



Notice of Information Item No. 1

Date of Information Item No. 1: November 06, 2025

**Arlington Public Schools
Procurement Office**

Invitation to Bid 25FY26

Invitation to Bid Title:	Ashlawn Elementary School - Kitchen Renovation Project
Invitation to Bid Number:	25FY26
Invitation to Bid Issue Date:	October 10, 2025
Pre-Bid Conference:	October 22, 2025, at 4:30 P.M. (Local Prevailing Time) 5950 8th Rd N, Arlington, VA 22205
Bid Closing Date/Time:	November 19, 2025, No Later Than 10:00 A.M. (Local Prevailing Time)
Bid Opening Date/Time:	November 19, 2025, No Later Than 11:00 A.M. (Local Prevailing Time)
Procurement Office Representative:	Carolina Sorto Senior Procurement Specialist (703) 228-6193 carolina.sorto@apsva.us

Modifications to the ITB: The following information is provided to help bidders submit a bid in response to Bid 25FY26.

Issued By:
Carolina Sorto
Senior Procurement Specialist
Direct Telephone: (703) 228-6193
Email: carolina.sorto@apsva.us

RFI Reference Number	RFI	Official Response
1	Please provide a wage scale for pricing purposes	Prevailing Wage Sheet provided in addendum
2	Will AISC certification be required for structural steel installers?	Yes, comply with the project specifications for AISC certification requirements
3	Typical roof opening reinforcement detail, Sheet S-003 detail 1, does not specify usage locations or the minimum new opening size requiring such reinforcement. Please clarify usage and the minimum new opening size.	This detail should be used at all opening exceeding 12" in any direction.
4	Please confirm shop drawings & calculations for structural steel & temporary shoring are required to be signed and sealed by a professional engineer.	The steel connections and joists are delegated as noted on S-001. Structural steel is not delegated. We are not anticipating shoring on this project.
5	Sheet S-102 notes joists to be reinforced per typical details, but does not clarify extent of reinforcement. Please clarify if joists in entirety are to be reinforced, or if only directly beneath new MEP equipment.	Typical detail 3/S-002 applies full length of the joist as noted on typical detail. Typical detail 2/S-002 applies where concentrated loads within a chord panel exceed 100 pounds and/or concentrated loads do not concentrically load both chord angles; this will need to be coordinated with the as built condition as these items are laid out; however, it is anticipated to only apply at the joists below the new MAU as shown on S-102.
6	Please confirm usage location(s) of S-003 Detail 2, CMU lintel typical detail.	Detail to be used at all new wall openings exceeding 8" Coordinate with architectural and MEP drawings for openings.
7	Please confirm submittal/specification requirements for closed-cell spray insulation.	See added 07 2100 Building Insulation specification section.
8	Please confirm new acoustical ceiling grid layout and heights are to match current heights & layout.	New acoustical ceiling grid layouts and heights shall be per Reflected Ceiling Plan on 1/A-201. In most locations these align to existing heights, however layouts are revised.
9	Please confirm fire sprinkler shop drawing, specifications & permitting requirements.	The fire sprinkler modification is a delegated design provided by the fire sprinkler contractor and submitted to the local authority for approval. The Contractor shall obtain a copy of the necessary APS Design Standards – 2021 and guidelines required for the completion of this project. See project specifications for specific requirements.
10	Please confirm RCP coordination drawing requirements.	See project specifications for specific requirements. Note coordination requirements throughout specs including 01-3100
11	Specification section 09 51 00 calls for Clean Room FL acoustical ceiling tile, 2' x 2'. Sheet A-604 calls for Clean Room VL, a 2' x 4' ceiling tile. Please confirm tile specification to use.	Acoustical Ceiling tiles to be per sheet A-604 and A-201 layout, Clean Room VL, 2' x 4' tile.
12	Please confirm in-wall blocking requirements for kitchen equipment & cork boards.	In-Wall blocking for kitchen equipment to be as noted on sheet K-200. Cork boards and all furnishings to have in-wall blocking per project manual 09 2116 section 3.3 B.
13	Please confirm usage location(s) of A-600 Details 4 & 5, typical coping details.	Details 4 & 5/ A-600 are not used for this project.
14	Please confirm if security vendor will be contracted directly by APS or by GC.	Contractor to provide all rough-ins and pathways required to install the security system. The system, itself, will be installed by APS.
15	Confirm trenching will be needed for conduit stub-ups (EP3) as graphed on kitchen power plan detail on page E-501.	Confirmed. Coordinate most efficient conduit routing paths prior to trenching.
16	Please provide information of roofing company that carries roof warranty.	No existing/current roofing warranty for this project. Roofing warranty should be a 2 year workmanship warranty.
17	Please provide abatement report of the existing areas of construction.	Project Manual Appendix Section 01 includes existing Hazardous Materials Reports.
18	Please provide BAS controls vendor.	Automated Logic Controls Jeff A. Smidler : 804.864.2090 jeff.smidler@carrier.com Jake Pless : 703.584.8143 jacob.pless@carrier.com
19	TS-3 Schluter E80 transition strip is called to be installed at exposed wall tile locations. Schluter E80 is thicker than the specified Marlite FRP wall tile, please confirm manufacturer FRP trim is acceptable.	TS-3 Schluter is for Ceramic Wall Tile exposed edges. FRP trim is acceptable per project manual section 09 7700.
20	Regarding the past performance requirements. The solicitation requests three project references valued at \$3 million each. Is that a strict requirement to qualify, or can we submit references for projects of lower value?	Contractors can provide a minimum of one project reference that is valued at over \$3M and the other two should be valued at a minimum of \$2M.
21	Will a prevailing wage sheet be provided for distribution to subs?	Prevailing Wage Sheet provided in addendum
22	Please confirm who the required fire alarm vendor is.	Johnson Controls Keri Geraghty : 443-277-8004 Keri.geraghty@jci.com
23	Please confirm who the required HVAC controls vendor is.	Automated Logic Controls Jeff A. Smidler : 804.864.2090 jeff.smidler@carrier.com Jake Pless : 703.584.8143 jacob.pless@carrier.com
24	Please confirm the specification of the Solyx film. Opaque sand blast is not an available model.	F-2 Solyx Film to be Zero Visibility selected from options available.
25	Please confirm if there are any building required subcontractors	The only sole sourced vendors for the project are those listed in responses to RFIs 22 and 23. APS does have contracts with Skyhop, Common Cents Cabling, and Pavion for security, low voltage, and intercom systems respectively; however, there is no requirement to utilize these vendors.
26	Please confirm if this project is a US Citizens only project.	All Bidders are informed that any Contract which may be issued as a result of this solicitation will contain a provision by which the Contractor shall be required to confirm that it does not, and shall not during the performance of the Contract, knowingly employ an unauthorized alien as defined in the federal Immigration Reform and Control Act of 1986, in compliance with Va. Code. Ann. § 2.2-4311.1.

RFI Reference Number	RFI	Official Response
27	The CT-2 Tile they picked for the walls, Natural Hues, does not make a 3x6. I believe they only make 2x8. Do they want Color Wheel 3x6 subway tile by Dal-Tile?	CT-2 Tile to be per A-604 Material Schedule except in size 4x8
28	Was a Fire Alarm Load Test performed for the existing equipment? If so, can you please share the load test results.	No load test has been performed to date. Fire Alarm contractor shall perform a load analysis during the submittal process to determine if additional Fire Alarm cabinet(s) will be required.
29	Is this regular hours or off-hours work?	All work is intended to be performed during normal working days. APS defines working days in Part 1 of the terms and conditions. If deviations from that definition are needed based on a contractor's means and methods, the contractor should adhere to the notification and compensation requirements in the contract. APS is willing to work with the contractor to help ensure timely completion of the project.
30	Please confirm we are allowed to park on the street and if city permit parking is required?	APS does not control parking outside of its parking lot
31	Please confirm the cooler will have an existing column passthrough, if so please provide detail for thermal insulation?	Existing column to be wrapped in stainless-steel by the kitchen equipment contractor per note included on sheet K-101.
32	Please provide kitchen hood structural support detail.	A detail will be added to the drawings, at a later date, for hung equipment. Assume joist reinforcement per detail 2/S-002 and New Steel Angles L6x4x5/16 (LLV) @ 4'-0" O.C. Maximum welded to the bottom chord of the joists.
33	Are 3D coordination drawings required?	See project specifications for specific requirements. Note coordination requirements throughout specs including 01-3100
34	Are bubble covers required for the receptacles under the serving line?	Confirmed. Provide covers for stub-up receptacles at the serving line.
35	Who is responsible for 3rd party inspections?	APS is responsible for all testing/inspections required to meet the Arlington County Special Inspections. These are to be coordinated by the Contractor with the Owner's rep per the project specifications and the contractor is required to provide OSHA compliant access to view/access/interaction with all inspection areas. The remaining inspections needed to meet project requirements are to be supplied by the Contractor.
36	Please confirm access control is by APS?	APS will install all access control systems once the infrastructure has been installed by the contractor. Contractor to coordinate all placement of the required system infrastructure before wall close in begins.
37	Is APS responsible for low voltage and A/V?	No, both scopes, to the extent they exist on the project, are the responsibility of the contractor.
38	Is epoxy coating/water proofing required for new concrete?	Concrete shall be prepared per 03 5300 for self leveling concrete topping to ensure finish floor slope to drains are achieved.
39	Please confirm existing floor slab is slab on grade?	Confirmed
40	What company manages the fire alarm in this building?	Johnson Controls Keri Geraghty : 443-277-8004 Keri.geraghty@jci.com
41	Who manages controls system?	Automated Logic Controls Jeff A. Smidler : 804.864.2090 jeff.smidler@carrier.com Jake Pless : 703.584.8143 jacob.pless@carrier.com
42	Please confirm there is no existing ANSUL system and if a new will be required?	Confirmed, there is not an existing ANSUL system. A new one is not required, Hood is Type II per K-510 and K-511
43	Please confirm if SHUNT-TRIP CIRCUIT BREAKERS are required for the hood?	Manufacturer recommends not putting the actual hood on a shunt trip circuit breaker. The new 277/480V panel, HK, will be provided with a shunt trip device on the main breaker, but the branch circuit breakers do not require shunt capabilities. When the hood panic button is pressed, a signal will be sent to shunt the main circuit breaker in the panel.
44	Is any pest control management required for this renovation?	Adhere to all project requirements/specifications
45	Please confirm how many hours we should allocate for survey of existing conditions?	This is a contractor's means and methods decision. Adhere to all project specifications.
46	Please confirm a full time project manager is required on-site?	The full-time project manager, as outlined in Section 5.1B of the agreement, does not need to be on-site. In addition, the full-time requirement can be reduced to part time pending the strength of resume of the project superintendent.
47	Please confirm an engineer is required full time?	The full-time project engineer, as outlined in Section 5.1B of the agreement, does not need to be on-site. In addition, the full-time requirement can be reduced to part time pending the strength of resume of the project superintendent.
48	Please confirm that no administrative requirements are in place until notice to proceed and are within the 3-month construction duration.	See section 4 of the Agreement for anticipated project milestones. Contractor to provide appropriate levels of manpower to support the work associated with each milestone.

SECTION 07 21 00 BUILDING INSULATION**PART 1 - GENERAL**

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - a. Concealed Spray Foam building insulation
 - b. Concealed building insulation in board form.
- B. Related Sections: The following sections contain requirements that relate to this section:
 - 1. Requirement for coordination with Division 1 Section “Indoor Air Quality Requirements”
 - 3. Division 7 Roofing Section indicated below for roof insulation specified as part of roofing construction:
 - 4. Division 9 Section indicated below for thermal insulation and sound attenuation insulation installed as part of metal-framed wall and partition assemblies:
 - a. "Gypsum Drywall.

1.3 DEFINITIONS

- A. Thermal Resistivity: Where the thermal resistivity of insulation products are designated by "r-values," they represent the reciprocal of thermal conductivity (k-values). Thermal conductivity is the rate of heat flow through a homogenous material exactly 1 inch thick. Thermal resistivities are expressed by the temperature difference in degrees F between the two exposed faces required to cause one BTU to flow through one square foot per hour at mean temperatures indicated.

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
- B. Product data for each type of insulation product specified.
- C. Product test reports from and based on tests performed by qualified independent testing laboratory evidencing compliance of insulation products with requirements including r-values (aged values for plastic foam insulations), fire performance characteristics, perm ratings, water absorption ratings, and other properties, based on comprehensive testing of current products.

- D. Research reports or evaluation reports of the model code organization acceptable to authorities having jurisdiction that evidence compliance of plastic foam insulations with building code in effect for Project.

1.5 QUALITY ASSURANCE

- A. Fire Performance Characteristics: Provide insulation materials identical to those whose indicated fire performance characteristics have been determined per the ASTM test method indicated below, by UL or other testing and inspecting organizations acceptable to authorities having jurisdiction. Identify products with appropriate markings of applicable testing and inspecting organization.
 - 1. Surface Burning Characteristic: ASTM E 84.
 - 2. Fire Resistance Ratings: ASTM E 119.
 - 3. Combustion Characteristics: ASTM E 136.
- B. Single-Source Responsibility for Insulation Products: Obtain each type of building insulation from a single source with resources to provide products of consistent quality in appearance and physical properties without delaying progress of the Work.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Protect insulation materials from physical damage and from deterioration by moisture, soiling, and other sources. Store inside and in a dry location. Comply with manufacturer's recommendations for handling, storage, and protection during installation.
- B. Protect plastic insulation as follows:
 - 1. Do not expose to sunlight, except to extent necessary for period of installation and concealment.
 - 2. Protect against ignition at all times. Do not deliver plastic insulating materials to project site ahead of installation time.
 - 3. Complete installation and concealment of plastic materials as rapidly as possible in each area of construction.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide insulation products of one of the following:
 - 1. Closed Cell Spray Foam Insulation:
 - a. BASF
 - b. Johns Manville
 - c. Dow: The Dow Chemical Company.
 - d. Carlisle

2. Extruded Polystyrene Board Insulation:

- a. Amoco Foam Products Co.
- b. DiversiFoam Products.
- c. Dow: The Dow Chemical Company.
- d. UC Industries, Inc.

2.2 INSULATING MATERIALS

A. General: Provide insulating materials that comply with requirements and with referenced standards.

1. Preformed Units: Sizes to fit applications indicated, selected from manufacturer's standard thicknesses, widths, and lengths.
2. Provide products having the highest recycled content feasible.
3. Provide products manufactured and of raw primary materials harvested within 500 mile radius of the Project Site to the extent feasible.

B. Spray Foam Insulation

1. Self-Supported, Spray-Applied, Insulation Applied to existing perimeter steel as noted in drawings.
 - a. Soy based rigid closed cell polyurethane insulation;
 - b. Example acceptable product/ manufacturer: Heatlok Soy-200+ by Demilec.
 - c. 2.1 lb./cu. ft density material per ASTM D 1622; meets Class 1 requirements of ASTM E 84:
 - d. R-Value shall be minimum of 7 per inch per ASTM C518.
 - e. Bond strength shall be greater than 100 psf per ASTM E 736.
 - f. Product shall be Class 1, Class A per ASTM E84/UL 723.
 - g. Product shall be tested in accordance with UBC 26-2 Test Method for the evaluation of Thermal Barriers (ASTM E 119).
 - h. Provide manufacturer's written certification that product contains no asbestos.
 - i. Thickness: 3" to provide minimum R-20

C. Extruded Polystyrene Board Insulation: Rigid, cellular polystyrene thermal insulation with closed-cells and integral high density skin, formed by the expansion of polystyrene base resin in an extrusion process to comply with ASTM C 578 for type indicated; with 5-year aged R-values of 5.4 and 5 at 40 and 75 deg F (4.4 and 23.9 deg C), respectively; and as follows:

1. Type IV, 1.6 pcf min. density, unless otherwise indicated.
2. Foil Faced
3. Surface Burning Characteristics: Maximum flame spread and smoke developed values of 75 and 450, respectively.

2.3 AUXILIARY INSULATING MATERIALS

A. Adhesive for Bonding Insulation: Product with demonstrated capability to bond insulation or mechanical anchors securely to substrates indicated without damaging or corroding either insulation, anchors, or substrates. Product shall comply with requirements of Division 1 Section "Indoor Air Quality Requirements."

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates and conditions with Installer present, for compliance with requirements of the Sections in which substrates and related work are specified and to determine if other conditions affecting performance of insulation are satisfactory. Do not proceed with installation of insulation until unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Clean substrates of substances harmful to insulations or vapor retarders, including removal of projections that might puncture vapor retarders.

3.3 INSTALLATION, GENERAL

- A. Comply with insulation manufacturer's instructions applicable to products and application indicated. If printed instructions are not available or do not apply to project conditions, consult manufacturer's technical representative for specific recommendations before proceeding with installation of insulation.
- B. Extend insulation full thickness as indicated to envelop entire area to be insulated. Cut and fit tightly around obstructions, and fill voids with insulation. Remove projections that interfere with placement.
- C. Apply a single layer of insulation of required thickness, unless otherwise shown or required to make up total thickness.

3.4 INSTALLATION OF GENERAL BUILDING INSULATION

- A. Apply insulation units to substrate by method indicated, complying with manufacturer's recommendations. If no specific method is indicated, bond units to substrate with adhesive or use mechanical anchorage to provide permanent placement and support of units.
- B. Seal joints between closed-cell (nonbreathing) insulation units by applying adhesive, mastic, or sealant to edges of each unit to form a tight seal as units are shoved into place. Fill voids in completed installation with adhesive, mastic, or sealant as recommended by insulation manufacturer.
- C. Set vapor retarder faced units with vapor retarder to warm side of construction, except as otherwise indicated. Do not obstruct ventilation spaces, except for firestopping.
 - 1. Tape joints and ruptures in vapor retarder, and seal each continuous area of insulation to surrounding construction to ensure airtight installation.

- D. Set reflective, foil-faced units accurately with not less than 0.75-inch air space in front of foil as indicated.

3.5 PROTECTION

- A. General: Protect installed insulation and vapor retarders from damage due to harmful weather exposures, physical abuse, and other causes. Provide temporary coverings or enclosures where insulation will be subject to abuse and cannot be concealed and protected by permanent construction immediately after installation.

END OF SECTION 07 21 00



Main Street Centre
600 East Main Street, Suite 207
Richmond, Virginia 23219
PHONE (804) 371-2327
FAX (804) 371-6524

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	\$38.80	\$15.17
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	\$29.16	\$11.86
Electrician (Includes Low Voltage Wiring and Installation of Alarms and Sound and Communication Systems)	\$53.00	\$21.35
Firestopper**	\$30.21	\$10.43
Floor Layer: Soft Floors	\$18.75	
Glazier	\$32.41	\$14.46
Ironworker, Ornamental and Structural	\$37.86	\$25.86
Ironworker, Reinforcing	\$27.46	\$8.71

Wage Determinations	Wage	Fringe
Laborer: Common or General, including brick mason tending and cement mason tending	\$15.55	\$2.44
Laborer: Pipelayer	\$16.81	\$4.26
Laborer: Siding Installation (Includes Rainscreens)	\$23.36	\$5.20
Marble Finisher	\$28.85	\$12.55
Mason - Stone	\$45.65	\$21.21
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)	\$29.16	\$11.86
Pipefitter (Includes HVAC Pipe, Unit and Temperature Controls Installations)***	\$55.00	\$24.46
Plumber****	\$53.30	\$23.71
Rofer	\$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

* 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 work day 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 work day before and after the paid holiday.**

*** Pipefitter (Includes HVAC Pipe, Unit and Temperature Controls Installations) *** PAID HOLIDAYS: New Year's Day, Martin Luther King's Birthday, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day and the day after Thanksgiving and Christmas Day. ***

**** Plumber **** PAID HOLIDAYS: New Year's Day, Martin Luther King's Birthday, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day and the day after Thanksgiving and Christmas Day. ****

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

Additional Notes

All rates are determined by DOLI and any appeals of specific classifications may be made through the Wage Determination Appeal form available at <https://www.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://www.doli.virginia.gov/wp-content/uploads/2022/10/Request-for-Additional-Wage-Classification-10-2022.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