



**THOMPSON
& LITTON** EST.
1956

ENGINEERS ARCHITECTS SURVEYORS



ADDENDUM NO. 001

TO: All Plan Holders

RE: Montgomery County Magistrate and Court Services Building
Montgomery County Board of Supervisors
T&L Project No. 16910
IFB No. 24-08

DATE: November 9, 2023

BIDS RECEIVED DATE: December 7, 2023

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated October 11, 2023, as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

This Addendum consists of 7 pages.

CLARIFICATIONS AND ANSWERS TO PRE-BID QUESTIONS:

1. The Pre-Bid Conference Meeting Notes are enclosed.
2. The Pre-Bid Conference Attendance Record is enclosed.

Enclosures: Pre-Bid Conference Meeting Notes, 4 pages
Pre-Bid Conference Attendance Record, 2 pages



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ENGINEERS ARCHITECTS SURVEYORS

PRE-BID CONFERENCE AGENDA

PROJECT: Montgomery County Magistrate and Court Services Building
T&L Project No. 16910

DATE: November 8, 2023

1. PROJECT PERSONNEL:

Architectural/Engineering Firm: Thompson & Litton, Inc.

Architectural/Engineering Representative: Barry Collier, AIA, PMP;

Erica Sunshine, AIA - Arch. Of Record

Telephone: (540)633-1897

Project Manager: Barry Collier, AIA, PMP

Telephone: (540) 633-1897

2. SCOPE OF PROJECT:

The Project consists of the construction of a new Magistrate and Court Services Building as well as a Sallyport that connects to the existing jail. The demolition of two buildings is also included. Project is anticipated to be constructed in phases as identified on sheet G004. A separate permit and Certificate of Occupancy will be required for the Sallyport.

3. INSTRUCTIONS TO BIDDERS: Section 00 2113

- a. 2.1 Copies of documents are available as stated in the Advertisement For Bid.
- b. 3.1 Qualifications of Bidders. Contractors Qualification Statement AIA A305 Section 00 4513.
- c. 4.1 Examination of Contract Documents and Site. Contractors' responsibility prior to submitting a bid.
- d. 6.2 Bid security. Bid Bond AIA A310 Section 00 4313.
- e. 7.1 Contract time:

Bidder agrees that the Work will be substantially completed within four hundred and Eighty (480) consecutive calendar days after Notice to Proceed, and Final Completion shall be achieved within thirty (30) consecutive calendar days after Substantial completion.

Liquidated Damages: \$500/day for each calendar day that expires after the time specified for



substantial completion.

- f. 9.3 Worker's Compensation Certificate of Coverage
- g. 10.1 Bid Form
 - a. Acknowledgment of Addenda.
 - b. Bid price in both numerals and words.
 - c. Unit Price Items: See Spec Sections 31 2316.26 and 31 2316.
 - 1. Trench Rock Removal
 - 2. Site Rock Removal
 - 3. Unsuitable Soil Materials
 - d. The Contract, if awarded, will be based on the total base bid which will include one of two options selected by the County, either Option One, with construction phasing or Option Two without construction phasing. Montgomery County reserves the right to award based on either option 1 or option 2, whichever is in the best interest of the County.
 - e. Signatures.
 - f. Allowance of \$178,000 for Access Control (Montgomery County vendor must be utilized), proxy cards, proxy card readers, door position switches, and security cameras. Refer to 01 2100 Allowances.
 - g. Inclusion of all qualifications and certification forms (Drug Free, Debarment, Qualification Statement AIA A305, etc.)
- h. 11.1 Submission of Bids:
 - a. Sealed Bids will be received until **3:00 P.M.**, local prevailing time, on **December 7, 2023**, by Jeff Groseclose, Procurement Manager for Montgomery County at the Montgomery County Government Center, 755 Roanoke Street, Suite 2C, Christiansburg, Virginia and opened publicly shortly thereafter.
 - b. Opaque sealed envelope with Project Title, name and address of Bidder. If mailed, bid must be in a separate envelope.
 - c. No fax or email bids allowed.
- i. 19.1 Retainage: 5% of contractor's pay request.

4. SPECIAL SITE/PROJECT CONDITIONS

- a. Plans are currently being reviewed by the Town of Christiansburg for site plan review and ECS for recommendation of permit issue to Town of Christiansburg.
- b. Erosion and Sediment Control Bond and Stormwater Management Facility (BMP) Bond are required and the responsibility of the contractor.
- c. Montgomery County has paid Third Party Plan Review fee. All other fees for: permits, inspections, reviews, land disturbance, etc. are the responsibility of the contractor. Additional information regarding building permit fees and inspections can be found online here:



<https://www.christiansburg.org/95/Permit-Inspection>. All permits will be obtained through the Town of Christiansburg.

- d. Contractor responsible for utility costs.
- e. Site Access: Access to parking deck shall be maintained. Drive aisle connecting First Street and East Main Street is an easement and shall remain accessible.
- f. Site Duct Bank: Existing duct bank runs parallel to South Franklin Street from First Street to the Public Safety Building. Project Manual appendix includes information on the location and depth of the duct bank.
- g. Permit: Two permits will be issued for the project. Permit for the Sallyport which is considered an addition to the Jail. Permit for the new Magistrate and Court Services Building.
- h. Demolition of existing structures. Refer to project manual appendix for Lead and Asbestos Reports. All hazardous material shall be removed and disposed of properly.
- i. Phasing: Maintain use of existing Jail entry for vehicle and personnel per the provided phasing plan. Refer to Bid form for Bid Options and Phasing.
- j. Commissioning: Requirement for Blower door test. Tests will be performed by an independent testing agency hired by the owner. The owner will pay for the initial testing. Additional testing costs, if required, will be the responsibility of the contractor.
- k. Special Inspections: Owner required Special Inspections will be completed by Schnabel Engineering.
- l. Existing Jail and Public Safety Building (PSB) will remain operation during construction.
- m. Weather Barrier: Montgomery County will observe, but not inspect the weather barrier. Contractor is responsible to install weather barrier per manufacturer installation guidelines and to pass testing.
- n. No contractor parking in Montgomery County Parking lots.
- o. Existing generator is serviced and inspected on an ongoing basis. Access to the generator must be maintained at all times. In the event of a power loss or power issue with the PSB, the emergency generator must be accessible.

5. STAGING AREA:

Utilities, Site Limitations, Access, Parking, Storage: on site area may be used. County will coordinate with Awarded contractor.

6. BID DOCUMENTS:

The Contract Documents may be examined at the office of the Montgomery County Board of Supervisors, 755 Roanoke Street, Suite 2C, Christiansburg, VA 24073; at Thompson & Litton, 726 Auburn Avenue, Radford, VA, and online at TRASCO (<http://www.trascoplanroom.com>).

Copies of the Contract Documents (electronic and/or hard copy) are available for purchase through TRASCO at <http://www.trascoplanroom.com>.

7. CONTRACTOR QUESTIONS:



All questions must be submitted in writing using the Pre-Bid Question Form provided in the Bid Documents. Instructions for submission (via email or fax) are included on the form. Responses to questions, if deemed necessary, will be made via addendum(a).

Deadline (Date/Time) for Submitting Questions: November 22, 2023 by 3:00 P.M.

8. SITE VISIT:

Contractors were provided the opportunity to view the site.

Future site visits must be coordinated with Montgomery County. Contact Jeff Groseclose, groseclosejb@montgomerycountyva.gov, 540-382-5784, to arrange a site visit. All site visits must be completed by November 22, 2023, by noon.

9. ADDENDA ITEMS/COMMENTS:

- A. Phasing plans will be updated. Specific phasing questions shall be submitted as RFI's to be addressed by addendum.
- B. Notice to Proceed (NTP) is anticipated in early January 2024. If permits are not ready at time of NTP, contractor will not be penalized, or lose construction days.
- C. Specification 01 5100.1.7.C will be revised.



THOMPSON
& LITTON

PRE-BID CONFERENCE
ATTENDANCE RECORD
WEDNESDAY, NOVEMBER 8, 2023

Montgomery County Magistrate and Court Services Building
For
Montgomery County, Virginia
16910

| NAME | COMPANY | WORK NUMBER | INITIALS | EMAIL ADDRESS |
|----------------|-------------------------------|--------------|----------|-----------------------------------|
| Scott Woodrum | Montgomery County | 540-394-2090 | SW | woodrumsa@montgomerycountywa.gov |
| Ron Riquelmy | Montgomery County | 540-382-5700 | RR | riquelmyrj@montgomerycountywa.gov |
| Bill Yeager | Montgomery County | 540-382-5750 | | yeagerwc@montgomerycountywa.gov |
| Erica Sunshine | Thompson and Litton | 540-633-1897 | ES | esunshine@t-l.com |
| Barry Collier | Thompson and Litton | 540-633-1897 | BC | bcollier@t-l.com |
| Aaron Post | MB Contractors | 540-340-6750 | AP | apost@mbcontractors.com |
| Wesley Cotner | F3S Building Innovations | 540/580-2491 | WC | wesley@f3sbuildinginc.com |
| HAVEN PRICE | PRICE BUILDINGS | 540/483-7226 | HP | HPRICE@PRICEBUILDINGSINC.COM |
| Riley Kennedy | G&H Contracting | 540-387-5059 | RK | rkennedy@gcontracting.com |
| KEVIN KING | P.L. Price Construction, Inc. | 540-375-3200 | KK | kevin@rlprice.com |
| Jeremy Hurt | SRL Inc | 304 809 2779 | JH | jeremyhurt@src-inc.net |
| THOM RUTLEDGE | D.H. GRIFFIN WAREHOUSE | 540.506.8678 | TR | TRRUTLEDGE@DHGRIFIN.COM |
| TYLER MEADOWS | SEMCO SERVICES INC | 540-414-1166 | TM | tyler@semcoservices.com |



THOMPSON
& LITTON

PRE-BID CONFERENCE
ATTENDANCE RECORD
WEDNESDAY, NOVEMBER 8, 2023

Montgomery County Magistrate and Court Services Building
For
Montgomery County, Virginia
16910

| NAME | COMPANY | WORK NUMBER | INITIALS | EMAIL ADDRESS |
|-----------------|-------------------|-----------------|----------|-----------------------------------|
| USA Packer | Avis | 540 494-3827 | LDP | Bulls@avisconstruction.com |
| JEFF GROSECLOSE | MONTGOMERY COUNTY | 540-394-2341 | JG | groseclose@montgomerycountyva.com |
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