Local Studio
ARCHITECTURE AND DESIGN

Montgomery County IFB #27-07

Addendum #02

Project	Montgomery County Fire-EMS Headquarters Bid Request #27-07
Date	November 25, 2026
Bid Due Date	December 22, 2026

This Addendum is hereby made part of the Contract Documents and modifies the original Bidding Documents dated October 22, 2026. Bidders must acknowledge receipt of this Addendum in the designated space provided on the Bid Form. Failure to acknowledge receipt may result in disqualification of the Bid.

Included in this Addendum:

1. The due date for submission of bids has been changed to no later than **3:00 PM EST, December 22, 2026.**
2. Answers to Pre-Bid Questions are enclosed.
3. Revised drawings will be issued in a future addendum, anticipated to be issued December 3, 2026.
    a. Additional specifications will be included on the revised drawings.
4. The following documents have been added to the “Reference Documents” folder within the shared folder where the bid documents are located:
    a. Phase I Environmental Site Assessment (Dated: November 22, 2024)
    b. Phase II Environmental Site Assessment (Dated: January 22, 2025)
    c. Storm Sewer CCTV Survey Info (Dated: January 2, 2024)

Montgomery County Fire-EMS HQ
305 Roanoke Street, Christiansburg, VA 24073
Civil
Pre-Bid Questions

Local Studio Project No. 2317B
Montgomery County VA Bid Request No. 27-07

No.	Reference	Question	A/E Response
1	C0-02; C2-01; C2-03	C02-01 indicates the Town will perform water taps and the sanitary-main connection at the property Owner's expense, with the contractor coordinating and connecting at the right-of-way. Please identify the exact limits of Town-performed work and confirm whether associated tap, connection, meter, inspection, and Town construction changes will be paid directly by the Owner or included in the contractor's bid. If contractor-paid, please provide the applicable charges or a common bidding allowance	The Town of Christiansburg will extend both the water laterals and sewer lateral to the right-of-way line at the owner's expense (Town will provide traffic control). The County will pay for this work directly but the contractor will be responsible for coordination with the Town and application submittals. The contractor is responsible for abandoning the old lines by plugging them in the Manhole in Roanoke street, and any traffic control required.
2	C1-01/C1-02; C2-01/C2-02	Please clarify required pavement demolition depths and limits: existing asphalt and exterior concrete thickness/reinforcing; whether underlying aggregate is removed, salvaged or retained; limits at the southwest forecourt and utility patches; and which existing parking blocks must be removed. New pavement sections are not assumed to establish existing demolition thickness. Please provide a common bid basis where existing conditions are unknown.	Areas of existing asphalt and exterior concrete are to be removed down to subgrade including the removal of underlying aggregrate. There is no information available to provide regarding the existing asphalt thickness nor the exterior concrete thickness or reinforcing. There are two existing concrete parking blocks on site that are clearly labeled as to be removed on the demolition plan sheet.
3	C01-01 notes 19-21; C2-01/C2-02; C3-01	C0-01 lists approximately 24 CY cut and 25 CY fill based on existing/proposed top of grade, excluding pavement/base, topsoil and utility adjustments. Please clarify the required excavation/subgrade and aggregate sections under proposed concrete walks, curb/entrance, stairs/wall and equipment pads, including whether existing base may remain/reuse. Provide missing sections so bidders can quantify ordinary grading separately from utility excavation and the soil/rock quantity allowances.	The required sections for sidewalk, curb & gutter, and entrance gutter (including their required aggregate base thickness) are provided in their respective details on Sheet C2-03. Details for the equipment pads will be provided in revised drawings to be issued in a future addendum.
4	C0-02 fill/backfill notes; Manual 012100/012200	Please clarify approved replacement material for unsuitable-soil and rock allowance excavation versus utility trench backfill; whether approved off-site soil borrow is acceptable in each location, where aggregate/select backfill is mandatory, material testing/submittal requirements, and required compaction/yield basis. Please confirm in-place quantity measurement, before/after survey approval and how replacement material/disposal are included in the allowance/unit-price payment method. No assumed borrow source approval is requested.	For work within the Town of Christianburg's public right-of-way, flowable fill will be required. For areas internal to the property (outside of the Town's public right-of-way), off-site soil borrow is acceptable. It shall be compacted to 98% standard proctor compaction, paid for by the cubic yard, before and after contractor survey or for trenches as measured.
5	C1-02 tank notes; Addendum 01	Please provide available underground tank capacity, dimensions/location records, product/residual quantities and testing records. Abandonment in place is understood. Please clarify permitted fill material/method, pumping/cleaning and waste classification, required permits/inspections and closure-package timing. State the bid basis for unknown contents/capacity and how unforeseen contaminated soil/water is handled. Tank extraction is not assumed to be base scope.	Underground fuel tank abandonment requirements are outlined in the "Underground Fuel Tank Removal Notes" on Sheet C1-02, including the required fuel removal methods and disposal, and allowable fill material/methods. Further information regarding tanks are included below in additional addendum questions.
6	C2-01/C2-02; P0-02; P302	Please clarify the civil/plumbing interface for both 4-inch building sanitary outlets (OWS and bypass), cleanout/backwater-valve overlap, and five-foot building boundary; confirm the domestic service size/material (civil shows 1 inch, some bid invitations state 1-1/2 inch), fire service requirements and Town tap/meter/connection fee allocation. Identify required testing/disinfection and who supplies indoor backflow assemblies. Please identify controlling drawings where the civil and plumbing scope differs.	Contractor shall complete third party testing and disinfection on backflow devices. Owner/Montgomery County shall pay all fees directly to the Town for tap fees and meter connection fees. Contractor shall be responsible for coordination and filing applications. The 1" domestic service size is correct. Fire service requirements will be clarified in revised drawings to be issued in a future addendum.
7	Manual 015000; C0-02; C3-01	Please clarify required temporary fence limits, height, gates/screening, tree protection, access/traffic controls, and periods of enclosure; construction water/power availability and charges; and required dewater discharge/treatment approvals. Provide known groundwater information and any required shutdown/phasing restrictions. Please distinguish owner-provided facilities from contractor work so the prime can allocate these consistently without overlapping subcontract coverage.	The owner does not require any temporary fencing. The contractor is responsible for protecting any trees required on the plan during construction however they see fit. The contractor is responsible for providing traffic control for the curb/gutter and sidewalk installation, along with any other roadwork or utility work necessary. Note that the Town of Christiansburg will provide traffic control for water and sewer utility tap/connection services to be paid for by Montgomery County outside of this contract. No groundwater info is available to provide.
8	Manual 017300 3.4 D-E; C0-02; 012200	Please clarify required certified major-site-improvement and final recorded property surveys, utility record/as-built deliverables, and allowance excavation quantity surveys. Identify required certification, recording, format and timing, and owner-provided survey/control. Confirm which routine density/utility tests remain contractor responsibilities versus County-retained special inspections. Layout visits alone are not assumed to satisfy final certified survey requirements.	As-builts will be required. Contractor shall provide a redline markup of any changes to the site plan for as-built submittal. Contractor will be responsible for third party testing on trench backfill, stone subbase placement, or asphalt.
9	E501; C2-01; prior GE-CIV-08	Please confirm electrical service underground conduit/ductbank route, lengths/depths/encasement, trench/backfill and restoration requirements and scope performed by AEP versus contractor. Clarify coordination at store crossings and existing electrical service abandonment. Earlier GE-CIV-08 was routed through MB; if already logged, please cross-reference that question rather than create a duplicate. Electrical excavation is not assumed to be included in the wet-utility lengths	The contractor shall be responsible for coordinating with the electric service provider to make these determinations.

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No.	Reference	Question	A/E Response
10	C1-02 — Tank callout and Underground Fuel Tank Removal Note 6; Addendum 1 — Pre-Bid Conference Notes, §5.a.iii.1.e, PDF page 5	The documents specify draining, filling, and abandoning the tank in place. Please identify whether any site structural, or environmental restrictions require this approach and whether closure by removal may be proposed as an Owner-approved alternative.	Cost provided by contractor in the bid should be for the abandonment in place. At no additional cost to the Owner, closure by removal may be considered by the County through review of an RFI from the successful contractor.
11	C3-01 — Concrete Washout Pit designation “CW” / C-SCM-13; C3-02 — Concrete Washout Detail	Please confirm whether the tank-closure subcontractor may use the project concrete washout facility shown on the drawings or whether a separate washout facility is required for this operation.	The contractor can use the concrete washout facility shown on the plans for tank concrete washout needed.
12	C1-02 — Existing tank location and Underground Fuel Tank Removal Note 6	Please confirm any restrictions on truck access or staging near the tank that would prevent direct discharge of flowable fill and require pumped placement. Please provide any available information regarding the location and depth of accessible fill openings.	Current tank access is through an at grade port approximately 3-4" opening approximately 1' deep. The location is shown on the plans. Contractor is permitted to cut open the lid to fill tank if needed and openin is not adequate.
13	C1-02 — Underground Fuel Tank Removal Notes 1 and 6	If existing openings do not provide adequate access for placing inert material, may additional openings be cut into the tank, subject to the required permits and approved closure procedures? Please identify any restrictions or additional approval requirements.	Yes, the contractor is permitted to cut into the top of the tank. The phase II Environmental Assessment report will be made available to the successful contractor though no additional approvals are required.
14	C1-02 — Underground Fuel Tank Removal Notes 5 and 6	Please provide the number, sizes, and location of the existing tank openings, including fill, vent, Please identify which openings are accessible for cleaning and placement of inert fill.	Current tank access is through an approximate 3-4" opening which extends about 1' deep into the top of the buried tank. Contractor is permitted to dig up and cut open the lid to fill tank if needed and opening is not adequate.
15	C1-02 - Demolition Plan, existing underground fuel tank callout	Please identify the tank's construction material, including whether it is steel, fiberglass, or another materia and whether it is single-wall or double-wall construction.	The tank is believed to be metal, unusure of the type construction.
16	C1-02 — Demolition Plan, existing underground fuel tank callout and Underground Fuel Tank Removal Note 6	Please provide the existing underground storage tank’s capacity in gallons and any available tank dimensions or installation records.	Tank dimensions are believed to be approximately 12.5' long by 4.5' wide with an expected 1,000 gallon capacity. This has not been field verified. All bids should assume 1,000 gallon capacity for the tank.
17	C1-02 — Underground Fuel Tank Removal Notes 2 through 4	Please identify the petroleum product currently or previously stored in the tank and provide any available information regarding the quantity and condition of the remaining product, water, and sludge.	The tank was believed to have been used for heating oil and approximately 18" of oil remains in the bottom of the tank. There is no available information on the condition of the remaining product.

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Structural
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No.	Reference	Question	A/E Response
1	S0.1	Confirmation that the rating for seismic design is "C" as stated on page S0.1?	Correct; this is a Risk Category IV Structure (JAT) which places it in SDC C
2	C2-01, retaining wall along Ellett Drive	The retaining wall is labeled "design by others." Please identify the party responsible for its design and provide the wall dimensions, elevations, footing, reinforcing, drainage, and connection details necessary for bidding. If contractor-delegated design is required, please provide the applicable design criteria and confirm that engineering costs are to be included in the base bid.	The retaining wall is only 12 inches in height. The retaining wall shall be constructed per the cheek wall detail on Sheet C2-02. Drainage behind this wall is not required.
3	S0.1, foundation notes; Addendum 1, Special Inspections Overview	S0.1 requires geotechnical determination of bearing capacity and completion of a geotechnical report before foundation placement. Please provide any available project geotechnical report. If the report will be prepared after award, please confirm that the foundation dimensions and bearing assumptions shown are the bidding basis and identify how any subsequently required foundation redesign or additional ground improvement will be addressed.	There are no available geotechnical reports. The soil to be tested is below the existing building slab and cannot be reviewed until demo of the slab is nominally complete. Schnabel Engineering is the Geotechincal Engineer for the project and the County will contract directly with Schnabel for the subsurface investigation to verify the bearing capacity indicated in the Structural plans. The foundation dimensions and bearing assumptions on the plans are the biddding basis. The County will be responsible for any redesign required after completion of the geotechnical report. Changes in the construction scope required after completion of the geotechincal report will be addressed via the change order process
4	Addendum 1, Structural Overview and Special Inspections Overview; S3.1	Addendum 1 requires the structural engineer to inspect the strengthening details on each roof truss and separately identifies County-contracted special inspections. Please confirm whether the required truss-strengthening inspections are included in the Owner's engineering contract or must be retained and paid for by the contractor. Identify required inspection stages and any anticipated access or documentation requirements.	Section (5) Other/Wood Construction item (1b) Verify Assembly Of Structural Element Strengthening of the Statement of Special Inspections (SSI) indicates that the Special Inspector Engineer of Record (SIER), noted on page 8 of the SSI shall inspect all wood elements which are strengthened. This includes the Roof Truss strengthening shown on sheet S3.1. Additionally, the Structural Engineer of Record (SEOR) shall be notified by the Contractor when all lumber work is substantially complete, including truss strengthening and internal loadbearing walls. The Structural Engineer of Record will perform a substantial completion review of the work after the SIER has completed all site inspections. The Owner shall be responsible for the Structural Engineer's fees associated with up to two (2) substantial completion site reviews. The Structural Engineer's inspection DOES NOT satisfy the Special Inspections requirement, nor does it take the place of any Building Code required inspections.
5	S1.4; S3.1; Addendum 1, Structural Overview	S1.4 states that gable-end trusses do not require strengthening, while Addendum 1's pre-bid notes refer t strengthening every truss. Please confirm that the gable-end trusses are excluded from base-bid strengthening and that the remaining trusses receive the strengthening detailed on S3.1	Gable end trusses are continuously supported elements and do not require modificaiton in the base bid. Strengthening work shown on Sheet 3.1 cannot be applied to the gable truss web configuration and shall be applied to truesses indicated in Note 1 on sheet S1.4

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No.	Reference	Question	A/E Response
1	096513	Can you provide specifications for the resilient base - TV, TP, or TS?, 4" or 6"?, Cove?, Attic Stock?	Specifications will be provided on the revised drawings to be issued via a future addendum.
2	A103-A104, A601-A603, & A606	On pages A103 & A104 the drawings are calling out wall types W1-W11. The partition schedule on A601-A603 does not match the partition types called out on the drawings. Can we clarify the partition schedule to match the callouts on the drawings or how would you like to proceed'	This will be addressed on the revised drawings to be issued via a future addendum.
3	A604 / PM	A604 shows the door schedule but I don't see anywhere in the plans or project manual where the hardware sets are defined. Is there a hardware schedule or specification available so that we know what to price?	A hardware schedule and specifications will be provided on the revised drawings to be issued via a future addendum.
4	A604 / PM	The project manual includes only Divisions 00 and 01. Please issue the Division 08 sections: 08 11 13 Hollow Metal Doors and Frames, 08 14 16 Flush Wood Doors, and 08 71 00 Door Hardware.	Specifications will be provided on the revised drawings to be issued via a future addendum.
5	A604 / PM	Sheet A604 references hardware set numbers 1 through 19, but no hardware sets are defined in the bid documents. Please provide the hardware schedule / hardware sets	A hardware schedule and specifications will be provided on the revised drawings to be issued via a future addendum.
6	A604	Doors 117-2 and 122-2 show hardware set "0" with the note "CONFIRM DOOR HARDWARE SET NUMBER." Please confirm the hardware set for these doors.	A hardware schedule and specifications will be provided on the revised drawings to be issued via a future addendum.
7	Arch/Ele Plans; A604	Card readers are shown on the architectural plans and electrical sheets. Please confirm which doors receive electrified locks/strikes, electric power transfers, door position contacts and request-to-exit devices, and who furnishes the card readers and power supplies.	This will be addressed on the revised drawings to be issued via a future addendum. Montgomery County will contract directly with an access control vendor. The contractor will be responsible for the rough-in for this system.
8	A604	Wood doors are scheduled as "SCWD FF." Please confirm the wood species, cut, grade, and factory finish color.	Specifications will be provided on the revised drawings to be issued via a future addendum.
9	A604	Please confirm that GL-4 glazing in the 20-minute doors 104-2, 104-3, 109-2, 113-1, 115-2, 128-1, and 128-2 is fire-rated tempered glazing, and whether glass in hollow metal doors is furnished by the door supplier or the glazing contractor.	This will be addressed on the revised drawings to be issued via a future addendum. Contractor to determine who supplies the glass in the hollow metal doors.
10	A604	Please confirm the hollow metal door frame gauges, and that the 20-minute hollow metal openings 104-2 and 104-3 are to be labeled assemblies.	Specifications will be provided on the revised drawings to be issued via a future addendum.
11		Will a dry sprinkler system be required in the attic space?	The fire sprinkler system design is the responsibliity of the contractor and is a defferred submittal for the building permit. Contractor to determine if a dry sprinkler system will be required in the attic spac
12		Does the square footage allowance for brick repointing need to be adjusted?	The bid form requires both an allowance and a unit price for the brick repointing. No adjustment needs to be made to the brick repointing allowance
13		What are the interior wall framing materials?	The interior wall framing materials are indicated in the contract documents.
14		Do the new perimeter interior 2x6 walls have to extend to the roof deck above?	The new perimeter interior 2x6 walls are to be constructed as detailed on the structural drawings in the contract documents
15		The finish schedule lists three types of epoxy flooring -- F1, F2, and F3, but does not say which system or product should be sued as the basis of design for each floor type. It just says Epoxy 1 -- Light Grit, Epoxy 2 -- Medium/Light Grit, and Epoxy 3 -- Medium Grit. More information is needed to know what type of flooring to bid. We would need either a flooring spec or a named product for each of the three flooring designations to know what to include in our bid.	Specifications will be provided on the revised drawings to be issued via a future addendum.
16	A401-A403	Please provide Solid Surface & Plastic Laminate finishes and/or specs.	Specifications will be provided on the revised drawings to be issued via a future addendum.
17	A605	Window type "C" is listed as 48"x82" Project Outswing Casement, but the max commercial casement is 42"x78" due to weight and leverage. For an egress of 5.7 sqft which is required in sleeping space, can either a horizontal or a vertical mullion be added to make this opening work while maintaining the minimum egress?	Yes, mullions can be added to window type "C." This will be addressed on the revised drawings to be issued via a future addendum.
18	Missing Specification Sections for Div 8	Is all glazing Thermally Broken and Tented Low-E? Please provide spec sections for storefront, glazing, and hardware.	Specifications will be provided on the revised drawings to be issued via a future addendum.
19	A606	Please provide dimensions, gauge, and location of stainless steel wall panel / backsplash in Breakroom 128.	This will be addressed on the revised drawings to be issued via a future addendum.
20	A604	The door and frame schedule say to "CONFIRM DOOR HARDWARE SET NUMBER" for a couple doors. Please clarify what is intended by this note. No information is given for what is in each hardware set, so it is unclear what is meant by that.	This will be addressed on the revised drawings to be issued via a future addendum.

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No.	Reference	Question	A/E Response
21	A606 - F1, F2 and F3	Please provide the resinous flooring specification for F1, F2, and F3, including approved manufacturers/products, primer, system layers, minimum total thickness, topcoat, substrate preparation profile, and warranty requirements.	Specifications will be provided on the revised drawings to be issued via a future addendum.
22	A606 - Grit Designations	Please define the light, medium-light and medium grit requirements for F1, F2, and F3, including aggregate type and size and broadcast/application rate.	Specifications will be provided on the revised drawings to be issued via a future addendum.
23	A606 - Color	Please identify the manufacturer and exact blend for Cabin Fever, Cape Cod Gray base color and hybrid flake size. Confirm the flake size blend and whether full rejection broadcast is required in all F1, F2, and F3 areas.	Specifications will be provided on the revised drawings to be issued via a future addendum.
24	A606 - B2 Epoxy Base	Please provide B2 epoxy base height, thickness, cove radius, reinforcement and top termination details. Confirm all required locations, including showers 125/127 and toilets 129/130, and treatment at door jambs and fixtures.	Specifications will be provided on the revised drawings to be issued via a future addendum.
25	A101 slab work; A606 flooring	Please establish the bid basis for concrete moisture testing and mitigation beneath resinous flooring: required tests and acceptance limits, whether mitigation is included throughout, and the pricing procedure if existing or new slabs exceed the limits.	Specifications will be provided on the revised drawings to be issued via a future addendum.
26	A 101 slab work; A606 flooring	Please clarify responsibility and bid allowances for existing slab cracks, spalls, adhesive/coating removal, leveling and repairs beyond routine grinding. Provide joint treatment details distinguishing moving joints from cracks and construction joints.	It is the contractors responsibility to address existing slab cracks, spalls, adhesive/coating removal, leveling and repairs beyond routine grinding. The site was open for three visits for contractors to determine the extent of necessary corrections to existing slab. No allowance for this scope will be added to the bid form. As mentioned in the pre-bid meeting, at the contractor's discretion, the existing slab can b completely removed and replaced with a new slab throughout the building. Joint treatment details distinguishing moving joints from cracks and construction joints will be addressed on the revised drawings to be issued via a future addendum.
27	A606 - Shower Flooring	Please provide the shower floor waterproofing assembly and transitions to drains, walls and B2 base. Clarify whether the resinous finish serves as waterproofing and identify responsibility for membranes, slope formation, and flood testing.	The shower compartment is specified in the plumbing equipment schedule on sheet P201.
28	A606 - Apparatus Bay F3	Please confirm apparatus bay system performance requirements, including hot-tire resistance, vehicle loads, chemical exposure and required cure before vehicle use, and provide details at bay doors, drains, and slab joints.	Specifications will be provided on the revised drawings to be issued via a future addendum.
29	Base Bid and Alternate Drawings; A606	Please identify any changes to resinous flooring or epoxy base scope under each alternate and confirm whether separate flooring/base prices are required for those changes.	There are no changes to the resinous flooring or epoxy base scope under any alternates.
30	Addendum 1, Pre-Bid Conference Notes, Architectural Overview, Item 12	Addendum 1 indicates revised drawings containing additional specifications will be issued. Please identify the anticipated revisions and provide the additional technical specifications before bidding. Please confirm whether these revisions will be included in the scheduled November 20 final addendum.	Revised drawings to be issued via a future addendum. Specifications will be provided on the revised drawings.
31	A604, Door Schedule	Please provide the complete hardware-set descriptions, including manufacturers, functions, finishes, closers, seals, and electrified components. Doors 117-2 and 122-2 list Hardware Set “0” with a note to confirm the set number; please assign the correct sets. Also identify the division of responsibility for access-control hardware, power supplies, wiring, and final system connections	Specifications will be provided on the revised drawings to be issued via a future addendum. Montgomery County will contract directly with an access control vendor. The contractor will be responsible for the roug in for this system.
32	G106–G107; A601–A603; A112–A113	The life-safety plans identify 30-minute fire-resistance-rated partitions and ceilings, while several partition details indicate “Fire Rating: N/A.” Please provide coordinated wall/ceiling assembly designations and approved assembly details for the rated locations, including board type/thickness, required layers, continuity above ceilings, head-of-wall conditions, and penetration protectior	This will be addressed on the revised drawings to be issued via a future addendum.
33	G105; A301–A306	G105 identifies above-grade wood-framed wall insulation as R-20 or R-13 plus R-3.8 continuous insulation, while the building sections specify minimum R-19 cavity insulation. Please confirm the required wall insulation assembly and revise the details accordingly, including the extent of any continuous insulation and air-barrier work	This will be addressed on the revised drawings to be issued via a future addendum.
34	A606, Finish Schedule and Legend	A606 identifies F1, F2, and F3 epoxy flooring by grit level but does not establish a complete flooring system specification. Please provide the basis-of-design products, system thickness, preparation requirements, moisture limits/mitigation requirements, chemical and slip-resistance criteria, and warranty. Also provide the required height and profile for B2 epoxy base and any integral cove details	This will be addressed on the revised drawings to be issued via a future addendum. Specifications will be provided on the revised drawings.

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35	A201–A203; M201, KH-1 schedule; M302	The architectural elevations identify a wall-mounted kitchen hood exhaust fan, while M201 requires the hood duct to terminate through the roof with a roof cap. Please confirm the intended exhaust route, fan location, termination detail, and associated wall or roof penetration requirements	The kitchen hood exhaust will terminate through the roof with a roof cap. This will be addressed on the revised drawings to be issued via a future addendum.
36	A401–A402; plumbing, mechanical, and electrical appliance connections	The washer and dryer are shown without the Owner-furnished/Owner-installed designation used for several other appliances. Please confirm who furnishes and installs these units. If contractor-furnished, provide the equipment specifications; if Owner-furnished, provide the model information needed to coordinate connections and dryer exhaust.	The washer and dryer are to be owner-furnished and owner installed. This will be addressed on the revised drawings to be issued via a future addendum. For bidding purposes, assume the clothes washer to be Whirlpool model #CAE2795FQ and assume the clothes dryer to be Whirlpool model #CEM2795JQ.
37	A604; E201; E301; E501; G104; Project Manual	Doors 102-1, 103-1 and 104-1 are scheduled as new insulated steel sectional overhead doors (A604, Hardware Set 19). E201 General Demolition Note 4 removes the existing overhead door motor operators, and G104 references listed automatic garage door openers (UL 325). However, no power or control wiring for new door operators is shown on E301, no door operator circuits appear in the panel schedules on E501 (Panels, R1, R2 or M), and the Project Manual contains no Division 08 specification. Please confirm: (1) that new electric operators are to be furnished and installed with the doors by the door supplier; (2) the operator voltage, phase and horsepower (or basis-of-design model) so the electrical contractor can provide a dedicated branch circuit and disconnect at each operator; (3) whether the electrical contractor or the door supplier furnishes and wires the low-voltage control stations, photo-eye entrapment devices and any radio receivers; and (4) whether the operators are to be interfaced with the station alerting system (auto-open on dispatch) or with the apparatus bay exhaust / CO-NO2 section system, and if so, who provides the interface wiring. Please issue revised electrical drawings and panel schedules showing the door operator circuits so that all bidders carry the same scope	This will be addressed on the revised drawings to be issued via a future addendum.
38		Will metal stud wall construction be accepted as an alternate instead of wood stud wall construction?	No structural walls (lateral or gravity) may be replaced with an alternate material. The interaction of the gravity and lateral system is critical to the function of the building as a whole and altering one aspect would require redesign of the building force resisting system. It is not a simple substitution of material capacities. Replacement of non-loadbearing, non-lateral (shear) partition walls will not materially affect the structural stability of the building; so those walls could be replaced with metal stud wall constructior

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Mechanical - Plumbing
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No.	Reference	Question	A/E Response
1	M101, VRF specifications; M201, equipment schedules	M101 specifies R-410A refrigerant, while M201 requires R-32. Please confirm the required refrigerant and provide coordinated outdoor-unit, indoor-unit, and branch-controller selections. Identify any additional refrigerant detection, ventilation, controls, or other measures required for the selected system.	R-32 as specified on Sheet M201 is correct. The schedules reflect the use of this refrigerant. No leak detection, etc is required as the RCL threshholds are not exceeded.
2	P304; M201; E603–E604	P304 retains the existing gas meter and indicates 14 inches water-column pressure and a 2,669-MBH connected load, including the generator. Please confirm that the existing service and meter can support the required load and pressure. If upgrades are required, identify the utility and contractor work, associated charges, and whether the Owner will pay those charges directly. Please also confirm the gas-piping requirements applicable to Alternate 2's replacement heaters.	The contractor shall coordinate with the gas company (Atmos Energy) to rework the gas meter if necessary to support the new load at the specified 14" wc. The replacement heaters are of similar load to the existing heaters and the pipe sizes as shown are good for both scenarios.

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Electrical
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No.	Reference	Question	A/E Response
1	E301	Please provide a location for the connection of new communication utility service.	The communication utility service will come overhead from the utility pole on Roanoke Street to an anchor point at the northeast corner of the building. There will be a weatherhead at the building entry at the east exterior wall at Office 105 and will extend through the attic / ceiling space through a 2" conduit to IT / ELECT room 123. Contractor to provide 2" conduit from where utility enters the building to the IT / ELECT room 123.
2	E301	Will the new service require a new transformer? If so, please provide a location for the transformer.	The electric service provider will make this determination.
3		Can the existing overhead electric service be utilized for temporary power during construction until the new service is active?	It is fine with the owner for the contractor to utilize the existing electric service for temporary power if the contractor can arrange that with the electic service provider.
4	E101, E301	General Note #14 on plan E101 indicates that the contractor is to install Cat6 network cables. Please confirm whether this is correct and, if so, provide the number of cables per location indicated by a triangle on plan E301.	Yes, that is correct; provide 3 cables per location indicated by a triangle on plan E301
5	E401	Please confirm whether security systems (access control, video surveillance) are in the GC's scope and, if so, furnish specifications, including the door hardware schedule.	Access control and camera systems by Montgomery County. Rough-in by GC/Electrical Contractor.

Montgomery County Fire-EMS HQ
305 Roanoke Street, Christiansburg, VA 24073
Montgomery County
Pre-Bid Questions

Local Studio Project No. 2317B
Montgomery County VA Bid Request No. 27-07

No.	Reference	Question	A/E Response
1	E401	Does the Access Control system need to have an onsite or cloud server?	Montgomery County will contract directly with an access control vendor and also a vendor for the camera system. This is similar to the station alert system. The contractor will be responsible for the rough-in for these systems (back boxes + conduit to an accessible location, etc.).
2	E401	Is there an existing Access Control System that must be integrated with or is this a standalone project?	The access control system for the project will be integrated with an existing access control system, but the general contractor will not be responsible for the integration.
3	Mechanical	Montgomery County has Trane controls in many of their buildings. Is the desire for this building to operate stand alone or would the county want an extension of their Trane controls system in the Fire-EMS HQ as well?	The building mechanical controls shall be an extension of the county's Trane controls system.
4		Are there any available geotechnical and/or soil boring reports? If so, please provide a copy of the reports.	No. Any earth material proposed for backfill will require a proctor for compaction.
5		Who will be responsible for utility connection fees, contractor or Montgomery County?	Montgomery County
6		Who is responsible for special inspection fees, contractor or Montgomery County?	Montgomery County
7	Section 011000, Owner's Work; Lead & Asbestos Inspection Report dated April 23, 2025; Addendum 1	Section 011000 identifies lead and asbestos abatement as Owner's work. Addendum 1 confirms completion of asbestos abatement, while the inspection report identifies lead-based paint on structural steel. Please confirm whether the Owner has completed the lead work necessary for the renovation and provide the applicable abatement/closeout documentation. Identify any remaining lead-related work, containment, or monitoring to be included in the contractor's base bid.	No lead abatement has been completed in the building. The contractor shall be responsible for the appropriate handling of the lead according to governing regulations.
8	PM: Invitation to Bid, Instructions to Bidders, Supplementary Conditions, Bid Form, Addendum 01	Neither the Project Manual nor Addendum 01 states whether a prevailing wage rate applies to this project. Please confirm whether this project is subject to the Virginia prevailing wage requirement under Va. Code Section 2.2-4321.3 (by County ordinance) or to any federal Davis-Bacon wage determination (for example, if federal or ARPA funds are being used). If prevailing wages apply, please issue the applicable wage rate determination and any certified payroll or reporting requirements by addendum so that all bidders carry the same labor rates. If prevailing wages do not apply, please confirm that as well.	There is no federal funding on this project. Prevailing wages do not apply.