



## **Notice of Addendum No.4**

**Date of Addendum No.4: July 17, 2025**

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**Arlington Public Schools  
Procurement Office**

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### **Invitation to Bid 73FY25**

**Invitation to Bid Title:** Hoffman Boston Elementary School HVAC Modernization and Interior Renovation

**Invitation to Bid Number:** 73FY25

**Invitation to Bid Issue Date:** May 21, 2025

**Pre-Bid Conference:** June 03, 2025 – 10:00 A.M. (Local Prevailing Time) on site at Hofman-Boston ES located at 1415 S Queen St, Arlington, VA 22204

**Bid Closing Date/Time:** August 20, 2025, No Later Than 10:00 A.M. (Local Prevailing Time)

**Bid Opening Date/Time:** August 20, 2025, at 11:00 A.M. (Local Prevailing Time)

**Procurement Office Representative:** Carolina Sorto, Procurement Specialist  
(703) 228-6193, [carolina.sorto@apsva.us](mailto:carolina.sorto@apsva.us)

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- **Modifications to the ITB:** The following information is provided to help bidders submit a bid in response to Bid 73FY25.

Please refer to the attached **Bidders Questions and Answers** document for all submitted questions and official responses.

This link below includes updated and additional drawings, revised specifications, and supplemental documentation, including the HAZMAT Report and the Geothermal Test Well Report. Please notify us if you experience any issues accessing the files.

[ITB 73FY25 - Addendum 4 Link](#)

### **Bid Documents Change Narrative**

This is the list of revised bid documents issued in Addendum #1:

#### **PROJECT MANUAL**

01 23 00	ALTERNATES	Updated Section 1.4. D
01 79 00	DEMONSTRATION AND TRAINING	Updated Section 1.2. Related Requirements
232113.01	GEO THERMAL PERFORMANCE REQUIREMENTS	Added missing section
232113.02	VERTICAL HEAT EXCHANGERS FOR GEOTHERMAL	Added missing section
232113.03	THERMALLY ENHANCED BENTONITE GROUT FOR GEOTHERMAL	Added missing section

#### **DRAWINGS**

C-03.00	EXISTING AND DEMO CIVIL	- Revised to include additional work area around outbuilding and added notes to handicap ramps.
C-03.00	EXISTING AND DEMO CIVIL	- Revised to include additional work area around outbuilding and added notes to handicap ramps.
C-4.00	OVERALL EROSION & SEDIMENT CONTROL	- Added RLD form to plan.
C-4.01	ERROSION & SEDIMENT CONTROL PLAN (1OF2)	- Added RLD form to plan.
C-4.02	ERROSION & SEDIMENT CONTROL PLAN (2OF2)	- Added RLD form to plan.
C-4.20	POLLUTION PREVENTION PLAN	- Added Pollution Prevention Plan
C-5.00	OVERALL SITE PLAN CIVL	- Added SWM Narrative Note
C-5.02	SITE GRADING AND UTILITY PLAN	- Added additional work area for outbuilding and proposed storm pipe outfall.
C-9.00	TREE PRESERVATION PLAN (1OF2)	- Added Note 4 for tree preservation.
C-9.01	TREE PRESERVATION PLAN (2OF2)	- Added Note 4 for tree preservation.
E701	LIGHTING FIXTURE SCHEDULE	- Clarified fixtures with integral occupancy and dimming photocell. - Clarified lighting controls of fixtures. - Provided manufacturer and model number for W1 fixture.
P200A	GROUND FLOOR PLAN – AREA A - PLUMBING	- Revised storm water to site from Outdoor Storage A000

#### **ADDITIONAL DOCUMENTS**

HAZMAT REPORT

GEOTHERMAL TEST WELLS - THERMAL CONDUCTIVITY REPORT

END

**Bid Item 2. Pricing Breakdown for Total Bid Above:**

Provide Lump Sum prices per Division as listed in the Scope of Work and Bid Documents. Cumulative total of all Divisions listed shall match the Total Base Bid. (Bidder may elect not to include the information in its Bid as submitted for Bid Closing. If not included in the Bid submitted for Bid Closing, this information and this form must be received by Owner no later than 4:00 P.M. the next business day following a request after the Bid Opening or the Bid will be deemed nonresponsive and not considered further.):

Division 1. General Requirements \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Division 2. Existing Conditions \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Division 3. Concrete \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Division 4. Masonry \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Division 5. Metals \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Division 6. Woods/Plastics/Composites \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Division 7. Thermal and Moisture Protection \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Division 8. Openings \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Division 9. Finishes \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Division 10. Specialties \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Division 11. Equipment \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Division 12. Furnishings \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Division 13. Special Construction Dollars \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Division 14. Conveying Equipment \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Division 21. Fire Suppression \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Division 22. Plumbing \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Division 23. HVAC \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Division 25. Integrated Automation \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Division 26. Electrical\_\_\_\_\_Dollars (\$ \_\_\_\_\_)

Division 27. Communications\_\_\_\_\_Dollars (\$ \_\_\_\_\_)

Division 28. Electronic Safety and Security\_\_\_\_\_Dollars (\$ \_\_\_\_\_)

Division 31. Earthwork\_\_\_\_\_Dollars (\$ \_\_\_\_\_)

Division 32. Exterior Improvements\_\_\_\_\_Dollars (\$ \_\_\_\_\_)

**Division 33. Utilities\_\_\_\_\_Dollars (\$ \_\_\_\_\_)**

Division 34. Transportation\_\_\_\_\_Dollars (\$ \_\_\_\_\_)

Division 35. Waterway and Marine Construction\_\_\_\_\_Dollars (\$ \_\_\_\_\_)

Division 40. Process Integration\_\_\_\_\_Dollars (\$ \_\_\_\_\_)

Division 41. Material Processing and Handling Equipment\_\_\_\_\_Dollars (\$ \_\_\_\_\_)

Division 42. Process Heating, Cooling and Drying Equipment\_\_\_\_\_Dollars (\$ \_\_\_\_\_)

Division 44. Pollution and Waste Control Equipment\_\_\_\_\_Dollars (\$ \_\_\_\_\_)

Division 45. Industry-Specific Manufacturing Equipment\_\_\_\_\_Dollars (\$ \_\_\_\_\_)

Division 46. Water and Wastewater Equipment\_\_\_\_\_Dollars (\$ \_\_\_\_\_)

Division 48. Electrical Power Generation\_\_\_\_\_Dollars (\$ \_\_\_\_\_)

**BIDDERS QUESTIONS AND ANSWERS -ITB 73FY25**

Number	Bid RFI/Question	Official Response
1	Regarding the description of Alternate #1, there are several single-use restrooms not associated with a classroom. Please identify specific single-use restrooms that are intended to be part of this alternate. The only ones identified in the finish schedule as part of an alternate are first floor A124 & A125.	A124 and A125 are the only single use restrooms included in the Alternate
2	The bid form appears to intend that alternate # 1 be a deduct alternate. The Room Finish Schedule in the lower left corner of drawing A120 indicates it's an ADD ALT. Please clarify	Alternate #1 is intended to be a deduct alternate. Disregard Add Alternate note on A120.
3	We would like to request a copy of the HAZMAT report.	Please refer to ITB 73FY25 - Addendum Link to find the HAZMAT report.
4	Will a new bid form with space for the (36) unit prices found in spec. 012200 be issued?	Please see amended Bid Form attached
5	In alternate #1, we are removing the wall mounted toilet paper dispensers from the toilet partitions, but we don't see any mention of reinstalling these accessories. Additionally, there is no spec section for these accessories if new are desired. Please clarify	These existing accessories are to be salvaged and reinstalled. APS will provide any new paper towel and soap dispensers that may be needed.
6	Regarding spec section 012300, paragraph 1.4D indicates the schedule should contain the spec sections required in each alternate. Please provide the sections as there is confusion as to what is included, especially in alternate #2.	Refer to revised Section 12300, paragraph 1.4D language to remote speciation sections.
7	Drawing AD311, Keynote 2.08 indicates reinforcement of lintel, "IF REQUIRED". The structural detail 9/S302 would require extensive work to include; <ul style="list-style-type: none"> <li>Lift rentals</li> <li>Removal of window / Reinstallation of window</li> <li>Shoring</li> <li>Demolition of masonry as required to remove existing masonry</li> <li>Masonry (grouting of cells) as well as repairs to masonry removed during demo</li> <li>Temporary C7x9.8 steel channels as well as permanent steel lintel</li> </ul> This is not work that can be bid under the direction of "if needed". Please consider the establishment of a unit price in the event this operation needs to be performed.	To be answered/addressed in a forthcoming bid addendum.
8	Elevation 3 on drawing AD311 identifies several areas requiring the removal and replacement of sealant (keynote 02.03). Same elevation has keynote 02.39 in the lower right window with the tag "TYP" normally indicating all windows in this elevation would require the removal and replacement of sealant. Item # 32 of the UNIT PRICES provides a unit cost for this work. Please clarify what is expected in the base bid.	Refer to general note #12 on AD311, AD312, and AD313. Per Note #12 and typical keynote 02.39, all existing window perimeter sealant shall be removed and replaced per details. In addition, door and control joint locations indicated with keynote 02.03 shall be removed and replaced.
9	Drawing AD311, Keynotes 02.05 and 02.20 are in the same category as question #5 above, in that it would require a similar extensive process to "replace" any precast and would be very difficult to bid. In addition, any mentioned "repairs" may/would be difficult to match existing texture and color.	To be answered/addressed in a forthcoming bid addendum for a unit cost allowance method.
10	Please confirm the pre-bid meeting was mandatory.	Pre-bid meeting was not mandatory.
11	Please provide a sign-in sheet for the pre-bid meeting.	Please find sign-in sheet in the APS Procurement Open Solicitations page
12	Please provide wage scale.	Please find in Addendum #4 document.
13	Please confirm commissioning is by Owner.	All commissioning activities will be overseen by a Commissioning Agent procured by APS; however, the contractor will be responsible for complying with all commissioning requirements for all systems in the project specifications.
14	Please confirm all testing is by Owner.	The owner will employ a third party testing agency to perform all special inspections testing for the project.
15	Please confirm that the 90 days of procurement on phasing plan G003 starts after the notice of award. Current plan shows the procurement starting April 1st.	Confirmed.
16	Please confirm that there are no specified manufacturers for signage.	Confirmed.
17	Please confirm that there are no specified manufacturers for visual display.	Confirmed.
18	Please confirm that the two additional soccer goals are to be furnished by the owner. Please clarify a specified manufacture if not.	Confirmed.
19	Should we assume court lines in the Gym are to be painted similar to original?	Yes, provide painted court striping lines to match the existing. Coordinate and verify with Owner during construction.
20	The Stage Is to be refinished. We assume that includes the Stage stairs?	Yes, the stage flooring includes the stage steps.
21	In the Music/Instrumental room, the "existing to be replaced" (WD-2) is the Nydree engineered floor spec 096433 which calls for a subfloor of 2x4 sleepers with 7/8" plywood, is this correct? Normally we direct glue down to either a sound mat or direct to concrete. If this is correct, demo sub will need to remove existing sub-floor?	We are not sure what existing floor assembly is below the painted plywood floor topping installed currently. We assume from the existing drawings the subfloor is built up sleepers and 7/8" plywood decking as described.
22	When replacing muntins (keynote 02.04, drawing AD311), what is the material that we are using to do so? Will it be painted? Does the entire window frame then get repainted?	The existing historic windows are painted steel profiles. Replace the muntin in kind to match existing adjacent - contractor is responsible for visiting the job site and evaluating existing conditions. The entire window is not anticipated to be repainted at this time.
23	The specifications contain a section for Asphalt Paving. Please clarify where this may go.	The specification section has been included to define requirements for any Asphalt Paving remediation that may be required for the project.
24	The specifications contain a section for Fencing. Please clarify where this may go.	The specification section has been included to define requirements for construction Fencing required around the exterior areas of work for the geothermal wellfield.
25	Drawing P200A , key note 9, indicates, 3" STORM FROM OUTDOOR STORAGE TO BE ROUTED BELOW GRADE AND CONNECTED TO EXISTING STORM LINE". <ul style="list-style-type: none"> <li>Civil drawing C-05.02 does not indicate a possible pipe route or outfall for 3" pipe noted above? Please clarify.</li> </ul>	Refer to revised P200A and C-05.05 in Bid Addendum 4.
26	Is specification section 334125 Televised Inspection of Sewers applicable to this project? <ul style="list-style-type: none"> <li>There is no proposed "sewer" work for this project</li> <li>The storm drain work is limited to some new piping from existing downspouts at two of the three proposed ADA ramps to daylight at curb (drawing C-05.02)</li> <li>The only other storm drain work comes with clarification of question #1 above and would typically not warrant the cost of a televised inspection.</li> </ul>	This specification may be required in the review/submission process with Arlington County.
27	Will the owner or the contractor be responsible for the removal and reinstallation of typical classroom desk, chairs, furniture?	No, APS will employ a firm to perform the moving of existing FFE.
28	Please provide the report for the thermal conductivity test conducted on this site.	Thermal Conductivity Test Report can be provided for review with contract documents. Refer to Bid Addendum 4.
29	Specification Section 017900,1.2A refers to specification section 019113 - Commissioning. Please provide specification section 019113	Reference to 019113 Commissioning in Specification Section 017900, 12.A shall be adjusted to 228000 and 238000.
30	Please provide spec sections 23 2113.01, 23 02113.02 and 23 2113.03. They are listed in the table of contents but missing in the spec book.	Specification Sections 23 2113.01, 23 2113.02 and 232113.03 provided in Bid Addendum 4.
31	What is the building permit status?	Design team has received first round of permit review comments and are working to address them for resubmission.
32	Is there an envelope consultant associated with the project?	Yes, Seal Engineering is the waterproofing and envelope consultant. Their contact information is listed on the title block.
33	Please confirm that the Temporary Classrooms provided onsite by the owner have sufficient capacity to accommodate all displaced students per phase.	Only special function areas such as the Media Center and Theater are intended to relocate during the school year. The phasing intent is not to relocate classrooms during the school year.
34	Please clarify attachment detail of perforated metal head flashing shown in detail 2, 8, and 12 on drawing A801. How are they attached?	To be answered/addressed in a forthcoming bid addendum.
35	Please confirm that temporary partitions are required on this project.	To be answered/addressed in a forthcoming bid addendum.
36	From Plan C-09.03 <ul style="list-style-type: none"> <li>Note #7 - The protection areas shall be covered with shredded mulch or other approved organic mulch as approved by UF.</li> <li>Are we to assume ALL trees in the preservation areas show on the inventory list to be mulched? And if so are we to assume only the root zones of those trees are to be mulched? The tree preservation areas are HUGE and the mulching would be a big number. Once the area is defined, can we use wood chips and can you specify the depth (typically 4").</li> </ul>	To be answered/addressed in a forthcoming bid addendum.
37	Is a Test Well/Formation Thermal Conductivity Test Report with driller's log available for review?	Thermal Conductivity Test Report can be provided for review with contract documents. Refer to Bid Addendum 4.
38	Please provide brand of the existing switchboard and panels that are existing to remain.	All of the existing to remain switchboards are Square D. A majority of the existing to remain panels are Square D, with the exception of Panel PRL1a in Rm A138 which is Eaton, and Panels LA and LB in the Outdoor Schoolhouse Rm C128 which are Siemens and GE, respectively.
39	Specification Section 02 3000 - Subsurface Investigation states, "The Owner has explored subsurface conditions by making test borings" and "A Geotechnical Report is to be provided". We could not find a Geotechnical Report in the bid documents provided. Please provided a Geotechnical Report and/or any available geotechnical information available on the site.	A Geothermal Test Well Report has been completed for the site and can be shared with the team. No Geotechnical Report has been prepared for the site if a report is necessary we would request APS to see if there is record geotechnical report information. Otherwise we will need to get a Geotechnical Report
40	<b>Metal Panel Warranty:</b> Specification Section 07 4213.13, section 1.12.2 calls for a 45 year warranty on metal panels. The Basis of Design Manufacturer (Morin Corporation) will NOT provide a 45 year warranty. It is doubtful that the other acceptable manufacturers would be willing to provide a 45 year warranty. Please advise.	To be answered/addressed in a forthcoming bid addendum.



41	Instructions to Bidders, Section 6.1 states that APS will request from DOLI at a wage determination at Bid Posting. Please publish the wage determination information/rates that should be used for bidding purposes.	Provided in Bid Addendum 4. Please see document attached
42	Per the RFP, Phase 3 takes place in Area A, but are unsure of the Phase 4 activities. Can you detail the activities to take place during Phase 4 of construction?	Phase 4 details modifications to Area B.
43	The bid form is missing line item Division 33 for Site Utilities as there are specifications and work related to this line item. Will there be a revised bid form to include Division 33 for Site Utilities?	Provided in Bid Addendum 4. Please see amended Bid Form attached
44	The bid form shows line items for Divisions 34, 35, 40, 41, 42, 44, 45, 46, and 48. Please confirm there is no work on this project associated with these spec sections.	Divisions 34, 35, 40, 21, 42, 44,45,46 and 48 are not applicable to the project and no work on this project is associated with these specification sections.
45	Will there be another opportunity to walk the site & review the inside of the existing buildings?	July 21st at 10:30AM.
46	Is the CG required to submit key personnel resumes for Project Superintendent and Project Manager with our bid submission or until after the project is awarded?	Required for bid submission and evaluation.
47	Section 1c. Demonstrated Performance on Relevant Projects details the Budget Control Plan and Management Plan. Will both of these plans need to be submitted with our bid submission?	Yes, both need to be submitted for a complete bid submission.
48	Please provide manufacturer, color, and item numbers for MB-1 markerboards and TB-1 tackboards per the Interior Materials Finish Schedule.	Refer to Specification Section 101100 Visual Display Units.
49	Please provide manufacturer, color, and item numbers for WM-3 surface entry mat per the Interior Finish Materials Schedule.	To be answered/addressed in a forthcoming bid addendum.
50	The Phasing schedules on drawings G003 through G006, show Phase 3 ending in August 2027, and Phase 4 not starting until April 2028, resulting in a Seven (7) month period where no work is being performed. Is the intent, or can Phase 4 start in September 2027, to allow no discontinuity of work, and to give more time for completion of phase 4 work.	Phase 4 cannot start until April with the bulk of the work required to be completed during non school operation periods.
51	Please provide manufacturer, color, and item numbers for WDF-2 engineered wood floor and WDF-3 plywood floors per the Interior Finishes Materials Schedule.	Refer to Specification Section 09 6433, 3.6 for WDF-2. Item description will be added to finish schedule on drawings in forthcoming addendum. WDF-3 was a placeholder alternate material and is not used. Finish schedule will be updated on drawings in forthcoming addendum.
52	The phase schedules on drawings G003 through G006, have description of "enabling" for phases 1A, 3A & 3B. What is meant by "enabling" in this context?	Enabling' for Phase 1A, 3A & 3B refer to occupied areas of the school that will be turned over to the contractor and/or relocated to swing space within Multipurpose Room A135 such as the Media Center C103 in Phase 1A.
53	There are no specifications for sealed concrete shown on the Interior Finish Materials Schedule or in the specifications section. Please provided specifications for sealed concrete.	To be answered/addressed in a forthcoming bid addendum.
54	Please confirm the owner will cover Builder's Risk Insurance, excluding it from the bidder's cost.	Contractor must comply with all insurance requirements listed in the ITB document and project specifications
55	Please confirm the project not include any building expansion joints.	There is an existing building expansion joint that shall be maintained and detailed with a replacement expansion joint detail assembly as shown in the drawings.
56	Please confirm the final construction phasing plan, including specific access restrictions and pathways for student and faculty movement during each phase of construction. Include any known blackout periods during standardized testing or high-traffic school events.	Final construction phasing plans will be coordinated with awarded contractor along with APS requirements and dates.
57	Provide clarification on the sequencing of Bid Alternates. Specifically, should Alternate 1 (restroom upgrades) be priced and built independently of Alternate 2 (envelope work), or are they intended to be sequential and dependent?	All alternates are independent of one another.
58	Clarify which portions of the construction may be performed during summer break, winter holidays, or weekends, and identify any restrictions on hours due to noise or vibration concerns during active school sessions.	Please see specification sections 01-1000 and 01-1100, ITB narrative, and G-Series drawings for reference.
59	Please confirm the required notice period and approval process for any temporary utility shutdowns affecting electrical, plumbing, HVAC, or IT systems. What are the acceptable shutdown time windows?	Per General Bid Documentation, all building service utilities shall remain operational until all additions and renovations are complete and occupied.
60	Confirm contractor access routes, laydown area size and location, and delivery staging zones, especially considering limited site footprint and proximity to active school functions.	Refer to Bid Documentation.
61	Please confirm the type and extent of perimeter fencing, gates, and security measures to be implemented during construction, particularly near playgrounds or areas occupied by students.	Perimeter fencing is typically chain link fence but can also be a plastic orange fabric. Gates and fencing are shown on C-4.00 and details are shown on C-04.10. The only access into the main construction area will be with a gate along Queen St. Smaller construction areas may also have gates for added security. APS to confirm necessary security measures.
62	Confirm process and timeline for obtaining worker background checks, security badges, and hardhat stickers, including any onboarding procedures or orientation requirements.	Please see Appendix I for process on background checks. All checks must occur before a member of the construction team is permitted to work on the project site.
63	Provide requirements for vibration, dust, and noise monitoring in occupied areas adjacent to the construction zone. Will real-time monitoring be required?	Refer to Bid Documentation
64	Clarify if the contractor is responsible for street sweeping, dust control, or patching of disturbed public roadways resulting from utility work or trucking.	Contractor is responsible for providing the necessary means and methods to align with Arlington County's requirements.
65	Please confirm physical separation methods (temporary walls, barriers, or signage) required between occupied spaces and the construction work area, particularly during interior renovation work.	Contractor is responsible for providing the necessary means and methods to align with project specification requirements.
66	Clarify designated soil stockpile areas and whether off-site removal is permitted or required. Please confirm timing and erosion control measures for each construction phase.	Soil stockpile area shall be added next to Construction entrance within the Safety fencing. Offsite soil removal shall be required per APS direction, APS to confirm. Sequence of Construction on sheet C-04.10 provides measures to be used through the phasing of the project.
67	Provide detail on the specified subgrade preparation and stabilization methods beneath new asphalt and synthetic turf areas, including CBR requirements and geotextile use.	There are no new proposed asphalt or synthetic turf areas. We want to confirm the turf shown is a potential/future project not to be associated with this contract. Sidewalk areas to be replaced with concrete shall have a CBR-30.
68	Request confirmation that all proposed utility routes have been conflict-checked, particularly for geothermal piping, storm lines, and water services.	Geothermal piping is located below the storm crossings and other crossings have been coordinated and a profile has been provided.
69	Please provide specification section and model reference for bike racks, including anchoring method and finish type.	APS will furnish and install bike racks that may be needed.
70	Clarify the required post depth, spacing, and finish for fencing in areas where it penetrates concrete or asphalt paving.	It is recommended that for areas with Safety Fencing on concrete or asphalt a concrete block or other anchoring method be used to avoid penetrating existing impervious surfaces. APS to confirm if they would like to use or if a footer will be required.
71	Please confirm whether hazardous materials (asbestos, lead paint, etc.) are to be removed by a separate abatement contractor prior to demolition activities by the general contractor.	Abatement, to the extent required, will be provided by the contractor.
72	Provide detail on required sequencing of demolition for existing MEP systems where they interface with ongoing temporary utilities or adjacent occupied spaces.	Refer to Bid Documentation. Requirement for temporary thermal utility coordination have been documented on the mechanical demolition plans.
73	Clarify whether temporary enclosures, negative air machines, or specific containment strategies are required when demolishing interior finishes and partitions near occupied areas.	Refer to specification 01500 Temporary Facilities and Controls for project requirements.
74	Request clarification on required compressive strengths and slump ranges for slab-on-grade, structural footings, and pads. Include admixture use and placement temperature guidelines.	Refer to S001 Design Notes Section II Concrete and specifications Section 033000.
75	Confirm the layout and spacing of control joints in slab-on-grade areas, particularly where future partition walls or expansion joints intersect.	We do not have new slab-on-grade construction in the scope inside the building.
76	Provide a coordinated detail showing embedded item placement including electrical boxes, pipe sleeves, and steel embeds to be cast into slabs and walls.	This is the contractor's responsibility to coordinate.
77	Request structural engineer verification of increased slab thickness or reinforcement requirements below rooftop units or large mechanical equipment.	Refer to Bid Documentation.
78	Please confirm insulation type and thickness within the cavity wall system and how it should be coordinated with through-wall flashing and air barrier details at window openings.	Refer to A701 for exterior wall insulation. Refer to A801-A811 for exterior details.
79	Request clarification whether all CMU partitions, including non-load-bearing, are to be fully grouted or only grouted at reinforced cells.	Refer to S001 Design Notes Section IX Masonry and specifications Section 042200.
80	Please provide an approved cleaning method for the exposed face brick to prevent damage and ensure uniform aesthetic appearance after installation.	Refer to Specification Section 040110.

81	Clarify which areas of the existing roof are to be completely replaced with new roofing system versus areas that are to receive patching or partial repair only.	Refer to roofing drawings.
82	Provide specific roofing substrate preparation methods prior to installation of new insulation and membrane, including any required primer, fastener spacing, and vapor retarder location.	Refer to roofing drawings and notes.
83	Confirm attachment method, spacing, and layout for exterior stone cladding or metal panels, and provide a typical transition detail to air barrier and structural sheathing.	Refer to specifications and drawings. Specific rainscreen subframing system is delegated design.
84	Clarify how the new air barrier and roof systems will be tied into existing walls and roof areas to maintain continuity and performance warranties.	Refer to roofing drawings and notes.
85	Confirm coping cap installation requirements and joint sealant system for maintaining weathertight transitions at parapet walls.	Refer to roofing drawings and notes.
86	Will alternates to the given hardware sets be permitted if equivalent product is provided?	Updated hardware specifications will be provided in forthcoming addendum.
87	Please clarify which glazing type (e.g. insulated, laminated, low-e) is to be used at each window type indicated, and verify compatibility with structural framing.	See A311. Only W1 window types are replaced and utilize IGU-1.
88	Confirm thermal break and fire rating requirements for hollow metal door frames located at exterior and rated wall conditions.	No exterior hollow metal door frames are being replaced or provided. Refer to drawings, specifically A711.
89	Clarify operation method and safety features of coiling doors, including electric motor operation, fire-rated assemblies, and interface with fire alarm or access control systems.	Refer to specification section 08 3323. Electrical and FA requirements will be provided in future addendum.
90	Provide clarification on transition details between adjacent floor finishes such as resilient tile, ceramic tile, and wood flooring. Include substrate compatibility and leveling procedures.	Refer to Finish Plans A222-A224 and A711 for transition details.
91	Confirm whether rubber or vinyl base is to be used throughout general classrooms, corridors, and restrooms. Specify manufacturer and color range if not listed.	Refer to A221.
92	Request detail for wall protection requirements in high-traffic corridors and splash zones near sinks or drinking fountains	See Finish Material Schedule on A221, FRP-1 and FRP-2.
93	Confirm gypsum board level of finish required in each room type, especially in areas receiving paint versus wall coverings or FRP panels.	Refer to specification section 09 2900 Gypsum Board.
94	Clarify specific model numbers, mounting methods, and spacing requirements for all toilet accessories and partitions. Confirm ADA compliance for all installations and integration with adjacent finishes.	Refer to specification section 102113.19 and drawings. Note that some accessories are owner-furnished/owner-installed.
95	Please confirm anchoring methods and structural coordination required for gym equipment such as basketball backstops, bleachers, and wall padding. Provide any required load data or coordination notes with structural engineer.	These items are existing to remain and are not being replaced.
96	Request cut sheets and shop drawing submittal requirements for all built-in millwork, casework, and cubbies. Confirm finish standards and coordination of utility stub-outs such as electrical, data, or plumbing connections.	Refer to specification sections 12 3400, 12 3623.13, 12 3661.16, and drawings.
97	Confirm signage package requirements including type, material, font, mounting height, and naming convention. Clarify whether signage schedule will be issued or developed by contractor in coordination with architect.	Refer to A231 and specification section 10 1423. Signage schedule shall be provided by contractor in coordination with Owner and CM.
98	Confirm NFPA hazard classification and density criteria used to size sprinkler system for each room type, including storage areas, gymnasiums, and stage platform.	Overall sprinkler system is existing to remain with only modifications for mechanical room/areas. Refer to Fire Protection Bid Documentation drawings.
99	Please provide layout and dimensional requirements for fire riser room, including space allocation for backflow preventer, FDC, tamper/flow switches, and clearances.	Fire service room existing to remain with no modifications to existing system. Refer to Fire Protection Bid Documentation drawings.
100	Clarify if attic, interstitial, or concealed ceiling spaces are to be fully sprinklered, or if exceptions apply per applicable codes and authority having jurisdiction (AHJ).	Refer to Fire Protection bid documentation.
101	Confirm fixture unit load per plumbing fixture type and verify that all branch and main piping is sized accordingly per code. Identify any potential areas of fixture count increase.	Existing plumbing piping systems are existing to remain, with minimal layout adjustments. No fixture count increase.
102	Clarify storm drain routing and point of connection to underground stormwater detention system. Confirm sump pump requirements and discharge strategy for elevator pits or low points.	Refer to P200 Series Plumbing drawings and Civil Site Plan.
103	Please provide clarification on required trap primer locations and backflow preventer placement, including need for test tees and pressure vacuum breakers.	Existing plumbing piping systems are existing to remain, with minimal layout adjustments.
104	Request confirmation on mechanical room equipment clearance requirements, including service and maintenance access zones for geothermal heat pumps, AHUs, and ERVs.	Refer to M200 Series Mechanical drawings.
105	Clarify diffuser and register types in classrooms, offices, and specialty areas, and confirm coordination with ceiling types and lighting layouts.	Refer to M200 Series Mechanical drawings and E200 Series Electrical drawings.
106	Confirm final rooftop equipment layout, weight, and coordination with structural steel openings and support curbs. Provide confirmation of required clearances and vibration isolation standards.	Refer to M200 Series Mechanical drawings and S100 Series Structural drawings.
107	Please confirm if the Building Automation System (BAS) will be fully integrated into the Arlington Public Schools central monitoring network. Provide protocols and integration requirements.	Refer to Spec Section 254002 and M800 Series Mechanical drawings.
108	Clarify sequence of operations for geothermal system, unit ventilators, and heat recovery systems. Confirm how occupied/unoccupied scheduling will be handled.	Refer to M800 Series Mechanical drawings.
109	Verify all required temperature, humidity, CO2, and occupancy sensors, including manufacturer, mounting location, and wiring responsibilities. Provide typical wiring schematics if available.	Refer to M800 Series Mechanical drawings.
110	Clarify lighting control strategy in classrooms and corridors, including the use of occupancy sensors, daylight harvesting zones, and manual overrides. Confirm compliance with latest energy codes.	Refer to Spec Section 260923, and Electrical drawings.
111	Confirm electrical room layout and clearances for all main switchgear, panelboards, and transformers. Verify voltage and phasing requirements for major mechanical equipment.	Refer to E200 Series Electrical drawings.
112	Provide final data, AV, intercom, and master clock outlet locations in classrooms and offices. Clarify which systems are contractor-designed and which will be coordinated with owner's vendors.	Refer to E200 Series Electrical drawings and Spec Sections 275117, and 275314 .
113	Please confirm scope of cabling, termination, and device installation for fire alarm, voice/data, intercom, public address, CATV, and master clock systems. Clarify any work by owner or other trades.	Refer to E200 Series Electrical drawings and Spec Sections 275130, 275117, 275314 and 283100.
114	Does the school district have a preferred contractor to perform the well drilling for the geothermal system?	No preferred contractor
115	Can a General Contractor utilize a subcontracting partner's Virginia GC License if a teaming agreement is written between the firms?	No, the prime contractor must solely meet the requirements listed in the ITB .
116	Could a bid due date extension be provided of 4 weeks from the current bid due date of July 15 to allow for RFI responses to be returned and adequate time for subcontractors to review?	See revised bid RFI dates in Bid Addendum 3.



**COMMONWEALTH of VIRGINIA**  
**DEPARTMENT OF LABOR AND INDUSTRY**

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COMMISSIONER

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Virginia Department of Labor and Industry Wage Determination Decision

Project Name	Hoffman Boston Elementary School HVAC Modernization and Interior Renovation
State Project Code	APS-25-138934
DOLI Project Number	APS-25-0002
County or Independent City	Arlington County
Publication Date	06/18/2025
Construction Type	Building

Wage Determinations	Wage	Fringe
Asbestos Worker/Heat & Frost Insulator (Duct, Pipe & Mechanical System Insulation)*	\$40.77	\$20.17
Boilermaker	\$38.97	\$27.39
Brick Pointer/Caulker/Cleaner	\$19.68	
Bricklayer	\$36.50	\$13.47
Carpenter (Includes Acoustical Ceiling Installation, Drywall Hanging, and Form Work)	\$23.36	\$5.20
Cement Mason/Concrete Finisher	\$21.94	\$3.36
Drywall Finisher/Taper	\$27.46	\$11.56
Electrician (Includes Low Voltage Wiring and Installation of Alarms and Sound and Communication Systems)	\$53.00	\$21.35
Firestopper**	\$30.21	\$10.43



Wage Determinations	Wage	Fringe
Floor Layer: Soft Floors	\$18.75	
Glazier	\$30.52	\$13.85
Ironworker	\$37.86	\$25.86
Ironworker, Reinforcing	\$27.46	\$8.71
Laborer: Common or General, including brick mason tending and cement mason tending	\$15.55	\$2.44
Laborer: Pipelayer	\$16.81	\$4.26
Marble Finisher	\$27.68	\$11.63
Mason - Stone	\$43.16	\$20.28
Operator: Backhoe/Excavator/Trackhoe	\$23.50	\$4.50
Operator: Bobcat/Skid Steer/Skid Loader	\$18.95	\$4.03
Operator: Bulldozer	\$21.99	\$4.98
Operator: Crane	\$30.45	\$4.14
Operator: Forklift	\$21.56	\$7.57
Operator: Loader	\$22.26	\$3.57
Operator: Roller	\$16.25	\$4.88
Painter (Brush, Roller, and Spray)	\$27.46	\$11.56
Pipefitter (Includes HVAC Pipe, Unit and Temperature Controls Installations)***	\$52.27	\$23.79
Plumber****	\$51.25	\$22.46
Roofer	\$15.83	\$3.06
Sheet Metal Worker (Includes HVAC Duct Installer)*****	\$47.92	\$22.72
Sprinkler Fitter (Fire Sprinklers)	\$42.32	\$26.39
Tile Finisher	\$23.40	
Tile Setter	\$27.80	\$10.25
Truck Driver: Dump Truck	\$19.22	\$2.58
Waterproofer	\$21.75	\$1.57

## Additional Notes

\* Asbestos Worker/Heat & Frost Insulator (Duct, Pipe & Mechanical System Insulation) \* PAID HOLIDAYS: New Year's Day, Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, the day after Thanksgiving and Christmas Day provided the employee works the regular workday before and after the paid holiday. \*

**\*\* Firestopper \*\*** Includes the application of materials or devices within or around penetrations and openings in all rated wall or floor assemblies, in order to prevent the passage of fire, smoke or other gases. The application includes all components involved in creating the rated barrier at perimeter slab edges and exterior cavities, the head of gypsum board or concrete walls, joints between rated wall or floor components, sealing of penetrating items and blank openings. PAID HOLIDAYS: New Year's Day, Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, the day after Thanksgiving and Christmas Day provided the employee works the regular workday before and after the paid holiday. **\*\***

**\*\*\* Pipefitter (Includes HVAC Pipe, Unit and Temperature Controls Installations) \*\*\*** PAID HOLIDAYS: New Year's Day, Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, the day after Thanksgiving and Christmas Day provided the employee works the regular workday before and after the paid holiday. **\*\*\***

**\*\*\*\* Plumber \*\*\*\*** PAID HOLIDAYS: New Year's Day, Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, the day after Thanksgiving and Christmas Day provided the employee works the regular workday before and after the paid holiday. **\*\*\*\***

**\*\*\*\*\* Sheet Metal Worker (Includes HVAC Duct Installer) \*\*\*\*\*** PAID HOLIDAYS: New Year's Day, Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, the day after Thanksgiving and Christmas Day. **\*\*\*\*\***

All wage rates to be used on a contract will be set at the time the contract is awarded. While DOLI maintains a list of wage determinations online for reference purposes, only the wage determinations made in an official Wage Determination Decision, sent by DOLI to the contracting agency, can be used to ascertain the exact rates to be paid for a specific contract.

All rates are determined by DOLI and any appeals of specific classifications may be made through the Wage Determination Appeal form available at <https://doli.virginia.gov/wp-content/uploads/2022/05/Appeal-for-Clarification-of-Wage-Determination.pdf>

Any additional classifications may be requested through the Additional Wage Classification form available at <https://doli.virginia.gov/wp-content/uploads/2022/05/Appeal-for-Clarification-of-Wage-Determination.pdf>

Understand your duties as a contractor under Virginia law by referencing our Contractor Responsibilities information sheet available at <https://doli.virginia.gov/prevaling-wage-law/#CR>

Your employees have specific rights, which can be found on our List of Employee Rights information sheet available at <https://doli.virginia.gov/prevaling-wage-law/#ERB>

Any further questions should be directed to [PrevailingWage@doli.virginia.gov](mailto:PrevailingWage@doli.virginia.gov)