



ADDENDUM #3

Date: June 26, 2025

Re: Nelson County Social Services Building – IFB # 2025-NCDSS

To: Bidders

Bid Date: **Bids due July 2, 2025 at 2:00 PM EDT.**

From: Architect - PMA Architecture, 10325 Warwick Boulevard, Newport News VA, 23601

Contact: Akshar Patel

Important Note: As an alternative, bids may be submitted through the eVA site for this Bid. If submitting an electronic response in eVA, please ensure that it is submitted to the latest version of the solicitation based on this Addendum 3. Bidders bear all responsibility for properly submitting their bids. If submitting bids electronically via eVA, bidders should ensure they understand the platform and its operating requirements. eVA provides assistance, but bidders should prepare in advance of the bid time and provide adequate time for training and/or technical assistance, if required, to ensure their bids are properly registered on the eVA site. Nelson County will not be able to assist a bidder in placing their bid on the eVA site. Bids received through the eVA site will be opened and read aloud at the Bid Opening. There will not be a virtual bid opening. Results of the Bid will be published on eVA.

Addendum #3 provides the following information to bidders, modifications and additions to the Scope of Work for the above referenced project and clarifications to questions received to date. Bidders are instructed to include the additional cost of work in their Bid for the project:

- 1) Bidders should use the revised Bid Form issued in Addendum #2 noted in the header of the first page of the Bid Form “**Revised 6/16/25 – Addendum 2 Version**”.
- 2) PMA received an inquiry concerning the low-sloped roof specified in the mechanical well area of the roof which is designed and specified as an SBS Modified Bitumen roof system and whether or not alternate systems would be considered. The expressed concerns was about limited ability for the roofing subcontractors to obtain the factory warranty specified. Alternative systems will **NOT** be considered or acceptable for this project. The 5-year installer warranty and a 20 year Manufacturer warranty is required. Manufacturers will provide the specified warranty at a cost which the contractor must arrange for and purchase through the roofing installer. However, the Architect recognizes that there may be some regional limitations to roofing subcontractors technical abilities

- a) Hot-mopped asphalt
- b) Cold applied adhesive
- c) Peel and Stick adhesive is offered by some manufacturers-note that this is a more expensive product but offers lower installation labor costs.

[illegible]

Response: AV is to be excluded from the scope of the project.

- 7) Clarification needed regarding the Scope Clarification noted in Section 6 (Page 2) of the project documents, which states that all devices specified in Sections 28 0500, 28 1300, 28 1400, 28 1500, 28 1600, 28 2100, 28 2300, and 28 4621.13 must be provided by Johnson Controls or their subsidiary companies. Could you please confirm:
- If this requirement applies exclusively to security system devices and excludes fire alarm components?
 - Whether no alternative manufacturers or distributors are acceptable for any security devices within these sections?
 - Whether subcontractors or bidders must source security devices only through Johnson Controls authorized channels or directly from Johnson Controls?
 - Any exceptions or guidelines regarding proprietary devices or substitutions within the security system sections?

Response: This has been addressed in prior released addendum 1 item 6, and addendum 2 for additional information.

- 8) Are we to provide Mortise Locksets or Cylindrical Locksets? Specs call for Cylindrical Locksets, but when I click the link provided on the specs. It will take me to a Mortise Lockset catalog (8200). Please advise out to proceed.

Response: Both mortise locks and cylindrical locks are required on the project. Please see hardware sets in specification section 08 7100.

- 9) Tile specs- 093013- Page 3, 2.4 calls for cleavage membrane, reinforcing wire fabric, expanded metal lath and latex additive. I do not see any indication where these would be needed. There are no showers, and no areas showing a recess for this system?

Response: Delete this section in the specifications.

- 10) Tile specs- 093013- Page 4, 2.5 calls for sand portland cement grout, Epoxy grout and high performance grout. The TCNA method W242 called out for the walls on page 9, 3.6 calls for epoxy grout. Need clarification on which type of grout is wanted in which location.

Response: High performance grout will be required.

- 11) Tile specs- 093013- Page 5, 2.6, C, 4- Calls for Schluter pieces to be Polished Nickel. Page I901 Calls for them to be Polished Chrome or Bright Chrome?

- Quadec comes in Polished Chrome, Satin Nickel or Brushed Nickel.

Response: Polished Chrome

- Dilex EKE comes in Bright White, Sand Pebble, Light Beige, Classic Grey, Grey or Black. I would suggest using a Dilex AHK instead of EKE. This comes in Polished Chrome and Polished Nickel. It also has only 1 lip under tile rather than 2, so it allows more room for adjustment of any walls that may not be perfectly straight.

Response: Polished Chrome

- Jolly- comes in the Polished Chrome and Polished Nickel.

Response: Polished Chrome

- Reno-U- comes in the Bright Chrome, Satin Nickel or Brushed Nickel.

Response: Bright Chrome

- 12) Resilient specs 096513- page 2, Part 2, 2.2- notes thermoset rubber base. Page I901 RB-1 notes Traditional cove base, which is vinyl?

Response: RB-1 to be vinyl base.

- 13) Page I101 finish plan keynote 12 calls for a surface mounted walk off mat, see specification for

info. No specification is provided.

Response: See prior released addendum.

14) Page I101 Rooms 107, 147 no base is called out?

Response: RM 107 to have RB-1, RM 147 TO HAVE RB-1

15) Page I900 CT-3 is called out to be used as a border above CT-2. CT-3 is 3/8" thick and CT-2 is 5/16" thick. Recommend switching CT-3 to the 4 x 8 or 4 x 12 size which are also 5/16" thick, instead of the 4 x 16, to eliminate the thickness difference.

Response: Change CT-3 to 4x12 size.

16) Page I901- RB-1 notes Matte finish. Traditional vinyl cove base does not come in a matte finish.

Response: Provide standard manufacturer finish.

17) The following questions were asked in regard to specification section 12 2413:

a. 2.3.A.5. specifies both "Fascia" and "Headbox." May we include fascia, and exclude top/back cover?

Response: Yes

b. 2.3.A.5.c.-d. specify, "Side/sill channels." These are not recommended with light-filtering shades. May we exclude?

Response: Yes

c. 2.5.A.6. specifies, "0.5% fabric" and RS-1 on AD-1 specifies, "5% fabric." Which is correct?

Response: 5% Fabric

d. No installation details for shades found. May we assume shades are inside mounted between the jambs, with heads at the top of the window frames?

Response: Yes

18) Is there a current phone number or email for the VWC-2 Koroseal rep? The listed one is not correct.

Response: Customer service 855-753-5474

19) Can the following substitutions for epoxy paint be made?

a. Door Frames: Sherwin Williams water based Alkyd Urethane.

b. Epoxy Walls: Sherwin Williams Pro-Industrial Pre-Catalyzed Epoxy.

Response: Delete all epoxy paint.

20) Spec section 12 2413 references spec section 057500 "Decorative Formed Metal". No spec 057500 is provided. Please advise.

Response: No decorative formed metal is required for roller shades. Delete all references to section 05 7500.

21) Can you please provide a specification for firestop at the through wall cable tray brackets (electrical planset)?

Response: Please use closed cell spray foam insulation for the sealant.

22) There does not appear to be a sufficient quantity of audible and visual strobes/horns in the hallways and bathrooms, as well as pull stations by exterior doors. Can quantities as shown in design be confirmed, or are these F.A. items being handled outside of the contract?

Response: Add strobes/horns to the following rooms: 119, 107a, 102, 138, 113, 106, 105, 118, 145, 136B, 136A, 135, 128, 146, 137, 107, 114.

Add smoke detectors to the following rooms: 137, 139, 128, 146, 114, 113, 118, 136A, 140.

Add pull stations to the following doors: 100, 113, 137B, 139B

- 23) The bearing wall plan on S121 conflicts with the architectural floor plans in terms of wall thicknesses. Example: A wall shown as a 6" bearing wall on S121 is shown as 3 5/8" wall on the architectural drawing and vice versa. Please confirm exterior wall type "D" is calling for a double stud @ 12" o/c?

Response: Wall type "D" is calling for two studs every 12" O.C., not a double stud wall. No discrepancies have been found between architectural and structural drawings.

- 24) The following electrical questions were asked:

- a. Current NEC regulations require the service to have an emergency disconnect switch on the exterior of the building. I don't see any shown on this set of drawings. Can you confirm if this will not be required on this project?

Response: Article 230.85 references emergency disconnects in reference to one- and two-family dwellings. Which section of the NEC is being referenced?

- b. Type NM cable is listed in the specifications as being acceptable within the walls. Can you confirm if NM ('Romex') will be acceptable on this project?

Response: It is not the intention of the specification to allow materials where the NEC does not allow them. This is Type II construction, so any NM cable would need to be installed in conduit. Individual conductors are the best option. Disregard references to NM cable.

- c. Is there a basis of design for the pole base for the site lights? How are the site lights being controlled?

Response: Site lighting is designed and specified in the civil drawings

- d. Specification section 26 0526 3.5 Installation Item B mentions a lightning protection system, is there one required? there is no mention of one anywhere else in the specifications or on the drawings.

Response: There's no lightning protection required on this project. Disregarding references to LPS.

- e. Specification section 26 0526 3.1 Applications Item B mentions a buried 2/0 wire like a ground ring for the building may be required, is there one required? There is no mention of one anywhere else in the specifications or on drawings.

Response: There's no ground ring required on this project. Disregarding references to underground grounding conductors.

- f. On drawing E103 Special Systems Plan, there seems to be a limited number of fire alarm items shown to be installed. Is this the limit of what is required for the fire alarm system?

Response: The building does not require a fire alarm system, but a fire alarm control unit was specified to perform required supervisory functions for sprinkler system and the duct detectors.

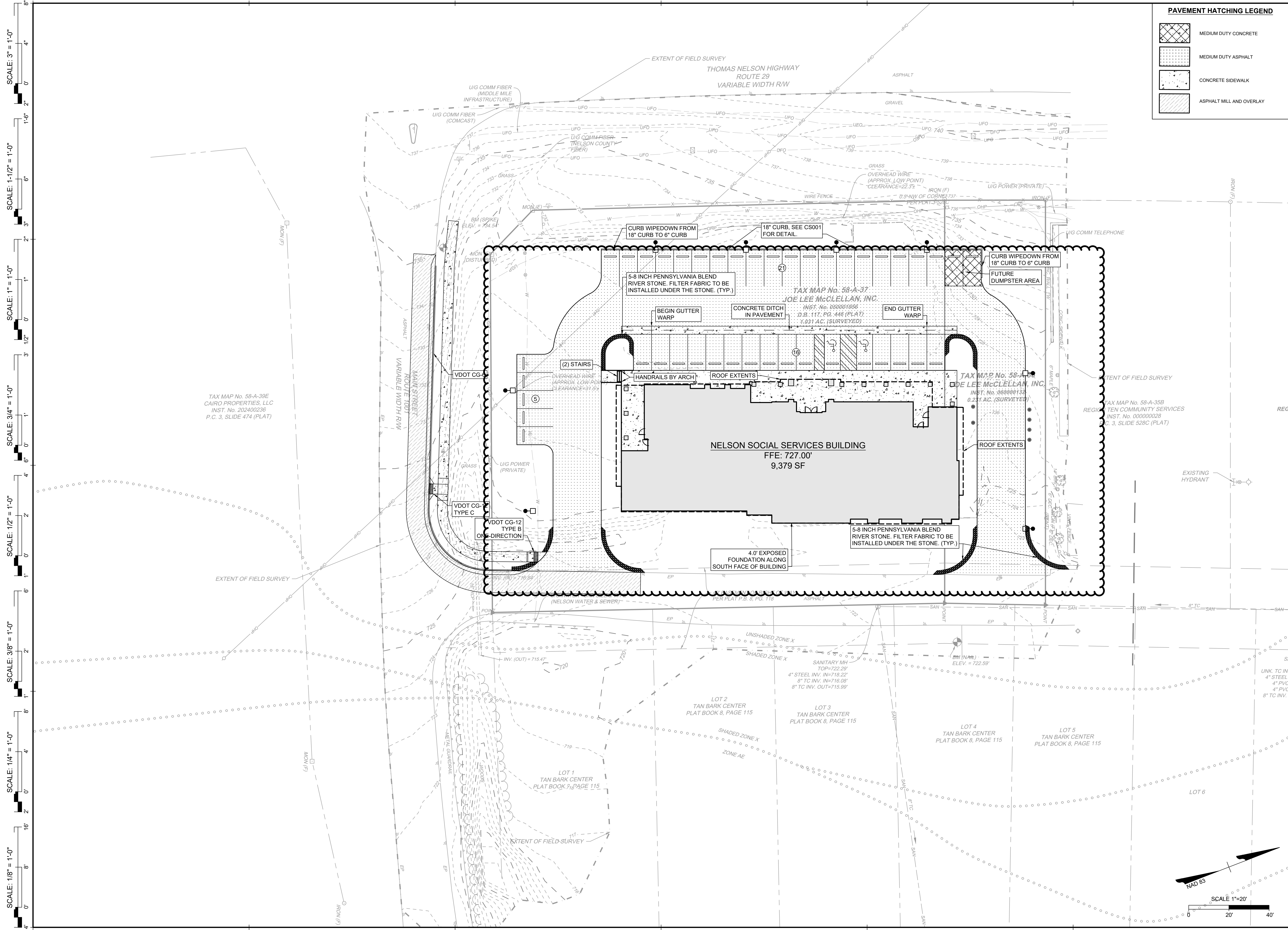
- g. on the drawing mentioned in item 3 above, there are only some data drops shown, is this the limit of conduit rough-ins for the electrical contractor?

Response: We do not determine which sub does which work. The general contractor is expected to provide build the entirety of the project described in the design documents, this includes the security plan on A151.

Substitution Requests:

- 1.1. A substitution request was received for certain products specified in Section 08 7100 – Door Hardware. After review, the following alternative manufacturers are approved as substitutions for the specified products, subject to meeting the requirements of the specifications: The following manufacturers will be accepted substitutions so long as they meet the requirements of our specifications:
 - 1.1.1. IVES: Butt Hinges per 2.1 of Section 087100
 - 1.1.2. IVES: Continuous Hinges per 2.2 of Section 087100
 - 1.1.3. IVES: Push and Pull Plates per 2.4 of Section 087100
 - 1.1.4. Schlage: ND Series per 2.6 of Section 087100
 - 1.1.5. Schlage: Schlage L Series per 2.7 of Section 087100
 - 1.1.6. Von Duprin: 6000 Series Electric Strikes per 2.9 of Section 087100
 - 1.1.7. LCN: LCN4050 and LCN4630 per 2.11 of Section 087100
 - 1.1.8. IVES: Protection Plates per 2.13 of Section 087100
 - 1.1.9. Zero: Door Sealing Systems per 2.15 pf Section 087100
- 1.2. A substitution request was received for specification section 08 1416 – Flush Wood Doors. After review the following alternative manufacturers are approved as substitutions for the specified products, subject to meeting the requirements of the specifications and warranty.
 - Manhattan Door Corporation – FPC-5: Standard particleboard core door (5-ply)
- 1.3. A substitution request was received for specification section 07 2726 – Fluid-applied membrane air barriers. After review the following alternative manufacturers are approved as substitutions for the specified products, subject to meeting the requirements of the specifications. All flashing tapes and sealants will need to be selected to be compatible.
 - Carlisle Coatings and Waterproofings, Air and Vapor Barrier, Fire Resist Barritech VP.

END OF ADDENDUM #3



PMAARCHITECTURE

10325 WARWICK BOULEVARD
NEWPORT NEWS, VIRGINIA 23601
(757)596.8200 • (757)596.6598
WWW.PMAARCHITECTURE.COM

TIMMONS GROUP

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NELSON COUNTY SOCIAL SERVICES BUILDING

CALLOHILL DRIVE
LOVINSTON, VA 22949

COMMONWEALTH OF VIRGINIA

Samuel V. Smith

SAMUEL V. SMITH

Lic. No. 062383

05/16/2025

PROFESSIONAL ENGINEER

#	Revision	Date
1	1ST SITE PLAN	12/18/24
2	2ND SITE PLAN	03/18/25
3	3RD SITE PLAN	04/21/25
4	4TH SITE PLAN	05/08/25
5	SITE PLAN	05/16/25
6	ADDENDUM 2	06/12/25
7	ADDENDUM 3	06/26/25

DRAWN BY:

NPH

CHECKED BY:

SVS

PROJECT #:

22-14

DATE:

05-16-2025

SCALE:

AS NOTED

SHEET NAME:

SITE LAYOUT

DRAWING #:

CS101

DRAWING:

of 1