



16 April 2021

ADDENDUM NO: ONE

TO ALL BIDDERS:

REFERENCE: IFB No: 2021-088-IFB-04223
Commodity: Albemarle County Office Building McIntire Window Replacement
IFB Closing On: April 22, 2021

1. Please note the questions/clarifications made to this solicitation.

All other terms and conditions of the solicitation remain unchanged. Sealed bids must be received in accordance with the solicitation requirements by **3:00 PM EDT on April 22, 2021**. Late bids will not be considered.

2. A signed acknowledgement of this addendum must be received by this office attached to your bid. Signature on this addendum does not constitute your signature on the original biddocument. The original bid document must be signed also.

Sincerely,

Lisa Thomas

Lisa Thomas, VCO
Buyer II
Phone: (434) 296-5854

Name of Firm

Signature/Title

Date

Printed Name

ALBEMARLE COUNTY OFFICE BUILDING MCINTIRE - WINDOW REPLACEMENT
CHARLOTTESVILLE, VIRGINIA
County Project No: 2021-088-IFB-04223
Architect's Project No: 593752

GENERAL:

Planholders are requested to insert this Addendum in their Project Manual. Inform all concerned that the Bidding Documents are modified by this Addendum.

The following modifications and clarifications are hereby made a part of the Bidding Documents and supersede or otherwise modify the provisions of the published *Project Manual* and *Drawings*, dated March 29, 2021.

Refer to the Drawings, Specification Sections, or other Documents, if any, attached to this Addendum, which are hereby made a part of this Addendum.

MODIFICATIONS TO THE PROJECT MANUAL AND DRAWINGS:

The following reference documents should have been included in the Project Manual immediately after the end of Specification Section 003126 *Existing Hazardous Material Information*. ADD the reference documents in their entirety:

The Albemarle County Office Building Scope of Work for Asbestos-Containing Caulking and Glazing Materials Removal - authored by TJJ Environmental Health Consultants, Inc. dated March 22, 2021.

ACM 1 – ACM 4 – TJJ Environmental Health Consultants, Inc. drawings dated March 24, 2021.

The following documents should be inserted into the Project Manual:

The Prebid Meeting Agenda – minor typographical error has been corrected. Prebid attendee list has been added.

Bidder Questions and Answers

END OF ADDENDUM NO 01

THE ALBEMARLE COUNTY OFFICE BUILDING
SCOPE OF WORK FOR
ASBESTOS-CONTAINING CAULKING AND GLAZING
MATERIALS REMOVAL

March 22, 2021

The exterior glazing around old glass panes of the original windows, as well as the original white and pink caulking around window frames and EFIS siding, and original white caulking at joints between concrete lintels are known to contain approximately 2% Chrysotile Asbestos. These asbestos-containing materials (ACM) shall be removed as required to accomplish the work in this contract, by an Asbestos Abatement Contractor (Abatement Contractor) prior to the installation of new construction materials. The Abatement Contractor shall comply with all applicable Federal, State and Local occupational and environmental regulations, guidelines and ordinances during the removal of these non-friable ACM, including but not limited to the OSHA Asbestos Standard 29 CFR 1926.1101, and the EPA AHERA Regulations 40 CFR Part 763. All asbestos-containing waste materials shall be properly packaged, transported and disposed of in accordance with EPA NESHAP requirements under 40 CRF Part 61.

Certain caulking materials have been determined to contain no asbestos, and these could be removed where necessary to accomplish this work as normal construction materials. These include the white caulking around metal window frames in the North Wing, and Parks and Recreation Department (where there is no EFIS present), and the pink expansion joint caulking in the Auditorium Wing.

The Owner's Environmental Consultant will conduct daily evaluations of the environmental air quality, the Abatement Contractor's work site containments and procedures during all ACM removal activities, to insure work by the Abatement Contractor is not creating adverse environmental contamination or occupational hazards. If such problems are identified by the Owner's Environmental Consultant, the Abatement Contractor shall be responsible for all necessary decontamination and/or corrective measures prior to the Abatement Contractor's release from the project site and re-occupancy of the effected spaces by the General Contractor, other trades, or Owner's Representatives. Once the Abatement Contractor's Supervisor is fully satisfied that the asbestos removal is completed, the Owner's Environmental Consultant will conduct a final visual inspection of each worksite. Only after the worksite has passed this visual inspection, and all environmental air testing results have been determined to be acceptable, may the Abatement Contractor remove barricades or containments, and allow entry into the area by the General Contractor, other trades workers and/or Owner's Representatives.

The Abatement Contractor shall submit a written ACM removal plan to the Owner's Environmental Consultant for review and approval at least 10 days prior to beginning any ACM abatement. At a minimum, this plan shall include the following:

1. Copies of all applicable training and accreditation records, licenses, etc. for the firm, and supervisors/workers in the firm that will be removing the (ACM).
2. A description of the methods, personnel and equipment that will be used to insure that all Environmental and Occupational Standards will be met
3. A description of the methods, personnel and equipment that will be used to insure that the adjoining interior surfaces and exterior grounds will not be contaminated by these ACM or ACM-contaminated building components and wastes.
4. Copy of the applicable credentials and permits for the ACM waste transport and disposal firm(s) that will be used on this project

No work shall begin until this plan is submitted by the Abatement Contractor and approved by the Owner's Environmental Consultant. No payment for this work shall be approved until all ACM abatement has been properly completed, and the results of the related daily inspections, environmental air testing, post-abatement visual inspections and clearance air testing are satisfactory, and all waste manifests have been signed and turned in to the Owner.

Owner's Environmental Consultant:

TJL Environmental Health Consultants, Inc.

2304 Jefferson Park Avenue

Charlottesville, VA 22903

Office: 434-977-1409

Fax: 434-977-1409

Cell: 434-962-8721

Contact: T. Joel Loving, M.S., C.E.I.

Virginia State Licenses:

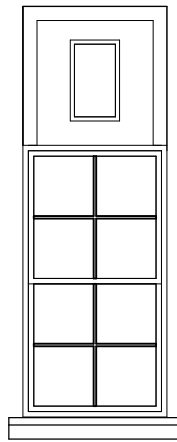
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Asbestos Inspector #3303-000057

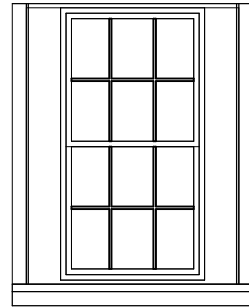
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Asbestos Project Monitor #2209-000116

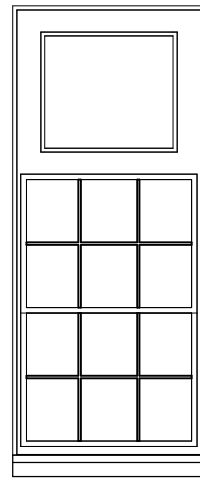
WINDOW TYPES SUSPECTED TO CONTAIN ACM:



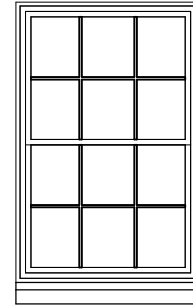
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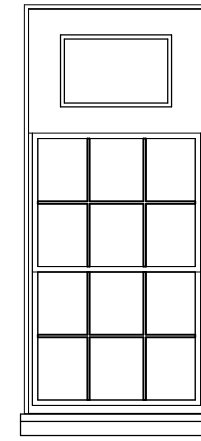
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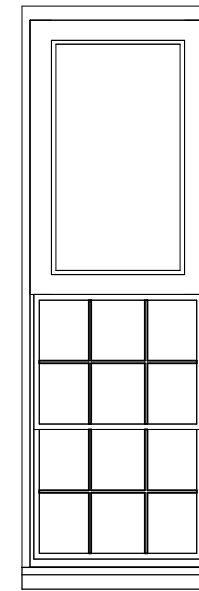
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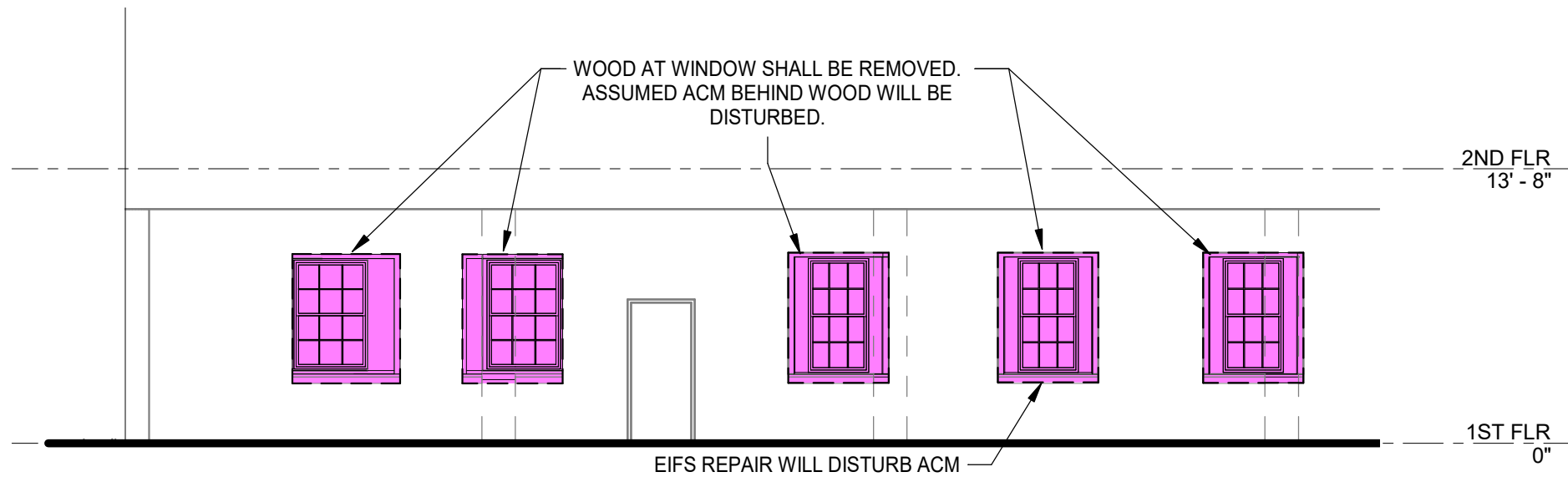
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28

ACM GENERAL NOTES

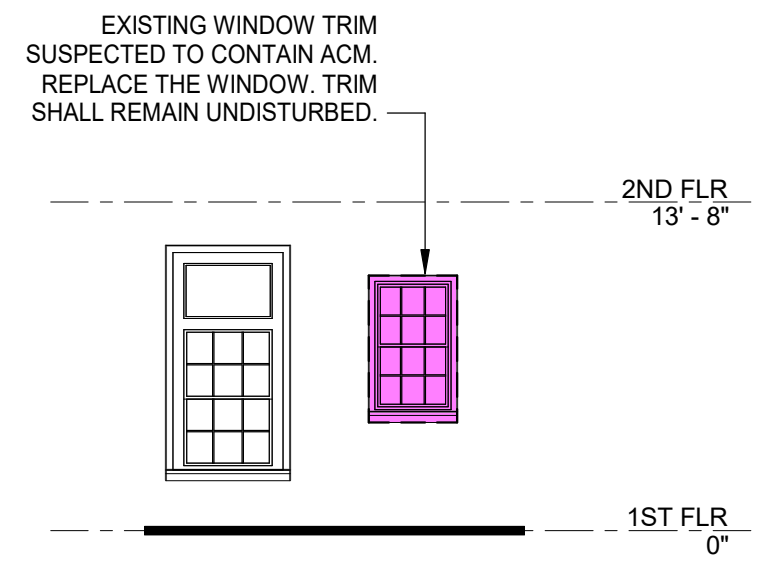
1. REFER TO OTHER ACM DOCUMENTS FOR ADDITIONAL SUSPECTED ACM LOCATIONS, WHICH MAY INCLUDE WINDOW TYPES NOT SHOWN ON THIS PAGE. ALL WINDOWS OF A TYPE INDICATED ON THIS SHEET SHALL BE ASSUMED TO BE IN CONTACT WITH ACM, REGARDLESS OF WHETHER THOSE WINDOWS ARE NOTED ON OTHER ACM DOCUMENTS.
2. **ALL ACM ASSUMED TO BE LIMITED TO CAULKING AND GLAZING MATERIALS.** REFER TO "THE ALBEMARLE COUNTY OFFICE BUILDING SCOPE OF WORK FOR ASBESTOS CONTAINING CAULKING AND GLAZING MATERIALS REMOVAL" FOR ADDITIONAL INFORMATION.
3. **FOR WINDOW TYPES NOT SPECIFICALLY MENTIONED WITHIN THE ACM DOCUMENTS:** EXISTING WINDOWS WITH EIFS, OR SMALLER EXISTING REPLACEMENT WINDOWS THAT DO NOT FILL THE ORIGINAL MASONRY OPENING, ARE **NOT** SUSPECTED TO CONTAIN ACM. THE AREAS WHICH HAVE BEEN TESTED BY TJL WERE LIMITED TO SOME ORIGINAL WINDOWS, AND REPLACEMENT WINDOWS THAT COME IN CONTACT WITH ORIGINAL FRAMING AND/OR WOOD TRIM ASSUMED TO BE ORIGINAL TO THE BUILDING.
4. **SUSPECTED ACM LOCATIONS:** ALL ORIGINAL WINDOWS (ORIGINAL TO THE BUILDING, PRIOR TO THE INTRODUCTION OF EIFS AT THE MASONRY OPENINGS) ARE ASSUMED TO CONTAIN ACM CAULK AT THE SILL. ACM CAULKING IS ALSO LIKELY AT ORIGINAL WOOD FRAMING AROUND ALL SIDES OF AN ORIGINAL WINDOW, AS WELL AS CAULKING BETWEEN SECTIONS OF ORIGINAL STONE OR CONCRETE LINTELS OR LEDGES. THIS INCLUDES INSTANCES WHERE THE EIFS HAS COVERED UP THE ORIGINAL WOOD FRAMES AND/OR CAULKING. ACM GLAZING MATERIAL IS ASSUMED TO SURROUND ALL ORIGINAL GLASS WINDOW PANES.
5. ADDITIONAL ACM MAY BE HIDDEN BEHIND/WITHIN/AROUND EXISTING CONDITIONS. SHOULD SUSPECTED HAZARDOUS MATERIALS BE ENCOUNTERED DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE COUNTY PROJECT MANAGER AND THE ARCHITECT.

ACM 1

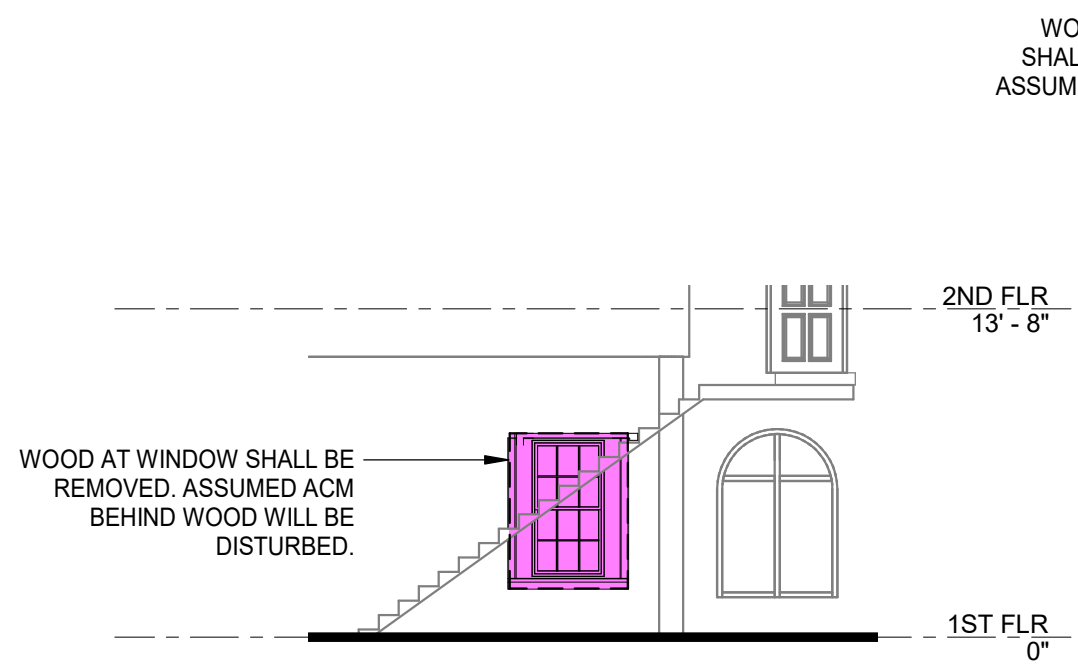
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ELEVATION REFER TO 2/A4.3



ELEVATION REFER TO 1/A4.3




ELEVATION REFER TO 2/A4.2



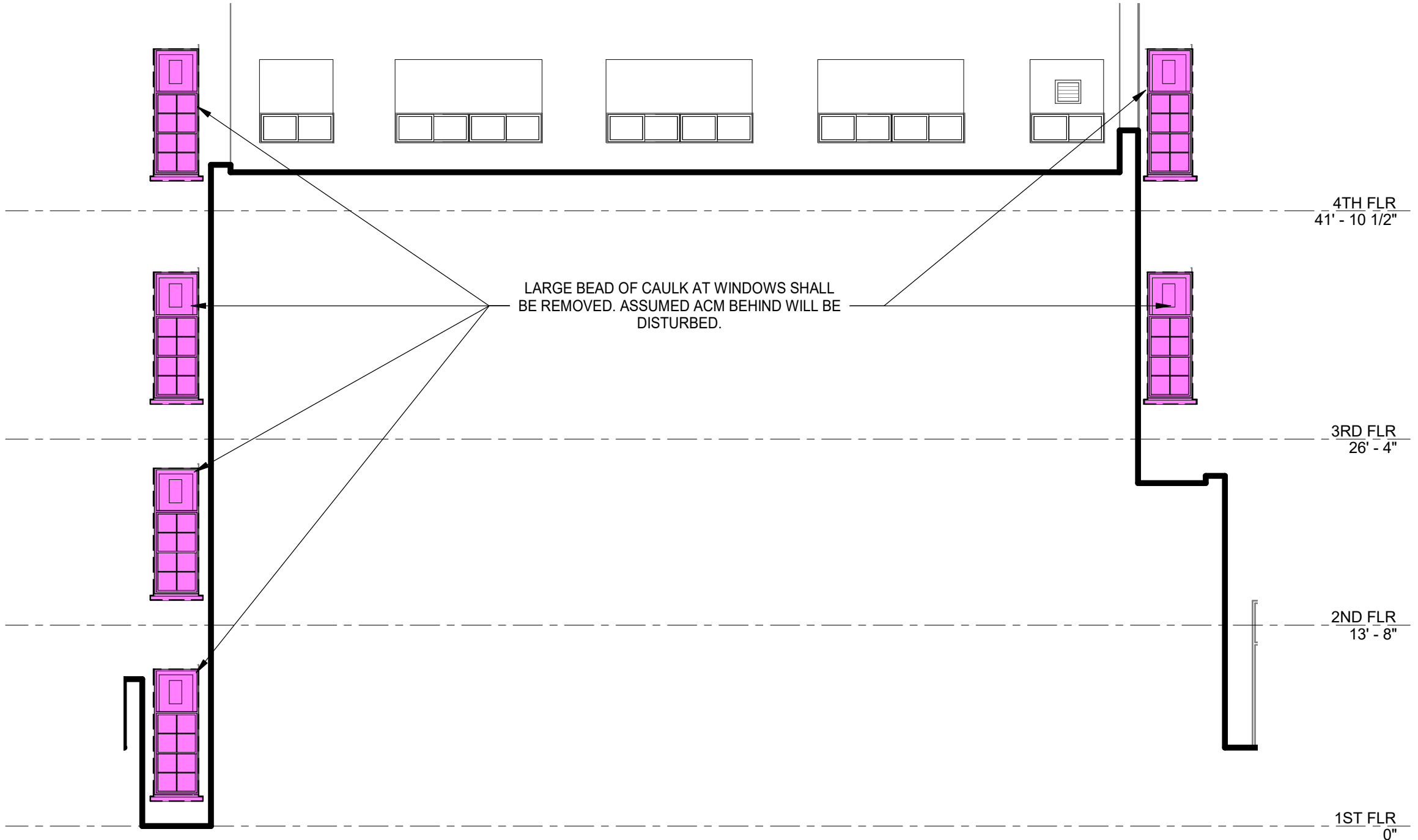
ELEVATION REFER TO 1/A4.2

ACM LEGEND
APPLIES TO ACM 2 - ACM 4

 ACM SCOPE

ACM 2

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ELEVATION REFER TO 3/A4.3

ACM 3

ALBEMARLE COUNTY OFFICE BUILDING MCINTIRE - WINDOW REPLACEMENT

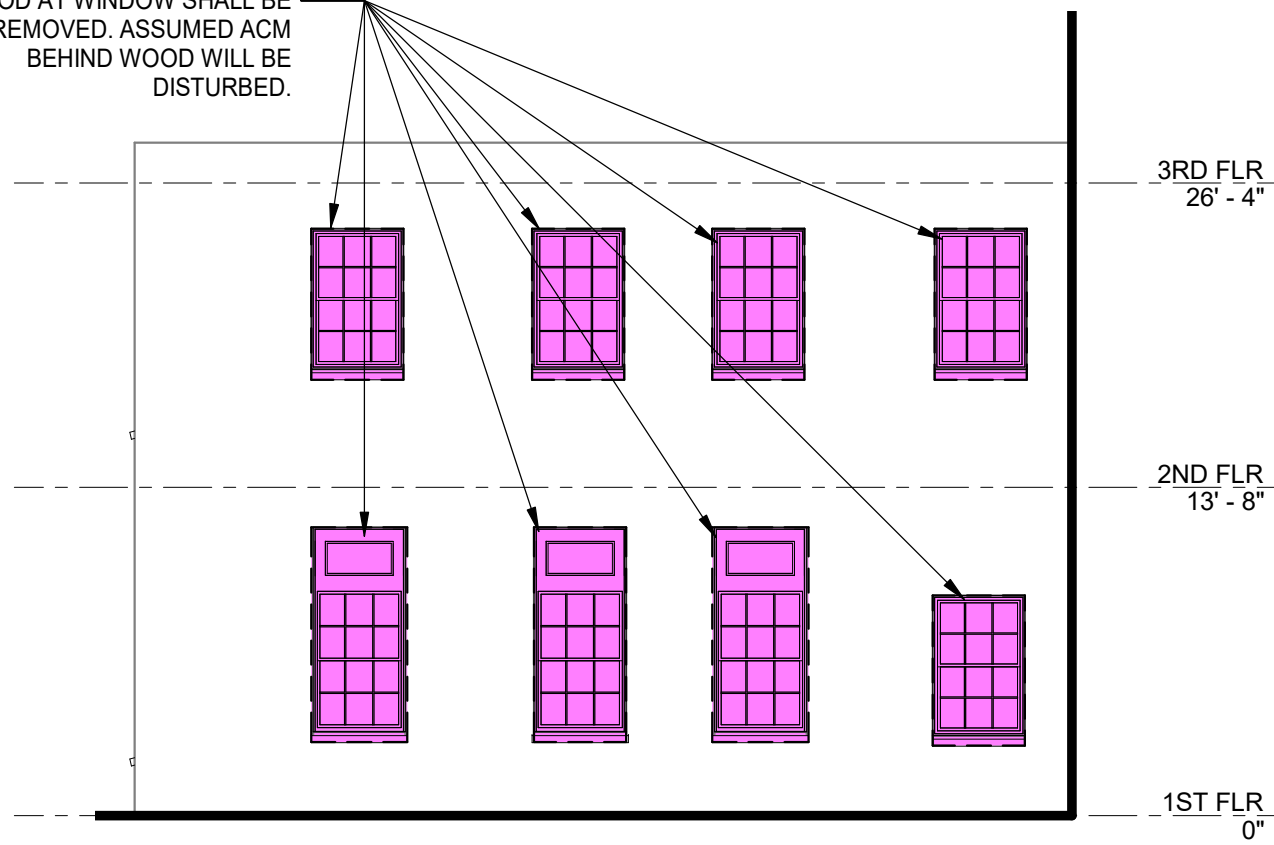
ACM SUSPECTED LOCATIONS

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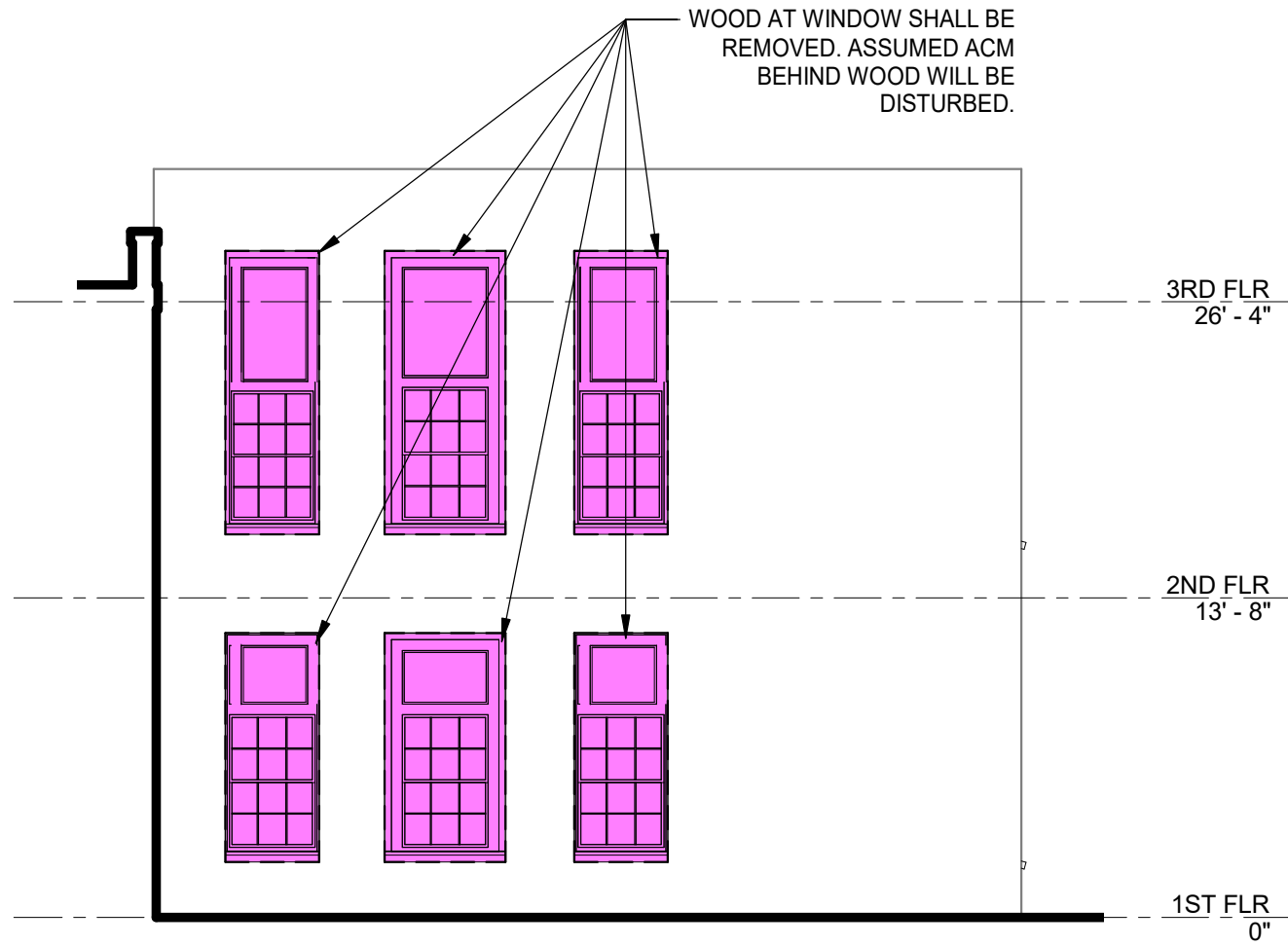
TJL ENVIRONMENTAL HEALTH CONSULTANTS, INC.
 2304 JEFFERSON PARK AVE
 CHARLOTTESVILLE, VA 22903

WOOD AT WINDOW SHALL BE REMOVED. ASSUMED ACM BEHIND WOOD WILL BE DISTURBED.



ELEVATION REFER TO 4/A4.2

WOOD AT WINDOW SHALL BE REMOVED. ASSUMED ACM BEHIND WOOD WILL BE DISTURBED.



ELEVATION REFER TO 4/A4.1

ACM 4

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TJL ENVIRONMENTAL HEALTH CONSULTANTS, INC.
2304 JEFFERSON PARK AVE
CHARLOTTESVILLE, VA 22903

ALBEMARLE COUNTY OFFICE BUILDING MCINTIRE - WINDOW REPLACEMENT

ACM SUSPECTED LOCATIONS

**ALBEMARLE COUNTY
PRE-BID CONFERENCE AGENDA
2021-088-IFB-04223**

PROJECT: **Albemarle County Office Building McIntire – Window Replacement**

LOCATION: **401 McIntire Road, Charlottesville, Virginia 22902**

DATE: April 7, 2021; 2:00 p.m.

In case of any discrepancy between this agenda and the Bidding Documents, the Bidding Documents shall take precedence. Please notify the Architect if any such discrepancies are discovered.

1. INTRODUCTIONS and SIGN-IN

2. PROJECT PERSONNEL:

Purchasing: Lisa Thomas: 434-296-5854 x3145, Lthomas3@albemarle.org
Owner's Rep: Steven Hoffmann: 434-872-4501 x3128; shoffmann@albemarle.org
Architectural/Engineering Firm: Moseley Architects
Architectural/Engineering Rep: Andrew McVeigh: 804-545-6110; amcveigh@moseleyarchitects.com

3. PROJECT SCOPE

The work generally consists of the demolition of existing exterior windows, installation of new aluminum clad wood windows and fiberglass windows, and associated exterior and interior work at window heads, jambs, and sills, including EIFS recoating.

Cost Range: \$1M-\$2M

4. SCHEDULE

Bids Due: **Thursday, April 22, 2021 @ 3:00 PM** local time

Notice to Proceed issued before June 2021.

Construction Finish (Substantial Completion): 166 calendar days from NTP

Refer to A0.1 for phasing information.

Delivery Times:

Coordinate with Project Manager; give 72 hours notice.

Work must be suspended during County meetings. Refer to the Local Government

Supplemental General Conditions in the Project Manual.

Damages for Delay per Supplemental General Conditions (Item 2 – Section 42):

\$500 /calendar day for Substantial Completion and

\$250 / calendar day for Final Completion.

5. BID DOCUMENTS

Plans, project specifications, Addendums, Bid tabulations and other documents are

available at: <http://www.albemarle.org/departments.asp?department=purchasing>

Plans

Project Manual

Addenda

6. BID REQUIREMENTS

A. INSTRUCTIONS TO BIDDERS

1. Pre-Bid Question Form and Procedures
2. Read Full instructions
3. Withdrawal or Modification of Bids (see Item 6 in Instructions for proper procedure)
4. Instructions to Bidders, 5. Bid Guarantee. Any bid, including the Total Base Bid plus all Additive Bid Items, which exceeds one hundred thousand dollars (\$100,000) shall be accompanied by a Bid Bond payable to the Owner as obligee in an amount equal to five percent (5%) of the amount of the bid. A bid bond is required.

B. REQUIREMENTS:

1. Bid Form

COMPLETE All Parts:

TOTAL BASE BID

- a. **Part A: Lump sum for all construction not specifically included in the other base bid parts.** This part includes the removal of existing windows and the provision of replacement windows, EIFS recoating, 70 solid surface stool and apron salvaging, 311 PLAM stool and apron removals & the provision of solid surface stools and aprons at those locations.
- b. **Part B: Removal and Replacement of Joint Sealant.** It is anticipated that the majority of the existing EIFS joint sealant is in usable condition and will not be replaced. The Owner will rely on the recommendations of technical representatives and the Architect to determine those areas of the existing joint sealant which are deteriorated beyond use. At the direction of the Owner, the Contractor will remove and replace the deteriorated sealant. The Contractor should anticipate approximately 100 linear feet of this removal and replacement. If more than 100 linear feet is required, the unit price will be used to determine the additional money which will be paid to the Contractor for the additional work. If less than 100 linear feet is required, the unit price will be used to determine the amount by which the Contractor's fee will be revised downward.
- c. **Part C: Resurfacing/Overlay of Existing Joint Sealant.** Review item B above and extrapolate.
- d. **Part D: Salvage and Reinstallation of Solid Surface Stools and Aprons – Beyond 70 windows.** The base bid includes the salvage and reinstallation of solid surface stools and aprons at 70 windows. In the event that more stools and aprons must be included in the scope of work, this base bid part will be used to determine the cost of the work. The Contractor should estimate an additional 50 linear feet of window of additional solid surface stool and apron salvage and reinstallation. If more than 50 linear feet is required, the unit price will be used to determine the additional money which will be paid to the Contractor for the additional work. If less than 50 linear feet is required, the unit price will be used to determine the amount by which the Contractor's fee will be revised downward. "Linear feet of window" was used rather than "linear feet" to clarify that the stool and the apron are considered together. For example, if a window is 3'-0" wide at the interior, the Contractor would provide 3'-0" of stool and 3'-0" of apron. This would only count as 3 feet out of the 50 feet total. It **would not** count as 6 feet of the 50 feet total (3' of stool + 3' of apron).
- e. **Part E: Removal of Existing PLAM Stools and Aprons and the Provision of Solid Surface Stools and Aprons – Beyond 311 Windows.** Review Part D above and extrapolate.

Acknowledge addenda – At least one known addenda for asbestos reference documents and the pre-bid information.

This includes acknowledgement ON the bid form AND attachment of the signed cover sheets for the addenda WITH the bid paperwork.

2. Bid Bond is required for this project.
3. State Corporation Commission & Registered Agent Form
4. Vendor Data Sheet
5. Certification of Crimes Against Children
6. Ensure a company officer or an officially authorized person signs the Bid Form
7. Ensure the bid bond identifies the name and address of an attorney-in-fact who is appointed to act on behalf of the surety within the Commonwealth of Virginia. The address shall be within the Commonwealth of Virginia. The attorney-in-fact shall affix to the bond a certified and current copy of the power of attorney (Instructions to Bidders, 5. Bid Guarantee, (a), 3rd and 4th sentences).

C. BID RECEIPT:

1. Clearly marked
2. Confirmation of bid location, date and time:

Purchasing Office, Albemarle County Office Building, Room 248
401 McIntire Road, Charlottesville, VA

Bids Received by 3:00 pm on **Thursday, April 22, 2021**

Bids Opened and Read Aloud at 3:30 pm on same day via Microsoft Teams.

NOTE: No bids will be accepted after 3:00 pm

Bids and bid modifications MAY NOT BE FAXED.

3. Bid Receipt Protocol if Building is Closed – refer to the 2nd paragraph in the Invitation for Bids: If the County of Albemarle is closed for business at the time scheduled for bid opening, for whatever reason, sealed bids will be accepted and opened on the next scheduled business day, at the originally scheduled time).

4. Address of County website for determining whether building is closed: <https://www.albemarle.org/>

7. CONTRACT DOCUMENTS

General Conditions, Supplemental General Conditions, School Special Conditions, Contract;

NOTE: AC Mark-ups are now 10% and 10% for GC and SC Changes;

8. SPECIAL CONCERNS

- A. Owner Occupancy; Existing Building Operations take precedence;
No contact with students, faculty, staff
- B. Work Hours, Deliveries and Noise - Refer to Project Manual for additional information.
- C. Protection of Adjacent Areas including landscaping & facilities (Contractor Responsibility)
- D. OSHA / VOSH Regulations (where applicable).

9. JOBSITE SAFETY AND PROTECTION

Access

Site Limitations

Staging, Storage, and Lay-Down Area

Utilities (*use of Owner's Water and Power is allowed but shall not be abused*)

Temporary Offices not required

Contractor Parking

Delivery Times

Sanitary Facilities (contractor-furnished portable toilet)

Temporary Partitions/HVAC system protections

10. ADMINISTRATION
 - A. Retainage: 5%
 - B. Coordination through Owner's Representative
 - C. First Payment requires receipt and approval of Schedule, Schedule of Values and Submittal log.
11. No separate Owner contracts – *additional ongoing projects at building unlikely.*
12. Addenda: Final Addenda (*specific date to be confirmed and listed as a calendar date*) (5 calendar days prior to Bid Date) . Note the deadline for final questions is (enter specific date) (15 calendar days prior to Bid Due Date) to ensure they can be answered in the final addendum.
13. Procedural Pre-Bid- Questions or Items to be Clarified?
14. Building Walk Through of Project Areas. Additional walk-thrus allowed; must be scheduled with the Owner's Project Manager.



**COUNTY OF ALBEMARLE
FACILITIES & ENVIRONMENTAL SERVICES
FACILITIES PLANNING & CONSTRUCTION DIVISION
PRE-BID CONFERENCE ATTENDEES**

Project: Albemarle County Office Building McIntire – Window Replacement

Location: 401 McIntire Road, Charlottesville, 22901

Date: April 07, 2021

Name:	Andrew McVeigh
Organization:	Moseley Architects
Phone No.:	804-545-6110
Fax No.:	
E-Mail:	amcveigh@moseleyarchitects.com

Name:	Steven Hoffmann
Organization:	Albemarle County
Phone No.:	434-872-4501x3128
Fax No.:	
E-Mail:	shoffmann@albemarle.org

Name:	Michael Freitas
Organization:	Albemarle County
Phone No.:	434-296-5816 x3939
Fax No.:	
E-Mail:	mfreitas@albemarle.org

Name:	Joseph Romeo
Organization:	S&L Companies
Phone No.:	315-478-9746
Fax No.:	
E-Mail:	jromeo@slcontracting.com

Name:	Michael McShane
Organization:	S&L Companies
Phone No.:	315-478-9746
Fax No.:	
E-Mail:	mmcshane@slcontracting.com

Name:	Marla Spearman
Organization:	Hope Windows and Doors LLC
Phone No.:	219-484-8960
Fax No.:	
E-Mail:	hopewindowsanddoorsllc@gmail.com

Name:	Steve Nunn
Organization:	Pella
Phone No.:	757-293-8761
Fax No.:	
E-Mail:	snunn@pella386.com

Name:	Elizabeth Connolly
Organization:	Pella
Phone No.:	804-873-4921
Fax No.:	
E-Mail:	econnolly@pella386.com

Name:	Megan Harman
Organization:	Pella
Phone No.:	804-743-1501
Fax No.:	
E-Mail:	mharman@pella386.com

Name:	Mr. Phan
Organization:	PNC Corporation
Phone No.:	804-798-1158
Fax No.:	
E-Mail:	phan@pnccompanies.com



Questions and Answers – AD 01
to
Albemarle County
2021-088-IFB-04223
for
Albemarle County Office Building McIntire – Window Replacement
April 9, 2021

The following list of Questions and Answers is hereby issued as part of Addendum #01 to 2021-088-IFB-04223.

QUESTIONS AND ANSWERS:

1. **QUESTION:** May the Contract duration be lengthened beyond the 166 calendar days to substantial completion indicated in the Contract Documents?
ANSWER: *No. Bidders shall include in their bid the necessary resources to accomplish the work within the indicated duration.*
2. **QUESTION:** Who is responsible for the salvage and reinstallation of existing window treatments, such as blinds and shades?
ANSWER: *The County will salvage, store, and reinstall the existing window treatments. This scope will not be included in the Contract.*
3. **QUESTION:** May the existing solid surface window stools be left in place, and the replacement windows situated atop the existing stool?
ANSWER: *No. The Contractor shall salvage, cut, clean, and reinstall the existing solid surface stools.*
4. **QUESTION:** Must the Contractor provide insect screens with the windows?
ANSWER: *No, insect screens are not required.*
5. **QUESTION:** Specification Section 085000 mentions extruded aluminum and rolled aluminum. Which is required for the aluminum-clad wood windows?
ANSWER: *Extruded aluminum cladding is required.*
6. **QUESTION:** The drawings appear to show double-hung windows; is that the requirement?
ANSWER: *Yes, double-hung windows, except for the fiberglass windows which are sliders.*
7. **QUESTION:** May Sierra Pacific Westchester Series be added as an acceptable product?
ANSWER: *No. Moseley Architects has reviewed this substitution request and spoken with the manufacturer's representative. This product is not capable of retrofit over the existing window frames,*

which are intended to remain. The Sierra Pacific line for retrofit installations is a vinyl product, and is therefore unacceptable.

END OF QUESTIONS AND ANSWERS.