



Notice of Addendum No. 2

Date of Addendum No. 2: December 23, 2025

**Arlington Public Schools
Procurement Office**

Modifications to the ITB: The following information is provided to help bidders submit a bid in response to Bid 38FY26.

Link to Drawings:

<https://2rw.filecamp.com/s/o/efGzhPQKeEoowhYk/iODU3XuSeviY9znN>

Link to Supplemental Documentation:

<https://2rw.filecamp.com/s/o/efGzhPQKeEoowhYk/G9CsFMPfABT5Lzma>

***Addendum No. 2 must be signed, dated, and submitted via the secure cloud-based file sharing platform specified in the ITB prior to the Bid Closing Date/Time stated above OR acknowledgment of receipt of this Addendum may be noted on the Bid Form.**

Name of Bidder: _____

Signature: Name: _____

Title: _____

Date: _____

BIDDERS QUESTIONS AND ANSWERS -ITB 38FY26

| Number | Bid RFI/Question | Response |
|--------|--|---|
| 1 | The Bid Form section lists seven Key Personnel positions. Is it permissible for one individual to fulfill multiple roles, and are all listed personnel required to be on-site full time? | Please see revised Appendix "A" for clarifications on all positions |
| 2 | Specification section 108213 – Exterior Grilles and Screens has been omitted from the new specification manual yet there are new roof screen details on both the architectural and structural drawings. Please clarify | Specification section 108213 included with Bid Addendum 1. |
| 3 | <p>The structural drawings have deleted all the information relating to the enclosure of the outdoor storage room.</p> <ul style="list-style-type: none"> •Architectural drawings still show a new roof as well as a new coiling door (Door Schedule) in this area? •Mechanical drawing show equipment such as Electric Unit Heater, Exhaust fan, motorized damper, thermostat, etc. that will need a roof over these items? •Plumbing plan P200A shows a roof drain to be connected to an existing storm line? See question 4 below •If walls are still proposed to be raised and roof is to be framed, the masonry spec that has been deleted will need to be reissued and a brick type will need to be provided for bidding purposes. <p>Note: Regardless of the storage area work, there will still be masonry work required to infill numerous existing duct penetrations.</p> | See revised sheets S101A and S302 which include the structural design information at the Outdoor Storage roof addition. |
| 4 | On drawing C-04.01, will the egress path require to be asphalt? We previously bid it as asphalt, but the asphalt specification has been deleted from the manual. | The egress path should not be new construction, it is meant to match existing material and is shown only to ensure the path is maintained during construction. If a portion of the path is obstructed or demolished it should be the same material. |
| 5 | If we are installing a roof drain, where is the existing storm line that it ties in to? Pipe size? | Exact tie-in location/size will be shown in forthcoming Bid Addendum. |
| 6 | Please confirm the number of the new soccer goals we are to provide. Drawing C-08.00 specifically points to (2) soccer goals while drawing C-03.01 mentions "relocation". Note: There are only (3) goals shown on C-08.00. | There should be 4 soccer goals shown. Will be updated in forthcoming addendum. |
| 7 | Civil drawing C-50.01, note at the South end of the soccer field, directs us to drawing C-08.00 "for further detail". We don't see any additional details on this sheet. Please clarify. | This note is meant to direct to the striping plan for striping dimensions and slopes. Only additional details are soccer goals as called out on C-08.00. |
| 8 | Does "Wage Scale" apply to this project? | Yes, please see the prevailing wage document attached to this addendum. |
| 9 | Please confirm the Geothermal "test wells" will not be incorporated into the project. See attached sketch | Test wells are not to be incorporated into the project. Based on final design layout requirements the test well locations impacted optimal well spacing and limits of disturbance. |
| 10 | On the enlarged floor plans, there are chase walls called out to be type 7B. On the partition type page there is no 7B wall type. Please clarify | Chase walls are to be Partition Type 1. Revised drawings are included in this addendum. |
| 11 | On page A221, the room finish schedule indicates that there is WDF-1 Hardwood "TBD" for the stage floor but there are not any specifications for that. Please send the specification for the proposed hardwood on the stage. | WDF-1 is not used and will be removed from the schedule. Masonite cover board (MCB-1) is to be the stage flooring, to replace/match existing in kind, assumed 3/4" thick. |
| 12 | Please confirm project requirements for SAM Liability Insurance. Based on the published Phasing Plan, it appears all phases are off hours, and no interaction would occur with students, faculty or guests. | APS does not intend to waive SAM requirements due to potential after-school activities that may occur outside regular hours. |
| 13 | would the criminal background checks be required if there is no interaction between contractor/subcontractor with APS students. | Yes, background checks are still required. |
| 14 | Does the county have an approved vendor for the training required for all employees of Contractor and Subcontractor working on the project. | No, there is no approved vendor. Please use your own vendor to provide the required training. |
| 15 | Is there an approved vendor recognized for the criminal background checks? | No, there is no approved vendor. Please use your own vendor to conduct the required background checks. |

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| 16 | On page 5 of the solicitation, the Table of Contents lists Appendix 1 – Contractor Certification Regarding Criminal Convictions and Appendix 2 – Insurance Coverage Checklist as appearing on pages 123 and 124. These appendices do not appear to be included in the posted document. Could you please advise whether these appendices will be provided, or direct us to where they may be accessed? | Appendix 1 can be found on page 120 in the bid form titled: Appendix 1 Contractor Certification Regarding Criminal Convictions. Appendix 2 can be found on page 121-122 of the bid form titled: Appendix 2 Insurance Coverage Checklist |
| 17 | Will AISC certification be required for structural steel installers? | AISC certified steel fabricator is not required. |
| 18 | Please provide abatement report of the existing areas of construction. | See report provided in this addendum. |
| 19 | Agreement Item 6a in the ITB document, Liquidated Damages, specifies LD's are to be assessed per Substantial Completion date in Paragraph 4. Is the amount listed to be assessed in full or part at each Substantial Completion date listed, or upon final listed substantial completion date? | The liquidated damages shown in the ITB document are intended to be applied in full at each listed substantial and final completion milestone. |
| 20 | ITB Item 5.3 states: "5.3 The Contractor shall, with its own forces, perform work having a value at least equal to the following percentage of the Total Bid awarded: 10%" a. Given the nature of the project and the extent of specialized subcontractor involvement required, please consider reducing the ten percent (10%) self-performance requirement. The scope of work includes multiple specialized trades (e.g. roofing, mechanical, electrical, geothermal options) that are typically subcontracted to qualified firms by General Contractors due to technical expertise. Reducing the self-performance requirement would allow for more competitive pricing, ensure the use of properly certified subcontractors, and maintain project quality and schedule efficiency. b. Can the Contractor's site supervision, project management and overhead & fee be used to meet the 10% requirement? | Section 5.3 has been removed |
| 21 | Bid Form Item IV. lists key personnel and requests resumes for a Project Superintendent, Assistant Superintendent, Project Manager, Project Engineer, Onsite Construction Manager, Project Scheduler, & QA/QC. Per site visit, it was stated that a team of Project Manager, Superintendent, and Project Engineer would be the minimum staffing requirement. Please confirm required staffing, and if Superintendent & PM can fill multiple staffing roles. | Please see revised Appendix "A" for clarifications on all positions |
| 22 | Geothermal portion of work is shown on phasing plan as Phase 1B per G003 but is not included in text breakdown. Are there daytime work restrictions during school year for exterior geothermal scope of work? | The Arlington County Noise Control Ordinance is Weekdays 7am - 9pm , Weekends and Holidays 10am - 9pm |
| 23 | Phase 1A currently calls for roofing mockups to be prepared summer 2026, and new roof work to be installed during the 2026 school year. Please confirm new work may start during summer 2026, upon mockup approval. | Yes new work can start summer of 2026 upon approval |
| 24 | Please confirm acceptable personnel roof access methods during the school year, e.g. interior vs exterior. If exterior access is required, please provide location for ladders and/or stair tower. | There are multiple roof access locations through mechanical closets around the school. A location for an exterior stair tower will be allowed upon approval from all project stakeholders. |
| 25 | Due to limited exterior space for materials, please confirm the roof may be used as a laydown area for related work. | Existing roof can be used as a laydown area as long as an engineering plan is submitted and approved for the work plan for the roofing scope of work. |
| 26 | AD213 includes notes 02.75 & 02.89 on plans but does not include keynote descriptions. Please clarify indicated scope under these keynotes. | 02.75 : REMOVE PORTION OF EXISTING ROOF AND CEILING FOR NEW SKYLIGHT - COORDINATE WITH NEW WORK AND ROOFING DRAWINGS 02.89 : EXISTING EXPOSED CEILING TO REMAIN |
| 27 | Floor plan general note #9 (Ref A101) state all interior walls to be PT-1 U.N.O. Please confirm if these are all interior walls, or new interior walls only. | All interior walls (both new and existing) are to be painted. |

BIDDERS QUESTIONS AND ANSWERS -ITB 38FY26

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|--------|---|--|
| 28 | Floor plan general note #12 (Ref A101) states all new gypsum partition outside corners are to receive door frame height stainless steel corner guards, U.N.O. Please confirm if there is a basis of design for these corner guards. | Please see the revised drawings in the addendum for the basis of design. Corner guards may be replaced with an integral strong corner drywall bead (Certainteed No-Coat Drywall Corner or similar. |
| 29 | Will partial retainage be released per substantial completion of individual phases, or upon final completion? | APS will review all requests for the release of retainage at the various project milestones or when larger, critical scopes of work are satisfactorily completed on the project. |
| 30 | Please confirm if there is an existing lightning protection system to be removed and reinstalled. Please provide as-builts if available. | There are no available lightning protection shop drawings. |
| 31 | P200A note 9 shows new 3" storm to be in outdoor storage, please provide approximate distance to existing storm line to determine extent of sidewalk demo & repair. | Exact tie-in location/size will be shown in forthcoming Bid Addendum. |
| 32 | P201B & P201C keynote 1 indicates new downspout boots (DSB-1) for existing storm lines. Please confirm if new DSB-1 is to replace existing boots, or if new connections will need to be made to existing storm lines. | New DSB-1's will not be replacing existing boots. Currently installed storm drains directly to grade. New DSB-1s to be installed in location shown, and new storm piping to be routed and daylit through existing curb in plan west parking circle. Updated drawings will be provided in forthcoming Bid Addendum. |
| 33 | Please provide a core sample report showing all the different existing roof assemblies. | Roofing core samples were not taken for this project. Existing roof drawings are included in this addendum for bidders' reference. |

Appendix A to Bid Form - REVISED

Bidder's Qualifications

1a. Bidder Experience: The Bidder must have experience and expertise on a minimum of three (3) projects on K-12 schools or equivalent institutional facilities. This experience must include projects completed within a tight schedule, such as a summer break. The Bidder must have a minimum of ten (10) years' experience performing work of similar scope. The Bidder must have a **minimum of ten (10) years' experience as a Virginia Class A licensed contractor as of Bid Closing. The Bidder, or its Subcontractors, must have the Classifications and/or Specialty Services designations required to perform the Work.** If the Bidder or its principals operated under another name or entity within five (5) years, the Bidder shall provide the same level of information on the other name or entity.

1. Please state whether the Bidder has a minimum of ten (10) years' experience as a full time General Contractor and experience as a Virginia Class A licensed contractor: **Yes** _____ **No** _____
2. Please state whether the Bidder has all of the Classifications and/or Specialty Services designations required to perform the Work: **Yes** _____ **No** _____
3. Please provide the date on which the Bidder was established as a full time Virginia Class A Licensed Contractor: (Month/Day/Year): _____
4. Name of Previous Business or Entity (If Applicable): _____.

1b. Substantial Non-Compliance: If you answer yes to any of the following, on a separate attachment give the date of the termination order, or payment, describe the project involved, and explain the circumstances relating to same, including the names, addresses and phone numbers of persons who might be contacted for additional information.

1. In the last three (3) years has **received a final order for failure to abate or for a willful violation** by the US OSHA or by the Virginia Department of Labor and Industry or any other government agency;
Yes _____ **No** _____
2. Has **paid liquidated damages** for failure to complete a project by the contracted date on two (2) or more projects in the last five (5) years;
Yes _____ **No** _____
3. Has **paid actual damages** resulting from failure to complete a project by the contracted date on two (2) or more projects in the last five (5) years;

Yes _____ No _____

4. Has **been terminated** for cause on a contract in the last five (5) years;

Yes _____ No _____

5. Was **more than thirty (30) days late, without good cause**, in achieving the contracted substantial completion date where there was no liquidated damage provision on two (2) or more projects in the last three (3) years;

Yes _____ No _____

6. Has **received two (2) or more cure notices or partial default notices** on a single project in the past two (2) years or two (2) or more cure notice on five (5) separate projects in the past five (5) years;

Yes _____ No _____

7. Has had a **substantial completion date, or a final completion date where the contract did not state a substantial completion date, of more than ninety (90) days after the contract substantial or final completion date** on two (2) or more projects in the last three (3) years, for reasons within the Offeror's control. Documented delay of delivery of material necessary to perform remaining work or seasonal conditions that bear on performing the work or operating specific equipment or building systems shall be considered in mitigation;

Yes _____ No _____

8. Has had **Performance or Payment Bond claims paid on its behalf** in the last five (5) years.

Yes _____ No _____

9. Have you been involved in any litigation? (Did it result in a settlement)

Yes ____ No ____

- 1c. Demonstrated Performance on Relevant Projects:** The Bidder must have demonstrated satisfactory performance, as determined by Arlington Public Schools. The Bidder shall be a firm with experience and expertise in Phased, occupied school renovation and addition construction projects or equivalent institutional buildings with tight schedules where time is of the essence, including the items detailed in the below lists. An example project included that consists of multiple individual and distinct projects for the same Owner aggregated for the sake of reaching the minimum amount will not be accepted.

- a. Required Experience:

- (1) At least two (2) phased occupied campus projects with a minimum of two (2) phases, one (1) of which must include work within a phased occupied building. All projects must have been successfully and

substantially completed within the past ten (10) years prior to Bid Closing

- (2) A minimum of one (1) renovation projects for a primary or secondary school facility of at least 85,000 square feet and \$25 million in construction value.
- (3) A minimum of one (1) project where a greenfield geothermal well field was installed.
- (4) At least one (1) project that adhered to Virginia Construction General Permit, (CGP) 9VAC25-880-70 Parts I, II, III requirements.

b. Preferred Experience:

- (1) A minimum of one (1) phased renovation project for an occupied primary school of at least 150,000 square feet and \$30 million in construction value.
- (2) Previous work with Arlington County or Arlington Public Schools.
- (3) Knowledge of Arlington County inspection requirements and processes

b. Required Experience Supplements:

- (1) Budget Control Plan: The General Contractor shall describe in detail a budgeting and change management plan describing how it will manage or plan for certain project risk factors. These factors would include, but not be limited to the following:

- 1.1 Project budgeting and the preparation of a detailed Schedule of Values
- 1.2 Proactive means and methods to minimize changes to the scope of work and added projects costs using creative project management and change management methods.
- 1.3 Timely and coordinated change management process to ensure all change items are properly discussed and documented and project schedule remains on track.

- (2) Management Plan: The General Contractor shall describe in detail a management plan for meeting the management requirements of the total project. It shall include a description of the proposed methods for phasing, planning, organizing, scheduling, controlling and coordinating the total construction effort. The Management Plan will identify all key personnel proposed to be assigned to the project and their roles, responsibilities, and percentage of time expected to be devoted to this project. Provide an organizational chart for project personnel.

If the General Contractor bases its application on the activities of key subcontractors, the General Contractor must specifically identify key personnel of such subcontractors and their roles and responsibilities in the Management Plan.

Specifically, the Management Plan should address in detail the following key items:

- Plan or approaches to mitigate additional costs and schedule impacts in the event of possible changed or unforeseeable conditions, re-sequencing, or other disruptions
- The scheduling challenges associated with the anticipated phasing and meeting the intermediate milestone dates.
- Safety of the other tenants of the site, adjacent facilities; building, and the general public.

- Planning for material deliveries, material and workforce staging on an existing school building site.
- General Contractor's plan and approach to schedule, quality, and cost control.
- General Contractor's plan and approach, or established policies and practices, to facilitate the participation in the project of small businesses and businesses owned by women, minorities, and service disabled veterans as defined in Va. Code Ann. § 2.2-4310.
-

1. Please state whether the Bidder meets the requirements listed above.

Yes _____ No _____

2. For each project listed, please provide the following information:

Project 1:

- i. Name of Project:
- ii. Description (Bidder may attach additional description to this Form): _____

- iii. Owner Name: _____
 Address: _____
 Contact Person: _____
 Telephone Number: () _____
- iv. Design Architect/Engineer Name: _____
 Address: _____
 Contact Person: _____
 Telephone Number () _____
- v. Contract Dates
 Notice to Proceed: _____
 Original Contractual Completion: a) Substantial Completion _____
 b) Final Completion _____
 Actual Completion: a) Substantial Completion _____

b) Final Completion _____

Attach additional information if the actual Substantial Completion date exceeded the contractual Substantial Completion date by more than 30 (thirty) days.

vi. Original Contract Price \$ _____

Final Contract Price \$ _____

Project 2:

vii. Name of Project: _____

viii. Description (Bidder may attach additional description to this Form): _____

ix. Owner Name: _____

Address: _____

Contact Person: _____

Telephone Number: (_____) _____

x. Design Architect/Engineer Name: _____

Address: _____

Contact Person: _____

Telephone Number (_____) _____

xi. Contract Dates

Notice to Proceed: _____

Original Contractual Completion: a) Substantial Completion _____

b) Final Completion _____

Actual Completion: a) Substantial Completion _____

b) Final Completion _____

Attach additional information if the actual Substantial Completion date exceeded the contractual Substantial Completion date by more than 30 (thirty) days.

xii. Original Contract Price \$ _____

Final Contract Price \$ _____

Project 3:

i. Name of Project: _____

ii. Description (Offeror may attach additional description to this Form): _____

iii. Owner Name: _____

Address: _____

Contact Person: _____

Telephone Number: (_____) _____

iv. Design Architect/Engineer Name: _____

Address: _____

Contact Person: _____

Telephone Number (_____) _____

v. Contract Dates

Notice to Proceed: _____

Original Contractual Completion: a) Substantial Completion _____

b) Final Completion _____

Actual Completion: a) Substantial Completion _____

b) Final Completion _____

Attach additional information if the actual Substantial Completion date exceeded the contractual Substantial Completion date by more than 30 (thirty) days.

vi. Original Contract Price \$ _____

Final Contract Price \$ _____

IV. Key Personnel:

1. **Project Superintendent:** The Project Superintendent shall have **at least seven (7) years** of

experience as a Superintendent with five (5) of the years at the bidder's firm. Also, the Project Superintendent must have managed or supervised **at least three (3) projects** of similar size and complexity with at least one incorporating a Geothermal Well System. This role cannot be performed by any of the other key personnel.

Please confirm whether the Project Superintendent meets the requirements listed above.

Yes_____ No_____

Please attach a copy of the Project Superintendent's resume.

2. **Project Manager:** The Project Manager shall have **at least seven (7) years** of experience as a Project Manager with five (5) of the years at the bidder's firm. Also, the Project Manager must have managed **at least three (3) projects** of similar size and complexity, with at least one incorporating a Geothermal Well System. This role cannot be performed by any of the other key personnel.

Please confirm whether the Project Manager meets the requirements listed above.

Yes_____ No_____

Please attach a copy of the Project Manager's resume.

3. **Project Scheduler:** The Project Scheduler shall have **at least five (5) years** of experience as a Project Scheduler. The Project Scheduler must have developed, monitored, and managed project timelines to ensure efficient execution and completion. The Project Scheduler should have developed, monitored, and managed at least **two (2) projects** of similar size and complexity with at least one being a multi-phased project. This role cannot be performed by any of the other key personnel.

Please confirm whether the Project Manager meets the requirements listed above.

Yes_____No_____

Please attach a copy of the Project Manager's resume.

4. **QA/QC Manager:** The QA/QC Manager shall have **at least five (5) years** of experience in construction quality control to include mechanical, roofing, geothermal, power distribution, and lighting scopes. The QA/QC Manager must hold a current Certified Quality Inspector (CQI) and OSHA 30 certification. Additional preferred qualifications are Roofing certifications and HVAC certifications. The QA/QC Manager shall be onsite for all pre-construction meetings, chair all pre-construction meetings, coordinate and track all mock ups, lead meetings required by project specifications for definable features of the project, and perform at a minimum weekly QA/QC site reviews to include a written report submitted to the owner team which includes all current,

outstanding, and completed observations. This role cannot be performed by any of the other key personnel.

Please confirm whether the QA/QC meets the requirements listed above.

Yes _____ No _____

Please attach a copy of the QA/QC's resume.

End of Appendix A to Bid Form