



Loudoun County, Virginia

Division of Procurement  
1 Harrison St, SE 4<sup>th</sup> Floor  
Leesburg, Virginia 20175

August 6, 2020

NOTICE TO BIDDERS

ADDENDUM NO. 1

RFQ 216783

The following changes and/or additions shall be made to the original Invitation for Bid No. RFQ 216783: Construction of the Sterling Park Safety Center. Please acknowledge receipt of this addendum by signing and returning with your bid.

The purpose of this addendum is to modify the contract documents and respond to questions received.

1. Modifications to Specifications on the CD:

Specifications are replaced in its entirety and being re-issued, these revised specifications **will be sent upon request**. Please send your request to the Contracting Officer with your mailing address and FedEx/UPS account. If no account is provided, the county will send the CD via regular mail.

Prepared By: s/Samira Mkaimel, CPPB  
Contracting Officer

Date: August 6, 2020

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

Date: \_\_\_\_\_

## BEGIN QUESTIONS AND ANSWERS

**Q1** It was brought to my attention that a drawing is on the index but not in the set of plans "E0.4", Please provide the missing drawing so I can include it in an addendum.

**A1** The drawing was not intended to show up on the sheet index.

**Q2** Substitution Request, We are seeking approval of the Gymnasium Equipment (Wall Safety Pads) in Section #116623.

**A2** Reference the RFP section 19.29. Substitutions. The County will not consider substitutions for convenience during the bidding process. They will be considered after contract award.

**Q3** It seems that there are specifications missing from the contract documents we have received, for the above referenced project. Please provide as follows:

- 105113 Wire Mesh Turnout Gear Lockers
- 107500 Flagpoles
- 112326 Commercial Laundry Equipment
- 113100 Residential Appliances
- 122413 Roller Window Shades
- 124813 Entrance Floor Mats and Frames

**A3** The sections were in the project manual but were out of order. The project manual has been reissued with this addendum with the order corrected.

**Q4** Does this project have a wage scale?

**A4** There is no wage scale.

**Q5** Based on our past experience with similar projects, we feel the phasing and durations to complete the work are not adequate for this project. Even though the phasing schedule on plan G3.1 is general in nature, any days which would be added to the interim site and facility setup would reduce the duration of construction on the new facility. It will take at least three months after the demolition of the auto shop and adjoining areas to complete all the work at the interim facility. We feel the new Safety Center will require a minimum of fourteen months after this to get substantial completion on the new facility not including the phase 2.3 & phase 2.4 portions. Also consider that the interim fire station bldg. and sitework will be occurring in the winter time & will be impacted by lost weather days. We believe the schedule duration for the project as a whole needs to be readdressed. The 540 days from notice of proceed to substantial completion should be increased to a minimum of 630 or 660 calendar days. Also, please address if the contractual days to substantial completion will include Phases 2.3 and 2.4 that occur after substantial completion of the Safety Center primary facility.

**A5** There is no change to the schedule duration for the project. The 540 days to substantial completion per the RFQ includes phases 2.3 and 2.4.

**Q6** Plan A1.01 states an asbestos inspection was performed and ACM was found and therefore we need to hire an abatement contractor. The April 21, 2017 report within the documents shows that no ACM or other materials tested positive within the ranges which would require special abatement. The spec sections for asbestos and lead abatement also state that the reports are informational only and part of the documents. It leads you to believe that we would be responsible for any items found that need to be abated and we have to do our own pre-demo investigations to confirm testing and investigating that has already been performed. This is an unknown factor we should not have to take the risk on and should be addressed by an alternate or unit pricing for bidding purposes. This would pertain to ACM, lead paint, PCB's, mercury & contaminated soils (all items within the report). Please clarify your intent.

**A6** The 'Asbestos Statement' on sheet A1.0.1 has been revised in the updated specifications, Reference page 1 of this addendum.

**Q7** Numerous specification sections are in the wrong locations or missing within the spec pdf that was provided. Please provide version that has everything in the right locations. (i.e. – spec sections 105113 through 149300 are located after the Hazardous Abatement Report in Division 1 – spec sections 210500 & 211000 are in reverse order – spec sections 238211 through 238316 are prior to 230500 – spec sections 223400 & 224000 are prior to 220500) Plans also have G1.1 through G3.1 in reverse order. All need to be checked to confirm all items are actually in the documents.

**A7** Refer to A3.

**Q8** The disc that was provided for this project is missing specs sections 105113, 107500, 112326, 113100, 116623, 122413, 124813, 133133, 133423, 142100, 149300, 210500. Please advise.

**A8** Refer to A3.

**Q9** We are interested in participating in the tender mentioned above hence want to get more information about the same.

Considering the geographical constraint of personally reviewing the document, I request you to provide us the following details before we buy the document:

- List of Items, Schedule of Requirements, Scope of Work, Terms of Reference, Bill of Materials required.
- Soft Copy of the Tender Document through email.
- Names of countries that will be eligible to participate in this tender.
- Information about the Tendering Procedure and Guidelines
- Estimated Budget for this Purchase
- Any Extension of Bidding Deadline?
- Any Addendum or Pre Bid meeting Minutes?

**A9** The Invitation for Bid, addenda and other related documents can be found at [www.loudoun.gov/procurement](http://www.loudoun.gov/procurement). The County does not plan to release any project budget information.

**Q10** Specification section 133133 – 1.4.B.2, 3. 4 states to reference the Structural Drawings for snow, wind, and seismic info for the interim facility. This information is not provided on S0.2. Please confirm the interim facility is to use the same snow, wind and seismic info that is listed on S0.1 for the new station or provide other info as required.

**A10** The interim facility shall be designed in accordance to the same code design loads indicated on drawing S0.1.

**Additional questions will be addressed in addendum 2.**

**END QUESTIONS AND ANSWERS**