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**ADDENDUM No. 1 – PARTIAL STRUCTURAL REHABILITATION OF COUNTY
ADMINISTRATION BUILDING
IFB # 2017-01-18-ADMIN001**

DATE: FEBRUARY 1, 2017

To: ALL BIDDERS

REFERENCE: ANSWERS TO QUESTIONS

THIS ADDENDUM SHALL BE ADDED TO AND BECOME A PART OF THE CONSTRUCTION DOCUMENTS AND MODIFIES THE CONSTRUCTION DOCUMENTS ONLY TO THE EXTENT OF AND IN THE PARTICULARS AS HEREINAFTER SET FORTH, BUT IN NO OTHERS.

This addendum addresses all questions received by the date of the addendum. In addition, it contains clarifications from the Pre-Bid Meeting as well as the attendee list.

Pre-Bid Meeting Notes

1. Front End and Schedule was reviewed. This is all found in the Project Manual.
2. Concept of construction process and requirements were discussed. This is found in the Project Manual and Drawings.
3. Noted that there was high importance for work performed during and between removal of existing sub-floor and installation of new sub-floor to be performed during non-business hours or on weekends. Other work can be performed during business hours as long as noise levels are kept to a minimum as to not disturb other occupied offices.
4. This is a County project, therefore, a building permit is required, but the fees will be waived.
5. Dump fees at the County landfill will be waived. Contractor must coordinate between County and trash hauler to make sure the scale house is informed.

QUESTION AND ANSWERS: Questions are in Bold, Answers are in Italics

Q. Can studs in ground floor be metal?

A: Yes, stud wall in ground floor can be either as specified or 400S162-43 @ 16" max (align under each stud). Headers over utilities may be substituted with (2)600S200-54 beam.

**Q. Ref. Section 01 500 "Additional Information to Bidder" – Paragraph 3.e.3.
Subcontractors may not be selected until last moment or maybe not until bids are
awarded. How do we fulfill this requirement?**

A: Please provide list of potential subcontractors and during Contract Negotiation a list of final subcontractors will be requested.

Q. Ref. Section 01 500 “Additional Information to Bidder” – Paragraph 3.e.4. Is all of this information really needed?

We will require a, b, f and h.

Q. What happens to the water heater adjacent to the bathroom?

A: The water heater can be cut off and stored during construction and then replaced upon completion on reconstructed casework. See revised drawing.

Q. I understand the walls in the second floor toilet are rebuilt with drywall and ceramic tile, does the floor in the toilet get rebuilt with ceramic tile or is it left with two layers of 3/4” plywood?

A: See Revision 1 of S1 for clarification. Tile work is not part of contract.

Q. Partial Floor Plan-Second Floor note 2 directs us to remove the tile floor and indicated wall which in the toilet has ceramic tile. Do we demo the ceramic wall tile on the other three walls or leave it in place and when the wall indicated for removal is replaced, match tile as close as possible?

A: Leave ceramic tile in other walls in place. The replaced wall shall be installed and ready for tile to be placed. Replacing tile work is not part of the contract.

Q. Please confirm that the toilet and sink in the old registrar’s office are to be removed and salvaged for the owner (and not put back) and that the water heater is to be removed and put back. If the toilet and sink are not to be put back does the contractor cap the sewer and water lines below the floor and in the walls? (See Keynotes #2)

A: The toilet and sink are to be delivered to the owner for reuse. The contractor shall temporarily cap the sewer line of the toilet below the floor for a new flange to be attached by others. The water service lines should remain to valve shut offs on outside of wall for the fixtures to be reinstalled by others at a later date. The sink drain shall be temporarily capped above the floor level with enough pipe extension for coupling and pipe work of a new drain when the sink is reinstalled by others.

Q. Is the plywood subfloor to be square edge plywood or tongue and groove?

A: Tongue and groove is not required. Panels shall be screwed along all edges.

Q. Section 1.S.1 specifies two layers of 3/4” plywood glued and screwed to the new joist. The first layer is to be glued and screwed to the joist. Is glue to be applied between the first and second layers of plywood?

A: Glue is required between both layers.

Q. Are the plywood joints to be to be staggered in both directions?

A: Yes, please stagger in both directions.

Q. Please show a detail for the joist connection to the existing masonry wall. (Partial Plan for 2nd Floor)

A: This has been added to the revised S1 plan sheet.

Q. Fasteners are shown at the ends of the joists where they connect to the I-beams, but more detail is needed to show the type of fastener to be used to connect the two joists together across the span, and to show the spacing intervals of the fasteners.

A: This has been added to the revised S1 plan sheet.

Q.In the prebid meeting the it was asked if the sistering of the sagging joists would raise the elevation of the floor above the doorways on the walls that run parallel to the joists. It was said that the sistering would be below the tops of the existing joists so that would not happen. The detail in 2.S.1 however shows the new sistered joists to be installed above the existing joists. Will this not create a need to remove walls that run parallel to the joists because the door ways will be too low?

A: The sistered joists will most likely be higher than the existing joists at mid spans as noted in the details. The door frame may need to be adjusted to accommodate the change in floor elevation at the door way. It is acceptable to remove and replace part of or the entire wall as deemed necessary by the Contractor to complete this work.

Q.It was stated in the prebid meeting that item 3.e.4 under General Requirements and Procedures for Bid could be reduced to include project name, client's phone number, percent of change orders and cost of project. Please confirm. Can 3.e.6 be reduced to include just the certificate of insurance coverage?

A: We will require a, b, f and h of Paragraph 3.e.4. See modifications to specifications below. Paragraph 3.e.6 of Section 01 500 shall remain as in the original construction documents.

SPECIFICATIONS:

Section 01 500 Additional Information to Bidders: Delete existing paragraph 3.e.4 and replace with "A listing of project experience that includes projects of similar size and complexity (at least three projects); please include (a) project name, (b) client's phone number, (c) actual cost of project, (d) percent/quantity of change orders".

DRAWINGS:

See S1 – Structural Plans and Details – Revision 1 for changes.

ATTACHMENTS:

Pre-Bid Meeting Sign-In Sheet
S1 – Revision 1
Structural Assessment Report
Existing Plans

END OF ADDENDUM NO. 1

