



Williamsburg-James City County School Division
Invitation for Bids (IFB) # 20230938
Clara Byrd Baker Elementary School Restroom Renovations

Date: March 30, 2023

ADDENDUM NO. 1

This Addendum provides answers to vendor questions and the sign-in sheet from the Pre-Bid Conference.

Please contact Jessica Yost, email: Jessica.yost@jamescitycountyva.gov, if you have any questions regarding this Addendum.

The above referenced IFB is hereby amended and clarified as follows:

The following modifications, additions, and deletions are *hereby incorporated into the contract documents*.

QUESTIONS

1. With the price of material being very volatile due to Covid manufacturing safety changes and other market restrictions, subcontractors are unable to hold their pricing for more than 30 days. Please provide an allowance that all contractor will need to include in their proposals due to price fluctuations during this time of uncertainty for material pricing.

ANSWER: The Owner will not provide an allowance for material cost volatility. All costs (material and labor) for the scheduled duration of the project are to be included in the firm fixed Bid price without exception.

2. Due to supply chain issues along with labor shortages, construction material is very volatile at the moment. Please verify that the contractor is to include the purchase of these items in their proposal. If so, please provide a new final completion date for this project. If the final completion date will not move, please provide the liquid dated damages that will be applied so the contractor may include the proper liquid dated damages in their proposal.

ANSWER: Bidders must include the purchase of all construction materials in their bids without exceptions. The Owner understands that supply chain issues may impact lead times on certain materials required for this project. Therefore, the Owner may, at its discretion, extend the deadline for Substantial and/or Final Completion if the Contractor can provide documented evidence of extended material lead time and show that such material delays will impact the Contractor's critical path. Bidders should note that there is no guarantee of a time extension. Liquidated damages, if assessed, will be \$500 per day after failure to meet Substantial or Final completion.

3. Please verify that the contractor is not to patch or fill-in any existing holes/gaps that are not 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.

ANSWER: WJCC Schools will patch walls prior to construction. The Contractor is expected to patch surfaces that are damaged during construction.

4. Please verify that all patching and repairs are shown on the drawings. If there are existing holes, 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.

ANSWER: WJCC Schools will patch walls prior to construction. The Contractor is expected to patch surfaces that are damaged during construction.

5. 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.

ANSWER: The contractor will not be required to remove or relocate equipment or furniture. The contractor may choose to protect furniture or equipment at the contractor's discretion.

6. Please verify that a wage scale will not be required for this project.

ANSWER: A wage scale will not be required for this project

7. Please verify if the contractor will be required to provide temporary HVAC and/or power generators as the building will be occupied during construction. If the contractor is to provide any of these items, please provide the size and any other specifications that the contractor will need to meet to ensure compliance with the intent of design.

ANSWER: It is not anticipated that temporary HVAC or generators will be required.

8. Please verify that all plumbing carriers are to be reused and/or remain in place. If the contractor is to remove the carrier, please provide the approximate size of the carrier so the contractor may include the proper CMU wall removal/replacement required. Per the specifications, the contractor is to supply new carriers. Per the drawings, there is no mention of carriers removal or replacement.

ANSWER: It is expected that the contractor will be able to re-use existing lavatory and urinal carriers.

9. Please verify that the contractor may submit the subcontractor list (question 7 of the Bidder's Questionnaire) at a later time as the contractor will receive bids up to the time of the bid in order to ensure that the contractor is the most cost effective for this scope of work.

ANSWER: Bidders may submit the subcontractor list after the bid opening. The apparent low-Bidder will be required to submit a subcontractor list and any additional information about subcontractors as requested by the Owner prior to contract award.

10. Please provide the height of all existing and new tile wainscot as required per section 012300 3.1 A.

ANSWER: The only gang restrooms with existing wainscot are restrooms "J" and "K." These are the only locations where wainscot will be replaced in Add-Alternate #1. In both cases the wainscot is and will extend to 49" above finished floor.

11. Please provide all locations of floor to ceiling temporary partitions as required per section 015000 3.4 E.

ANSWER: It is not anticipated that floor-to-ceiling partitions will be required.

12. Please provide the limits of painting required of any patch. As stated in section 017329 1.04 D, "Do not cut and patch construction in a manner that results in visual evidence of cutting and patching." Typically, the contractor is required to paint corner to corner of any existing wall. If this is required, please provide the limits on the drawings so the painting contractor is able to bid the project accurately and fairly.

ANSWER: The only cutting and patching that might be anticipated is if the contractor cannot re-use existing lavatory and urinal wall carriers and needs to replace carriers. In that case, cutting and patching will need to be done. The contractor will need to paint those walls corner to corner.

13. Please provide the location(s) of all STC-Rated assemblies as required per specification 092116 2.01 B.

ANSWER: No STC-Rated assemblies are anticipated.

14. Please provide the location(s) of all STC-Rated assemblies as required per specification 092900 2.01 B.

ANSWER: No STC-Rated assemblies are anticipated.

15. Please provide a detail for any waterproofing/vapor emission requirements for the new tile that is to be installed on existing CMU. Please note that most manufacturers require a detail of furring and tile backer board installed on the existing CMU.

ANSWER: Revise Section 093000, 3.7 to read as follows:

3.7 INTERIOR CERAMIC TILE INSTALLATION SCHEDULE

A. Interior floor Installations, Concrete Subfloor

1. Ceramic Tile Installation: *TCNA F122 and F122A; waterproofing membrane; thinset mortar; epoxy grout.*

a. Thinset Mortar: Modified dry-set mortar.

b. Grout: Water-cleanable epoxy grout.

END OF SECTION 093000

See attached Detail F122.

16. Please verify that all new flooring will not require any floor leveling to install the new flooring. If the contractor is required to install floor leveling, please provide the location and thickness required.

ANSWER: It is not anticipated that floor leveling will be required.

17. Please provide the frequency of moisture and alkalinity testing required for all flooring.

ANSWER: Because a waterproof membrane is being installed, no moisture testing will be required.

18. Please verify that the contractor will be required to include wall parging and repairs at locations where the contractor is to remove/install new tile on existing CMU walls. If so, please provide the thickness of the required parging for bidding purposes.

ANSWER: The only anticipated repairs to walls will be from damage that results from wall tile demolition.

19. Please verify if any moisture mitigation will be required for any flooring. If so, please provide the locations and specification for the moisture mitigation required for this project.

ANSWER: No moisture mitigation is anticipated.

20. Please verify if any floor preparation will be required for any flooring. If so, please provide the locations and thicknesses required.

ANSWER: No additional floor preparation is anticipated.

21. Please provide all limits of construction for painting for all walls/ceilings that are to be patched. If the contractor is to paint a patched wall, usually that entire wall will need to be painted.

ANSWER: No wall patching scope is contemplated in the bid documents. The base scope of work already includes painting all restroom walls from corner to corner.

22. Please provide all locations of housekeeping pads required for this project as required per section 220500 3.7.

ANSWER: No housekeeping pads are anticipated.

23. Please verify if the toilet partitions are attached to the wall. If so, please verify that the contractor will need to salvage and replace these items for the base bid so the contractor may paint.

ANSWER: Toilet and urinal partitions are attached to walls with partition hardware. The contractor will need to salvage and replace these items.

24. Please verify that the contractor will receive a time extension if awarded bid alternate #1 as there are quite a lot of areas receiving tile. If so, please verify that the contractor may finish work in the summer of 2024.

ANSWER: If bid alternate #1 awarded, it is WJCC's intent to complete the work according to the timeline set forth in the IFB, during the Summer of 2023. Bidders should assume there will not be a time extension when preparing Bids.

25. Please provide the existing floor and wall base types in each room as required per note 3 on AD101.

ANSWER: Please see the attached table.

26. Please provide the heights of all ceilings.

ANSWER: Please see the attached table.

27. Please verify that the only restrooms that are to receive tile wainscot per note 4 on A101 are the restrooms where wainscot wall tile was removed per the demolition drawings and as shown on the finish schedule. If not, please verify if the intent is to have tile wainscot in all restrooms.

ANSWER: It is not the intent to install wainscot in all restrooms. There are two restrooms "J" and "K" that currently have wainscot. If Additive-Alternate #1 is selected, these will be the only two restrooms that will have wainscot replaced.

28. Please provide the height of new tile wainscot per note 4 on A101.

ANSWER: Please see the attached table.

29. Please provide the locations or number of new grab bars and grab bar assemblies as required per section 102800 3.3. The drawings only show salvaging and reinstallation of the existing grab bars.

ANSWER: The contractor does not need to provide new grab bars. The scope includes only salvaging and reinstalling existing grab bars.

30. Please provide the location(s) of the cold formed steel framing as required per section 092216. The locations are not shown on the drawings.

ANSWER: No cold formed steel framing is anticipated.

31. Please provide the location of the gypsum board as required per section 092900. The locations are not shown on the drawings.

ANSWER: No drywall is anticipated. This section was included in the event that gypsum board is damaged during demolition and needs to be replaced.

32. No refinishing of the restroom doors or doors inside of restroom are included in the base or add/alternates.

ANSWER: Correct.

33. Is the tile in the restrooms set in mud bed, thin set, or thick set?

ANSWER: The tile in the restrooms is set in thin set.

34. How will the project be awarded? Lowest bidder of base bid or a combination of base and add / alternate prices?

ANSWER: The project will be awarded on a combination of the lump sum base bid amount and any Additive Items that the Owner, in its discretion, decides to award. For example, if WJCC would elect to award Additive Alternate #1 as part of the contract, the amount calculated to determine lowest bidder would be: Total Lump Sum Base Bid Amount + Additive Alternative #1 = Total Award Amount. If no Additive/Alternates are selected, the award will be based on the total lump sum base bid amount.

ATTACHMENTS

Attachment A – Finishes Table

Attachment B – Detail F122

Attachment C – Pre-Bid Conference Attendance Log

This Addendum 1 is incorporated into the IFB Documents and will be made part of the resulting contract. Please acknowledge receipt of this Addendum in the space provided on the Bid Form.

ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.

Clara Byrd Baker Elementary School Restroom Renovations
Restroom Finishes Supplemental Table for Addendum #1

Restroom	Ceiling Height	Existing CT Wainscot Height	New Wainscot Height	Existing Floor Finish	Existing Wall Base
A	7'-10"	N/A	N/A	Rubber	Resilient
B	7'-10"	N/A	N/A	Rubber	Resilient
C	8'-8"	N/A	N/A	Rubber	Resilient
D	8'-0"	N/A	N/A	CT	CT
E	8'-0"	N/A	N/A	CT	CT
F	7'-10"	N/A	N/A	CT	CT
G	7'-10"	N/A	N/A	CT	CT
H	7'-9"	N/A	N/A	Rubber	Resilient
I	7'-10"	N/A	N/A	Rubber	Resilient
J	8'-8"	49" AFF	49" AFF	CT	CT
K	8'-9"	49" AFF	49" AFF	CT	CT
L	7'-10"	N/A	N/A	CT	CT
M	7'-10"	N/A	N/A	CT	CT
N	7'-10"	N/A	N/A	Rubber	Resilient
O	7'-10"	N/A	N/A	Rubber	Resilient
P	7'-10"	N/A	N/A	Rubber	Resilient
Q	8'-6"	N/A	N/A	CT	CT
R	7'-10"	N/A	N/A	CT	CT

Restroom	Ceiling Height	Existing CT Wainscot Height	New Wainscot Height	Existing Floor Finish	Existing Wall Base
S	7'-10"	N/A	N/A	CT	CT
T	7'-10"	N/A	N/A	CT	CT
U	7'-10"	N/A	N/A	Rubber	Resilient
V	7'-9"	N/A	N/A	Rubber	Resilient
CA	7'-10"	N/A	N/A	Rubber	Resilient
CB	7'-10"	N/A	N/A	Rubber	Resilient
CC	7'-10"	N/A	N/A	Rubber	Resilient
CD	7'-10"	N/A	N/A	Rubber	Resilient
CE	7'-10"	N/A	N/A	Rubber	Resilient
CF	7'-10"	N/A	N/A	Rubber	Resilient
CG	7'-10"	N/A	N/A	Rubber	Resilient
CH	7'-10"	N/A	N/A	Rubber	Resilient
CI	7'-9"	N/A	N/A	Rubber	Resilient
CJ	7'-9"	N/A	N/A	Rubber	Resilient
CK	7'-9"	N/A	N/A	Rubber	Resilient
CL	7'-9"	N/A	N/A	Rubber	Resilient
CM	7'-9"	N/A	N/A	Rubber	Resilient

Note: AFF = Above Finished Floor CT = Ceramic Tile

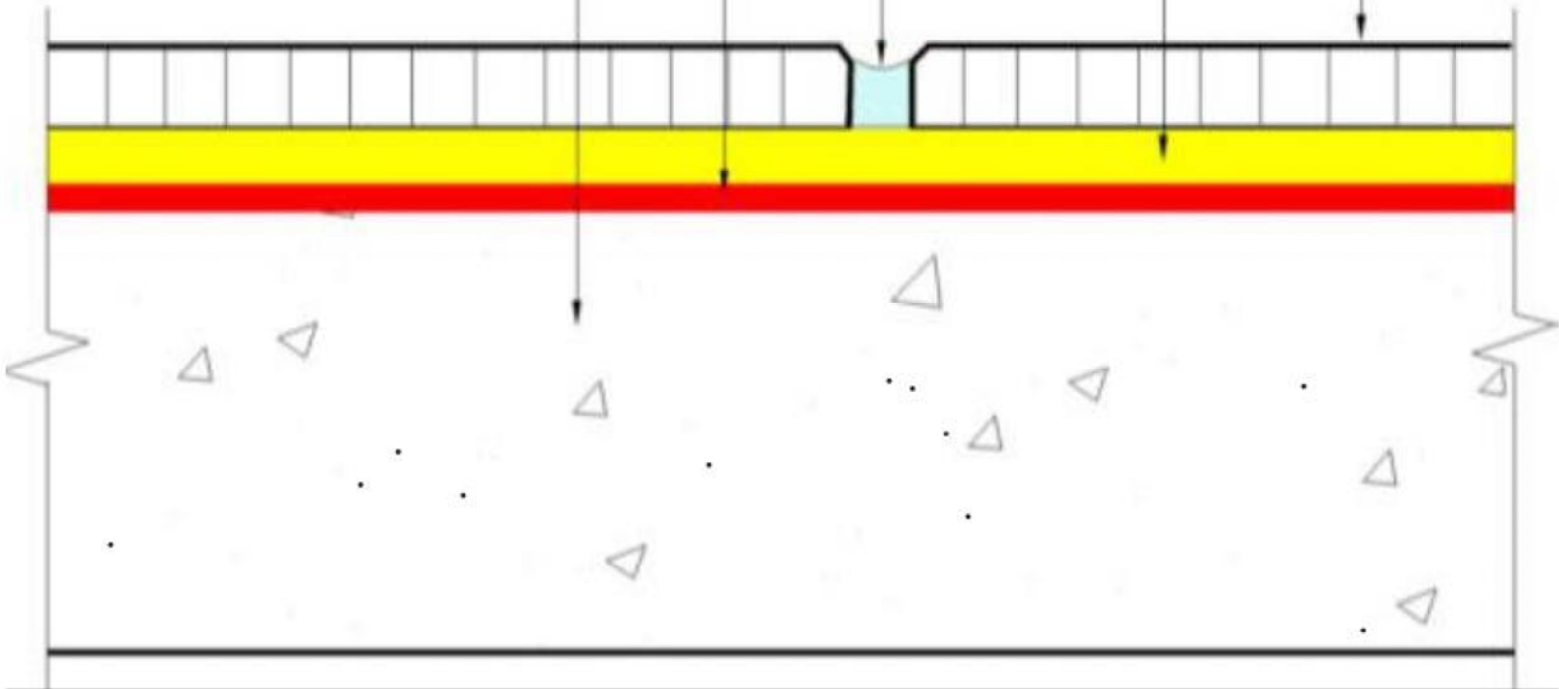
CERAMIC & NATURAL STONE TILE

MODIFIED DRY-SET CEMENT MORTAR

GROUT

LOAD BEARING, BONDED
WATERPROOF MEMBRANE

ON-GROUND
CONCRETE



DETAIL F122

