



Loudoun County, Virginia

Division of Procurement
1 Harrison St, SE 4th Floor MSC 41C
Leesburg, Virginia 20175

August 11, 2020

NOTICE TO BIDDERS

ADDENDUM NO. 3

RFQ 246782

The following changes and/or additions shall be made to the original Invitation for Bid RFQ 246782 Dulles South Recreation Center Phase-4 Competition Pool HVAC Dedicated Outside Air Supply (DOAS). Please acknowledge receipt of this addendum by signing and returning with your Bid.

1. The purpose of this addendum is to respond to questions received.

This Addendum 03 becomes as fully a part of the first issued documents as if originally issued therewith or originally contained herein.

This Addendum embraces additions to, deductions from, all changes and substitutions in, or clarifications and emphasis on part of requirements of the drawings and specifications, pertaining to ALL TRADES herewith mentioned for the completion of the PROJECT.

- Attachment 1: Specification 262416, Branch Circuit Panel Boards
Attachment 2: Specification 233113- Metal Ducts
Attachment 3: M-201
Attachment 4: M-202

Prepared by: Nebila Kurtu/s/ Date: 8/11/2020
Contracting Officer

Acknowledged by: _____ Date: _____

Q1. For the Dulles South Dedicated Outside Air HVAC project. Addendum 1, Sheet C-100: The scope of works notes is half printed on the drawing. Shows just as dotted lines.

A1: Although our records indicate the notes are there. Here is the information.

GENERAL NOTES:

1. FIELD VERIFY THE LOCATION OF EXISTING UNDERGROUND PUBLIC AND PRIVATE UTILITIES AND NOTIFY THE ENGINEER AND OWNER'S REPRESENTATIVE OF UTILITY LOCATIONS THAT WILL CONFLICT WITH THE REQUIRED WORK. VERIFICATION SHALL OCCUR PRIOR TO ORDERING PRODUCTS.
2. CONTRACTOR SHALL MAINTAIN CLEAR AND DELINEATED EGRESS PATHWAYS FOR THE BUILDING THROUGHOUT CONSTRUCTION.

KEYED NOTES:

- ① SAW CUT EXISTING CONCRETE SIDE WALK AT END OF BUILDING. FIELD VERIFY EXACT LOCATION AND COORDINATE WITH LOUDOUN COUNTY REPRESENTATIVE.
- ② REMOVE EXISTING CONCRETE SIDEWALK AND SUBGRADE FROM POINT OF SAWCUTTING IN 1 AND DISPOSE OFF SITE. PROVIDE TOPSOIL, COMPACTED, TO FINISH GRADE.
- ③ NEW EXHAUST FAN PAD SIMILAR TO DETAIL 2/S100. PAD SHALL BE AT LEAST 6" LARGER THAN EQUIPMENT ON EACH SIDE. FIELD VERIFY EXACT SIZE AND LOCATION.
- ④ SAWCUT EXISTING CURB AT ENDS OF NEW EQUIPMENT PAD AND REMOVE CURB IN BETWEEN. FIELD VERIFY EXACT LOCATION.
- ⑤ REMOVE EXISTING CONCRETE SIDEWALK IN AREA OF NEW EQUIPMENT PAD AND DISPOSE OFF SITE. PREPARE SUBGRADE FOR NEW EQUIPMENT PAD PER DETAIL 2/S100.
- ⑥ NEW DOAS PAD AS SHOWN ON DETAIL 2/S100. PAD SHALL BE AT LEAST 6" LARGER THAN EQUIPMENT ON EACH SIDE. FIELD VERIFY EXACT SIZE AND LOCATION.
- ⑦ EXCAVATE AREA HIGHLIGHTED AROUND EQUIPMENT PAD TO 6" BELOW TOP OF CURB/GRADE. PROVIDE LANDSCAPE FABRIC AND FILL IN WITH RIVER ROCK TO TOP OF CURB/EXISTING GRADE.
- ⑧ EXISTING GAS METER TO REMAIN.
- ⑨ EXISTING GAS SERVICE LINE TO REMAIN. FIELD VERIFY EXACT LOCATION.
- ⑩ EXISTING 10" STORM WATER LINE TO REMAIN. FIELD VERIFY EXACT LOCATION.
- ⑪ EXISTING 6" SANITARY LINE TO REMAIN. FIELD VERIFY EXACT LOCATION.
- ⑫ EXISTING 6" DOMESTIC WATER SERVICE TO REMAIN. FIELD VERIFY EXACT LOCATION.
- ⑬ EXISTING 8" POOL DRAIN TO REMAIN. FIELD VERIFY EXACT LOCATION.
- ⑭ PROVIDE NEW SIX FOOT TALL CHAINLINK FENCE WITH 3' WIDE GATE. SEE SPECIFICATIONS. MAINTAIN 72" CLEARANCE TO SIDE AND END OF DOAS FOR SERVICE.
- ⑮ SEED HATCHED AREA AND MAINTAIN UNTIL GRASS GROWS AS SPECIFIED.
- ⑯ CUT EXISTING SIDE WALK AS REQUIRED FOR NEW EQUIPMENT PAD. DISPOSE OF CONCRETE OFF SITE. FIELD VERIFY EXACT LOCATION. PATCH SIDEWALK AROUND PAD AS REQUIRED, RESTORE GRASS AREA DAMAGED BY CONSTRUCTION ACTIVITIES AS SPECIFIED IN SEEDING SPEC.
- ⑰ THREE FOOT GATE.

Q2. Who is the contractor for the building automation system as we are required to tie-in to the existing system for this project. This is noted in a number of places throughout the documentation. Unfortunately, there is not a specification section for this scope of work.

A1: Carrier is the County's building automation system contractor, they can be contacted directly at their customer service, the number can be found on their web site, we don't have a direct contact.

Q3. Under the "General Notes" on drawing M-000: Symbols, Legends & Abbreviations – Mechanical. When checking specification section 233113: Metal Ducts; there is no mention of duct liner other than under cleaning methodology.

There is nothing that gives a thickness or pound per square foot requirements.

Please clarify if the supply ductwork is to be lined and if so, what thickness and density.

A3: New interior metal SA Ductwork shall be lined with 1" thick internal fibrous glass sound lining having a thermal conductivity of 0.23 Btu x in./h x sq. ft. x deg F (0.033 W/m x K) at 75 deg F (24 deg C) mean temperature. Comply with ASTM C 1071, NFPA 90A, or NFPA 90B; and with NAIMA AH124, "Fibrous Glass Duct Liner Standard." See revised specification section 233113 attached to this Addendum. Exterior ductwork shall be fully insulated with 1-1/2" thick external insulation with aluminum jacket by Polyguard as noted on attached revised drawings M2.01 and M2.02.

Q4. What are bond requirements for the project?

A4: Bid bond of 5% is required with your bid submission (section 18.19). In addition, you are required to submit verification of Bonding capability (section 3.3). The contractor awarded this project will also have to provide a payment and performance bond at 100% of their bid.

Q5. Confirm existing masonry/ tile is available for purchase to replace finish look?

A5: Like all products and materials, the Contractor(s) shall confirm availability and, in the event that it is unavailable, propose an alternative block

Q6. Do we need to staff fulltime superintendent, site safety or quality control manager?

A6: One person can do all these rolls and be on site full time

Q7. What are the model numbers for the electrical panel?

A7: Refer to Attachment 1 to this Addendum

Q8. Required controls contractor? Who is the existing controls contractor?

A8: Refer to the response to questions A2

Q9. Can we utilize existing restrooms on site/ need temp toilet?

A9: Yes, you may utilize restrooms on site.

Q10. Who is responsible for layout of concrete slab?

A10. Contractor is responsible for the layout of the concrete pad.

Q11: Confirm work hours?

A11. Standard work hours will be 7:00 am- 5:00 pm and optionally extend to 9:00 pm as needed.

Q12. If facility is closed due to COVID, will construction continue?

A12: Yes

Q13. May existing building utilities be utilized for construction (water/power)

A13: Yes

Q14. What is the access to pool area for work and civilians?

A14: Work staff will access the interior of Pool at rear of competition pool exterior doors or inside the Mechanical rooms under bleachers

Q15. Where is the staging area for materials/ equipment?

A15: Outside the rear of facility near end of competition pool, area was shown during the walkthrough, if DOAS is delivered on trailer it may be stored out in parking lot towards far south end opposite side of skate park, i.e. exact location will be worked out by successful bidder and the County.

Q16. Rough estimate for cost to drain and refill pool, including treatment. Who is the existing water treatment/ pool vendor?

A16. A very rough estimate of the cost to drain, clean and refill the competition pool, taking into account staff time, chemicals, equipment rental and lost revenue (for a week) would come to ROUGHLY around \$23,000(not including the cost of 675,000 gallons of water)

Q17. Are there specific noise complaints?

A17: No

Q18. Does new conduit need to be painted?

A18: No

Q19. Extent of work area able to occupy pool space?

A19: Will be determined on site after award

Q20. Please confirm duct material?

A20: Ductwork shall be stainless steel as noted on drawings and on revised specification section 233113 attached to the Addendum.

Q21. Section 011100-2 1.6.4 calls for a construction fence but nothing is shown on the drawings. Where is this fence supposed to go?

A21: General Contractor is to utilize construction fence around work area extent of area needed will be determined by bidder and approved by Loudoun County.

Q22. Section 011100-3 1.6.5 call for trash removal and servicing of the sanitation facilities. What is this for and is this required under the project scope of work?

A22: General Contractor is responsible for all project related debris removal during course of work and daily.

Q23. Section 15200 1.3, 1.4 and 1.5 calls for the contractor to be responsible for temporary Electric, Water and heat but the facility is occupied and will be occupied during construction. Is this required, if so how is the contractor going to accomplish this? All of section 015200 does not appear to apply to this project?

A23: Contractor is not responsible for temporary electric, water and heat and can use facility utilities.

Q24. 017800-4 section 3.1 requires a final cleaning of the facility to include carpet, lighting fixtures and other areas that are not even part of the scope of work. Does the count expect the contractor to accomplish this section in an occupied building? Most of these items do not apply to the project scope of work?

A24: Delete this requirement.

Q25. Same section above 3.1.c also calls for pest control. Again please define which of the final cleaning requirement apply to this project?

A25: Delete this requirement.

Q26. Mechanical section 230501 section 3.3 call for 3,000 psi concrete pad which conflicts with the concrete spec 033053 which calls for 4,500 psi concrete?

A26: 4,500 psi concrete shall be used

Q28. Is the contractor allowed to install tarps hung from the bar joist to separate the work area from the pool? If not, what prevention is the contractor allowed to take if we are responsible for debris that's fall into the pool?

A28: Yes, tarps can be hung

Q29. Does the pool ever shut down and will we be allowed to work in these off hours?

A29: YES, off hours are allowed with coordination with Loudoun County.

Q30. The duct specifications duct construction differ from the notes on the plans. The plan note states welded Stainless steel. The specification section 233113 Metal ducts states galvanized per 3.1.B 1&2. If the duct is welded stainless steel can you please provide the duct construction standard and gage as it makes no sense to fabricate to 2.5 as this section allow mechanical connections?

A30: Ductwork shall be stainless steel as noted on drawings and on revised specification section 233113 attached to the Addendum.

Q31. If duct is stainless steel what about dampers and other duct accessories as section 23300 allows galvanized. This included turning vanes, dampers, access doors

A31: Dampers and duct accessories listed in 233300 shall be stainless steel.