

ADDENDUM

Nelson County Tipping Floor
IFB# 2026- NCTIP

DATE: 2/20/2026
TO: All Bidders
FROM: Architectural Partners
COMM. #: AP Project No. 24109

ADDENDUM #: 1

BID DATE: 3/4/2026
BID TIME: 2:00 p.m.
BID LOCATION: 84 Courthouse Square, P.O. Box 336, Lovingston, VA 22949

This addendum becomes part of the Construction Documents. The following changes, additions, and deletions shall be made to the following documents; all other conditions shall remain the same. Please attach to all copies of the Construction Documents which you are holding.

All Contractors are to state in their bid the receipt of this addendum.

Instruction to Bidders:

ADDENDUM TO THE DRAWINGS:

| <u>Number</u> | <u>Drawing</u> | <u>Detail No.</u> | |
|---------------|----------------|-------------------|---|
| A#1-D# | S1.0 | 1/S1.0 | STRUCTURAL PLAN AND DETAILS – Steel plate fasteners |

ADDENDUM TO THE SPECIFICATIONS:

| <u>Number</u> | <u>Spec Section</u> | |
|---------------|---------------------|---|
| A#1-S# | ##### | No changes have been made to the project manual at this time. |



QUESTIONS/ANSWERS AND CLARIFICATIONS:

Number

| | | |
|--------------|----------|--|
| A#1- QA#1 | Question | <i>I'm interested in bidding on this project as a subcontractor. Do you have a list of general contractors I can reach out to, or if not, do you know who I could contact regarding this project? Any information you have would be helpful.</i> |
| | Answer | A comprehensive list of contractors is not available. See Pre-bid meeting sign in sheet attached for information of some general contractors who may bid for this project. Please follow B2B Connect instructions on eVa to connect with potential bidders. |
| A#1- QA#2 | Question | <i>I also kindly request that you provide the available project drawings (draft or final), as they will help us better understand the scope of work and prepare an accurate bid.</i> |
| | Answer | Drawings have been sent out and posted online with Tipping Floor IFB on eVA Virginia's Marketplace. |

ATTACHMENTS:

- 1) PRE-BID SIGN IN SHEETS
- 2) PRE-BID AGENDA (NOTES)
- 3) DRAWING SHEETS AS LISTED UNDER 'ADDENDUM TO THE DRAWINGS'

END OF ADDENDUM

Pre-Bid SIGN-IN

PROJECT: Nelson County Tipping Floor

PROJECT #: AP# 24109 IFB# 2026-NCTIP

DATE: FEBRUARY 17, 2026, 2 P.M.

| NAME | COMPANY | PHONE | EMAIL |
|---|------------------------|----------------|-------------------------------------|
| Grace Mawyer | Nelson County | | gmawyer@nelsoncounty.org |
| Juliana Piedra | Nelson County | | jpiedra@nelsoncounty.org |
| Mitch Ellis | Leak and Associates | 681-306-7369 | mitchellellis@leakandassociates.com |
| Isaac Bronniman | Coleman-Adams | 434-941-8946 | ibronniman@coleman-adams.com |
| Toby Coyner | Senco Services | 540-290-8065 | toby@senco-services.com |
| Tammy Kost | Concrete Foundation | 434-656-6592 | info@concretefoundationsinc.com |
| Ian Brock | Brock Cast. | 434-391-3800 | Ian@BrockConstruction.sife |
| Chris Tolley | PRCC | 434-610-4624 | chris@piney-ridge.cc.com |
| Pearl Sandridge | PRCC | 434-942-6926 | pearl@piney-ridge.cc.com |
| Josh Solomon | PRCC | 434-209-9326 | jsolomon@piney-ridge.cc.com |
| Jeff Brantley | NC | 981-2899 | jbrantley@nelsoncounty.org |
| Grace Mawyer | NC | 434-263-7136 | gmawyer@nelsoncounty.org |
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| Gary Harvey, Principal, Senior Architect | Architectural Partners | (434) 846-8456 | gary@architecturalpartners.com |
| Michael Trent, Project Architect | Architectural Partners | (434) 846-8456 | mtrent@architecturalpartners.com |
| Adriana Dominguez, Architectural Designer | Architectural Partners | (434) 846-8456 | adriana@architecturalpartners.com |

Agenda Notes

Nelson County

Tipping Floor

IFB# 2026-NCTIP

DATE: 2/17/2026

TIME: 2:00pm

LOCATION: Room 420, the Board of Supervisors Room of the Courthouse in Lovingson, VA 22949.

The following is a list of items to be discussed for the **Optional Pre-Bid Meeting**. *Michael Trent recited the following prebid agenda to the attendees. Any items that were discussed in addition to the items noted in the agenda below shall be formatted similar to this statement.*

1. Introduction

- Grace Mawyer – Nelson County – Director of Finance & Human Resources
- Jeff Brantley – Nelson County – Director of Public Works
- Gary Harvey – Architectural Partners – Principal, Registered Architect
- Michael Trent – Architectural Partners – Project Architect
- Adriana Dominguez – Architectural Partners – Architectural Designer

2. Sign-in

- **Optional Pre-Bid Meeting. This is a optional Pre-Bid Meeting- Please be sure you sign-in. List of attendees to be Included in Addendum #1.**
- *Please print clearly. The sign-in sheet will be posted as written.*

3. Project description: (also see Summary of Work in the IFB# 2026-NCTIP).

- Demolition of an existing reinforced concrete slab totaling approximately 2,400 square feet and portion of an existing concrete barrier wall totaling approximately 49 linear feet. Then a new 8" hardened concrete slab, approximately 7' tall barrier wall, and 20' wide concrete apron will be installed. An existing floor drain will be cleared of all obstructions and a new cover grate installed. Damaged metal wall panels around the perimeter of the structure will be removed and replaced sealing gaps and holes in the wall.

4. Access to Bid Documents:



- To request bid documents, call 434-263- 7000 or email Juliana Piedra at jpiedra@nelsoncounty.org or Grace Mawyer at gmawyer@nelsoncounty.org; or call 434-846-8456 or email Gary Harvey at gary@architecturalpartners.com.

5. Confirm bid date/time/location:

- Sealed Bids on the referenced project will be received electronically through eVA Virginia’s Marketplace (see point 7.4 in Instructions to Bidders of the IFB# 2026-NCTIP) or delivered personally in the office of the Nelson County Board of Supervisors 84 Courthouse Square, P.O. Box 336, Lovingson, VA 22949 until Wednesday, March 4, 2026, at 2:00 PM and then publicly opened thereafter.

6. Bid Documents:

- Front Ends (included in eVA Virginia’s Marketplace online post) are Nelson County procedures, forms (including Bid Form, Bid Bond, Proposed Contract, “Substitute” Equipment or Materials, etc.), and contracts. All Contractors are expected to familiarize themselves with these documents. Questions or comments regarding these documents should be raised prior to the bid, otherwise the GC will be assumed to be in agreement.
- All bids to be considered shall be on Bid Form found in the IFB# 2026-NCTIP. The bidder shall be responsible for complete and legible bids submitted to the correct bid location and before the bid time. **Bids not submitted on this document will be considered non-conforming and invalid.**
 - The following values are to be stated:
 - A monetary value stated both numerically and written out of lump sum.
 - A proposed project schedule. See project start date and completion stated in Bid Form and Summary of the Work, Scope & Specifications.
 - Equipment or materials of other manufacturers are offered as “Substitutes” as shown on the last page of this Bid Form.
 - A monetary value of Certified check for the Sum of or Bidder’s Bond in Amount of.
- **Bids that do not acknowledge receipt of all Addendum on the Bid Form will be considered non-conforming and invalid.**
- Bidders shall have a valid Virginia license and Nelson County business license. See bidder’s qualification statement of the IFB# 2026-NCTIP.
- Bids shall include Bid Bonds. **Bids not containing an attached Bid Bond (See the Instructions to Bidders and the Bid Bond Form in the IFB# 2026-NCTIP) will be considered non-conforming and invalid.**
- If awarded the contract, the Selected General Contractor shall immediately provide the required bonds.



- A Pre-Construction meeting will be required. At that time the selected general contractor will be required to submit the following:
 - List of all sub-contractors and work to be performed- include sub-contractor's address and contact information.
 - Contractor is to designate an emergency contact for each subcontractor.
 - Schedule of Values.
 - Submittal Register.
 - Project Schedule and Project Timeline in conformance with the stated Substantial Completion dates.

7. Bidding Procedures:

- Contractors shall bid the work as outlined in the Bid Documents (including Project Manual, Drawings, and any Addendum issued). All Contractors are expected to familiarize themselves with these documents. Questions or comments regarding these documents should be raised prior to the bid, otherwise the GC will be assumed to be in agreement.
- All responsive bids to include contractor's Base Bid: see Bid Form in the IFB# 2026-NCTIP.
- Contractors should adhere to the proposed date for Substantial Completion on the Bid Form in the IFB# 2026-NCTIP.
- The following forms are to be completed and returned with the bid form: Bid Bond (or certified check) if total bid exceeds \$100,000, Substitute Equipment or Materials, Employment Discriminations, Bidder's Qualification Statement, Contractor's Certification of Non-Debarment, Drug-Free Workplace, and Compliance With Federal, State, and Local Immigration Laws.
- All questions during the bid shall be submitted in writing by email to Juliana Piedra at jpiedra@nelsoncounty.org; Grace Mawyer at gmawyer@nelsoncounty.org; or Gary Harvey at gary@architecturalpartners.com. All questions will appear in an Addendum as submitted. Responses included in a written Addendum will be considered binding and receipt of each Addendum shall be noted on the Bid Form (See IFB# 2026-NCTIP).

8. Announce issue date of Addendum:

- Optional Pre-Bid summary, sign-in sheets, and any questions or RFI's received in writing prior to 12:00pm (noon) on Wednesday, February 18th will be issued in Addendum #1.
- Addendum #1 will be issued by COB on Friday, February 20th and include all written questions received.
- The last day to receive written questions is 5:00pm on Thursday, February 26th.
- The Final Addendum (if required) will be issued by COB on Monday, March 2nd.



- All addenda will be made available by Nelson County, see Item #4 'Access to Bid Documents' above.

9. Anticipated Award Schedule:

- The project is anticipated to be awarded on or after the March 10th Board of Supervisors meeting. Subsequently a Notice of Intent to Award will be released to the selected General Contractor.

10. Permits and Fees:

- Nelson County will wave all Nelson County fees associated with permits for the project. However, all other fees to other entities will be the responsibility of the contractor.

11. Damages

- Project must be completed by May 31st as Nelson County will be redirecting trash processing to an alternative location for 40 days while the project is underway. Consequently, all work must be completed within 40 days of the contract award. This timeline must include a 21-day cure period.
- Liquidated damages will apply to the entire project. These will be based on the stipulated Completion Date.
- Liquidated damages, for each day by which the Completion Date is delayed, by the fault of the contractor and not for reasons that are excusable delay, force majeure, or otherwise excused under the General Conditions, is \$500 per day.

12. Work by Nelson County

- Nelson County will coordinate redistribution of waste management activities to allow the Contractor to complete the scope of work outlined in the bid documents.

13. Nelson County (their Construction Representatives) and Architect roles in project and contacts.

- Nelson County is the Owner and operator of the transfer station site where the work is to be completed.

Jeff Brantley, Director of Public Works, will serve as the project manager for the County. Chip Davis, Senior Transfer Station Operator, will serve as the site supervisor.



- Architectural Partners is the Architect of Record for the project and will be providing construction administration services including RFI responses, submittal reviews, and field observations.
 - Michael Trent will be the Project Architect and primary point of contact.

14. Discuss working conditions- restrictions, staging, parking, and limits of construction

- The General Contractor shall provide parking, portable toilets, and staging areas within the limits of the construction areas associated with the project. Limits of Construction should be reviewed with Nelson County and the Architect.
 - All work vehicles shall be parked in designated areas as coordinated with the Owner.
 - Contractor Personnel shall not visit or use existing Owner facilities, including toilet facilities, parking, and any other facilities.
 - The selected General Contractor shall supply, and maintain, all necessary traffic barriers, safety fencing, etc. to restrict public access to work areas.
- Precautions shall be taken to prevent damage or wear to paved areas, parking lots, roads, etc. by contractor vehicles. Areas damaged by construction vehicles shall be repaired in accordance with conditions prior to damage as determined by Nelson County. The selected General Contractor is encouraged to photo document the site prior to beginning work and submitting copies of this log to Nelson County and the Architect.
- Any disruption of utility services will need to be coordinated with Nelson County.
- Work hours are to be coordinated between Nelson County and the selected general contractor.

- GC will be responsible for submitting submittals in a timely manner for review and approval.

15. Question and Answer period

- Typical Questions:
 - Can the bid date be moved?
 - The bid is set such that the project can be awarded by the Board of Supervisors. This bid date cannot be changed.
 - Can bids be submitted electronically?
 - Submissions may be hand delivered or delivered electronically. **Submissions made electronically shall be made according to point 7.4 in the Instructions to Bidders of the IFB# 2026-NCTIP.**
 - Is there a Hazardous materials report for the buildings to be selectively demolished?



- No, if it is determined that one will be required this will be provided by the Owner.
- Where is all the demolished material going?
 - All material not salvaged shall be removed from the site and disposed of by the contractor in accordance with all pertinent rules and regulations of the jurisdictions having authority.
- How often will the Architect be on site?
 - The Architect will visit the site twice to review and document progress and review substantial completion. These site visits will be coordinated with the Contractor and the Owner.
- Who pays for temporary utilities?
 - The Owner's existing utilities may be utilized for the completion of this project. Use of these utilities must be coordinated with the Owner.
- Only questions issued in writing shall be considered official inquiries regarding the project. These will be documented in an Addendum. All questions and answers discussed during the Pre-bid are subject to the formal issuing of questions stated above.
- One of the attendees asked if there was a manufacturer or specified gauge for the wall panels. Michael Trent stated that the intent was for replacement panels to match existing. Gary Harvey asked if the attendee would be visiting the site and encouraged them to view the panels and then submit an inquiry in writing if there is still a question.

16. Tour of Site/Walk-Thru

- Jeff Brantly shared the address with the attendees of this prebid conference to pull up directions to the site. The address is 972 Morse Lane, Arrington, VA 22922. The address does not always work but anyone wishing to access the site will find it at the end of Morse Lane.
- Site area including tipping floor building and adjacent parking area.
- Any access to the site MUST be coordinated with the following representative at least 24 hours in advance of the requested visit.
- The attendees, representatives from Architectural Partners, and Jeff Brantley with Nelson County commuted to the site and observed the existing conditions.

EMAIL: Jeff Brantley, Director of Public Works – jbrantley@nelsoncounty.org and copy Chip Davis, Senior Transfer Station Operator – cdavis@nelsoncounty.org.

17. Adjourn

