave for your question 11 (Addendum 2, Q13) sounded incomplete.

Just to clarify, the unit price specification says "for rock below subgrade". The question I sent this morning has to do with contradictory spec sections where the Part1 PRCS specs says rock is excluded and the Part 2 CSI format specs say rock is included to subgrade.

A10: Specification 312000 "Earth Moving" takes precedence over the PRCS spec such that rock excavation to subgrade shall be included in the base bid. Mass rock excavation below subgrade will be handled in accordance with Specification 012200. Trench rock excavation below subgrade shall be a potential change order. Specification 312000 has been revised (Attachment 3).

Q11: After reviewing Bid Addendum #2 we still have more questions:

- a. Concrete retaining wall shown on #CS1.09 per plan note #43 – need TOW/BOW elevations. Required height indeterminate per current grading plans and details.
- b. Response to question #Q11 (Addendum 2) indicates we are to carry a \$50K allowance for play apparatus excluding ground cover. Need detail/spec and depth of required groundcover material. Spec page 8-3 calls for poured in

place rubber surfacing over 4" concrete slab on grade. Need better defined dimensions of required play area(s).

- c. Response to question #Q31 indicates pedestrian railing at amphitheater wheelchair area – need better defined details for alignment/length of required railings.
- d. Will all encountered rock excavation above or below design subgrade elevations be handled as an extra to the contract? Assigned unit prices and response to question #Q13 address mass grading only. How will rock and unsuitable soils encountered in trenching or pole/post excavations be handled?
- e. Spec Section 312100 addresses soil amendments which are indeterminate in nature and quantity required until topsoil is actually placed. Leaf compost material is exceptionally expensive. With required 18" of topsoil being placed in two layers cost could be excessive. Can an allowance be assigned to handle amendments?

A11a: See Drawing CP1.09

A11b: Will be responded to in Addendum 4.

A11c: Railing location is shown on Detail 32 (Drawing CS5.05)

A11d: Specification 312000 "Earth Moving" takes precedence over the PRCS spec such that rock excavation to subgrade shall be included in the base bid. Mass rock excavation below subgrade will be handled in accordance with Specification 012200. Trench rock excavation below subgrade shall be a potential change order. Specification 312000 has been revised (Attachment 3).

A11e: Per Paragraph 3.1 of Spec 329200, 6 inches of topsoil is required at athletic fields and 4 inches of topsoil is required elsewhere. Contractor has the option of using existing stripped topsoil material (amended as needed to meet the specs) or bringing in topsoil from off-site (as long as it meets the specs). Also, note that Drawing CP5.01 requires 6 inches of topsoil at the pond (see Attachment 5).

Q12: With reference to Baseball Fields shown on CS 1.04 & CS 1.08, keynote # 15 says "see CS 5.03 & CS 5.04 for details." These details do not match with Site drawings. Please indicate the drawings to be followed.

A12: Use the dimensions on Drawings CS1.04 and CS1.08 (see Attachment 6 for additional dimensions).

Q13: With reference to Soccer Fields shown on CS 1.09, keynote # 15 says "see details on CS 5.04". These details do not match with CS 1.09. Please indicate if layout and accessories are by GC and also if seed/sod is required.

A13: The dimensions between the site plan and details match. GC shall provide the accessories. Soccer fields shall be sodded in accordance with Specification 329200.

Q14: Please advise if the Owner would allow the excess topsoil to be used onsite. Maybe on ball fields? This will save a substantial amount of money.

A14: Topsoil is defined in Spec 329200. It can be from on-site or off-site as long as it meets the spec.

Q15: Please provide dimensions on the electrical manhole shown on drawing ES.03.

A15: Provide splice box; see below specifications provided by Dominion:

SBOX78 – Splicing box polymer concrete 78" x 48" x 30"

SBOX78 = 1100 pounds, of which the top is 620 pounds

The box should only be used in areas accessible for mechanical equipment that can be used for assistance to pick up the lids

Q16: Addendum 2 RFI 11 directs the contractor to provide an allowance for the play apparatus. In which line of the bid form do you want the play apparatus allowance included?

A16: Refer to item 2 above and Attachment 1.

Q17: Per addendum 2, question 45 response, please confirm we are to completely ignore Keynotes 11-14 on ES.01. As in the work stated in the keynote isn't part of the base bid, they keynote itself has been completely removed.

A17: All work is base bid. No alternative work. Do not ignore any keynotes and provide everything as shown.

Q18: Per CD1.04, Keynote 14 states the Verizon work is by Verizon and coordinated by the GC. Keynote 19 does not clarify who is responsible for relocating the Verizon pole. Please confirm Verizon will handle the work associated to Keynote 14 and 19.

A18: Verizon has already relocated their lines underground instead of relocating the poles. The poles still need to be removed by Verizon, but there is nothing on them left to be relocated. It is anticipated that Verizon will remove the poles prior to NTP. Pole removal/relocation is not part of the scope of this project.

Q19: Please reference addendum 02 question 45 response. Please confirm all items including the playground, baseball pavilion, maintenance building, and picnic shelters are in the GC's contract? The only exclusion should be future contract are the pedestrian bridges.

A19: See Drawing CS1.00 for items that are Future, Not In Contract (NIC).

Q20: Not used

Q21: Not used

Q22: Not used

Q23: Is there to be concrete paving under the pavilion and if so what dimensions, thickness and reinforcing?

A23: See detail 7 on sheet S2.01, size of concrete for pavilion to be coordinated with manufacturer, per notes on drawing 44/A1.22.

Q24: The ballfield dimensions on the civil drawings do not match the standards on CS5.03. Please clarify.

A24: Refer to the response to Question 12.

Q25: On CS5.04 there is a standard for a Bleacher / Player Bench (Dugout?) Pad. Is there both a Bleacher Pad and an adjacent Player Bench Pad for each of two location per each ball field and are the dimension to match the standard?

A25: Yes. Player benches shall be located in dugouts and the bleachers adjacent to dugouts. 2 player benches and 2 bleachers per ballfield. Model numbers are specified on Detail 23 on Drawing CS5.04 as well as Drawing CS1.08.

Q26: What is the remainder of the ball field concrete pavement to be? The same as four (4) inches thick sidewalk or if not what should it be?

A26: Per Detail 23 on Drawing CS5.04, the concrete for the dugout, bleachers and area behind the backstop shall be 6 inches thick. Note that the bullpen surface shall be stone dust per Addendum 2 (not concrete as shown on Drawing CS1.08).

Q27: Wheel Chair Parking Pad on CS5.05 for amphitheater. How many and where at amphitheater

A27: Location is near the amphitheater restroom and is denoted by Keynote 41 on Drawing CS1.06. Dimensions are per Detail 32 on Drawing CS5.05.

Q28: Please provide more information on the long eared bat restriction note.

A28: Fish and Wildlife and State determination for threatened and endangered species found nothing so the long eared bat restriction can be removed that is part of the wetland note in the lower left hand corner of Drawing G0.03. The first 3 sentences of the wetland note shall remain and the rest of the sentences should be deleted.

REVISED WETLAND NOTE:

THE ARMY CORPS OF ENGINEERS HAS DETERMINED THAT THIS PROJECT MEETS THE

CRITERIA FOR A NATIONWIDE PERMIT NO. 42. THE WETLAND AND STREAM IMPACTS ASSOCIATED WITH THIS PERMIT ARE INDICATED ON THE PLANS. THE CONTRACTOR SHALL OBTAIN A COPY OF THE PRE-CONSTRUCTION NOTIFICATION (PCN) FROM LOUDOUN COUNTY AND COMPLY WITH THE INFORMATION IN THE PCN AND IN NATIONWIDE 42. ~~IN ADDITION, THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING TIME-OF-YEAR RESTRICTION; NO TREE CLEARING SHALL OCCUR FROM APRIL 15 TO SEPTEMBER 15 OF ANY YEAR IN ORDER TO PROTECT THE NORTHERN LONG-EARED BAT (MYOTIS SEPTENTRIONALIS), A SPECIES LISTED AS THREATENED UNDER THE FEDERAL ENDANGERED SPECIES ACT. THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY HAS PROVIDED 401 CERTIFICATION FOR NATIONWIDE PERMIT NO. 42.~~

Q29: Can you please update the electrical drawings to read as to what we are to provide per the base bid? Ignoring the alternate work does not necessarily clarify what we are to include or not to include. There are too many keynotes that briefly mention alternate work. Is the work to be included as a base bid or is the work entirely to be ignored. It can get very confusing.

In my first question (Q17 this Addendum) I only mentioned a few keynotes that mention alternate work, but there is more on other pages.

A29: All work is base bid. No alternative work. Provide everything as shown.

Q30: Is the contractor responsible for field paint markings, athletic equipment, bases, goals, scoreboards, bleachers, batting cages, benches, etc. on the baseball fields and soccer fields? If so, will this work take place under the Phase 2 portion of the project?

A30: Yes. Work is part of Phase 2.

Q31: Is there a posted budget for this project?

A31: Budget information related to this project can be found at <https://www.loudoun.gov/2857/Current-Budget>, FY 2020 Adopted Budget Volume 2.

Q32: Will the town and/or county be supplying the necessary water meters for the project along with the permits?

A32: The County will pay the availability fee and purchase the meters.

Q33: Are the pedestrian bridges apart of the Phase 1 or Phase 2 pricing?

A33: The 2 pedestrian bridges are not part of this project. However, the hardened stream crossings are part of the contract of Phase 2.

Q34: In regards to the response to Question #45 in Addendum 2, does this mean the pavilion on sheet CS1.01 and the maintenance building on sheet CS1.05 are within this contract? If so, are they apart of Phase 1 or Phase 2 pricing?

- A34: The pavilion in question and maintenance building are not part of this contract. See Drawing CS1.00 for items that are Future, Not In Contract (NIC).
- Q35: Is the seeding, turf, and/or sodding to be apart of Phase 1 or Phase 2 pricing? If in phase 2 pricing, will temporary seeding be required if Phase 2 is not approved?
- A35: Phase 2. If phase 2 is not awarded, any associated temporary seeding will be a negotiated change order. Note that this is different than any temporary seeding needed as part of Phase 1 work to meet the requirements of VA Erosion and Sediment Control Handbook Spec 3.31.
- Q36: Is the stadium lighting apart of Phase 1 pricing?
- A36: Yes.
- Q37: Is concrete work to be apart of Phase 1 or Phase 2 pricing?
- A37: Concrete work will be as needed to support associated items in Phase 1 and 2.
- Q38: Please confirm the depth of the clay liner in the pond. There is a contradiction on CP5.02; is the liner 8" or 1.5"?
- A38: The clay liner shall be 18 inches thick. Where rock is encountered, and with approval by the owner, the clay liner thickness can be reduced to 8 inches. This information is on Drawing CP5.02 and is taken from the May 2018 geotechnical report. Drawing CP5.01 has been revised to show the clay liner in the section cuts (Attachment 5).
- Q39: Will a cut off trench or clay core be required for the permanent pond?
- A39: No. The pond embankment shall be in accordance with the May 2018 geotechnical report.
- Q40: Please clarify what type of seeding method is to be used for the baseball fields and soccer fields (i.e. seeding, sodding, or sprigging).
- a. If sprigging is to be used, will the contract schedule be extended to allow for full germination? Sprigging can take one to two years to reach 90% germination.
- A40: Baseball fields shall be seeded and soccer fields shall be sodded in accordance with Specification 329200.
- Q41: The large baseball field has the infield being turfed if irrigated; what is the substitute for the turf if the Phase 2 irrigation is not approved?

A41: Turf and irrigation system are both part of Phase 2.

Q42: What restrictions will be held on blasting due to the proximity of the school?

A42: Per specification 312000, blasting is not allowed.

Q43: For the Ballfield Equipment Box spec, the specified supplier says they do not provide equipment boxes as of anymore as of 2-3 years ago. Can the architect please provide another supplier to use?

A43: Provide Knaack Model 2472 Jobmaster (or approved equal). Provide one for each baseball field (4 total needed for the project). Specification 321825 has been revised accordingly (see Attachment 7). Further, the note on Baseball Field 4 on Drawings CS1.08 and CP1.08 is hereby revised to:

“CONTRACTOR SHALL SUPPLY ONE BALLFIELD EQUIPMENT BOX FOR EACH BASEBALL FIELD (4 TOTAL FOR THE PROJECT). FIELD LOCATE PER OWNER'S REPRESENTATIVE.”

Q44: Keynote 1A on ES.03 states that the empty conduits shall be “direct buried”, but Section A-A and B-B on the same drawing state that the duct bank shall be “concrete encased.” Please clarify if the primary and secondary conduit runs are to be direct buried or concrete encased?

A44: Primary conduits shall be direct buried. Secondary conduits shall be concrete encased.

Q45: Please clarify why the duct bank Section B-B is for an 8-way duct bank on ES.03? Keynote 1D, 1E, and 1B do not clarify the number of conduits and/or sizes. Are we to follow the same detail for Section A-A which does match Keynote 1A?

A45: 8-way ductbank is provide at secondary side with spare conduits for future use. Primary conduits shall be direct buried.

Q46: Are enclosures A and B to be provided by contractor or Dom VA?

A46: Contractor to provide the enclosures.

Q47: Please confirm the Power Company will furnish and install all light poles and wiring. The GC is responsible for empty conduit w/ pull string.

a. Who is providing the light pole base?

b. Does this only apply to parking lot lighting?

A47: See response to Q3.

Q48: Is the GC responsible for furnishing and installing the Musco Lighting system?

A48: Yes

Q49: In spec section 260543 3.3E11 Warning Planks: What material are this to be made of and what size, and do you really want them? I calculate we will need over 7,000 of them at a cost of almost \$300,000.00 just for these planks.

A49: Remove spec section 260543 (3.3)(E)(11). Please note that (3.3)(E) applies for direct buried Ducts and Duct Banks.

Q50: Can we use one of the existing school fire hydrants with a meter for temporary water?

A50: The contractor may obtain a temporary meter from the Town of Lovettsville if desired, but is not authorized to access hydrants on the school property.

Q51: Plan CS5.04: Detail PF-5.4 bleacher/player bench pad detail: What is the welded wire mesh reinforcing gauge size for the pad? Is there any rebar in the turndown , if so, how many and what rebar size. What is the depth of the turndown?

A51: 6x6 - W2.9xW2.9 WWF. No reinforcement in the turn down. Per detail, turn down is an additional 2 to 4 inches (minimum) below bottom of 6 inch thick concrete pad.

Q52: Which phase do the wood chip paths get installed in?

A52: Phase 2

Q53: Not used.

Q54: Not used

Q55: 22/CS5.03 shows a mow strip & states to "see detail". Please clarify.

A55: This is a standard PRCS detail. Use the mow strip information in Specification 321824.

Q56: Confirm the Baseball Bullpens do get 6" of stone dust per the layout plans. Elevations 21/CS5.03 & 22/CS5.03 show these areas as concrete.

A56: Bullpens shall be 6 inches of stone dust.

Q57: Confirm the quantity of plantings within the (2) schedules on plan LS2.02 matches the count shown on plans LS1.01 thru LS1.11. If not, which is correct for pricing?

A57: They appear to be correct. However, if there is a discrepancy, use

whichever has the larger quantity.

Q58: 0/S2.01: Confirm that no MSE Wall or railings are required for this project. The only retaining wall appears to be the cast-in-place wall between the soccer fields and parking lot.

A58: Correct

Q59: Are the retaining wall railings for the cast-in-place wall (01/CS5.01) to be similar in design & look as the HR-1 Type II Pedestrian Railing (33/CS5.05)? If not, provide the recommended design & look.

A59: This is up to the contractor but must be submitted for approval in accordance with the notes on Detail 1.

Q60: Walking the site, I see that there are some birdhouses that fall within the scope of work areas and are not addressed on the plans. Are these to be salvaged and turned over to the county or are they to be relocated. If they are to be relocated, can you provide a count we can base pricing on?

A60: PRCS will remove the birdhouses within the LCG prior to construction.

Q61: There is at least two well casings on the site that are not identified on the plans. One appears to fall within the new pond and the other is to the south of the existing homestead area and should not affect any new work. Please clarify what we are to do with the existing well casing that falls within the new pond footprint.

A61: The well within the new pond area is to be abandoned by the contractor in accordance with all applicable regulations. A note has been added to Drawing CP5.01 (Attachment 5).

Q62: Where the new electrical service duct bank runs parallel to the existing north parking lot at the school, numerous trees will likely have to be removed in order to install this duct bank. The removal of these trees is not shown on the plans. Please clarify.

A62: The Contractor shall remove the necessary trees for this work.

Q63: Specification 312000 states that we can not blast for rock. Please clarify if this is correct. There are areas within the pond that need to have rock removed as well as outcroppings within field areas. Blasting would be a much easier solution than hoe ramming.

A63: Blasting is not permitted.

Q64: Provide additional information on what is required for stream diversion to do the

new work. Typically info is provided to clarify how we are to dewater and addressing any time frames we can not be within the stream.

A64: Means and methods are up to the Contractor but must comply with all applicable codes/laws.

Q65: Plan G0.03 in bottom left hand corner: The wetland notes refer to the clearing as not being allowed from April 15 to September 15 due to the presence of the northern long-eared bat. Clarify exactly what areas apply to this note.

A65: Refer to the response to Question 28.

Q66: Are all the issues related to the archeological reports taken care of so they do not affect our work areas? If not, please provide these reports showing what we have to address or watch for.

A66: Yes

Q67: Clarify if both wooden pedestrian bridges and the related bypass paths are future and are not part of this bid.

A67: The 2 pedestrian bridges are not part of this project. However, the hardened stream crossings are part of the contract of Phase 2.

Q68: Clarify if the only pavilion that is part of this bid is located at the intersection of the baseball field paths.

A68: The only pavilion in the project scope is between the 4 baseball fields.

Q69: Confirm that both Telephone poles at the location of the new turn lane will be relocated by Verizon. Plan CD1.04 only states (1) is to be relocated by Verizon.

A69: Refer to the response to Question 18.

Q70: Per specification 265668 – 2, the GC is to submit 15-Year Life Cycle Operating Cost. Please clarify where on the bid form this information should be provided.

A70: A 15-year Life Cycle Operating cost is not required.

END OF QUESTIONS