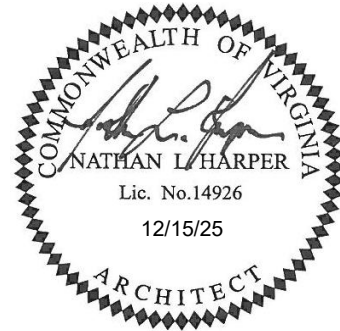


RENOVATE CHAPMAN HALL ENROLLMENT CENTER
VIRGINIA WESTERN COMMUNITY COLLEGE MAIN CAMPUS
PC#260-B5260-019
Project No. 24065

ADDENDUM NO. 1

December 15, 2025



This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated November 14, 2025.

Acknowledge receipt of this Addendum (6 pages) in the space provided on the BID FORM. Failure to do so may subject the Bidder to disqualification.

The following items clarify, modify, change, delete from or add to the Contract Documents. When any paragraph, subparagraph, or sub-subparagraph thereof is modified or deleted by this Addendum, the unaltered provisions of that paragraph, subparagraph or sub-subparagraph shall remain in effect.

CLARIFICATIONS / GENERAL:

1. Pre-bid agenda and attendance list are attached and become part of the Construction Contract.

SPECIFICATIONS: NONE

DRAWINGS: NONE

END OF ADDENDUM



SPECTRUM DESIGN
architects | engineers

VWCC Renovate Chapman Hall Enrollment Center

Project No. 24065

**Project Code No. 260-B5260-019
(L24VW573)**

December 11, 2025 @ 2:00 PM

**VWCC 3094 Colonial Ave, SW | Roanoke VA 24015
Natural Science Center
N101 Meeting Room**

Type of meeting: Pre-Bid Conference Facilitator: Nathan Harper, AIA

Attendees: See Sign-In Attendance List (Non-Mandatory)

Agenda:

- | | |
|---|---|
| 1. Introduction | Nathan Harper - Spectrum Design, PC
Kimberlyn Lindsay – Spectrum Design, PC
Kevin Witter - VWCC
Reggie Walker – VWCC |
| 2. Project Synopsis | The project is generally described as an interior renovation to the Chapman Hall. The 1961 structure contains 9,650 gross square feet. Departments served include Enrollment, Records, Financial Aid, Career Counseling, and Advising. The building was last renovated in 2005; since then, however, the departments, practices, procedures, personnel needs, technology, and space requirements have changed significantly. The current spaces are no longer functional for their uses, and the interior renovation will update the building to make the space more user-friendly, functional, and accessible. |
| 3. Bid Receipt/Opening
Date & Location | Sealed bids will be received electronically through eVA or at Virginia Community College System, Attention: Mrs. Sibyl Roberts, 300 Arboretum Place, Suite 200, Richmond, Virginia 23236, Telephone (804) 819-4918. PLEASE NOTE: For shipping/mailing, use <i>Suite 390</i> ; for hand delivery, use <i>Suite 200</i> . The deadline for submitting bids is 2:00 P.M. sharp, as determined by the Bid Officer, on Tuesday, January 13, 2026. The bids will be opened publicly and read aloud beginning at 2:00 P.M., on the following day, Wednesday, January 14, 2026, at the same location. |
| 4. Bid Procedures | Procedures for submitting a bid, claiming an error, withdrawal of bids and other pertinent information are contained in the Instructions to Bidders, which is part of the Invitation for Bids. Withdrawal due to error in bid shall be permitted in accord with Section 9 of the Instructions to Bidders and § 2.2-4330, Code of Virginia. The Owner reserves the right to reject any or all bids. Please use the Bid form in the specifications. |
| 5. Contract | The contract shall be awarded on a lump sum basis as follows: the Total Base Bid Amount including any properly submitted and received bid modifications plus such successive Additive Bid Items as the Owner in its discretion decides to award in the manner set forth in Paragraph 12 of the Instructions to Bidders. 'Notice of Award' will be posted on eVA, Virginia Department of General Services' central electronic procurement website, at https://eva.virginia.gov . |

6. Plans & Specifications	The Invitation for Bids for the above project, including the drawings and the specifications containing the information necessary for bidding, are available for download from the eVA website at www.eva.virginia.gov .
7. Technical Questions	Direct to Nathan Harper, Spectrum Design, P.C., nharper@spectrumpc.com and build@spectrumpc.com All questions must be submitted in writing by December 30, 2025 by 5:00 PM. Refer to the Pre-Bid Question Form in the specifications. The final addendum will be issued January 5, 2026.
8. Bonds, Insurance, Terms and Conditions Questions	A Standard Commonwealth Bid Bond is required (form CO-10.2) and Contract Security is required for any bid regardless of the bid amount.
9. Time of Completion	The undersigned understands that time is of the essence and agrees that the time for Substantial Completion of the entire project shall be 240 consecutive calendar days from the date of commencement of the Work as specified in the Notice to Proceed, and Final Completion shall be achieved within 30 consecutive calendar days after the date of Substantial Completion as determined by the A/E. The project mobilization is proposed to start April 1, 2026, however contractor will not be able to access / assume responsibility for the site until June 8, 2026. Planning, scheduling, submittals, etc. can begin prior to this date. Dates noted above are the goal target dates. These dates may be adjusted post-bid. VWCC understands that product delays may occur.
10. DGS Documents	Numerous DGS documents will form the basis of this contract and are bound in the specs for reference.
11. Contractor	Directed to provide a competent superintendent to supervise all construction / subcontractors onsite and at all times while any work is progressing.
12. Shop Drawing Requirements	Per Division 01 in Project Manual.
13. Progress Payments	Must be submitted on DGS and associated forms. Contractors are expected to be familiar with the various DGS state forms.
14. Insurance Requirements	All bidders must be aware of the insurance requirements listed in the specifications. Bidders are responsible for all insurance costs including builders risk and Performance and Material Payment Bonds.
15. Construction Materials Testing	Materials testing per specifications. Other inspections will include A/E inspection & (probably) a State Fire Marshal inspection. (The State Fire Marshal inspection requirement will be determined when the building permit is issued.)
16. Temporary Utilities	Refer to Spec 010150 Contractor's Use of the Premises.
17. Tour	A tour of the work area will be conducted.


General Notes:

- See sign-in sheet (attached)
- Please note that products and materials listed as “Basis for Design” in the technical specifications and schedules are typically VWCC Standard items.
- Building to be unoccupied and furniture will be removed by Owner (not in GC scope).
- Access to existing restrooms is permitted during construction as long as they are taken good care of.
- Space can be used within the building for jobsite office. No jobsite trailer is required.
- After receipt of bids, award processing typically takes 6-8 weeks to finalize contract paperwork.
- Completion date and return of building to Owner can be discussed / agreed upon by Contractor & Owner. A compressed construction schedule would be approved if feasible.
- Contractor will be able to access the building for construction beginning on June 8th, 2026.
- A staging area will be established in a portion of the parking lot near the project site.
- Owner / AE to issue site visit dates for Subcontractors to walk site for pricing (see “Site Visit Opportunities”, below). One date will be provided before final questions are due, and one after for final confirmations in the field. (Contractors / Subs are to contact AE if planning to visit on either of these dates.)

Questions during building tour:

1. Bid Docs note for the furniture to be removed and stored by contractor, but it was mentioned on site today that the owner would be handling this. Answer: Owner will remove the furniture and use / store it.
2. What demo items need to be turned over to Owner. Answer: None; Owner will remove what they want to keep prior to turning the building over to the Contractor.
3. What is the fire alarm system? Answer: Simplex (Johnson Controls)
4. Will the lay-down area be fenced in? Wind screens are probably not necessary. Answer: The Contractor may provide temporary construction fencing at their expense; however, no penetrations into the existing pavement or concrete (to secure / stabilize the fencing) will be allowed.
5. Is the data wiring / low voltage by Owner or in the Contractors scope? Answer: Contractor shall provide structured cabling – refer to Structured Cabling Diagram Notes 5/E650 and electrical specifications for additional information.

Site Visit Opportunities:

-  Thursday December 18th 10am-12pm
- Tuesday January 6th 11am-12pm

End.



SPECTRUM DESIGN
architects | engineers

10 Church Avenue SE, Plaza Suite 1, Roanoke, Virginia 24011-2104
540-342-6001 Phone 540-342-6055 Fax

PREBID CONFERENCE ATTENDANCE LIST

VWCC Renovate Chapman Hall Enrollment Center

PC# 260-B5260-019 (L24VW573) Project No.: 24065 Project Manager: Nathan Harper

December 11, 2025 @ 2:00 PM

	Name	Firm	Phone	Cell	Email
1	Nathan Harper	Spectrum Design	540.342.6001		nharper@spectrumpc.com
2	Kimberlyn Lindsay	Spectrum Design	540.342.6001		klindsay@spectrumpc.com
3	Reggie Walker	VWCC	540.857.6456		RWalker@virginiawestern.edu
4	Kevin Witter	VWCC	540.857.6481		KWitter@Virginlawestern.edu
5	Mike Jones	VCCS	832.428.4678		mjones@vccs.edu
6	Eddie Herron	G&H Contracting	540.387.5059	540.597.6044	eherron@ghcontracting.com
7	Colin Walker	Harper GC	276.540.4482		cwalker@harpergc.com
8	Derek Lucas	Kelser Contracting	540.641.3078		dlucas.kelsercontracting@gmail.com
9	Jennifer Caldwell	Building Specialist	540.982.800	540.529.9884	jcaldwell@bsiva.com
10	Thomas Barrett	Price Buildings Inc	540.814.2503		info@pricebuildings.com
11	Tim Graver	Price Buildings Inc	540.420.8901		info@pricebuildings.com
12	Jack Bulls	Avis Construction	540.982.3558		bullsj@avisconstruction.com
13	Bryan Petak	KNA Contracting	540.759.1817	540.814.0005	estimating@knacontracting.com
14	Max Kinney	KNA Contracting	540.814.0008	540.797.9826	mkinney@knacontracting.com
15	Brian Bower	Thor Construction	540.580.6887		bbowser@thorconstruction.com

PREBID CONFERENCE ATTENDANCE LIST
VWCC Renovate Chapman Hall Enrollment Center

PC# 260-B5260-019 (L24VW573) Project No.: 24065 Project Manager: Nathan Harper

December 11, 2025 @ 2:00 PM

16	Blake Dalton	Envisicon Construction	743.216.2895		blake@envisicon.com
17	Steph Hiaon	MB Contractors	540.315.0367		bids@mbcontractors.com
18	Bob Fetzter	Building Specialists Inc	540.529.9877		bfetzer@bsiva.com
19	John Williams	F+S Building Innovations	540.655.0288		jwilliams@fsbuildinginc.com
					saustin@fsbuildinginc.com
20	Greg McDaniel	White Electrical	540.817.3784		gregm@wesleeva.com
21	Bryan Beck	Mohawk Group	540.497.0111		bbeck@mohawkgroupinc.com
22	Joe Pritchard	Mohawk Group	540.797.4868		jpritchard@mohawkgroupinc.com
23	Ben Price	R.L. Price Construction	540.375.3200		bidroom@rlprice.com
24	Scott Webber	Branch Builds	540.797.7903		scott.webber@branchbuilds.com
25	Travis Cooper	Branch Builds	540.874.6921		travis.cooper@branchbuilds.com
26	Katie Smith	Hokkins/ Lacy	540.986.8295		katie.smith@glhopkins.com
27	Carter Wood	Phillips C & C	571.235.4962		carter.wood@phillipcandc.com
28	Jose Serrano	1st Building Service LLC	703.932.4855		1stbuildingsservice@gmail.com
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