



**Notice of Information Item No. 3**

**Dated: February 19, 2021**

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**Arlington Public Schools  
Procurement Office**

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**Invitation to Bid 18FY21**

**Invitation to Bid Title:** Kitchen Renovations to McKinley Elementary School

**Invitation to Bid Number:** 18FY21

**Invitation to Bid Issue Date:** January 29, 2021

**Pre-Bid Conference:** February 5, 2021 (Refer to Invitation Title Page 2)

**Bid Closing Date/Time:** March 5, 2021, No Later Than 11:59 P.M. (EDT)

**Bid Opening Date/Time:** March 8, 2021 at 10:00 A.M. (EDT)

**Procurement Office Representative:** David Webb, C.P.M.  
Procurement Director  
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The following information is provided to help Bidders submit a Bid in response to ITB 18FY21.

**Questions Asked During Pre-Bid Conference and Site Visits**

Q1 What is the period of Performance?

A1 The period of performance for each project can be found at Section 4, Contract Period, of the Agreement Between and Contractor in the respective ITBs.

Q2 With a NTP of 4/29/21 may not give us enough time for deliveries.

A2 No. Contractor will need to expedite the submittal phase and expedite materials as required to meet the contractual deadlines.

### **McKinley Elementary School (First Site Visit):**

- Attendance
  - Ryan Keys – The Matthews Group (GC)
  - Brett Harrison – Barco Demolition (Subcontractor)
  - Scott Page – FH Paschen (GC)
  - Doug Gehley – VMDO (Architect)
  - Kristen Hill – VMDO (Architect)
  - Jessica Ferrari – Whiting-Turner
  - Matt Williams – APS
  - Brice Queen – CMTA (Engineer)

Q1 What is the thickness of the concrete slab to be demolished, if known?

A1 It is unknown and unspecified on the drawings.

Q2 Will there be staff in the building when we mobilize on site?

A2 Yes, there will be a limited amount of staff in the building including the administrative staff and custodians. The admin staff plan to be working somewhere in the building, away from the construction zone, but is subject to change.

Q3 Will we be allowed to park in the school's parking lot?

A3 Yes.

Q4 The structural drawings indicate a square section of the slab to be demolished and reinforced. Upon reviewing the conditions on the underside of this location, we observed many electrical conduits, HVAC piping, Automatic Transfer Switches, Panelboards, etc. It the intent to remove all of the obstructions to allow for the work to progress?

A4 Yes, there is a note on the Structural Drawings indicating remove and replace anything in the way of the concrete slab removal/reinforcement. APS/VMDO noted they will review other more cost effective solutions in a potentially forthcoming addendum.

### **McKinley Elementary School (Second Site Visit):**

- Attendance
  - Lee Rodriguez – Vision Works (sub)
  - Jay Na – FH Paschen (GC)
  - Josh Howe – Juniper Construction (GC)
  - Doug Gehley – VMDO (Architect)
  - Gerry Nowal – Meridian Construction (GC)
  - Brent Jones – PCS (demo sub)
  - Pamela Cespedes – CCP Demo (demo sub)
  - Casiano Cespedes - CCP Demo (demo sub)
  - Matt Williams – APS (owner)
  - Brandon Hayden – H&D Mechanical (mech sub)
  - Daniel Fautrel – DRCC Drywall (drywall sub)
  - Daniel Zildeimen – ACM (abatement)

## **Questions Received Outside of the Pre-Bid Conference**

- Q1 I would like to request a planholders or bidders list, and to confirm that the bid date and time are unchanged.
- A1 Information on who attended the pre-Bid Conference, who has requested copies of the drawings/specifications are attached. It is confirmed the Bid Closing Date/Time remain unchanged.
- Q2 If any addenda have been recently released and you are able to attach them to this response that would be appreciated.
- A2 All Addenda shall be posted on the APS website and on eVA. It is the responsibility of each Bidder to access this information.
- Q3 Steamer spec model is E64803E140DBL – (2) 480v steamer cavities. Schedule model is E62083E120 DBL and lists (2) 208v cavities. We think the correct current model is E62083E150 DBL, please confirm?
- A3 Refer to Addendum No. 1.
- Q4. Walk-in specs state the box is to be floorless without floor panels, wall panels are to lock into metal clad 4-1/2” high screeds. Section C details on special conditions K500 shows the box with interior ramp and floor panels. Sections A and B show interior floor angle. Structural & Architectural drawings do not show a recessed pit, please confirm the desired intent is for the box to have floor panels with interior ramp. Please specify floor panel finish.
- A4 All Walk-ins are to have an interior ramp.
- Q5 Are the following equivalent brands acceptable ? We understand that footprint, utility, capacity, function must match the basis of design:
- Duke & LTI in addition to Delfield for the custom serving counters
  - Kolpak & Thermalrite in addition to Bally for the custom walk-in boxes
  - Powersoak & Insinger in addition to Duke for the custom prep sink
  - Continental & Delfield in addition to True for the upright refrigerators & warming cabinets
  - Vulcan, Rational & Convotherm in addition to Electrolux for the combi-ovens
  - Vulcan, Groen & Cleveland in addition to Accutemp for the steamers
  - Metro in addition to Cambro for the polymer shelving units
- A5 Refer to Addendum No.1 for acceptable equivalent brands.
- Q6 The drawings we rec'd were only 1st floor and were labeled “Kitchen Remodel”.
- A6 The drawings distributed by VMDO were all the bid documents.
- Q7 In order to order to provide DAS proposal, we will need to see the floor plans that included Telecom room breakout and Riser Stack location.
- A7 There is no new DAS System. Reference the bid documents for instances where a DAS device may need to be removed, relocated, re-installed.

- Q8 Also, please confirm if there is a low voltage opportunity as we would want to bundle DAS with Cabling.
- A8 The bid documents do indicate some new low voltage scope. The bidder is responsible for all scope indicated on the documents and organizing their sub-tier subcontractors.
- Q9 Does a Bidder have to be a prequalified contractor with Arlington Public Schools before bidding on all Capital Bond Improvement Projects. Competitive bids for renovation projects obtained from prequalified bidders only.
- A9 A Bidder does not have to be a pre-qualified contractor with Arlington Public Schools to be able to submit a Bid in response to this ITB. There is no pre-qualification requirements. The ITB does have a minimum qualification/experience requirement. If the Bidder does not meet the minimum qualifications/experience it will not be considered for Contract award.
- Q10 Since this is an electronic bid, are we still required to submit two copies as per instruction 5.9, or is that a left over instruction from pre-COVID restrictions?
- A10 Only one electronic copy of a Bid is required to be submitted.
- Q11 Regarding the anticipated construction budget for each of the 3 projects – in one outlet, it states \$1 M - 2,999,999; is that the available funds for the 3 locations combined, or per individual school?
- A11 The funds available for each Project will be announced immediately after Bid Closing and before Bid Opening.
- Q12 Please confirm whether or not the roof modifications at McKinley need to be coated again. Per Soprema, an acrylic coating was applied to the roof after the SBS roof was installed.
- A12 Refer to Addendum No. 1.
- Q13 For the reinforcement of beams at the lower level, details on Sheets P100 & M101 indicate additional scope in the lower level to allow for the modification of structural steel. Please confirm the utilities in this area are to be removed then reinstalled (i.e. shut down of utilities for duration of structural scope) and not rerouted. If utilities are to be rerouted please provide plan as to how they are to be modified for the duration of the scope.
- A13 Information will be provided in a later Addendum.
- Q14 Lower level as-builts were not provided for the electrical items that need to be removed/reinstalled for beam reinforcement work as they were with the HVAC and Plumbing scope. Please provide additional details for any existing items in the area of work that may interfere with the new structural scope.
- A14 Information will be provided in a later Addendum.

- Q15 Details on Sheets P100 & M101 indicate rough locations of (2) beams in the lower level however Sheet S102 only indicates (1) beam to be strengthened. Please confirm only one beam is to be reinforced per S102.
- A15 Information will be provided in a later Addendum.
- Q16 Sheet S102 indicates a section of slab to be removed and infilled roughly under the existing walk-in freezer/above the existing electrical room. Please provide MEP as-builts for this location. Additionally, please confirm if utilities are to be removed and reinstalled (i.e. shutdown of utilities for duration of structural scope) or provide additional details indicating how utilities are to be rerouted.
- A16 Information will be provided in a later Addendum.
- Q17 Please provide information on temporary provisions required during the shutdown of utilities for the slab removal and beam reinforcement work on the lower level.
- A17 Information will be provided in a later Addendum.
- Q18 Request thickness of portion of the existing concrete slab that is to be removed?
- A18 Refer to Addendum No. 1.
- Q19 On page A11 of the drawings, Diagram 2; there is a note D-28 and D-27 but there is no description of what that work is. Can you please clarify the work related to notes D-28 and D-27?
- A19 Refer to Addendum No. 1.
- Q20 On page A700 of the drawings there is note 10 5113A "See FS DWGS". This page does not exist. Can you please provide FS DWGS?
- A20 Refer to Addendum No. 1.
- Q21 On your website, I read that APS no longer registers vendors through its Procurement Office. Could please confirm that your bidding process is open? For example, we are pre-qualified with FX Co to bid on their projects. We are interested in a current solicitation for Kitchen/Entrance Renovations, and want to verify if there is any pre-requisite paperwork.
- A21 See the answer provided to question 9 above.
- Q22 I am responding to your questions concerning the Kitchen/Entrance projects. On these projects there is no pre-qualification requirements. However, each ITB does have a minimum qualification/experience requirement. If the Bidder does not meet the minimum qualifications/experience it will not be considered for Contract award. This information is contained in the ITB.
- A22 See the answer provided to question 9 above.
- Q23 Since the second site visit has been moved to 2/12/2021, will the deadline for bidder's questions be extended from the current date of 2/10/21?
- A23 Questions received following the walk-through on 2/12/21 have been answered.

- Q24 Please advise if (3) separate bid bonds are required for each individual project, or if (1) single bid bond is acceptable should a contractor be bidding all (3) projects.
- A24 Separate bid bonds are required for each individual project.
- Q25 During the McKinley site walk, it was determined that the mechanical room existing conditions would likely not allow sufficient clearance for removal of the existing slab per note D-35/A101 to make way for a new 5" slab over 1-1/2" metal deck, in addition to added steel. Please advise if subsequent discussion has been had by the design team as it relates to an alternative way to reinforce the existing slab without completely removing it, to reduce the impact to the existing utilities in in the space.
- A25 Refer to Addendum No. 1.
- Q26 McKinley Sheet S102 directs to disconnect all utilities impacted by this work temporarily to allow for access and new structure. Please advise if the electrical, water and gas lines running through this room serve any of the rooms in the building that will still be occupied during this work. Please advise if the electrical lines being disconnected feed the kitchen lighting.
- A26 Information will be provided in a later Addendum.
- Q27 Refer to section 1.10 of the Full Project Manual. According to the manual, contractors are to "keep driveways loading areas, and entrances servicing premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or for storage of materials." Per site walk Friday 2/5, each loading dock entrance was noted as available to be used by the Contractor as a primary dumpster and laydown location. Please confirm that using the loading docks for dumpster and material storage is still feasible.
- A27 Yes, Contractor will be allowed to use the loading dock for access and material storage. Contractor may need to relocate existing garbage receptacles for Waste Management to be able to access them.
- Q28 Can the due date for questions be extended so that any additional questions from the walk-through on 2/12/21 can be answered?
- A28 See the answer provided to question 24 above.
- Q29 Please confirm the deck height in areas of new work.
- A29 Refer to Addendum No. 1.

Attached:  
Pre-Bid Conference Attendee Report – 2021-02-05  
Requestors of Copies of the Drawings/Specifications

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