



ADDENDUM 4

INVITATION FOR BIDS

City of Suffolk

IFB #2013-00083-MC

May 8, 2013

Purchasing Division

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WHALEYVILLE COMMUNITY CENTER

SCOPE OF WORK – Provide all labor, equipment, hardware, services, materials, to construct and complete approximately 23,634 sq. ft. of renovation and addition to the Robertson Elementary School to become the City of Suffolk Department of Parks and Recreation's new Whaleyville Community Center as shown on the construction documents/drawings.

Bid Due CHANGED: 3:00 p.m., May 30, 2013

Contract Officer: Michael Coburn, Sr., Purchasing Agent, mcoburn@suffolkva.us

The following pages include questions submitted to the City relating to the bid. Please return and acknowledge this addendum with your submittal.

The window for written question is extended until: May 21, 2013.

1. On the bid Alternate #2 Asphalt Parking Lot, is the milling of the existing lot part of this bid alternate? What does this alternate include?

Response: Alternate No. 2 (and each of the alternates for that matter) includes everything that would complete that task – that means Alternate 2 includes the milling & asphalt paving to complete the parking lot. Should this Alternate be eliminated by the City, no construction will be done for the parking lot except for pavement cut and patch for the water lines.

Please note that the Base Bid is for the COMPLETE construction of the project including all the add-alternates 1 thru 4. *The intent is to build everything but the City may choose to deduct any of the Alternates only if the Base Bid Lump Sum exceeds their budget.*

2. Who provides the site lighting? C4.2 states “single mounted light pole (typical of 9) but there are 10 shown plus one more back by the generator enclosure (c4.0).

Response: The callout is incorrect; the parking lot has 10 pole lights and is associated with the parking lot Alternate Bid #2. There is indeed one more pole light by the generator enclosure which is part of the base bid. This requirement is part of the bid.

3. I did not go behind the school during the pre-bid, are all of the portable buildings removed? On C3.0 there is a note in bold print to remove the portable building.

Response: All the portable buildings have been removed. Those were only shown per request of the City for calculation purposes.

4. Sheet E001- Shows the Electrical Riser where the Generator and Transfer Switch will be furnished by others. Do we have to set the generator if so we need a scope of work on this? We need specs for weight and dimensions for crane work. You mentioned that the City was supposed to handle all the generator work. Please verify.

Response: The generator and associated work is a separate contract being handled by the City. The contractor is only to provide the concrete pad and enclosure for the generator and the enclosure shown has been sized and coordinated with the generator contractor.

5. The architect yesterday also stated that we were to run empty conduit for the feed to the generator but the drawings show us running wire in the conduit. Please have that verified.

Response: Provide (2) 4" conduits with pull wire from ATS to generator.

6. The riser also does not show a conduit from the transfer switch to the generator for control wiring. Will this be handled by the city?

Response: Provide (1) 1 ¼" conduit with pull wire from ATS to generator for controls.

7. Do we need a circuit to the generator for crankcase heater? Will this be handled by the city?

Response: Separate contract to be handled by the City with the generator contractor.

8. Civil drawing C4.2 calls for site lighting. There is not anything on the electrical drawings pertaining to site lighting. There are not any breakers in the panels pertaining to site lighting. Please verify what type of circuitry is needed and where does it come from.

Response: Provide (2) #10 GND in 1" conduit from panel H1 to Site Lighting fixtures indicated on the Civil Drawings. Bury minimum of 24" below grade. Connect to Spare 20A breaker H1-37.

9. Sheet C4.2 calls for typical of 9 pole lights. There seems to be a symbol for another pole light to the right of the dotted lines under the word MIDDLE STREET. Please verify this. Will this pricing come under the BASE BID or the ALTERNATE for asphaltting?.

Response: The callout is incorrect. There is actually 10 pole lights for the parking lot and another one, that is the same type near the generator enclosure. The Base Bid should actually be a lump sum price to construct everything including the Bid Alternates 1 thru 4.

The 10 lights for the parking lot is part of the Alternate #2 for the parking lot work. All alternates listed should have its own pricing to complete the task (just in case the City decides to deduct said price and seek separate funding when the lump sum base bid is over their budget)

10. Sheet C4.0 shows a new pole light next to the proposed generator screening. Again there is nothing about this on the electrical sheets. Please verify this along with circuitry requirements and which section do they want the price under, BASE BID or one of the ALTERNATES.

Response: See response above. This pole light by the generator is part of the base bid. All the Alternates are also part of the Base Bid but the City requests the Alternate prices in case it goes over budget and would need to remove some of the Alternates for future funding or separate contract.

Connect to the same circuit as indicated in Question #8 – (Spare20A breaker H1-37)

11. There are a lot of CMU walls that are existing and left in place. How do they want to install all the devices that are to be on those walls? Surface mount conduit, wiremold, etc.

Response: Through concealed conduits (inside wall).

12. The only OFCI item noted in the specifications is the Soap Dispenser.

Response: The shower curtain, paper towel dispenser and the waste receptacle has since been added by the owner to be Owner Furnished/Contractor installed items. These OFCI items are on the drawings. The waste receptacle is a free-standing item.

13. The drawings indicate the Paper Towel Dispensers, Shower Curtains/Hooks are OFCI but they are specified. The Paper Towel Dispenser is scheduled on the drawings as one type and specified as another, but with OFCI, there is not an issue with the supply of the unit.

Response: See response on #12. Since they are Owner furnished items, coordination with installation and location of wood blocking as required to install is the only concern by the contractor.

14. It is assumed that the Shower Stall supplies the accessories within the stall, seat, grab bar, soap dish and curtain rod.

Response: That is the intent – All the required accessories should be provided.

15. The mirror is scheduled and sized on the drawings as a flat mirror while the specifications call out for a mirror with an integral 5" shelf. Which should be provided? The mirror with shelf will conflict with the HC faucet.

Response: The framed mirrors will not have an integral shelf as shown on the drawings.

16. Coat Hooks are specified and scheduled but they only appear on the plan in the shower stalls and identified in the schedule as a Towel Hook. None are noted for the single fixture toilets.

Response: The coat hooks are on each of the toilet stall doors and identified as CH/B for coat hook and bumper as shown on A104. Coat hook/bumper should also be behind the doors for the Single Occupancy Toilets. The Towel/Robe Hooks are located by the shower stalls.

17. The Partition Mounted, Toilet Paper Dispenser is scheduled but not specified

Response: See Spec Section 102800-2.1B.

18. A Mop & Broom Holder is specified, Not scheduled or shown on the plans.

Response: The Mop & Broom Holder should be by the Janitor's floor sink on the Janitor's Room 136 adjacent to the Kitchen.

19. The interior windows listed in the schedule on A001 marked A-J notes all aluminum interior frames are to be clear anodized. Details 1, 5, and 6 on A403 show interior windows as hollow metal steel frames. Please clarify which interior frames are to be aluminum and which are steel.

Response: The interior aluminum window note was a left over from an earlier intent – so please disregard. All interior windows are hollow metal including Type “J” which was drawn as aluminum on A303.

20. Provide location for operable partition wall listed in specification.

Response: As stated in Addendum #3, the operable partition is located at the Senior Center adjacent to the kitchen area. See Sheets A101, A105 and Elevation A/A401.

21. Wall type 1B on A302 calls for sheetrock on one side with plywood on the other at corridor walls. All the walls that make up the corridors are labeled as wall type 1. Are these walls labeled correctly?

Response: The walls are labeled correctly. Ignore Type 1B as it is not used. Refer to A403 for corridor walls that have the plywood with plastic laminate finish at the corridor side basically covering up the existing ceramic tiles.

22. Walls that have no wall tag, what type wall are to be figured?

Response: Typical wall is Type 2.

23. Are all walls to be Hi Impact sheetrock or only what is shown on sheets A106 & A403?

Response: All gypsum wallboard is to be high impact per the owner's requirement.

24. The roofing material specification is closed around one manufacturer "Firestone" TPO roofing system. Johns Manville; a Berkshire Hathaway company has been in the roofing industry for over 150 years and manufacturers an identical TPO roofing system. I don't feel that I am asking for you to consider the request as a substitution to the Firestone system I am requesting that we be considered as an equal. Line item for line item Johns Manville either meets or exceeds Firestone's TPO sheet. We also include not only all JM products from the deck up in our No Dollar Limit Guarantee but we also include the labor to repair and replace if any issues should arise.

Response: As has been issued in the addendum #3, any material that the contractor bases his bid on as an equal or better product than the basis of design can do so – however, the City will not review or approve specific products at the bid phase. The review and approval will be done when the contractor has been selected and under contract when he submits products for review prior to construction.

25. In discussions with MBCI (see below e-mails) and reviewing the drawings and details, Sections 2 and 3 on Sheet A304, regarding the entrance canopy roofing and turndown fascia system, it appears the basis of design is a standard architectural lock seam roofing system turned down to include a fascia. As noted by MBCI, the insulated sandwich panel being used for the building addition cannot give you the fascia as shown. MBCI has suggested their 24 gauge LokSeam Series architectural lock seam roof system with ribs at either 12", 16" or 18" coverage that can be placed over the metal decking as designed. These panels can come in the Signature 300 "Colonial Red" color as well. You can access product information on the panel at www.mbc.com/lokseam.html. Please review and advise.

Response: Yes, the basis of design is a standard snap together system turned down to include a fascia. The canopy is not the insulated sandwiched panel to be used in the metal building/gym addition. The intent is for the building addition to somehow complement and/or match the materials used for the canopy.

26. I cannot determine the metal siding material used as the basis of design for the front and rear facings and wraps of the entrance canopy as detailed in Sections 1 and 4 on Sheet A304 of the drawings. Can you provide more information? Remember, we cannot use a standing seam material for siding.

Response: The intent is to use a smooth, flat panel for this – so an insulated panel (Firestone Una-Foam wall panel system – flat profile with flush side joints) or similar was in mind. The insulation is only in lieu of a substrate to support the panels and to allow lesser seams.

27. On sheet S102 at the storage room on the back of the gym addition, there are roof purlins shown. Do these purlins bear on the CMU walls? If so, is there an anchoring detail?

Response: It appears that they do bear on the masonry wall. That detail and connection would be part of the metal building supplier's responsibility.

28. Drawings indicate a roof dead load of 20# psf. Please confirm if this is correct and what's included in that loading.

Response: See Addendum #3 to use a collateral load of 5 psf plus the metal building dead load.

29. Drawing sheet A302, section 2 indicates exterior wall panels to be applied to densglass sheathing onto metal stud framing supplied by others. Please confirm that this condition exists on all exterior walls. If this is the case, all framed openings will also have to be supplied by others and not the MBS.

Response: Exterior wall panels will be attached to the densglass sheathing.

30. The drawing seems to indicate that the 9'-0" cantilevered roof extension on the back sidewall of the building will have wall panel down to the 11'-4" elevation. Please confirm that the wall panels will attach to the densglass sheathing and metal stud framing supplied by others. If this is the case, all framed opening materials will also have to be supplied by others and not by the MBS.

Response: Metal wall panels will attach to the densglass sheathing.

31. Drawing sheet S001 indicates design wind pressures for roof & wall components. Will the MBS need to comply with these loads?

Response: No, the MBS can provide his own loading criteria as long as it is prepared by a licensed engineer in the Commonwealth of Virginia. The loads in the Table are for conventional construction.

32. MBS can provide material only for the 1'-10" high accent panels. drawings seem to indicate metal stud framing supplied by others. Please confirm that this is correct. A202 elevation 2 shows accent panel 1'-4" wide, sheet A302 wall section 1 shows 1'-10", which is correct?

Response: The intent was to have the exposed face of the ‘colonial red’ accent panel at 1’-4” but the actual accent panel is wider but hidden by the white metal flashing as shown on A302.

33. Please confirm that the roof and wall panels are to be 26 gauge materials. This is what I find when looking at 0.022 in panel thickness.

Response: Roof and wall panels are 24 gauge.

34. Drawing sheet A201 & a202 indicate a roof slope of 2:12, however drawing sheet A 301 indicates a 3:12 roof slope. Please advise which slope is correct.

Response: Slope is 2:12.

35. Please confirm that all materials on the main entry canopy will be supplied by others.

Response: This is still part of the base bid contract – but if you are asking if this canopy should be done by the metal building contractor, then, no it does not have to.

36. *Re: Specification Section 233113 page 5 Paragraph 2.4C* – Is it the intent of this spec to have antimicrobial coating on “All HVAC Ductwork” including both the inner outer walls of the double wall ductwork?

Response: No that was not the intent. Eliminate/ignore paragraph 2.4C

37. Who is responsible for the cost of the permanent utility connections fees for the referenced project?

Response: The City is responsible for the permanent utilities connection fees: Dominion VA Power, Water, Sewer, etc.

38. *Re: Spec Section 221313 Facility Sanitary Sewers – Products Part 2B:* This section lists PVC Class 150 C-900 Bell and Spigot pipe as acceptable material for pressure pipe for the project. The Sewer force main is sized 1 ½”. C-900 PVC pipe minimum size is 4”. Can Sch 40 PVC pipe with solvent weld joints be substituted? Please clarify the size and type of pipe that will be installed from the 1 ½” water meter to the building.

Response: Schedule 40 PVC pipe is acceptable. Use 2” Type K copper water line from the water meter to the building.

39. Will the existing canopy which is not shown at the existing wood shed which is called out for demo need to be removed for the proposed building addition?

Response: Yes, please remove any items necessary in order to construct the building addition. Sheet AD101 and AD201 does show that canopy to be removed.

40. Is the grading inside the proposed asphalt trail area to be included in the Base Bid or Bid Alternate #3 Asphalt Trail?

Response: Site grading should be included in the Base Bid and not in the Bid Alternate.

41. Is the BMP with the concrete swale, curb and gutter, and dumpster pad included in the Base Bid or Alternate#2 Parking Lot?

Response: The BMP and associated concrete swale should be on the Base Bid. Curb and gutter and dumpster pad will be included in the Alternate #2 (parking lot).

Please be reminded, that for the Base Bid, everything is included (including Alternates 1 thru 4).

Alternates are prices to do and complete the specific task involved in say, the Parking Lot Alternate #2 or Alternate #3 for the Asphalt Trails.

42. Are the following items part of the contract or owner finished and installed as there are no spec's listed; fire ext. cabinets and ext., FRP wall panels, epoxy floor and base, S.S. wall covering, mirrors. Will you please advise.

Response: FRP Panels, Epoxy Floor, Stainless Steel covering basis of design are all listed and described on Sheet A001 under the Interior Finish Legend. The mirrors are on the drawings and the Specs except that per another previous inquiry, (see #15 above), we do not need the mirrors with integral shelf. The City will provide the fire extinguishers for the contractor provided cabinets.

43. We still have not heard from you as to the time , date , or number of days to complete this project. This needed in order to obtain the bonds for this project, which must be enclosed with the bid documents.

Response: Time to complete the project is 420 calendar days as addressed on the Revised Bid Form that was part of Addendum #2 (issued May 2, 2013). Please use this Revised Bid Form on Addendum #2 to submit your bids and please check for all addenda for this project.