

Addenda Number: 3

Culpeper County IFB No.: BG-23-0502

DATE: 9/6/2022

The following are answers to written questions received for the George Washington Carver Food Enterprise Center Alterations project:

A. Answers to Questions Received

1. Per NESHAP regulations, an inspection report showing locations and type of ACM containing materials must be conducted prior to a renovation/demolition project where there is known ACM. Currently, the letter dated April 25, 2017, will not satisfy the NESHAP regulations and would not allow us to commence renovation. Is there a recent inspection report for the specific areas of renovation?

Answer: The County will furnish all available ACM related test and inspection reports to the successful bidder.

2. There is no specific ACM plan showing where we are supposed to remove ACM containing material in the renovation space. Can you clarify the ACM scope with a plan clearly outlining the locations of ACM materials to remove?

Answer: ACM are identified in the summary letter.

3. Can you confirm whether the roof in the kitchen space has ACM? We do not think it is a built-up roof, but don't know if it has ACM. Please confirm.

Answer: The County believes that an existing built-up roof is under the existing EPDM roofing.

4. Where new walls are being built on Sheet A2.2, should we include removal of the existing glue-on acoustical ceilings only in the areas where the new walls touch the deck or throughout the entire space?

Answer: Remove existing glue under tiles only where necessary to complete the work.

5. Where new walls are being constructed, should we assume that they will be finished and painted e.g., the inside and outside of the bathroom walls?

Answer: The toilet walls are rough-in only – no finish.

6. Is the intent for all doors in the finish schedule being purchased in Phase 1 or only the doors without the asterisk? We can't finish walls without frames installed and there are place e.g., the bathrooms where the intent appears to be delaying door install until Phase 2. Please clarify the intent.

Answer: Doors & frames 105, 106 & 107 are future.

7. Finish F1 tells us to leave existing floors as they are and provide clear concrete sealer where walls are removed, or patching occurs. Can you confirm the intent is to provide concrete sealer at patches and wall scars rather than the entire F1 area? Is there a product you want us to base the sealer on?

Answer: The intent of this note is to end up with a painted finish to match the existing painted concrete. Patch cuts level with surrounding floor & Apply (2) coats SW Armorseal Tread-Plex Acrylic Floor Coating B90 Series, low gloss, 4 mils.

8. Revised A1-1 indicates that the 4" sanitary line leaving the grease interceptor transitions to a 6" line, and discharges to the pump station. The plumbing drawings do not indicate this. Can you confirm the intent?

Answer: Refer to Sheet AS-1 Architectural Site plan dated 09-01-22. Attached hereto and expressly incorporated by reference herein as Attachment A-3.1 (CD AS-1, Revisions, dated 09/01/22).

9. Can you provide a detail for penetrating the pump station riser with a 6" pipe?

Answer: Refer to Sheet AS-1 Architectural Site plan dated 09-01-22. Attached hereto and expressly incorporated by reference herein as Attachment A-3.1 (CD AS-1, Revisions, dated 09/01/22).

10. Can you provide a flashing detail for the roof flashing that will be required at the makeup air unit?

Answer: Refer to Sheet AS-1 Architectural Site plan dated 09-01-22. Attached hereto and expressly incorporated by reference herein as Attachment A-3.1 (CD AS-1, Revisions, dated 09/01/22).

11. Can you confirm that the intent is to cut and make the existing boiler loop continuous rather than just cap the lines as indicated on A2-1 not 12?

Answer: Remove all existing radiators & above slab piping in the Kitchen project area and along the exterior wall of the future toilets & janitor's closet. Cap radiator piping below the floor and maintain the existing active steam loop. Concrete pads under future equipment are not a part of this work. Door EX-3 is part of the Base Bid. Sheet E1.1 Power Riser Diagram Clarifications: ADD ALTERNATE #3 requires feeding new panel KM by extending the existing 224A feeders located at note 9 on Sheet E1.1 to panel KM locations.

Note: A signed acknowledgement of this addenda must be received by the Procurement Department of Culpeper County either prior to the proposal/bid due date and hours or attached to your proposal/bid. Signature on this addenda does not substitute for your signature on the original RFP/IFB document. The original RFP/IFB document must be signed.

Alan H. Culpeper
Alan H. Culpeper, CPPO, VCM, VCO
Director of Procurement

ACKNOWLEDGEMENT:

END OF ADDENDA NO. 3

ATTACHMENT A-3.1

(CD AS-1, Revisions, dated 09/01/22)

ATTACHED