



IFB NO. 31314-FY19-09  
LEESBURG TOWN HALL BATHROOM REHABILITATION

ADDENDUM NO. 1

AUGUST 27, 2018

**All bidders are required to use the bid form dated August 24, 2018 in order for their bid to be considered responsive (Attachment 'A'). The bid form will also be available on the Town's Bid Board in MS Word format, however any changes to the bid items' description, unit or quantity shall render the bid non responsive.**

Questions and Answers:

Question 1: We're taking our first look at the bathroom renovation project. It looks like 4 bathrooms are involved, 2 men's and 2 women's, is this correct?

The reason I ask is when I look at page 27 of the bid documents, specifically materials provided by the town, why are there 15 toilets listed when it appears there are 8 to be replaced? 4 urinals, and shouldn't it be 2? Unless I'm not looking at something properly these numbers don't make sense to me. Is there a better explanation included in the paperwork that I am not seeing?

Answer 1: There are a total of eight (8) restrooms, four (4) men's and four (4) women's. Two bathrooms per floor: LL (lower level), 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup>.

Question 2: How are the carriers to be addressed?

Answer 2: The Town does not believe that all of them need to be replaced. The contractor needs to inspect and determine, in consultation with the Town, which ones need to be replaced.

Question 3: The carriers are part of the base bid, correct? If we don't replace all of them, we will only be paid for those that are completed, correct.

Answer 3: Yes, the carriers are a line item in the bid and are part of the base bid, if they are not replaced, it will be deducted from the final price of the contract.

Question 4: When was the previous construction done?

Answer 4: The building was opened in 1990, and to our knowledge there has not been any major work done to the bathrooms since the building opened.

- Question 5: Are there plan sheets missing? It doesn't appear that the third floor bathrooms are shown.  
Answer 5: Yes, the plans are missing the floor layout for the basement and 3<sup>rd</sup> floor level. Plan sheet(s) showing the additional bathrooms will be issued as a separate addendum.
- Question 6: We understand that it is to be one floor at a time with the demo at night, is that correct?  
Answer 6: Yes, the noisy work has to be done at night and any work that would require the water or electric to be shut down. A random skill saw or equivalent equipment will be fine to run during the day as long as it is not disruptive to the offices adjacent to the bathrooms.
- Question 7: Is there any electric work?  
Answer 7: Yes, it is shown on the plans and explained in the scope of work.
- Question 8: The scope shows two duplex outlets, the plan sheet shows one. Which is correct?  
Answer 8: There are two. We need one under each side of the sink behind each shield.
- Question 9: Was there ADA code used for this building?  
Answer 9: The building was built to meet the requirements for the late 1980's to 1990 when the building opened.
- Question 10: Will any permits be needed for this work?  
Answer 10: The only permit that the Town is expecting would be for electrical, and if it is needed the Town will apply for the permit and switch it to the contractor before construction.
- Question 11: When is the BPOL needed?  
Answer 11: The BPOL is needed by the contractor that is awarded the bid, prior to the contract being signed by the Town. It is NOT needed for bidding.
- Question 12: Will new drawings be issued showing the third floor?  
Answer 12: The plans are missing the floor layout for the basement and 3<sup>rd</sup> floor level. Plan sheet(s) showing the additional bathrooms will be issued as a separate addendum.
- Question 13: Is the bid bond required? What about Payment and Performance bonds?  
Answer 13: The bid bond is required. Payment and Performance bonds will be required by the contractor that is awarded the bid, prior to the contract being signed by the Town, only for bids that are \$100,000 or higher.
- Question 14: Does the Town currently have the fixtures that the documents state you are providing?  
Answer 14: Yes, they are in storage. They are available to be viewed ahead of the bid if needed - contact Lott Bolden at [lbolden@leesburgva.gov](mailto:lbolden@leesburgva.gov) or 703-737-7072 to schedule a time. During construction, the Town will deliver the materials to Town Hall and the floor that the work is occurring.

- Question 15: The town is supplying the lavatory, does this include the counter?  
Answer 15: Yes, it is a single unit.
- Question 16: Does the lavatory the Town is supplying come with all of the mounting hardware?  
Answer 16: The Bradley FL-Series includes heavy gauge stainless steel mounting brackets only.
- Question 17: Is the wall blocking behind the existing lavatory sufficient for the new lavatory that the Town is providing?  
Answer 17: The Town believes so, but the contractor is required to verify that the blocking is adequate.
- Question 18: On the plans, the toilets are shown as two different types, one wall mounted and the other floor mounted. Which is correct?  
Answer 18: All toilets and urinals are wall mounted.
- Question 19: Is there a location for a dumpster?  
Answer 19: Yes, the Town will provide a location for a dumpster. At the end of the meeting, contractors were shown the proposed location for the dumpster being on the West Market St side of the parking garage against the back of the elevator shaft.
- Question 20: Is there a loading dock?  
Answer 20: No.
- Question 21: Will any of the parking locations along the street be used for the dumpster location?  
Answer 21: No.
- Question 22: Is each floor a shut-down zone?  
Answer 22: Yes, each floor is to be completely finished before moving on to the next. The valves for each floor have not been operated in quite some time so we are not sure what will happen. The initial valve turning for water shut-offs will have to be completed at night.
- Question 23: During the first phase of demo, will there be Town staff onsite or at least a cell phone number?  
Answer 23: Yes, we are planning to have staff onsite during the initial demo.
- Question 24: Does each floor have access to the exterior?  
Answer 24: No.
- Question 25: Is there a freight elevator?  
Answer 25: No, the only elevator is on the south end of the building and is to be used for moving materials and the interior will need to be protected.
- Question 26: Are the urinals at the proper ADA height?

Answer 26: They most likely do not meet current ADA heights and the ruling that we have received is that as long as there is only one urinal and there is a toilet at the proper height we are meeting basic requirements.

Question 27: Are the mirrors to be salvaged or are they remove and replace as shown on the plans?

Answer 27: The mirrors are to be removed and replaced in kind. See revised bid form, Attachment 'A'. **All bidders must use the new bid form included as Attachment 'A'.**

Question 28: Will the tiles on the floor require a mud set?

Answer 28: No, we don't believe so. The tiles will need to be set using a thin set material.

Question 29: Are all of the bathrooms on the same pipe chase?

Answer 29: Yes, except for the men's bathroom on the third floor.

Question 30: Will all of the new materials that the Town is providing be delivered to Town Hall or is the contractor to pick it up at a different location?

Answer 30: Town staff will deliver the materials to Town Hall and the floor that the contractor is working on. The demolition materials are to be taken out by the contractor.

Question 31: What is the lavatory alignment to be?

Answer 31: The low side (ADA accessible) is to be away from the partitions.

Question 32: Regarding the installation of the new ceramic tile on the floors:

It was mentioned at the site meeting the expectation is to have the new floor tile slope toward the floor drain. It appears the existing ceramic tile does not slope toward the floor drain.

1 – Do you expect a mud set installation? If so, bear in mind you will have height issues at the entry doorway.

2 – If not a mud set installation, how do you expect the contractor to slope the 12" x 12" tile toward the drain?

Answer 32: See response to question 28.

Question 33: Will the contractor have access to a janitor's closet on each floor?

Answer 33: The contractor will be given access to the janitor's closets on the 2<sup>nd</sup> and 3<sup>rd</sup> floor. Water will be available in the parking garage for the basement and first floor levels.

**END OF ADDENDUM #1**

BID FORM

Item	Description	Unit	Quantity	Unit Price	Extended Price
1	Remove and replace existing wall and floor tile, partitions, toilets and/or urinals, sinks and countertops with materials specified, including all demolition, restoration, installation of Town furnished materials and related incidentals (Men's restrooms)	EA	4		
2	Remove and replace existing wall and floor tile, partitions, toilets and/or urinals, sinks and countertops with materials specified, including all demolition, restoration, installation of Town furnished materials and related incidentals (Women's restrooms)	EA	4		
3	Carrier replacement for toilet and/or urinal, complete in place including all incidentals	EA	16		
4	Relocation of urinal drain, complete including all incidentals	EA	8		
5	Relocation of toilet and/or urinal water supply, complete including all incidentals	EA	8		
6	Bobrick B-43644 Trash receptacle, or approved equal, complete in place including all incidentals	EA	8		
7	Bobrick B-670 hook, two (2) per door, or approved equal, complete in place including all incidentals	EA	26		
8	Georgia Pacific 59766 Touchless recessed paper towel dispenser, or approved equal, complete in place including all incidentals	EA	8		
9	Bobrick B-386, toilet paper dispenser, or approved equal, complete in place including all incidentals	EA	8		
10	Remove and replace, in kind, mirrors in Men's and Women's bathrooms, complete in place including all incidentals	EA	8		

<b>TOTAL</b>	
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