



# ROANOKE COUNTY

## Purchasing Division

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August 3, 2022

### ADDENDUM NO. 1 TO ALL BIDDERS/OFFERRORS:

Reference – IFB 2023-011

Description: Public Services Storage Building Renovations & Change of Use

Issue Date: July 8, 2022

Proposal Due: August 8, 2022

The above Project is hereby changed as addressed below:

Responses to Bidder Questions: Please see the following questions submitted by potential bidders, and the responses provided by the County as we are able.

1. T1.2, Note 1.13 Confirm contractors may use existing toilet facilities.

*The contractor must provide and maintain temporary toilet facilities. Existing toilet facilities are for the use of County employees only.*

2. T1.2, Note 1.13 Confirm that contractors may use existing on-site power and water.

*The contractor may use existing on-site power and water. It is the contractor's responsibility to provide any temporary modifications to power and water connections as needed to perform the Work. Temporary modifications, if any, must be removed to pre-construction conditions.*

3. D1.1, Note 1, Owner indicated they would relocate stored items, shelving, and other misc. items in areas of construction.

*The Owner will relocate stored items, as needed, in areas of construction.*

4. D1.1, Note 4, It is our understanding that the construction areas B & C (Site Key Plan on A1.1) will be unoccupied therefore not requiring Dust Barriers; however, area A will be occupied. Please provide further clarification of any dust barrier requirements in this area to perform scope in section 3/A2.1.

*No dust barriers are required.*

5. A1.2 Note N6 & N6.1, Overhead Coiling Doors (2/ A 2.1 ) notes indicate 18 gage metal stud jamb framing. Please confirm structural design, we believe minimally that 16 gage studs will be required for jamb framing to support the coiling doors.

*Contractors shall bid on the project as shown in the construction documents.*

6. A 1.2 Note N10, Field applied fire-retardant paint is only applied to exposed face surface of existing plywood. Electric panels will not be removed – paint applied up to panel edge.

*Panels will not be removed. Apply fire-retardant paint to all exposed areas as noted.*

7. A 1.2 Note N10, front electric panel, it was noted that OSB is mounted on the rear of the electric panel studs. This is NIC.

*If the OSB panel is inaccessible, it is NIC; however, all exposed OSB shall have fire-retardant paint applied.*

8. A 1.2, Note N9 (Options A&B)

- a. Note9 indicates options to "extend above lower roof", If lower roof is 11 ft, How far above the lower roof does Barrier Conversion extend?

*The Barrier Conversion needs to go up to the height of the lower roof.*

- b. Option A would butt structural members, where there is not room between structure and CMU to place 1" shaft liner. Will the structural members need to be wrapped?  
*Option A has been omitted as an alternative. See revisions on sheet A1.2. Option B shall be the method used to convert the existing fire wall to a 3-hour fire barrier.*
- c. It is noted that the 3-hour barrier wall concrete does not extend to exterior wall of vehicle repairs building. (NIC)  
*See revised sheet A2.1, attached.*

9. A3.1 Alternate, Note AA2, indicates the use of 20 gage metal stud extending to cooler ceiling (some 19 ft to ceiling). We question the use of this gage stud. Please confirm structural design of this wall.  
*On sheet A3.1, Note AA2, change the first sentence to read: 3-5/8" 18-gage mtl. studs @ 16" o.c. w/ 18 gage cont. top and bot. tracks.*

10. M 2.2, Note 3, Confirm that the existing metal building structure will support additional weight of AHU 1. There are limits to allowable additional loads on metal building structures.  
*The air handler is only 150 lbs., no issue hanging that from the metal building.*

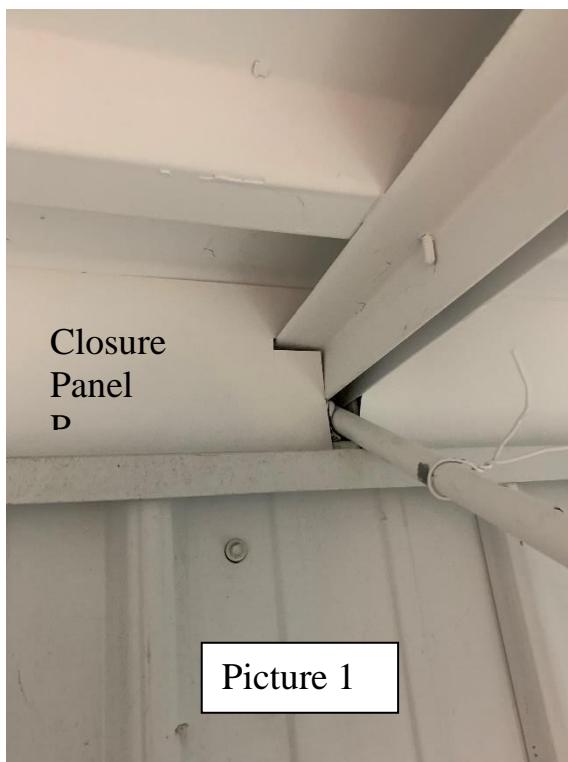
11.

Clarifications to Specifications: The following information is offered as additional direction in regards to wall section 3/A2.1.

Wall Section 3/A2.1: At the head-of-wall condition, before "Fill entire void between top of existing concrete and under existing metal deck with Rock-Wool firestopping, stuff in opening all the way back to existing metal panels", there is a light gage metal closure panel and drip edge that appears to be screwed behind the metal wall panels by the top row of screws. Remove the screws and closure panel, but not the drip edge. Reinstall screws through metal wall panel but do not reinstall metal closure panel. Remove foam insulation sealant and the existing rigid insulation that is laid on top of the existing concrete wall between the bar joists before installing the Rock-Wool firestopping and Elastomeric sealant along entire length of fire barrier.

Picture 1: Shows light gage metal closure panel cut around each bar joist.

Picture 2: Shows rigid insulation and foam insulation sealant to be removed.



Revised Project Plans: The attached Exhibit A to this Addendum contains revised sheets A1.2 and A2.1. Where there is a conflict between the original plans provided with IFB 2023-011 and this Exhibit A, the latter shall prevail.

**Note:** A signed acknowledgment of this addendum must be received at the location indicated on the original solicitation either prior to the proposal due date or attached to your proposal. Signature on this addendum does not substitute for your signature on the original proposal/bid document. The original proposal/bid document must be signed.

Thank you,

Kate Hoyt  
Phone: (540) 283-8149  
[KHoyt@roanokecountyva.gov](mailto:KHoyt@roanokecountyva.gov)

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Sign Name:

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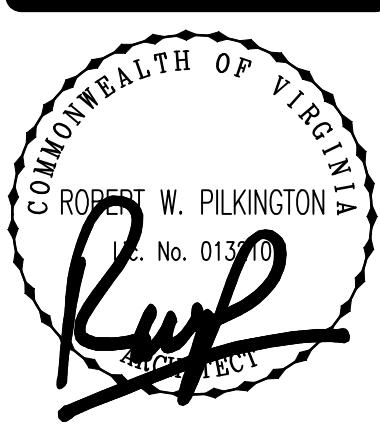
Print Name:

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Name of Firm:

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Date:



## ROANOKE CO. PUBLIC SERVICES - STORAGE BLDG

BUILDING INTERIOR RENOVATIONS & CHANGE-OF-USE

DRAWN BY: RWP  
DESIGNED BY: RWP  
CHECKED BY: ---  
DATE: 06/22/2022  
SCALE: AS INDICATED  
REVISIONS: 08/02/2022 ADDENDUM #1

5285 HOLLINS ROAD  
ROANOKE COUNTY, VIRGINIA 24019

### RENOVATION PLAN KEY NOTES:

N1 NEW 3-HOUR DOOR & FRAME: NEW 3'-0" x 7'-0" FLUSH MTL. DOOR (NO GLAZING) IN HOLLOW-METAL FRAME, 3-HOUR RATED, W/ AUTOMATIC SURFACE-MOUNTED CLOSER & LEVER-TYPE LOCKING HARDWARE (OFFICE H.W., ANSI# F82). (NOTE: N.I.C. - TO BE PROVIDED AND INSTALLED BY OWNER.) (SEE DETAIL 7/SHEET A2.1 FOR TYP. JAMB DETAIL)

N1.1 NEW 3-HOUR DOOR & FRAME: NEW 3'-0" x 7'-0" FLUSH MTL. DOOR (NO GLAZING) IN HOLLOW-METAL FRAME, 3-HOUR RATED, W/ AUTOMATIC SURFACE-MOUNTED CLOSER & LEVER-TYPE LATCH HARDWARE (PASSAGE H.W., ANSI# F75). (SEE DETAIL 5/SHEET A2.1 FOR TYP. JAMB DETAIL)

N2 NEW 8'-0" CHAIN-LINK FENCING.

N3 NEW 8'-0" HIGH x 8'-0" WIDE DOUBLE CHAIN-LINK GATE.

N4 NEW 8'-0" HIGH x 4'-0" WIDE SINGLE CHAIN-LINK GATE.

N4.1 NEW SINGLE CHAIN-LINK GATE: 8'-0" HIGH x 3'-6" WIDE CHAIN-LINK GATE W/ NEW MOUNTING POSTS EA. SIDE, W/ LATCH HARDWARE. MATCH SPECIFICATIONS TO OTHER FENCING.

N5 NEW 3-HOUR SHAFTLINER FIRE-BARRIER: SEE SHEET A2.1 FOR ALL DETAILS. SEE SHEET A2.4 FOR FIRE-RATING DETAILS FOR ANY ELECTRICAL PENETRATIONS THROUGH WALL.

N6 NEW 3-HOUR OVERHEAD ROLLING FIRE DOOR: 8'-0" HIGH x 8'-0" WIDE, FUSIBLE LINK ON BOTH SIDES OF WALL, SEE SECTION 2/A2.1 AND SHEET T1.2 FOR DETAILS.

N6.1 NEW 3-HOUR OVERHEAD ROLLING FIRE DOOR: SIM. TO #6 ABOVE, DOOR TO BE 8'-0" WIDE x 9'-0" HIGH TO MATCH EXIST. OPNG, DOOR TO BE CENTERED ON EXIST. COOLER OPNG. AND MOUNTED ON OPPOSITE/WAREHOUSE SIDE OF WALL (SEE SECTION 2/A2.1)

N7 NEW CASED OPNG: NEW 3'-0" x 7'-0" HOLLOW METAL CASED OPNG. @ NEW WALL OPNG. IN COOLER WALL, SEE DETAIL 6/SHEET A2.1.

N8 WALL INFILL: INFILL EXIST. COOLER WALL OPNG. W/ 2-1/2" MTL. STUDS @ 16'O.C. & 5/8" GWB. GWB TO BE TAPED, MUDDED & SANDED.

N9 FIRE-BARRIER CONVERSION: CONVERT EXIST. 2-HR. RATED CMU FIRE BARRIER TO 3-HR. RATED BY ONE OF THE FOLLOWING METHODS:

- 1 OPTION A: (OMITTED)
- 2 OPTION B: FILL ALL EMPTY CORES OF EXIST. 2-HR. CMU W/ "CORE-FILL 500" EXPANDING FOAM INSULATION, CONT. FROM FLOOR SLAB TO ABOVE LOW ROOF (SEE SHEET A2.3 FOR FIRE-RATING INFORMATION).

N10 APPLY NEW FIELD-APPLIED FIRE-RETARDANT PAINT TO EXIST. PLYWOOD PANELS REMAINING. NEW PAINT TO BE "FX LUMBER GUARD" BY FIRE RETARDANT COATINGS OF TEXAS, LLC, OR SIMILAR, TO BE APPLIED PER MANUFACTURER'S STRICT APPLICATION GUIDELINES, TO MEET MANUFACTURER'S SPECIFIC THICKNESS REQUIRED. APPLY OVER ALL EXPOSED SURFACES OF PLYWOOD REMAINING. (SEE SHEET A2.4 FOR SPEC DETAILS)

N11 INFILL EXIST. EXTERIOR WALL OPENING W/ EXTERIOR MTL. WALL PANELS & 6" VINYL-FACED BATT INSULATION (OWNER TO PROVIDE MTL. WALL PANELS). WALL PANELS TO BE ATTACHED W/ GASKETED SHEET METAL SCREWS @ 12'O.C. ALL SIDES OF PERIMETER.

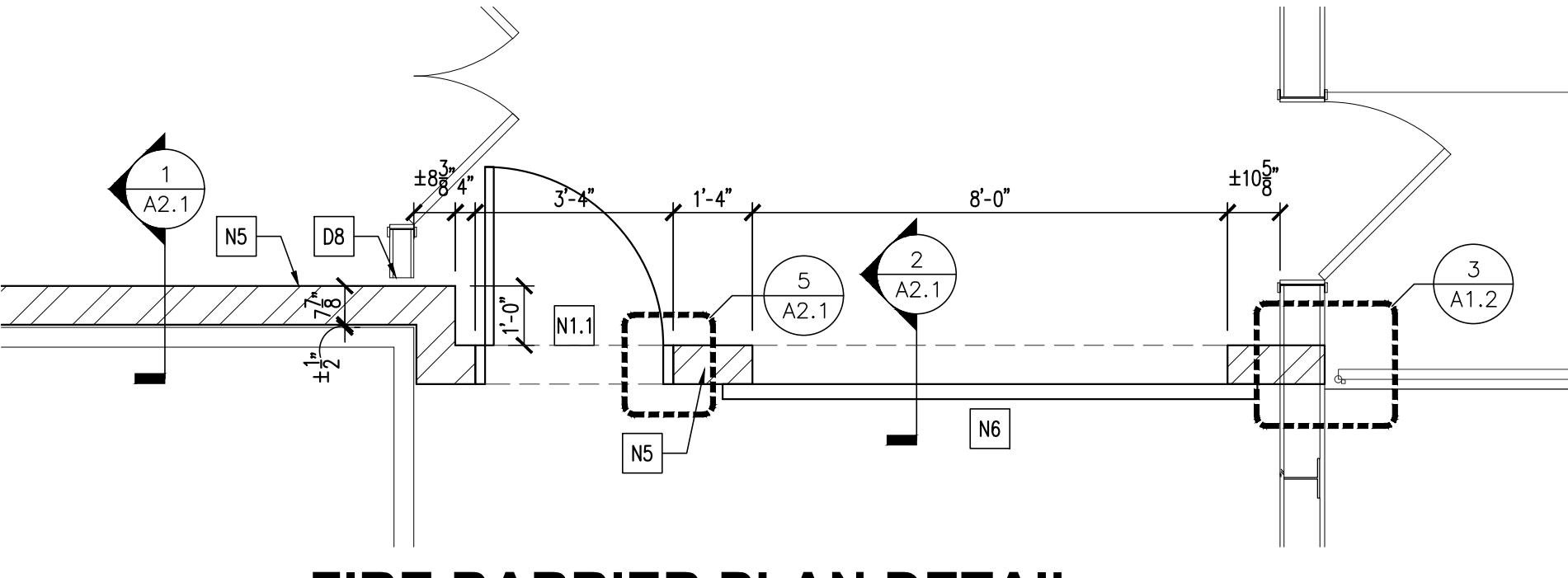
N12 RELOCATED LIGHT SWITCHES & ASSOCIATED POWER FEED/CONDUIT(S). (SEE NOTE D15/SHEET D1.1 FOR PREVIOUS LOCATION)

N13 RELOCATED DATA DROP & ASSOCIATED CONDUIT(S). (SEE NOTE D17/SHEET D1.1 FOR PREVIOUS LOCATION)

N14 NEW 3-HOUR CMU INFILL @ CORNER, SEE DETAIL 8 / SHEET A2.1.

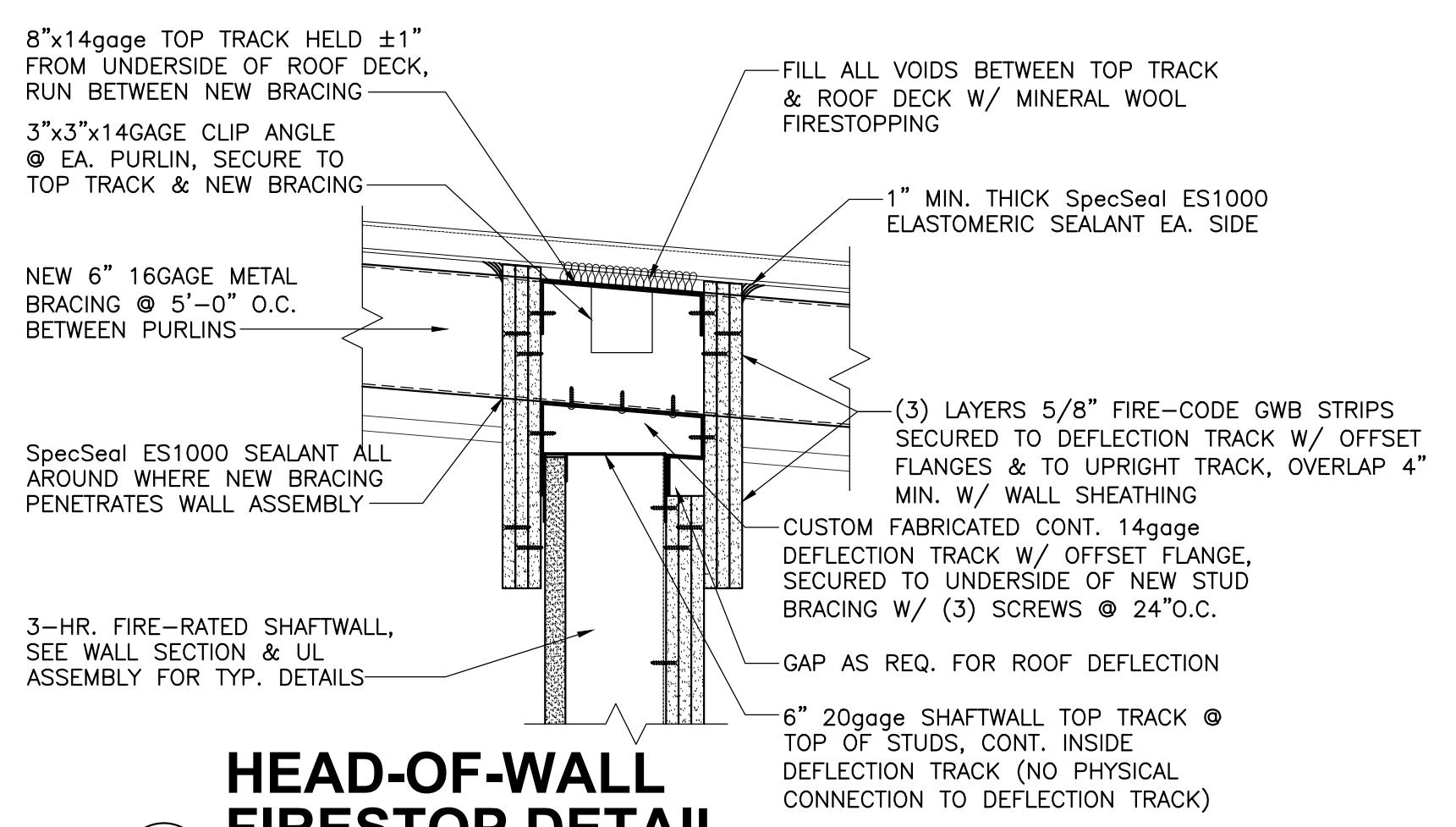
RENOVATION PLAN GENERAL NOTES:

1. NEW LIGHTED EXIT SIGNS AND NEW EMERGENCY LIGHTS NOT SPECIFICALLY NOTED ON THIS SHEET, SEE ELECTRICAL DWGS.
2. SEE SHEET A3.1 FOR ADD/ALTERNATE FOR NEW EXERCISE SPACE.
3. NEW DOORS SHOWN TO BE PROVIDED WITH NEW HARDWARE FOR BASE BID. EXISTING DOOR HARDWARE AT DOORS PREVIOUSLY REMOVED MAY BE RE-USED AT NEW DOORS IN SIMILAR LOCATIONS, TO BE REVIEWED IN FIELD BY G.C. AND REVIEWED W/ OWNER PRIOR TO FINAL DECISION FOR RE-USING TO BE MADE.



NOTE: ABSOLUTELY NO SCREWS THRU THE EXISTING ROOF DECK

FB 2023-011  
Addendum 1: Exhibit A



### HEAD-OF-WALL FIRESTOP DETAIL

A2.1

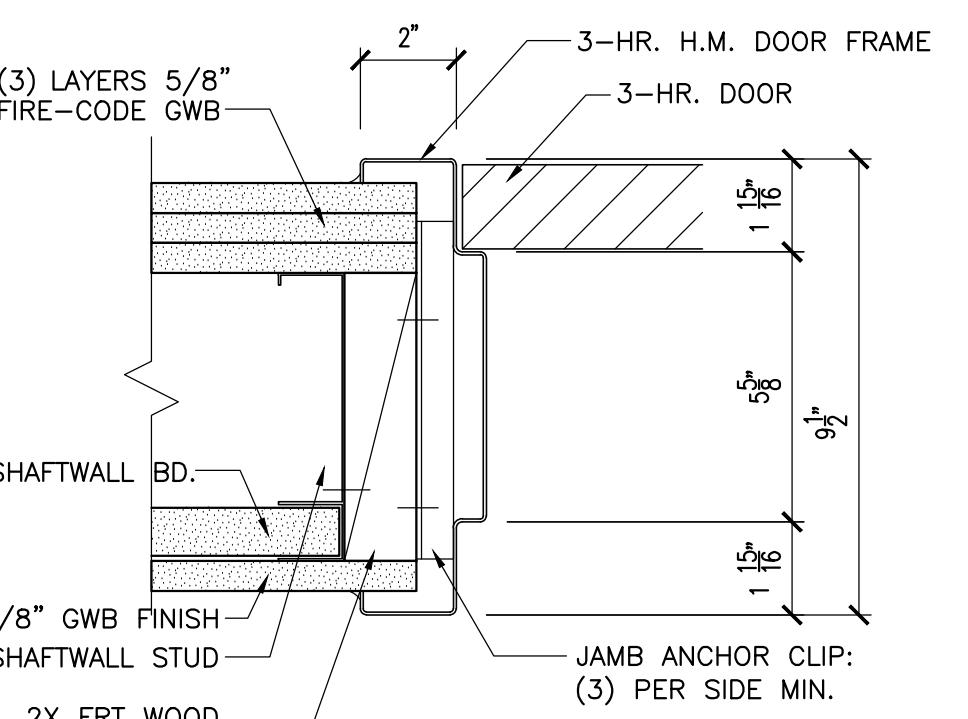
SCALE: 1-1/2"= 1'-0"

3-HOUR FIRESTOP ASSEMBLY  
SIM. TO UL# HW-D-0060

NOTE: PURLINS PARALLEL TO WALL

4

NOTE: ABSOLUTELY NO SCREWS THRU THE EXISTING ROOF DECK



### INTERIOR HOLLOW METAL DOOR JAMB

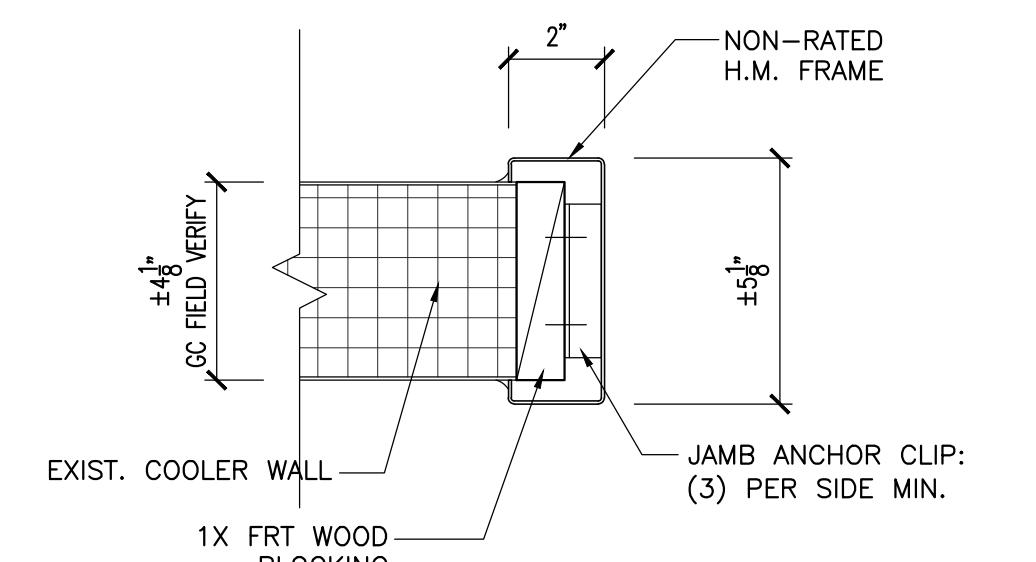
A2.1

SCALE: 3"=1'-0"

NOTE: HEAD SIMILAR, U.N.O.

5

NOTE: ABSOLUTELY NO SCREWS THRU THE EXISTING ROOF DECK



### INTERIOR HOLLOW METAL CASED OPENING JAMB

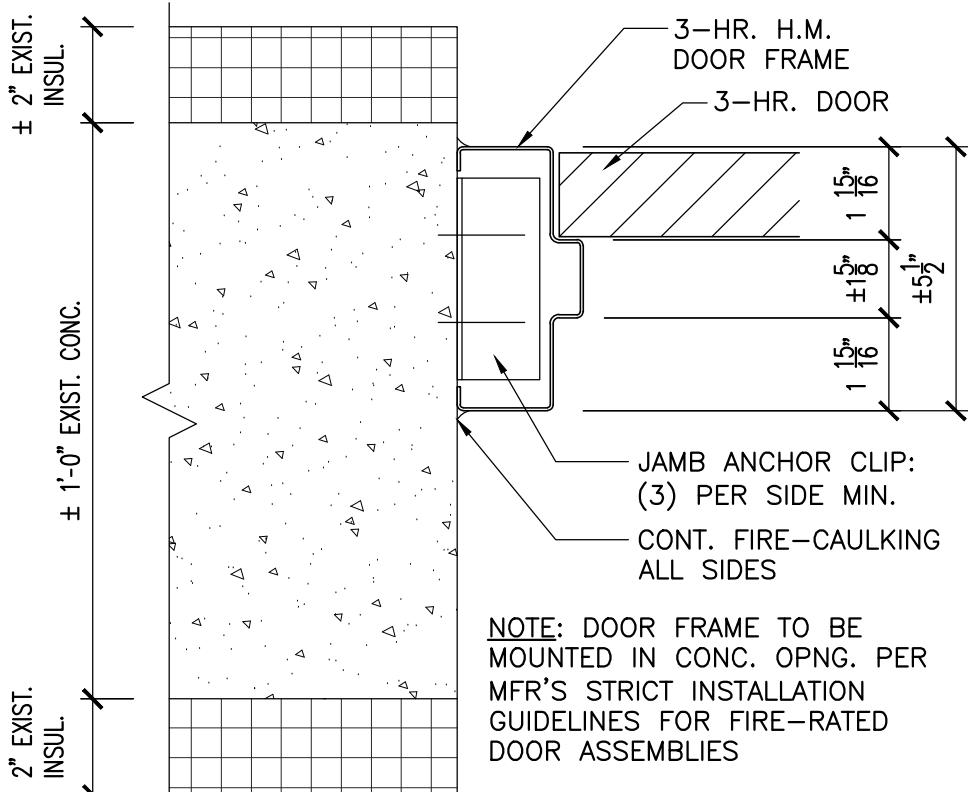
A2.1

SCALE: 3"=1'-0"

NOTE: HEAD SIMILAR, U.N.O.

6

NOTE: ABSOLUTELY NO SCREWS THRU THE EXISTING ROOF DECK



### INTERIOR HOLLOW METAL DOOR JAMB (N.I.C.)

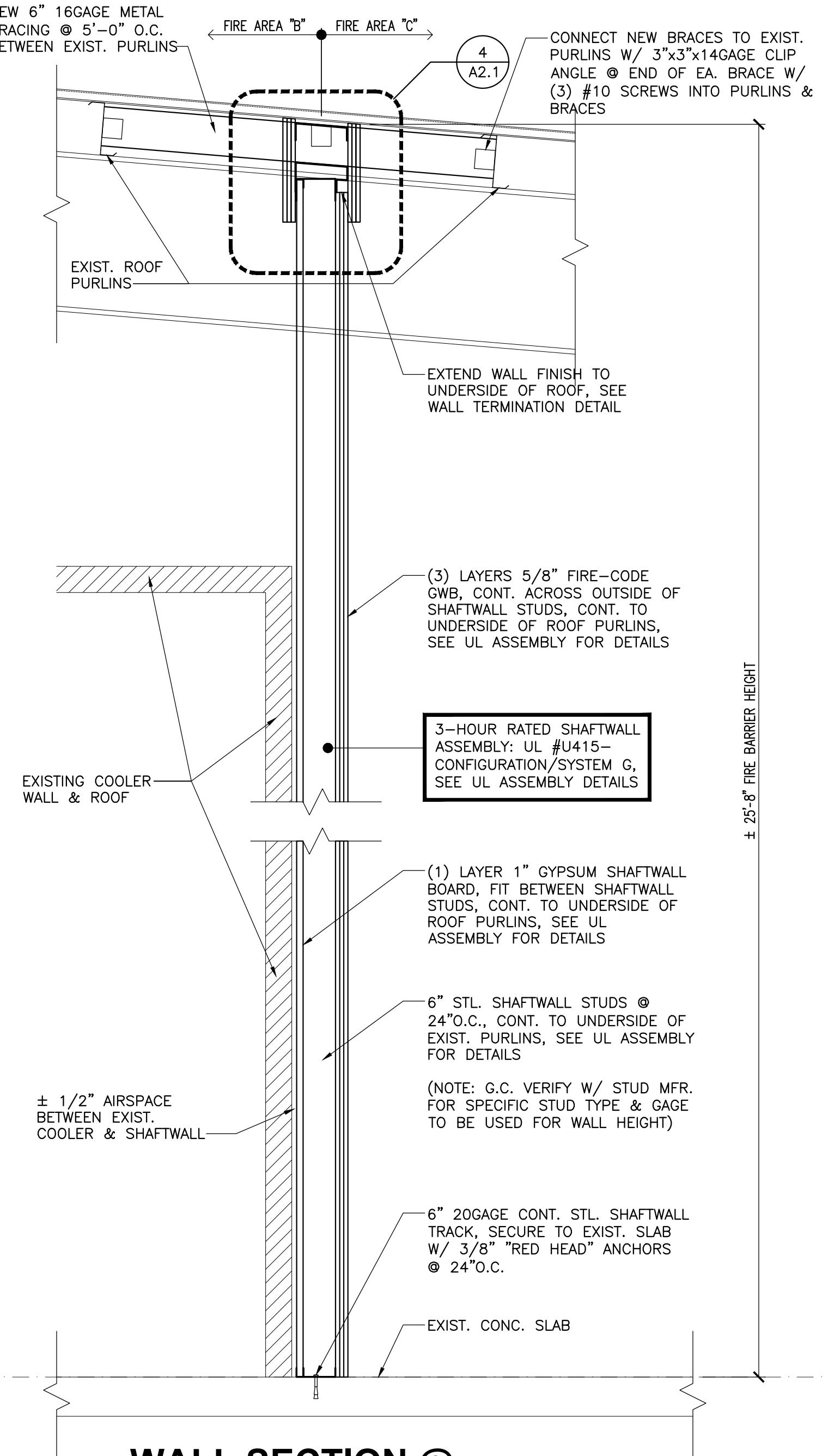
A2.1

SCALE: 3"=1'-0"

NOTE: HEAD SIMILAR, U.N.O.

7

NOTE: ABSOLUTELY NO SCREWS THRU THE EXISTING ROOF DECK

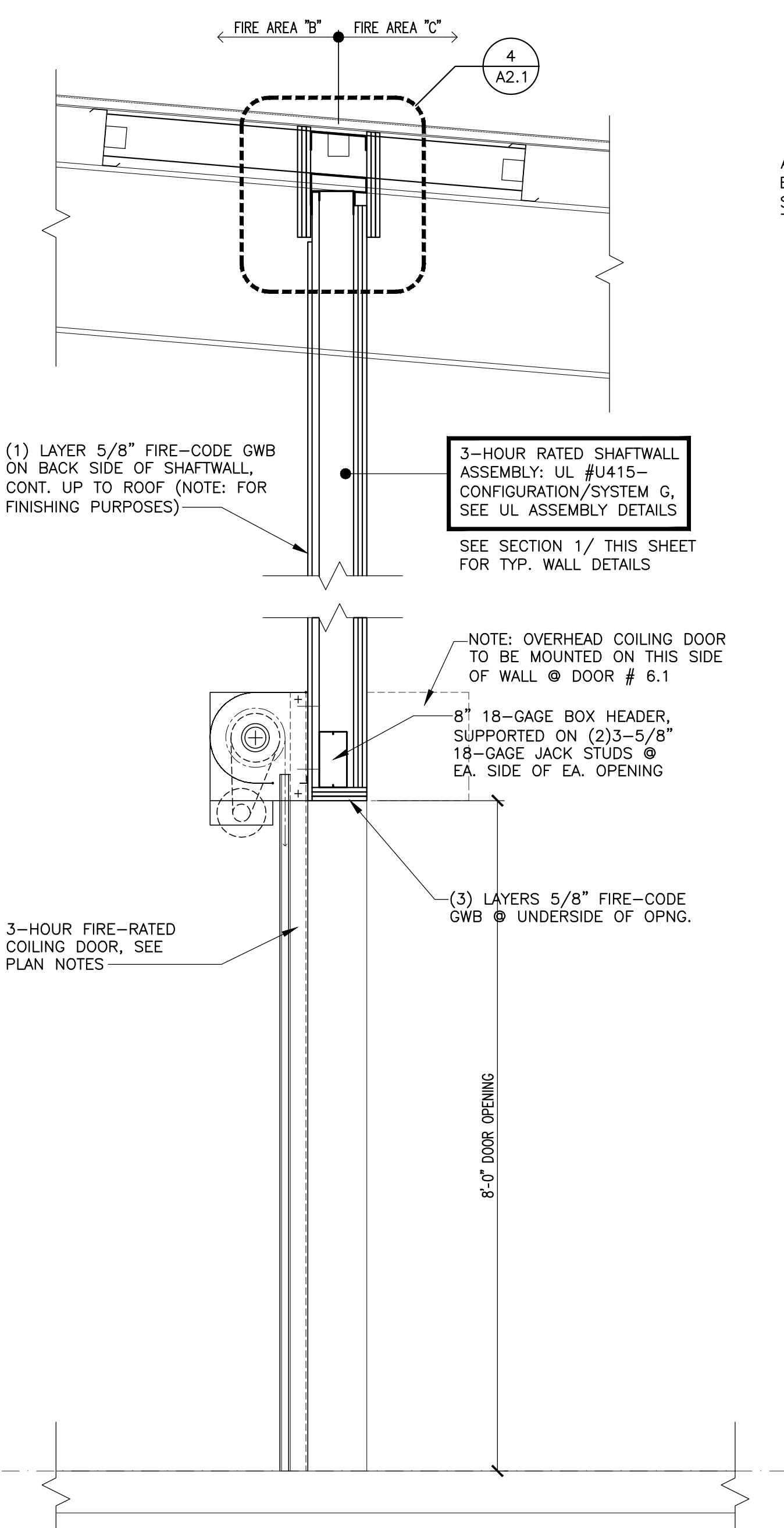


### WALL SECTION @ NEW FIRE BARRIER

1

A2.1

SCALE: 3/4"= 1'-0"

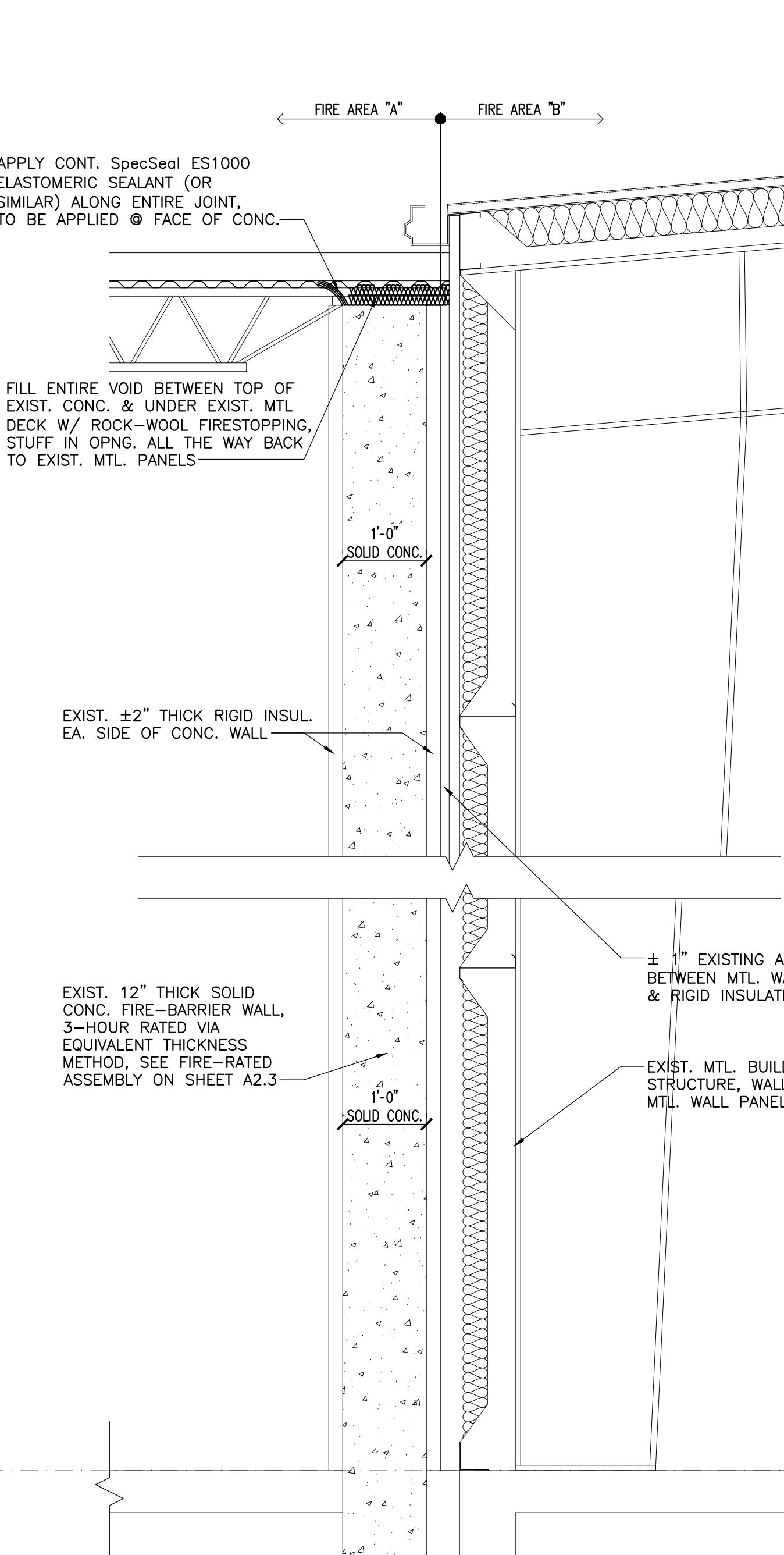


### WALL SECTION @ NEW FIRE COILING DOOR

2

A2.1

SCALE: 3/4"= 1'-0"



### WALL SECTION @ EXISTING FIRE BARRIER

3

A2.1

SCALE: 3/4"= 1'-0"

WALL NOTES:  
1. ALL NEW GWB SHALL BE TAPE, MUDDED AND SANDDED.  
2. SEE UL ASSEMBLY FOR JOINT FINISH AND ANCHORING REQUIREMENTS ON FIRE-RATED WALLS.