

Bid Addendum

Addendum No. 1 for the City of Staunton Gypsy Hill Park Pool House project.

Addendum Date: June 11, 2025

To: All Bidders

From: Wiley|Wilson
Lynchburg, VA

This Addendum contains 8 page(s) and listed attachments and forms a part of the bidding documents and modifies the Project Manual dated May 19, 2025 and Drawings dated May 14, 2025, as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject bidder to disqualification.

CLARIFICATIONS

1. The deadline for questions is extended to June 13, 2025 by 12:00 pm.
 2. Contractor must provide color samples of all exposed finishes at one time in a combined submittal. Colors and finishes have been referenced in the specifications and drawings as a basis of design; however, Owner preserves the right to revise the color selection. Therefore, all manufacturers full ranges of colors and finishes must be available for Owner to select, including custom colors as necessary. All finishes must be confirmed by architect and approved by the Owner prior to ordering.
 3. Hazardous materials testing of the existing building has been performed and is included in the appendix. The report indicates that there is no asbestos in building.
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RESPONSE TO PRE-BID MEETING QUESTIONS

Question 1: Can you disclose the city budget for this project?

Response: No, the Virginia Public Procurement Act §2.2-4342 B. allows the City not to provide budget information during a procurement transaction

Question 2: Is the city waving permits?

Response: Permit fees will be waived; however, the contractor is still responsible for obtaining the required permits and ensuring compliance with all applicable regulations.

Question 3: What inspections are required?

The City will engage a 3rd party testing agency to perform special inspections as detailed on sheets S-003 and S-004. All other tests and inspections will be the responsibility of the contractor as detailed in specifications.

Question 4: Can we start with a preconstruction meeting prior to NTP?

Response: Yes.

Question 5: Can the contractor work outside the 8:00 to 5:00 workday?

Response: Normal working hours are not to exceed 7:00 a.m. to 7:00 p.m. during daylight on

weekdays (Monday through Friday). No work is to be performed on City holidays. Prior approval from the City Engineer is required to perform construction work outside of these hours.

Question 6: Will fees at the landfill be waived for this project?

Response: No.

Question 7: Will the City be keeping anything in the Pool House?

Response: The City will remove all items they intend to keep from the pool house. The contractor will be responsible for disposing of any remaining items.

Question 8: Will the contractor be able to use the existing power at the pool house?

Response: No, the contractor will be required to work with the local power utility to acquire temporary power.

Question 9: Will the contractor be required to fix any road damage cause by truck hauling out material from the demolition or bringing in equipment?

Response: Yes, any damage to existing streets caused by project construction activity, including to Constitution Avenue, will be the responsibility of the Contractor. Any repair or patching of existing streets will need to match a minimum of the existing pavement profile thickness of that street. It is believed that the profile of Constitution Avenue is reflected in detail "A2 – Asphalt Pavement Section" on plan sheet C-504.

Question 10: What is the rating of the road (Constitution Ave.)?

Response: The rating of Constitution Avenue is not known; however, see answer to question above.

Question 11: Will the restriction of removing trees between April 1 through November 14 be enforced?

Response: There is no time of year restriction for removing trees.

Question 12: Can a temporary construction entrance be added off of Churchville Ave near the pool?

Response: No.

RESPONSE TO PRE-BID RFIs

Question 1: The Door Hardware Schedule is missing from the specifications. Will one be provided?

Response: Door specifications and schedules have been updated to specify the hardware sets and reflected in Revision 1 drawings and specifications accompanied with this addendum.

Question 2: The Door Schedule on the drawings indicate Fiberglass doors and frames. However, the specifications indicate Hollow Metal. Please clarify the materials to be provided.

Response: All swing doors and frames are hollow metal. The fiberglass reference in the door schedule has been removed from the drawings. Refer to Revision 1 drawings.

Question 3: The Finish Schedule on the drawings indicate Sealed Concrete. The specifications indicate Polished Concrete. Please clarify what finish is required.

Response: Specification number 11400, Polished Concrete Finishing, has been updated to Sealed Concrete Finishing. All references to polished concrete have been removed and/or

replaced with sealed concrete. Refer to sheet A-603 Finish schedule for rooms that have applicable sealed concrete floor finish.

Question 4: Please provide Model Numbers and Brands for the Food Service Equipment that the General Contractor is required to furnish.

Response: The Food Service Equipment model numbers and brands are found as written in specification 114000, Food Service Equipment, and in the Cutsheets package:

Concession:

Stainless Steel Sink - Regency; #600s118182g
Stainless Steel Table - Regency; 600TUS24120
Stainless Steel Shelf Units - Regency; #600tus24120s
Warming Oven - ServIt; #423WDSFS2
Refrigerator - Avantco; A-49R-HC
Freezer - Avantco; A-49F-HC
Drink Cooler - Avantco; GDC-23-HC
Ice Maker - Avantco; Ice KMC-F-430-BA

Staff Kitchen:

Microwave – Panasonic; NN-CD87KS
Refrigerator – LG; LTCS20020_

Question 5: Please provide Model Numbers and Brands for the PVC Eave Brackets that the General Contractor is required to furnish.

Response: The PVC Eave Bracket model numbers and brands are found in the Cutsheets package:

3"x6"x10" - Ekena Millwork; CORP03X06X10DIA (Only on Facilities building along eaves)
5"x12"x14" - Ekena Millwork; OUTP05X12X14THR05 (On both buildings, three per gable end at bottom and top of rake)

Question 6: Please provide specific Model Numbers for the SCBA and AED that are required to be furnished by the General Contractor.

Response: All emergency aid devices will be Owner Furnished, Owner Installed. Specification section 104300 Emergency Aid Specialties has been removed from the project manual.

Question 7: Overhead Door section 2.3.b of the specs asks for a cycle counter. These are only available if they opt for a motor operated door which they are asking for manual doors. Please advise.

Response: Section 2.3.B is indicating the minimum rating of operation cycles per overhead door. Section 2.3.B.1 is not required and has been removed from the project manual.

Question 8: Substitution Request - Our OH Door supplier has requested that CHI Doors be accepted as an equal. Literature for the CHI product is attached. Please advise.

Response: Alternative manufacturers are acceptable pending door product data meets the minimum project specifications.

Question 9: Please identify the (3) items to the right of the walkway identified in Note 1 of the attached Drawing C-102. They appear to be relocated guardrails. Please advise.

Response: The three guardrails adjacent to the parking entrance are stored existing wooden guardrails from keynote 8 from DWG C-101. Additional keynote 13 have been included on sheet C-102.

Question 10: Please identify what appears to be railing indicated in Note 2 of the attached Drawing C-102.

Response: Handrail along this walkway is for an ADA ramp section of the sidewalk. These will be metal, powder coated black. An additional keynote has been included on sheet C-102 as well as detail A3/A-417. Drawings have been reissued to revise ramp design per ADA requirements.

Question 11: Will the City of Staunton be waiving all permit fees or are we to include all permit costs in our bid?

Response: Permit fees will be waived; however, the contractor is still responsible for obtaining the required permits and ensuring compliance with all applicable regulations.

Question 12: M-601, Are there any substitution brands of equipment for HP1&2? Basis of design in Mitsubishi.

Response: Alternate manufacturers are acceptable. Equipment must have equivalent performance and meet design criteria.

Question 13: M-101, Keynotes #6 - There may be a concern of sewer gas migrating into occupied space thru duct system during winter months if condensate drains are tied into the vent risers of restroom sinks. Shouldn't both condensate lines be run/drain to the outside?

Response: The plans call for the condensate drain to be tied into the sink tailpiece, which is the wet pipe upstream the p-trap. This allows for an air break and is allowed by the VPC.

Question 14: M-101, Keynote #2 - Are SLIM-DUCT plastic line set coverings acceptable in lieu of the aluminum line set covers?

Response: This is acceptable. Exposed piping must be adequately protected from weather and potential damage.

Question 15: M-101, Keynote #5 - Do the (2) 6" fresh air intake duct get vented through the roof, eave, soffit, or exterior wall?

Response: The two (2) 6" diameter outdoor air intake ducts are to be vented through the roof and discharge through a spun aluminum gravity intake ventilator. Greenheck GRSI or similar.

Question 16: M-601, Split system heat pumps schedule Note #2 - can this be done with 4/18 conductor MC cable. If conduit is required, then this will have to be by the electrician as per Note #3 under equipment on sheet M-001.

Response: Refer to manufacturer's installation requirements. MC cable is not allowed in wet locations. At a minimum Liquid Tight metallic conduit shall be used outside or within walls. Transition to MC cable above ceiling is acceptable.

Question 17: Item 2.01 B & C of the Bid form For Construction Contract states that we must submit a list of proposed subcontractors and a list of proposed suppliers with our bid. With such a tight window that our sub bids come through at the last minute on bid day, would it be possible to grant a 24-hour window post-bid that these can be submitted, or perhaps make it a requirement of just the low bidder, since this list can change rapidly and at the last minute?

Response: The list of subcontractors may be submitted within 24-hours of the bid.

Question 18: Specifications Article 3—Qualifications of Bidders, item 3.01 D states that the low bidder needs to submit subcontractor and supplier qualification information within 10 days of Owner's request. Please clarify what this qualification information entails.

Response: Prepare written information that demonstrates capabilities and experience of firm or person. Include lists of completed projects with project names and addresses, contact information of Engineers and Owners, and other information specified.

Question 19: Since most subcontractors look at projects and begin pricing them inside two weeks of the bid date, would it be possible to extend the question deadline for this project so that it would allow for more eyes to get on the bid documents prior to the question deadline?

Response: See clarification #1 above.

Question 20a: At the preconstruction meeting I asked if the city wanted the fence to match existing. At that time, I was told yes. It does not match the specs. I want to verify that you do want to match existing.

Response: The proposed fence will match the existing fence.

Question 20b: Is the guardrail you are referring to in the small parking lot at the pool? If so are you replacing all of it?

Response: The existing wooden guardrail as shown on C-101, keynote 8, will be removed and relocated as shown on C-102, keynote 13.

Question 21: Could you please provide a spec on the vapor barrier? All we can find is ASTM 1643E, with no millage provided.

Response: Refer to specification Section 072726 - FLUID-APPLIED MEMBRANE AIR BARRIERS, in the project manual.

Question 22: All the doors and the frames are listed on the door schedule as fiberglass. However, there is no FRP spec. There is a hollow metal spec. Please provide an FRP spec or are all the doors and frames supposed to be hollow metal in lieu of FRP?

Response: All of the swing doors and frames are hollow metal. The fiberglass reference in the door schedule will be stricken from the drawings.

Question 23: Similarly, the overhead coiling doors shown on the door schedule are shown as fiberglass, but the specifications show them to be galvanized steel. Please advise.

Response: The overhead doors are hollow metal. The fiberglass reference in the door schedule will be stricken from the drawings.

Question 24: According to one of our subs/suppliers, the spec for the coiling doors is written as a proprietary spec, specifying a gasket between the slats, but the manufacturer listed (Raynor) is the only company who makes such a product. Would it be possible to amend the specifications so that an alternate manufacturer of door would be acceptable?

Response: Gaskets in between slats are not required and alternate manufacturers are acceptable pending product must have equivalent performance and meet design criteria. Section 2.3.E.1 has been removed from specification Section 083323 - OVERHEAD COILING DOORS.

Question 25: Is this building going to have a meter on it? Print E701 note 1 says provide new conductors to existing pole and new utility transformer. If so... Do we provide transformer and how far away is the pole?

Response: The building will have a meter. The utility company will provide the transformer and secondary conductors to the meter base. Contractor shall provide secondary conductors from the meter base to service entrance panel MDP. See sheet C-104, note 3, for existing pole location. Coordinate with utility company for installation of transformer and utility company

requirements.

Question 26: There are 2 ceiling fans but no specs on fans. Are they being provided by other or what type of fan do we spec.

Response: Please use Big Ass Fan; Haiku Outdoor Ceiling Fan, 60" Dia in Black, as a Basis-of-Design. Alternative manufacturers are acceptable pending equivalent performance and design criteria.

Question 27: Are we able to use type MC cable inside buildings.

Response: Type MC is allowable. Refer to Specification 260519, Section 3.2 and 3.3 for allowable applications.

DRAWINGS

(Information provided in "RESPONSE TO QUESTIONS" Section of Addendum also includes additional changes to Drawings)

Drawing C-001: Has been re-issued as Rev 1 for inclusion of a land cover description per request of the City reviewer.

Drawing C-102: Has been re-issued as Rev 1 for revisions to the ADA ramp, and additional keynotes for clarity.

Drawing C-103: Has been re-issued as Rev 1 for revisions to the ADA ramp.

Drawing C-104: Has been re-issued as Rev 1 for revisions to the ADA ramp.

Drawing C-105: Has been re-issued as Rev 1 for revisions to the ADA ramp grading.

Drawing C-106: Has been re-issued as Rev 1 for revisions to the ADA ramp grading.

Drawing C-108: Has been re-issued as Rev 1 for relocation of the concrete washout and revisions to the ADA ramp.

Drawing C-502: Has been re-issued as Rev 1 for additional concrete washout detail and removal of unused erosion and sediment control details.

Drawing A-101: Has been re-issued as Rev 1 to replace walls in Rooms 105 and 111 from M00C, 8" CMU block to M00B, 6" CMU block, to ensure door clearances have been met per ADA requirements. An 18" unobstructed clearance is required from the door swing on the pull side. By making the block 2" thinner, we are ensuring those clearances have been met. Dimensional callouts at door 117B have been added for additional information.

Drawing A-102: Has been re-issued as Rev 1 to replace 8" CMU shower wall with 6" CMU in Rooms 105 and 111, as well as showing the updated comms rack and associated updated keynote in room 104B.

Drawing A-308: Has been re-issued as Rev 1 to clarify graphical text overlap.

Drawing A-402: Has been re-issued as Rev 1 to replace walls in Room 111 per ADA requirements as well as added dimensional callouts at doors for additional information.

Drawing A-417: Has been re-issued as Rev 1 to add detail A3 for additional information for revised ADA ramps and handrails as shown on civil drawings per question 10.

Drawing A-601: Has been re-issued as Rev 1 to add hardware sets to all doors, change all fiberglass doors and frames to hollow metal, and fix width and height on door 108 on the door schedule.

Drawing A-602: Has been re-issued as Rev 1 to add storefront elevations and dimensions for additional information.

Drawing A-603: Has been re-issued as Rev 1 to remove unnecessary rooms 120 and 121 from the Room Finish Schedule.

Drawing EP101: Has been re-issued as Rev 1 to remove one receptacle from circuit MDP-18 and added to circuit MDP-40 for dedicated circuit to COMMS rack in room 104B.

Drawing E-701: Has been re-issued as Rev 1 to remove spare breaker and added COMMS rack to circuit MDP-40.

Drawing TN001: Has been issued as Rev 1 to add telecommunications, audio, and security cameras.

Drawing TN101: Has been issued as Rev 1 to add telecommunications, audio, and security cameras.

Drawing TN401: Has been issued as Rev 1 to add telecommunications, audio, and security cameras.

Drawing TN501: Has been issued as Rev 1 to add telecommunications, audio, and security cameras.

Drawing TN601: Has been issued as Rev 1 to add telecommunications, audio, and security cameras.

SPECIFICATIONS	(Information provided in “RESPONSE TO QUESTIONS” Section of Addendum also includes additional changes to Specifications)
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Revised specification table of contents to accommodate revision updates.

Revise specification Section 013100 - PROJECT MANAGEMENT AND COORDINATION to indicate Contractor is responsible to schedule and conduct general, preconstruction and progress meetings. Section 1.8.A, 1.8.B, and 1.8.C.

Specification Section 033543 - POLISHED CONCRETE FINISHING has been re-issued and replaced with Section 033543 - SEALED CONCRETE FINISHING - REV 1.

Revise Specification Section 083323 – OVERHEAD COILING DOORS, to delete Sections 2.3.B.1 and 2.3.E.1 from the project manual.

Specification Section 087100 - DOOR HARDWARE has been re-issued and replaced with Section 087100 - DOOR HARDWARE - REV 1.

Remove specification Section 104300 EMERGENCY AID SPECIALTIES from project manual.

Specification Section 271100 - COMMUNICATIONS EQUIPMENT ROOM FITTINGS - REV 1 has been added to the project manual.

Specification Section 271513 - COMMUNICATIONS COPPER HORIZONTAL CABLING - REV 1 has been added to the project manual.

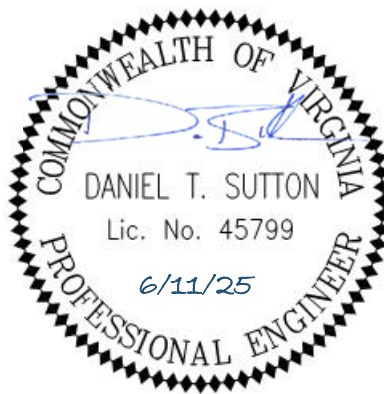
Specification Section 275116 - PUBLIC ADDRESS SYSTEMS - REV 1 has been added to the project manual.

ATTACHMENTS

1. Pre-Bid Conference Minutes
2. List of Pre-Bid Conference Attendees
3. Revised Drawing set
4. Revised specification sections

End of Addendum No. 1

Wiley|Wilson



Dan T. Sutton, PE