



ADDENDUM NO. 3

DATE: November 9, 2023

Invitation for Bids (IFB) No. 230009108 Hotchkiss Community Center Renovations

DUE DATE: November 29, 2023 / Time: 2:00 P.M.

SUBJECT: Responses to Submitted Questions

Ladies/Gentlemen:

Please take note of the following:

1. **Responses to Submitted Questions:** Please see uploaded responses to submitted questions.

This addendum must be acknowledged and included with the bid submission as indicated in the IFB or your response may not be considered. Please include all pages of addenda submitted.

Sincerely,

F Sharpe

Freddy Sharpe
Senior Procurement Analyst
(804) 646-5722
Freddy.Sharpe@rva.gov

Company

By: _____

Title

Date

Question	Answer
<p>Due to supply chain issues along with labor shortages, construction material is very volatile at the moment. Please verify if the contractor is to include any additional cost for escalation as the subcontractors do not know until submittals are approved what the actual cost of material will be. If the contractor is to include escalation, please provide a percent that the contractor is to include or please provide an allowance for all material escalation.</p>	<p>The Contractor should provide bids based on the proposed construction duration and the schedule. If escalation is a concern, the Contractor should take account for that in their bid. An escalation percentage will not be provided. Submittals will be reviewed and returned in a timely manner in accordance with the project specifications.</p>
<p>Due to supply chain issues along with labor shortages, delivery of material for construction material can vary widely from system to system. Please verify that if the contractor is not able to get material in time to start the project, the contractor may receive a time extension without the owner accessing liquidated damages for the project. The contractor will not know when the material will be on site until after the submittal process and the order has been placed so there is no way to tell right now what material will be affected, if any.</p>	<p>We can flexible concerning issues involving time delays in receiving construction materials. Liquidated damages will not be assessed.</p>
<p>Please note that due to the volatile of all construction materials, please verify that the contractor may only keep their number for 30 days in lieu of the 90 days required. If the contractor is to keep their number for 90 days, please note that there will be additional cost associated with the additional days for escalation.</p>	<p>90 days is required.</p>
<p>Please verify that the contractor is not to patch or fill-in any existing holes/gaps that are no indicated on the drawings in the walls, ceilings, roof, etc.. If there are areas that the contractor is to patch or fill, please provide all sizes, locations and material types so the contractor can include the proper cost for these items.</p>	<p>Contractor shall field verify all conditions. Most spaces are schedule for new paint finish. Specification section 09 90 00 provides specific information regarding the preparation for surfaces.</p>
<p>Please verify that all patching and repairs are shown on the drawings. If there are existing hole, cracks, chips, etc. that need to be repaired and are not shown on the drawings, please provide locations, sizes and counts of each item that the contractor will be required to repair. If this cannot be provided, please provide an allowance that the contractor shall carry in order to account for all patching or repairs.</p>	<p>Contractor shall field verify all conditions. Most spaces are schedule for new paint finish. Specification section 09 90 00 provides specific information regarding the preparation for surfaces.</p>
<p>Please verify that the contractor will not be required to remove/relocate/protect any equipment/furniture. If this is required, please provide a list of equipment and location(s) of the equipment/furniture that the contractor is to protect/relocate/remove. If the equipment/furniture is to be relocated, please provide the temporary location of the equipment/furniture. If the contractor is required to store any equipment/furniture, please provide the location that the contractor may place the temporary storage containers.</p>	<p>The Owner will relocation equipment and furniture.</p>
<p>Please provide all locations of any required safety barriers and signs as required.</p>	<p>The building will not be occupied; signs and safety barriers will be limited or not needed</p>
<p>Please verify that the contractor is not to include any moisture mitigation in their base bid. If the contractor is to include moisture mitigation, please provide an approximate square footage and a specification for all required moisture mitigation required to ensure compliance.</p>	<p>Moisture mitigation is not included in the project specifications.</p>
<p>Please verify that a wage scale will not be required for this project. If a wage scale is required, please provide the proper wage scale required with the addendum.</p>	<p>Please refer to IFB</p>
<p>Please verify that all mechanical and electrical testing can be completed by the electrical contractor and a 3rd party testing agency will not be required. If the contractor is required to hire a 3rd party testing agency for testing, please provide the type of test and frequency of all tests required to be completed by a 3rd party. Please provide the deck height.</p>	<p>Mechanical and electrical testing can be completed by the electrical contractor Deck height varies. Contractor shall verify all existing conditions.</p>

Please verify if the contractor is to supply the bid breakdown summary.	Please refer to IFB
Please provide the duration of the project. Per section 011000 1.3 A, the time for completion is 260 calendar days. Per the bid form, the time for completion is 180 days. Please verify which is correct.	The correct duration is 260 calendar days.
Please provide a revised bid form if the contractor is to include alternates as maybe required per section 012000 1.3 A.	Revised bid form will be provided
Please verify that the owner's testing agency will provide cast-in-place concrete testing and inspections per section 033000 3.11.	The City will provide cast-in-place concrete testing if required
Please provide the hazardous materials report for this project.	Will determine if a report exists; to our knowledge there are no hazardous materials
Please provide a detail and/or specification, including a basis of design, for the metal building facing that is to be installed over the existing liner system as required per the add alternate on AE101.	A Product Quality Standard is noted in the Add Alternate note on Sheet AE101
Please provide the limits of construction for the add alternate listed on AE101.	At all existing liner locations. Contractor shall verify all field conditions.
Please include a connection detail for the add alternate per AE101.	Refer to manufacturer's standard details
Please provide the as-builts for the sprinkler system so the contractor knows how many holes will need to be cut and at what locations. If this cannot be provided, please provide an allowance for this item.	Contractor shall verify all field conditions.
Please provide the location(s) of the new cast-in-place concrete as they are not shown on the drawings.	New concrete will be required for new plumbing connections.
Please provide the location(s) of the new structural steel as they are not shown on the drawings.	Refer to Sheet AE301
Please verify that the AISC certified fabricator qualification for the structural steel maybe waived for this project as this is typically for larger steel projects. Due to the labor shortages, the contractor will have better pricing if this can be waived.	Yes; this can be waived
Please verify that the AISC certified erector qualification for the structural steel maybe waived for this project as this is typically for larger steel projects. Due to the labor shortages, the contractor will have better pricing if this can be waived.	Yes; this can be waived
Please verify that the owner's testing agency will provide structural steel testing and inspections per section 051200 3.6.	Yes
Please verify that the AWI certification for the fabricator in regards to the architectural woodwork maybe waived for this project.	AWI certification is required.
Please provide a drawing showing all ductwork that is to be cleaned per drawing MOD1.	Contractor to field verify all conditions
Please provide all access panel locations and sizes to access the existing ductwork that is to be cleaned.	Contractor to field verify all conditions
Please provide all ceiling/partition types that will need to be removed/replaced to access all ductwork that is to be cleaned per drawing MOD1.	Contractor to field verify all conditions
SC-1 on the spec outlines a decorative quartz flooring system however the finish legend indicates it to be a decorative flake floor. However, the finish legend lists a color that is a quartz color. The spec also indicates SC-1 can be H&C Shield-Crete which is not similar to the above type of systems. The SC-1 rooms also have existing ceramic tile. Please verify that the intent is to coat over this existing ceramic tile. If so, there is no mention of a scrape coat or filler coat to fill in the grout lines. It is also not recommended to use epoxy directly over ceramic tile. Urethane cement is a better option if going directly over ceramic tile. Lastly, the spec indicates an epoxy topcoat but that is not recommended for bathrooms where a urethane topcoat is needed for chemical and stain resistance	The specified product is a fluid applied epoxy flooring that is intended for installation over the existing ceramic tile. The specifications note to prepare the surfaces as recommended by the manufacturer.

<p>SC-3 outlines in specs a high solids concrete sealer, H&C Colortop. H&C Colortop has a Solvent Based Colortop and a Water-Based Colortop. Please verify which one is specified. The Solvent Based is for exterior use so the Water-Based would be recommended.</p>	Water-Based Colortop
<p>Please provide a hardware schedule for the doors.</p>	No new doors. Existing knobs to be replaced with level handles.
<p>Please provide the location(s) and height(s) of the metal mesh that is to be removed and cleaned for bidding purposes per floor plan keynote 3 on AE101. If this cannot be provided, please provide an approximate square footage of the metal mesh.</p>	Contractor to field verify all conditions.
<p>Please provide the spacing and type of fasteners that will need to be removed/reinstalled for the metal mesh per floor plan keynote 3 on AE101 for bidding purposes.</p>	Contractor to field verify all conditions. Mesh to be re-installed in the same location.
<p>Please provide the location(s) and height(s) of the cru that is to be painted for bidding purposes per floor plan keynote 2 on AE101. If this cannot be provided, please provide an approximate square footage of the cru that is to be painted.</p>	Contractor to field verify all conditions.
<p>Please provide the type of floor that the contractor will need to patch per floor plan keynote 19 on AE101.</p>	Concrete
<p>Please verify that the carrier of the existing drinking fountain may remain. If not, please verify that the contractor will be required to patch the existing wall. If the contractor is to patch the existing wall, please provide the wall type.</p>	The existing drinking fountain is installed on a CMU wall. It should be removed and piping re-worked as necessary for the new drinking fountain. A new gypsum board partition is scheduled to fur-out the existing CMU wall, however patch and repair of the CMU wall is required to provide a finished condition to Corridor 101 and Storage 114
<p>Please verify that the CMU and/or metal mesh behind the bleachers will need to be removed/reinstalled/painted as required per floor plan keynotes 2 and 3 on AE101. If the contractor will need to perform work behind the bleachers, please provide photos of any access points below the bleachers. Further, please provide a detail/cut sheet of the bleachers and the current manufacturer/model of the bleachers in case the contractor will need to remove and reinstall.</p>	Metal mesh behind the bleachers will not need to be removed/reinstalled/painted.
<p>Please verify that the contractor will need to provide plywood on the gymnasium floor as required per floor plan keynote 5 on AE101 if the contractor is to utilize construction equipment.</p>	Means and methods of protection is to be determined by the Contractor
<p>Please refer to floor plan keynote 6 on AE101. Please verify that the contractor is only to paint the walls and not the ceiling.</p>	The metal building structure refers to the entire pre-engineered metal building frame.
<p>Please provide the location of floor plan keynote 7 as it is not shown on AE101.</p>	Keynote 7 is applicable for Gymnasium 102
<p>Please verify that the contractor is only to include one spray of the insulation of the mild detergent is regards to floor plan keynotes 3 and 7. If the first pass does get approved, please verify that a change order will be issued for any additional passes/spraying.</p>	The Contractor shall determine means and methods.
<p>Please provide a specification for the mild detergent that is referred to in floor plan keynotes 3 and 7 on AE101.</p>	Contractor to propose product as applicable to the application and submit for review.
<p>Please provide a specification for the new counter tops as required per floor plan keynote 10 on AE101.</p>	Refer to specification section 064100
<p>Please provide a specification for the new base cabinets as required per floor plan keynote 11 on AE101.</p>	Refer to specification section 064100
<p>Please verify that the flooring removal as required per floor plan keynote 12 on AE101 is only limited to laminate and/or carpet. If there is a different type of flooring that is to be removed, please provide the type of flooring and location of the flooring to be removed as other finishes may cost more than the laminate/carpeting removal.</p>	Contractor to verify existing conditions.
<p>Please provide the wall types that will require patching as required per floor plan keynote 14 on AE101 for bidding purposes.</p>	Contractor to verify existing conditions.

Please provide the thickness of floor leveling required per floor plan keynote 18 on AE101.	Contractor to verify existing conditions.
Please provide a specification for the floor leveling as required per floor plan keynote 18 on AE101 for bidding purposes.	Refer to specification 033000
Please provide a revised bid form that includes the add alternate as required per AE101.	Revised bid form will be provided
Please provide the ceiling spacing of all intermediate framing members (i.e. the purlins, furring, etc.) This is to ensure proper compliance with the new panel installation. If this cannot be provided, please verify that the existing intermediate framing members will be sufficient to install the new Lamtec metal wall panels and any additional framing required by the manufacturer will be handled via change order.	Contractor to verify existing conditions.
Please provide a detail or pitch of the existing gymnasium roof so the contractor for bidding purposes. If this cannot be provided, please provide an estimated square footage of the new Lamtec wall panels required per AE101.	Contractor to verify existing conditions.
Please provide the location(s) and size(s) of all new trim required for the add alternate as required per AE101.	Contractor to verify existing conditions.
Please verify that the TV monitor / info board, as required per detail C1/AE101, will be supplied and installed by others. If the contractor is to supply/install this item, please provide a description and/or specification.	The TV Monitor/info board will be supplied by others. Power will be provided by the contractor.
Please verify that the intent in the restrooms 111 and 112 is to remove the existing wall tile and install new wall tile. If so, please provide the height of the existing wall tile and the height of the new wall tile.	No, existing ceramic wall tile to remain. Refer to finish schedule and interior elevations on AE301.
Please provide a specification for the ceramic tile base and wall tile that is required per AE301.	Ceramic wall tile and wall base are not in the scope of work.
Please verify that the intent is to remove the vinyl wall base on the existing CMU walls. If so, please verify that the contractor will be required to prep the walls in order to properly install the new vinyl base as required per AE301.	Yes, the Contractor shall be required to prep all surfaces for new finishes.
Please provide the thickness of the floor leveling required per finish remark note 4 on AE301, for bidding purposes.	Contractor to verify existing conditions.
Please verify that the contractor will be required to remove/reinstall the toilet partitions in order to properly install special finish 2 on the walls as required per AE301.	New wall finishes shall be properly installed. Means and methods are to be determined by the Contractor.
Please verify that the contractor will be required to remove/reinstall the toilet fixtures (both wall and floor mounted) in order to install the fluid applied flooring and fluid applied wall coating.	New floor and wall finishes shall be properly installed. Means and methods are to be determined by the Contractor.
Please verify that the toilet fixtures in rooms 122 and 123 are wall mounted. If they are not wall mounted, please verify that the contractor will be required to remove/reinstall the fixtures in order to install the fluid applied flooring.	Contractor to verify existing conditions.
Please verify that the toilet partitions in rooms 122 and 123 are wall mounted. If they are not wall mounted, please verify that the contractor will be required to remove/reinstall the partitions in order to install the fluid applied flooring.	Contractor to verify existing conditions.
Please provide the location of partition type G6-0 as they are not shown on AE101.	Refer to reflected ceiling plan on Sheet AR101
Please provide the thickness of the existing slab on grade, for bidding purposes, at the women's 122 as the contractor will be required to remove/replace the concrete for the new sanitary sewer for the electric water cooler.	4" slab on grade
Please provide a detail to patch the existing slab on grade, for bidding purposes, at the women's 122 as the contractor will be required to remove/replace the concrete for the new sanitary sewer for the electric water cooler. Please include any dowel sizing, spacing and any other information required.	Refer to concrete specification 033000

Per the bid form, the contractor is to include asbestos abatement. Please provide a hazardous material report so the contractor may include the proper asbestos abatement for this project.	Will determine if a report exists; to our knowledge there are no hazardous materials
Please provide a drawings showing all supply and return ductwork that is to be cleaned per M101.	Contractor to verify existing conditions.
Please note that some of the gypsum ceilings are to remain. If any of the existing supply and return ductwork that is to be cleaned and is in the areas where the ceilings are to remain, please verify that the contractor will need to remove/reinstall the gypsum ceilings for access to the duct above the ceiling.	Means and methods to achieve the work as specified shall be determined by the Contractor.
Please provide the location of demolition plan key note 1 as it is not shown on M101.	note 1 applies to Dryers in Laundry room 116
Please provide the number of pumps that are to be removed per demolition plan key note 5 on M101.	Contractor to verify existing conditions.
Please verify that the contractor may utilize wall mounted conduit to feed light switches, new receptacles and any other electrical item required. If not, please verify that the contractor will be required to channel out the existing CMU walls and provide repairs.	New outlets located in Lobby area shall be channeled out and repaired. New outlet for water cooler in fitness is in a new furred wall. Other connections can be surface mounted.
Please provide the location of panel PA as required per E 201.	Panel 'PA' is shown on the lower right hand wall of Utility #120 on E201.
Please provide the location of panels PAC and PC as required per drawing E202.	Panel 'PAC' is shown on the lower wall of Utility #120 on sheet E201. Panel 'PC' is shown on the right hand wall of Utility #104 on sheet E201.
Please verify that the contractor will be required to remove/replace gypsum ceilings to provide access to the new lighting/conduit/wire as required per E201. If so, please provide a detail/description of the existing ceilings so proper repairs may be made.	Means and methods to achieve the work as specified shall be determined by the Contractor.

<p>It was mentioned during the online prebid conference that there may be the possibility to conduct a site visit before the proposal due date and that an amendment would be issued with a time and date if that were the case. Has that amendment been issued and if not, is there a chance to complete a site visit before the proposal due date on this project? Would you please provide a cost estimate/budget and current plan holder list for the subject solicitation?</p>		<p>Site Visit will be November 9, 2023 at 2:00 PM</p>
<p>It was mentioned during the online prebid conference that there will be an add alternate for gym lining. On the bid documents including the bid form, there is no add alternate shown. Will an addendum be sent to include this?</p>		<p>The add-alternate is noted on Sheet AE101 and in Specification 012000. The bid form will be revised to include Add-Alternate #1.</p>
<p>It was mentioned during the online prebid conference that there is a Minority Business Enterprise (MBE) goal of 20% on this project. Does this MBE goal only count for local businesses operating out of the city of Richmond or would any MBE Certified contractor count towards the goal?</p>		<p>All firms listed in this directory have registered with the City of Richmond as a minority owned business (MBE) or certified as an Emerging Small Business (ESB). It should be noted, that there are MBE businesses listed in this directory that are not certified. Therefore, any prime contractor/vendor desiring to use a registered MBE firm that is not certified, must be aware, that the registered MBE firm has 180 days to get certified or before the completion of the contract, whichever is less, or the prime contractor/vendor risks not receiving credit toward the minority participation goal for the said project. The MBE firm does not have to be located in the City of Richmond, however the MBE/ESB firm will need to get registered with our office and certified as a Minority SWAM firm with the Commonwealth of Virginia in order for the prime to receive credit towards their MBE Participation goal.</p>

<p>It was mentioned during the online prebid conference that there is a Minority Business Enterprise (MBE) goal of 20% on this project. Will not meeting this 20% goal disqualify any bidders from being awarded the project?</p>		<p>The City of Richmond has a commitment to the development of its minority and emerging small business communities. We therefore encourage the use of minority and emerging small businesses on all City contracts to the fullest extent reasonably possible. On this particular contract, it has been determined that minority and emerging small business participation of 20% is reasonably possible given the availability of minority and emerging small businesses for the scope of work covered by this contract. The City's Office of Minority Business Development is available at 646-3985 as a resource in identifying local MBEs and ESBs. Your assistance in helping the City achieve its priorities is greatly appreciated.</p>
<p>In the bid documents there seem to be two different project durations given: 180 days on p. 5 of the IFB, and 260 days on p. 4 of Project Manual. Please clarify what the project duration is.</p>		<p>The correct project duration is 260 days</p>
<p>Is there an anticipated date of award and/ or a specific timeframe that the project is expected to commence on-site construction?</p>		<p>The project will be awarded upon completion of signed contracts</p>
<p>Please confirm that the space will be unoccupied for the duration of construction.</p>		<p>The center will be unoccupied</p>
<p>Please confirm that the contractors will be allowed to park in the lot adjacent to the building and that the contractors will be allowed to utilize the drinking and bathroom facilities on site.</p>		<p>Contractors will be allowed to park in the adjacent parking lot but not on the basketball court in front of the building. Bathrooms and drinking can be utilized during the renovation.</p>
<p>Who currently handles the equipment controls and fire controls for the building and are you able to provide a point of contact for those companies?</p>		<p>These systems are handled by Johnson Controls. We will provide contact info</p>

On Drawing AE-101, partition F2-0 runs below an existing drywall ceiling that is to remain in the Multipurpose #2 room. The specs call out deflection track for new metal-framed walls. Are these partitions to penetrate the existing drywall ceiling and run to deck or anchor to the bottom of the existing ceiling? If to deck, what is the deck height?		New F2-0 partitions in Multi-purpose Room #2 should terminate at the underside of the existing drywall ceiling.
On Drawing AE-301, the finish/color key schedule only lists one type of ceiling tile to be used throughout. Although the kitchen is called out with the same tile type. Please confirm that a washable tile is not to be used instead.		The same ceiling tile should be used throughout
There does not seem to be a ceiling height given for the gym on the drawings. Do you have the ceiling height at the gym?		The underside of the existing structure varies between (approx) 23' - 25'
Will the City of Richmond hold the Building Permit for this project, or will the contractor be responsible for obtaining a building permit from the drawings provided?		The building permit has been obtained but needs to be extended and placed in the contractor's name
Please provide more details, drawings, etc. for what is to be provided for Add Alternate 1 on sheet AE101.		The add-alternate noted on Sheet AE101 references a product quality standard for re-finishing an existing metal building application. Reference manufacturer's standard details for additional information.
There is a single sprinkler head in Storage 103 however there does not appear to be sprinkler coverage anywhere else. Is sprinkler work required for this project?		No
Please provide architectural demo plans.		No demolition is required
Are any structural modifications such as lintels, bond beams, etc. required for new exterior penetrations?		Reference details on Sheet AE301
Are any structural modifications required for new roof mounted HVAC equipment?		Structural modifications are not anticipated. Adaptive roof curbs have been specified for new HVAC equipment to replace existing.