

October 17, 2024

ADDENDUM NO.: ONE

TO ALL BIDDERS:

REFERENCE:	IFB No:	2025-IFB-1007262
	Dated:	October 8, 2024
	Commodity:	New Construction High School Center II
	IFB Closing On:	November 7, 2024, at 2 PM

Please note the clarifications and/or changes made to this solicitation:

PRE-BID MEETING DOCUMENTS:

1. Please see Sign-In sheet attached.
2. Please see Meeting Minutes attached.

BIDDER QUESTIONS:

1. **Question:** For the metal panels, is the intent that they be aluminum or steel? If they are to be aluminum then it is recommended that the thickness be more that .032 for strength purposes.

Please Advise

Answer:

Change Section 074213 – Metal Wall Panels, Paragraph 2.01, B, 3 and 2.01, C, 3 to read: “Precoated Aluminum Sheet, .040” minimum thickness”

Change Section 074213 – Metal Wall Panels, Paragraph 2.01, D, 3 to read: “Perforate, precoated Aluminum Sheet, .050” minimum thickness”

2. **Question: Are Civil CAD files available to be issued to the GC’s?**

Answer: Yes, CAD files can be made available. The CAD files provided are for convenience only and any errors or omissions are accepted by the bidder at their own risk. Those requesting CAD files shall thoroughly read and sign the attached Electronic File Release agreement return signed instruction and release agreement to the following:

Jonathan Showalter Jonathan.Showalter@timmons.com

Kylan Shirley Kylan.shirley@quinnevans.com

Access to the project CAD files will be provided directly to sender of release forms via return email with a specific download link. The download link shall not be shared with anyone outside of the company for which the release was executed. This shall be signed by authorized signatory of the bidding company.

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 proposal document. The original proposal document must be signed also.

Sincerely,

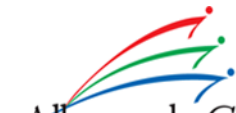
Chris Beahm
Purchasing Agent
Phone: (434-296-5854)

Name of Firm

Signature/Title

Date

Printed Name



Albemarle County
Public Schools
ALBEMARLE COUNTY PUBLIC SCHOOLS
PRE-BID CONFERENCE
IFB # 2025-IFB-1007262

PROJECT: New Construction High School Center II
LOCATION: 2751 Hydraulic Rd, Charlottesville, VA

434-975-9340
DATE: October 15, 2024 10:00AM

1. INTRODUCTIONS and SIGN-IN

2. PROJECT PERSONNEL:

Purchasing:	Chris Beahm: cbeahm@albemarle.org
Owner's Rep:	Kagan Squire: ksquire2@k12albemarle.org
Architectural/Engineering Firm:	Quinn Evans Architects
Architectural/Engineering Rep	Kylan Shirley: kylan.shirley@quinnevans.com

3. PROJECT SCOPE

The project is generally described as a 62,000 sf, 2 story, masonry with steel frame, metal stud wall, school building, with sitework and landscape including driveways, fields, parking lots, and stormwater infrastructure. Center II will house a specialty education program focused on Career Pathways. It will include a variety of typical school spaces as well as specialty spaces, including a culinary lab and advanced manufacturing labs. Additionally, the data center for the school division will be housed in a partially below-grade level beneath the school, alongside the school's main mechanical room. The scope of the project includes site improvements to the surrounding campus of Albemarle High School, including a new parking lot, school drop-off/pick-up lanes, driveways, athletic fields with irrigation, geothermal well field, and associated utilities and stormwater management facilities.

Estimated Cost Range: \$30-40 Million

4. SCHEDULE

A. Bids Due: **Thursday November 7, 2024.**

B. NOTICE TO PROCEED will be issued on or about **January 14th, 2025.**

(1) Hitting this milestone is dependent upon the General Contractor obtaining and submitting their bonds and all required paperwork in a timely manner.

C. Substantial Completion Dates: Sequence A: May 31, 2026
Sequence B: August 7, 2026
Sequence C: October 1, 2025
Sequence D: August 7, 2026

- (1) Please note that the Contractor is responsible for ensuring that all necessary permits are obtained and submittals are approved prior to beginning or installing any work.
- D. Final Completion: All work should be finally completed 30 calendar days from the specified Substantial Completion Date for each sequence. School is anticipated to be opened for the 2026-2027 School Year beginning in August 2026.
- E. Sequencing Plan: Reference sheet G003 for more information on sequencing activities.
- F. Damages for Delay per Supplemental General Conditions:
 - (1) \$5,000/calendar day for Sequences A and B
 - (2) \$1,000/calendar day for Sequences C and D
 - (3) \$2,000 /calendar day for Final Completion.
 - (4) Liquidated Damages will be assessed per phase.

5. BID DOCUMENTS

- A. All bid documents are available at:
<https://www.albemarle.org/Home/Components/RFP/RFP/1292/303?seldept=20>
- B. Plans (Please note that the plans are split into 2 volumes)
- C. Project Manual
- D. Addenda, none currently.

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 to Bidders for proper procedure)
- (4) 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 oblige in an amount equal to five percent (5%) of the amount of the bid.

B. BID SUBMISSION REQUIREMENTS:

- (1) Bid Form
COMPLETE All Parts:

TOTAL BASE BID (Summation of Parts A-P):

- Part A – Lump sum price for construction of the building & associated sitework
- Part B – Excavation of Unsuitable Materials Unit Pricing (500cy)
- Part C – Excavation in Trenches Unit Pricing (100cy)
- Part D – Excavation of Rock Unit Pricing (100cy)

Part E – Trench Rock Excavation Unit Pricing (250cy)
Part F – Subsurface Drains Unit Pricing (150lf)
Part G – VDOT #1 Stone Unit Pricing (10cy)
Part H – VDOT #57 Aggregate Unit Pricing (10cy)
Part I – Geotextile Fabric Unit Pricing (200sy)
Part J – Smoke Detectors Unit Pricing (1)
Part K – Exit Signs Unit Pricing (1)
Part L – Geothermal Wells, inclusive of 40' of casing Unit Pricing (1)
Part M – Geothermal Well Casing Unit Pricing (20lf)
Part N – ACM Waterline Replacement Unit Pricing (per linear foot)
Part O – Building Automation System Assigned Subcontractor: Siemens
Part P – Building Intrusion Detection System Assigned Subcontractor: Hudson Payne

ADDITIVE BID ITEM 1: Lump sum price for one elevator installed in the hoist way, complete and in accordance with the Drawings and Specifications. Base Bid includes one elevator installed.

ADDITIVE BID ITEM 2: Lump sum price for all work to design, engineer and install a roof-top photovoltaic power system complete and in accordance with the Drawings and Specifications.

UNIT PRICING WITHOUT CORRESPONDING QUANTITY ALLOWANCES

Unit 1 – Fire Lane Striping (20lf)

Unit 2 – Fire Lane Signage (per sign)

ACKNOWLEDGE ADDENDA – the last addendum will be posted on Friday, November 1, 2024. **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 2:00 pm on November 7, 2024

Bids Delivered & Submitted in Accordance with the Invitation for Bids and the Bid

Receipt and Bid Opening Procedures

Bids Opened and Read Virtually at 2:30 pm on November 7, 2024

NOTE: No bids will be accepted after 2:00 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

Contract, Special Conditions, Supplemental General Conditions, General Conditions, Specifications with attachments, Drawings (Listed in order of precedence)

8. SPECIAL CONCERNS

- A. **Sequencing:** Sheet G003 summarizes additional work constraints. Each sequence with an assigned Substantial Completion Date has additional work packages outlined with sub-milestone dates and constraints on when work can be completed with consideration to school operations and other construction outside of project scope.
- B. Contractor must adhere to the County Noise Ordinance. The definitions and restrictions are as follows:
 - (1) Sound produced by construction, demolition, or maintenance activities between the hours of 10:00 p.m. any day and 7:00 a.m. the following day, and the sound is audible: (i) from a distance of 100 feet or more from the property line of the parcel on which the activities are located; or (ii) from inside a dwelling unit or hotel room.
 - (2) Sound produced by construction, demolition, or maintenance activities related to a public facility, a public use, or a public improvement between the hours of 10:00 p.m. any day and 7:00 a.m. the following day, but which is produced by a contractor of a governmental entity, or a subcontractor, either off-site or outside of the project limits when the project limits are established in writing by the governmental entity, and the sound is audible: (i) from a distance of 100 feet or more from the property line of the parcel on which the activities are located; or (ii) from inside a dwelling unit or hotel room.
- C. Protection of Adjacent Areas including landscaping & facilities (Contractor Responsibility).
- D. Residential Area – Contractor is NOT to communicate with neighbors, but to be aware of and respect their presence.
- E. Hazardous Materials – ACM testing on existing Building Services building was previously completed, and ACM is present in materials. Contractor responsibility for removal and any

notification/coordination with AHJ/VDOLI. Owner will pay for and provide necessary monitoring during abatement. If any suspicious material is found on-site contractor is to immediately notify Owner's Project Manager. Owner will coordinate and pay for any necessary testing.

- F. OSHA / VOSH Regulations (where applicable).
- G. Special Inspections are required for this project.
- H. This is a LEED project, with waste management, product submittal and Commissioning and Enhanced Commissioning requirements.
- I. Site laydown and job trailer locations are limited. Location to be proposed by Contractor and coordinated with Owner.
- J. Albemarle High School Operations:
 - (1) School is active and operational during course of the work. Construction activities cannot interfere with school operations. Take note of delivery locations, vehicular traffic patterns, athletic facility locations, etc.
 - (2) Contractor shall not communicate with AHS Students or Staff.

9. JOBSITE SAFETY AND PROTECTION

- A. Access
- B. Site Limitations
 - (1) An access route to the south of Albemarle Campus from Georgetown Green/Hydraulic must be maintained at all times during construction for public use.
 - (2) Access to the loading dock must be maintained at all times during construction for food delivery and trash pick-up.
- C. Staging, Storage, and Lay-Down Area
 - (1) Please note the identified Laydown Area available for contractor use on drawings.
 - (2) Safety Fencing installed and provided by contractor around all construction areas.
- D. Utilities (use of Owner's Water and Power is allowed but shall not be abused). Will need to coordinate with utility providers on the disconnection of services and installation location for temporary services (i.e. water and power) for duration of project once Building Services is demolished.
- E. Contractor responsibility to obtain the necessary permits.
- F. Contractor Parking within construction area only. Contractor cannot use parking lots designated for staff or students.
- G. Delivery Times

- (1) In accordance with the Special Conditions.
- (2) Restricted during arrival & dismissal when school is in session (*8:30 am – 9:30 a.m. and 3:30 pm – 4:30 pm*).
- (3) No restrictions when school is not in session.

H. Sanitary Facilities (contractor-furnished portable toilet)

I. Exterior Enclosure-Control Partitions

10. ADMINISTRATION

A. Retainage: 5%

B. Coordination through Owner's Representative

C. First Payment requires receipt and approval of Schedule (CPM), Schedule of Values, and Submittal Log (with anticipated submission schedule)

11. SEPARATE OWNER CONTRACTS

A. Architect/Engineer (A/E): Quinn Evans Architects

B. Card Reader Access and Special AV systems: Pavion

C. Assigned Sub-contract for Building Intrusion and Detection: Hudson & Payne

D. Special Inspections & Testing: Firm TBD

E. Furniture Installation Vendors: Firms TBD

F. "Second-floor Connector" Construction project carried out simultaneously at AHS, refer to Sheet G003 for locations and schedule

G. Others as Needed

12. ADDENDA

A. Contractors must acknowledge all addenda included in the Pre-Qualification process, in addition to any addenda released as part of the Bidding process.

B. The deadline for final questions is **Thursday, October 31, 2024** to ensure they can be answered in the final addendum.

C. Final Addenda to be posted on **Friday November 1, 2024**.

13. ADDITIONAL FIELD VISITS

A. For additional field visits contractor must schedule an appointment through the Owner's Project Manager. Appointments will be made on a first-come, first-serve basis.

- B. All visitors must check in at Main office before or after school hours.
- C. Visits should be made with consideration to school operations (before/after), which are generally 9am-4pm.

END OF SECTION



COUNTY OF ALBEMARLE
PRE-BID CONFERENCE ATTENDEES

Project: High School Center II

Location: Building Services Facility, 2751 Hydraulic Rd

Date: Tuesday, October 15, 2024, 10:00 a.m.

Name:	Kagan Squire
Organization:	ACPS
Phone No.:	434-299-2691
Fax No.:	
E-Mail:	ksquire2@k12albemarle.org

Name:	Todd Williams
Organization:	Kenbridge Construction
Phone No.:	434 676 8221
Fax No.:	
E-Mail:	estimating@kenbridge.com

Name:	Rey Ovalle
Organization:	ACPS
Phone No.:	434-981-8958
Fax No.:	
E-Mail:	rovalle@k12albemarle.org

Name:	David Uie
Organization:	ACPS
Phone No.:	434 975-9340
Fax No.:	
E-Mail:	duie2@k12albemarle.org

Name:	MATT CAVEY
Organization:	S.B. BALLARD CONSTRUCTION
Phone No.:	540-236-8576
Fax No.:	—
E-Mail:	chennigesballard.com

Name:	Bruce Senn
Organization:	Nielsen
Phone No.:	540-434-7376
Fax No.:	540-434-6264
E-Mail:	DWalling@nielsen-inc.com

Name:	James Whitacre
Organization:	Jamerson-Lewis Construction
Phone No.:	(434) 944-3681
Fax No.:	
E-Mail:	jwhitacre@jamersonlewis.com

Name:	KYLAN SHIRLEY
Organization:	QUINN EVANS (ARCHITECT)
Phone No.:	540-818-6043
Fax No.:	—
E-Mail:	KYLAN.SHIRLEY@ QUINN QUINNEVANS.COM.

Name:	
Organization:	
Phone No.:	
Fax No.:	
E-Mail:	

Name:	
Organization:	
Phone No.:	
Fax No.:	
E-Mail:	

Name:	
Organization:	
Phone No.:	
Fax No.:	
E-Mail:	



TIMMONS GROUP
Electronic Data Transfer
A G R E E M E N T

THIS ELECTRONIC DATA TRANSFER AGREEMENT (“**Agreement**”) is made and entered into as of _____, 2021, by and between TIMMONS GROUP, INC., a Virginia professional corporation (“**Timmons**”), and RECIPIENT named below. Timmons and Recipient are each a “**Party**” and collectively the “**Parties**”, and hereby agree as follows:

Data. The Data shall be transmitted to Recipient in the Data Format following the execution by the Parties of this Agreement.

Intended Use. The Data shall be used solely for the Intended Use. Any other use by Recipient or any third party receiving access to Data from Recipient shall be deemed a breach of this Agreement.

Grant. Timmons grants Recipient a revocable, limited, exclusive, non-transferable license to use the Data for the Intended Use pursuant to this Agreement.

Remedy. In the event of any breach of this Agreement by Recipient, including, without limitation, the actual or threatened disclosure of the Data without the prior written consent of Timmons, Timmons will suffer irreparable harm and injury and no remedy at law will afford it adequate protection against, or appropriate compensation for such injury. Accordingly, Recipient hereby acknowledges that in any such event, Timmons shall be entitled to specific performance of Recipient’s obligations under this Agreement, without proving actual damages as well as such further injunctive relief as may be granted by a court of competent jurisdiction. Nothing herein shall be construed as prohibiting

Timmons from pursuing any other remedies available to it for any such breach or threatened breach, including recovery of damages. Recipient shall waive the requirement of Timmons posting a bond with respect to the foregoing injunctive relief.

WARRANTY DISCLAIMER. NO EXPRESS WARRANTY REGARDING THE DATA IS MADE BY TIMMONS. ALL IMPLIED WARRANTIES, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, OR IMPLIED WARRANTIES ARISING FROM A COURSE OF DEALING OR USAGE OF TRADE ARE EXPRESSLY DISCLAIMED.

Limitation of Liability. Timmons shall have no liability for any claims, losses, damages, injuries, costs or expenses of any kind or character whatsoever arising out of, resulting from or in any way connected with providing Recipient Data hereunder.

Data Restrictions. Recipient shall not transfer or provide access to Data to any third party without the prior written consent of Timmons. Recipient shall be responsible for any errors caused by alterations or conversions made to Data.

Defined Terms. Capitalized terms used herein but not defined shall use the definition provided below.

Data: _____

Intended Use: _____

Data Format: _____

Recipient Information: Primary Contact: _____ Email: _____

Address: _____

Phone: _____ Fax: _____

The Parties hereto have caused this Agreement to be executed as of the date first written above:

TIMMONS:
Timmons Group, Inc.

RECIPIENT:
Company name: _____
PRINT

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

Please execute this Agreement and email it to _____ or fax to (804) 560-1438. Data will be transmitted upon receipt.

Office Use:
JOB NO.