

Powhatan County
Addendum #1
Skaggs Road Office Building Renovation
3834 Old Buckingham Road, Powhatan, VA 23139
May 7, 2020

Bid Date: May 20, 2020 2 pm

REQUEST FOR INFORMATION RESPONSES

- 1) **Masonry**; drawing **A101 General Sheet Notes #5.E**. Brick Masonry: **Repoint all cracked, loose mortar in exterior masonry.**

This work item needs to have a set quantity to bid by so all bidders can figure the same scope of work. No one will have the same quantities without it.

This item will be added to the bid form (attached) as a unit price per linear foot, with an estimated quantity of 20 linear feet. Actual footage will be field verified.

- 2) **Shutters**; drawing **A101 General Sheet Notes #5.A**. Shutters: **Replace all plastic shutters and paint.**

Please provide a specification for these shutters.

Shutters will be replaced with like-kind (plastic) black in color. Shutters shall be purchased in black and shall not be painted in field.

- 3) **Door Panel Type F1**; drawing **A003 Door Panel Types**.

The elevation shown for Type F1 shows a full view glass panel in this wood door. What is the glass specification for this? Does the Owner's Aluminum Storefront subcontractor furnish and install these?

Interior wood Doors: See Door Schedule for locations and sizes. Provide basis of design product or submit a comparable product for Architect's review.

Drawing A002 states: Slab type solid core wood doors with factory primed paintable finish. Single door, basis of design products:

- 1) Masonite Lincoln Park 1-Panel solid core molded composite slab door, model #1164085
- 2) JELD-WEN MODA primed PMP 1011 Solid core wood interior door, model #THDJW221100003

- 4) **Attic Access Ladder**; drawing **A101 Sheet Keynotes #3 and #15**.

Please provide a specification for this attic access ladder.

- 5) **Signage;** drawing **A002 Division 10 – Specialties 10.1 Signage**

Are there any room signs or just signs for Toilet #105, Toilet #106 and one for Occupancy?

Only signs for Toilets and Occupancy.

- 6) **Roller Window Shades;** drawing **A002 Division 12 – Furnishings 12.1 Roller Window Shades.**

Do any of the Owner's Aluminum Storefront get roller window shades?

No roller shades on storefront.

Are there any other shades besides all the exterior windows?

Only exterior windows.

- 7) Drawing A101 General Sheet Note #5 Typical exterior maintenance unless otherwise noted shall be as follows:

A) Shutters: Replace all plastic shutters and paint. **Replace or paint? I don't think we need both. Please clarify.** Replace plastic shutters with like kind, black in color.

B) Exterior trim: Repaint all exterior wood trim. **Will this require dropping the gutters to paint the fascia?** Replace missing or rotten pieces. **Sheet Keynote #13 shows a specific area to be replaced. Are there more areas than shown? Is the GC expected to decide what needs to be repaired and replaced by a site visit? Please clarify.** Remove all existing gutters and replace with new gutters and downspouts. Add new gutters and downspouts to the back of the building (where HVAC equipment is). Fascia board will be added to the bid form as a unit price with actual quantities to be field measured and verified.

- 8) Gutters: There are some specific sheet keynotes for gutter and downspouts repairs. **Is this what is expected to be covered at in the bid?** The general sheet note says rehang ANY loose section. **Is the GC expected to decide what needs to be rehung and repaired by a site visit? Please clarify.** See above.

- 9) **Substantial Completion;** page 6 of the Invitation to Bid under Contract Period says substantial complete within **180 calendar days.** Page 9 of the Bid Form has a **blank** for us to fill in the number of calendar Days for substantial completion. Page 71 of the Invitation to Bid under Section Three: Time For Performance list **90 days** for substantial completion. **Which is it?**

Time for substantial completion is 180 days. The bid form has a place to enter the number of days as it is in the interest of the County to complete the project earlier if possible however we did not want to eliminate smaller contractors from the bidding process.

10) **Building Demolition;** drawing AD001 General Demo Notes 8E and 8G:

Note 8E says all exterior wall finishes are to remain in place. **Note 8G** says to remove, protect and store existing interior window casing and trim for reuse. Replace any damaged interior casing and trim as part of the new work.

Please clarify the intent for the existing window casing. Remove all window trim for reuse or replace damaged window trim?

Our intent is that the window trim on the exterior walls needs to be removed such that a new layer of 1/2" gypsum board can be laminated to the existing wood panel surface – see the 'Wall Assembly Types' on sheet A001. Once that is completed, the re-installation of the wood trim at the windows can commence. In general note 8G on sheet AD001, we noted to salvage as much of the existing wood trim as possible to save cost. And, in general note 8E on sheet AD001, we noted that all existing interior finishes are to remain in place (i.e. the existing wood paneling) unless otherwise noted. The 'unless otherwise noted' exception to 8E would then be the information about salvaging the existing window trim stated in 8G.

Scope of Work Changes-

Division 8 Drawing A002-Existing windows to remain, exterior wood finishes to be painted as per Division 9. There are 31 existing windows to remain, 20 of the windows are aluminum wrapped. Prime and Aluminum wrap 11 unwrapped window frame in replacement of painting exterior. All window sashes will need to be primed and painted.



Bid Form – Revised to include unit price bids for exterior work replace existing form with the form below

BID FORM

IFB # 2020-02

Renovation of Skaggs Road office Building

THIS BID IS SUBMITTED TO:

Powhatan County Public Works Office

Attention: Mark Piper

3849 Old Buckingham Road (Lower Level)

Powhatan, VA 23139

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Bid Price and within the Bid times indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.
2. BIDDER accepts all of the terms and conditions of the Advertisement or Invitation to Bid and Instructions to Bidders, including, without limitation, those dealing with the disposition of Bid Security. This Bid will remain subject to acceptance for sixty (60) business days after the day of Bid opening. BIDDER will sign and submit the Agreement with the Performance and Bonds and other documents required by the Bidding Requirements within fifteen business days after the date of OWNER's Notice of Award.
3. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that the BIDDER:
 - a) has examined and carefully studied the Bidding Documents and the following addenda, receipt of all which is hereby acknowledged:
 - b) has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance and furnishing of the Work;
 - c) is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work;
 - d) has correlated the information known to BIDDER, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies and data with the Contract Documents.
 - e) has given the County written notice of all conflicts, errors, ambiguities or discrepancies that BIDDER has discovered in the Contract Documents and the written resolution thereof by the County is acceptable to BIDDER, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which this Bid is submitted.

4. BIDDER understands that work is to start no later than thirty (30) days after contract is executed and Notice to Proceed is issued. Substantial Completion of the entire project shall be one hundred and twenty (180) consecutive **calendar** days from the Notice to Proceed.

THE FOLLOWING PRICING IS SUBMITTED FOR OFFICE BUILDING RENOVATIONS OF THE FORMER SCHOOL BOARD OFFICE LOCATED AT 2320 SKAGGS RD, VIRGINIA

Base bid, Single –Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications and all subsequent Addenda, as prepared by Quinn Evans Architects and Architects consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum(s) below;

1) Lump Sum Bid for Demolition and Renovation of office building located at 2320 Skaggs Rd.
 _____ Dollar \$ _____

2) Due to the difficulty in measuring quantity of masonry point up repairs, this exterior work will be bid as a unit price and actual quantities will be field verified.

Exterior Masonry Point up repair 20 linear feet x $_{\$}$ _____ /LF = $_{\$}$ _____

3) Due to the difficulty in measuring quantity of fascia board repairs needed, this exterior work will be bid as a unit price and actual quantities will be field verified.

Fascia repairs 400 linear feet x $_{\$}$ _____ /LF = $_{\$}$ _____

4) TOTAL BID FOR LUMP SUM AND UNIT PRICES $_{\$}$ _____

5) Calendar Days to Substantial Completion from Notice to Proceed _____ calendar days

Part A – Virginia Contractor’s Registration Number

<i>Name</i>	<i>License Number</i>	<i>Class</i>

