

Modulars at Lightridge and Potomac Falls High Schools

IFB #24-535

Addendum #2

MOSELEYARCHITECTS

October 29, 2024

ADDENDUM #2

Light Ridge High School Modulars
41025 Collaboration Dr, Aldie, VA 20105

Potomac Falls High School Modulars
46400 Algonkian Pkwy, Potomac Falls, VA 20165

Moseley Architects
8001 Braddock Road
Suite 400
Springfield, VA 22151

Plan holders are requested to attach this Addendum to the inside front cover of each Project Manual. Inform all concerned that the Bidding Documents are modified by this Addendum.

The following modifications and clarifications are hereby made a part of the Bidding Documents and supersede or otherwise modify the provisions of the published Project Manual and Drawings, dated October 21, 2024, and Addendum #1 dated October 24, 2024.

Refer to the Drawings and Specification Sections, if any, attached to this Addendum, which are hereby made a part of this Addendum.

DRAWINGS:

Potomac Falls HS Modulars:

- 1.1 A2.1 Revise: Door Frame Type to show frame for exterior doors in addition to the interior door frame already shown on sheet. Refer to revisions on drawing.
- 1.2 A2.1 Add: Keynote #5 for "SURFACE MOUNTED VINYL 1" MINI SLAT TYPE V-BLIND, WHITE. COORDINATE WITH WINDOW..." Refer to revisions on drawing.

Lightridge HS Modulars:

- 1.3 A2.1 Revise: Door Frame Type to show frame for exterior doors in addition to the interior door frame already shown on sheet. Refer to revisions on drawing.
- 1.4 A2.1 Add: Glazing Type to Door schedule for Exterior Doors.

FOR INFORMATION ONLY:

- 1.5 Pre-bid presentation and attendance list attached for information only.

End of Addendum #2

PROJECT NO:	604220
DATE:	OCTOBER 21, 2024
REVISIONS:	
DATE:	DESCRIPTION
10/29/2024	ADDENDUM 2

INTERIOR FINISH MATERIALS

- A. CEILINGS: 1/2" GYP. BOARD INSTALLED PER MANUFACTURER'S SPECIFICATIONS, SEASPRAY FINISH.
- B. WALLS: 5/8" TYPE 'X' GYPSUM BOARD (VCG THROUGHOUT) INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- C. FLOOR: VCT STANDARD EXCELON ARMSTRONGS FLOORING, INSTALLED PER MANUFACTURER'S STANDARDS.
- D. WALL BASE: 'ARKETT' TRADITIONAL RUBBER BASE, 4" HIGH COVE CEMENT 121.
- E. INTERIOR DOOR FRAMES: PAINTED FINISH - SHERWIN WILLIAMS, SW7044 AMAZING GRAY.

FLOOR PLAN KEYNOTES

REPRESENTED BY: **A**
 APPLIES TO DRAWINGS A2.1 - A2.10

- 1. DOWNSPOUT AND SPLASH BLOCK LOCATION. COORDINATE WITH ELEVATIONS
- 2. EXTEND HANDRAILS MINIMUM 1'-0" BEYOND RAMP OR STAIR
- 3. ALUM RAMP SHALL BE DELEGATED DESIGN. REFER TO SPECIFICATIONS.
- 4. NEW PROMETHEAN BOARD, OWNER PROVIDED CONTRACTOR INSTALLED. MODULAR MANUFACTURER TO PROVIDE BLOCKING IN WALL PANELS WHERE THEY ARE SHOWN COORDINATE WITH LCPS MOUNTING DETAILS PROVIDED.
- 5. SURFACE MOUNTED VINYL 1" MINI SLAT TYPE V-BLIND, WHITE. COORDINATE WITH WINDOW FRAMES.
- 6. MATCHLINES IN CEILINGS FROM COMBINING PARTS OF MODULAR UNITS FROM MANUFACTURER.
- 7. MATCHLINES IN CEILINGS FROM COMBINING PARTS OF FINISHED CEILING

FLOOR PLAN GENERAL NOTES

- A. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL INFORMATION
- B. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL INFORMATION
- C. REFER TO CIVIL DRAWINGS FOR SITE AND GRADING INFORMATION.
- D. SKIRT AT BASE OF MODULAR SHALL BE BY MODULAR MANUFACTURER. PROVIDE 16" WIDE PANELS WITH VENT PERFORATIONS LOCATED ALONG THE RAISED RISERS. BASIS OF DESIGN: EVERLOCK "ALL VENT PANEL" VINYL SKIRTING OR EQUIVALENT. AT ALL LOCATIONS WHERE NEW SKIRTING WILL BE PROVIDED, PROVIDE ASSOCIATED TOP AND BOTTOM RAIL BY SKIRTING PANEL MANUFACTURER. INSTALL SKIRTING PER MANUFACTURER'S INSTRUCTIONS, USING RECOMMENDED INSTALLATION FASTENERS AND HARDWARE.
- E. RAMP AND LANDINGS SHALL BE BY CONTRACTOR.
- F. MODULAR SHELL PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. CONTRACTOR SHALL INSTALL ALL MODULAR MANUFACTURER'S SUPPLIED INTERIOR FINISHES AND COMPONENTS INCLUDED BUT LIMITED TO PREFINISHED WALL PANELS, CEILING PANELS, FURRING STRIPS, INSULATION, HVAC VENTS, LOUVERS, ELECTRICAL PLATES, LIGHT FIXTURES FOR COMPLETE INSTALLATION.

DOOR SCHEDULE

NUMBER	TYPE	SIZE (NOMINAL)	MATL	GLAZING TYPE	FRAME #	MATL	TYPE	FRAME	GLAZING	HEAD DETAIL	UAMB DETAIL	HWDR	SIGNAGE	NOTES
1	N	3'-0"x6'-8"x1-3/4"	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	4		LR, 3
2	N	3'-0"x6'-8"x1-3/4"	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	4		LR, 3
3	N	3'-0"x6'-8"x1-3/4"	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	4		LR, 3
4	N	3'-0"x6'-8"x1-3/4"	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	4		LR, 3
5	N	3'-0"x6'-8"x1-3/4"	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	4		LR, 3
6	N	3'-0"x6'-8"x1-3/4"	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	4		LR, 3
7	N	3'-0"x6'-8"x1-3/4"	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	4		LR, 3
8	N	3'-0"x6'-8"x1-3/4"	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	4		LR, 3
9	N	3'-0"x6'-8"x1-3/4"	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	4		LR, 3
C-5	X	PR 3'-0"x6'-8"x1-3/4"	EX	EX	EX	EX	EX	EX	EX	EX	EX	1	EX	LR, 1, 2
X5	N	PR 3'-0"x6'-8"x1-3/4"	STL	GL-2	1	STL	HM	2	4/A2.4	4/A2.4	2			LR, 1, 2
X5A	N	PR 3'-0"x6'-8"x1-3/4"	STL	GL-2	1	STL	HM	2	4/A2.4	4/A2.4	3			LR
X10	N	PR 3'-0"x6'-8"x1-3/4"	STL	GL-2	1	STL	HM	2	4/A2.4	4/A2.4	2			LR, 1, 2
X10A	N	PR 3'-0"x6'-8"x1-3/4"	STL	GL-2	1	STL	HM	2	4/A2.4	4/A2.4	3			LR

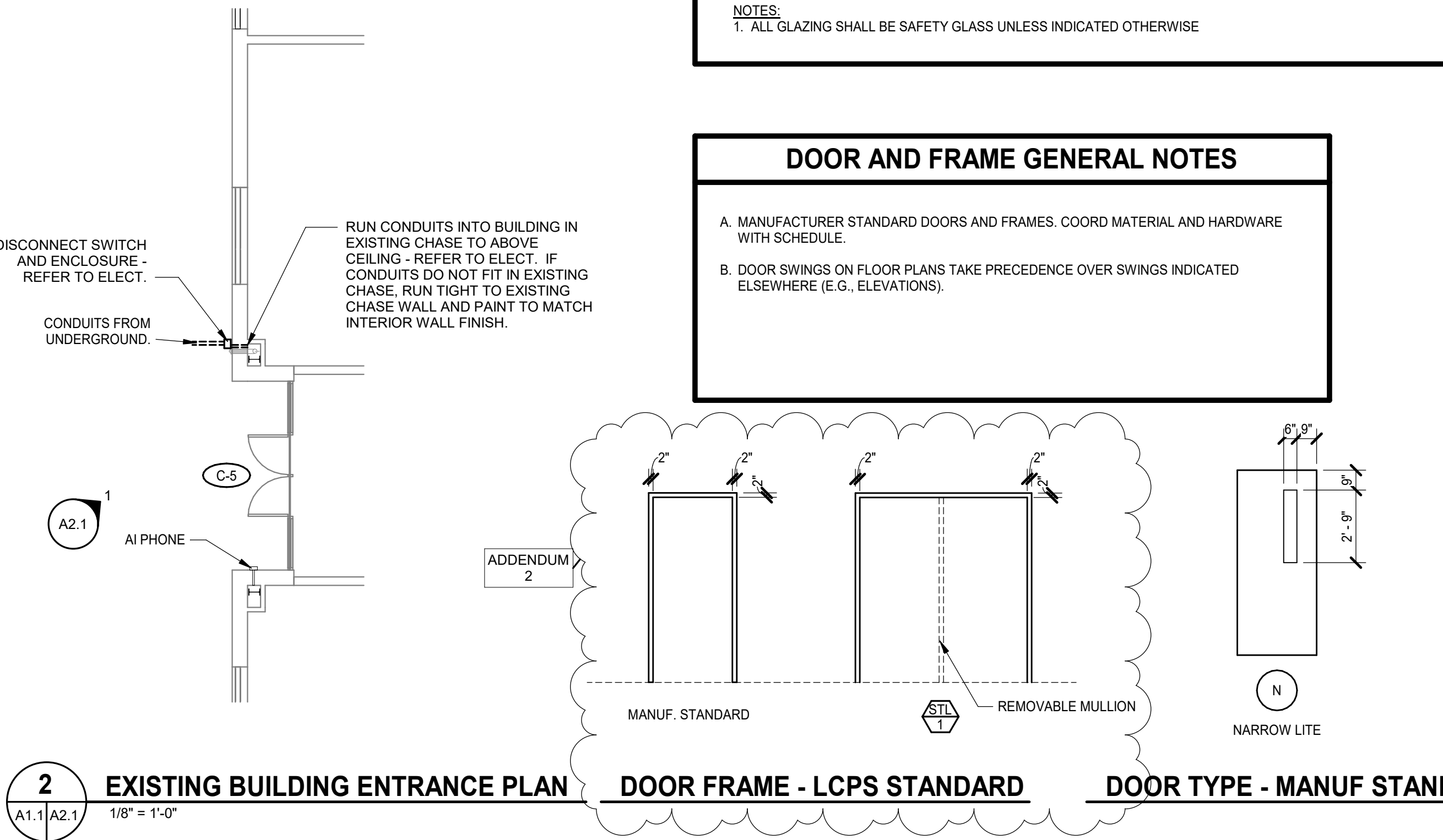
NOTE:
 1. AI PHONE
 2. CARDREADER AND KEY OVERRIDE REQUIRED ON HARDWARE.
 3. MANUFACTURER'S STANDARD - NIC DOOR AND FRAME
 LR MEAN DOOR(S) FOR MODULARS AT LIGHTRIDGE HS.

GLAZING TYPES

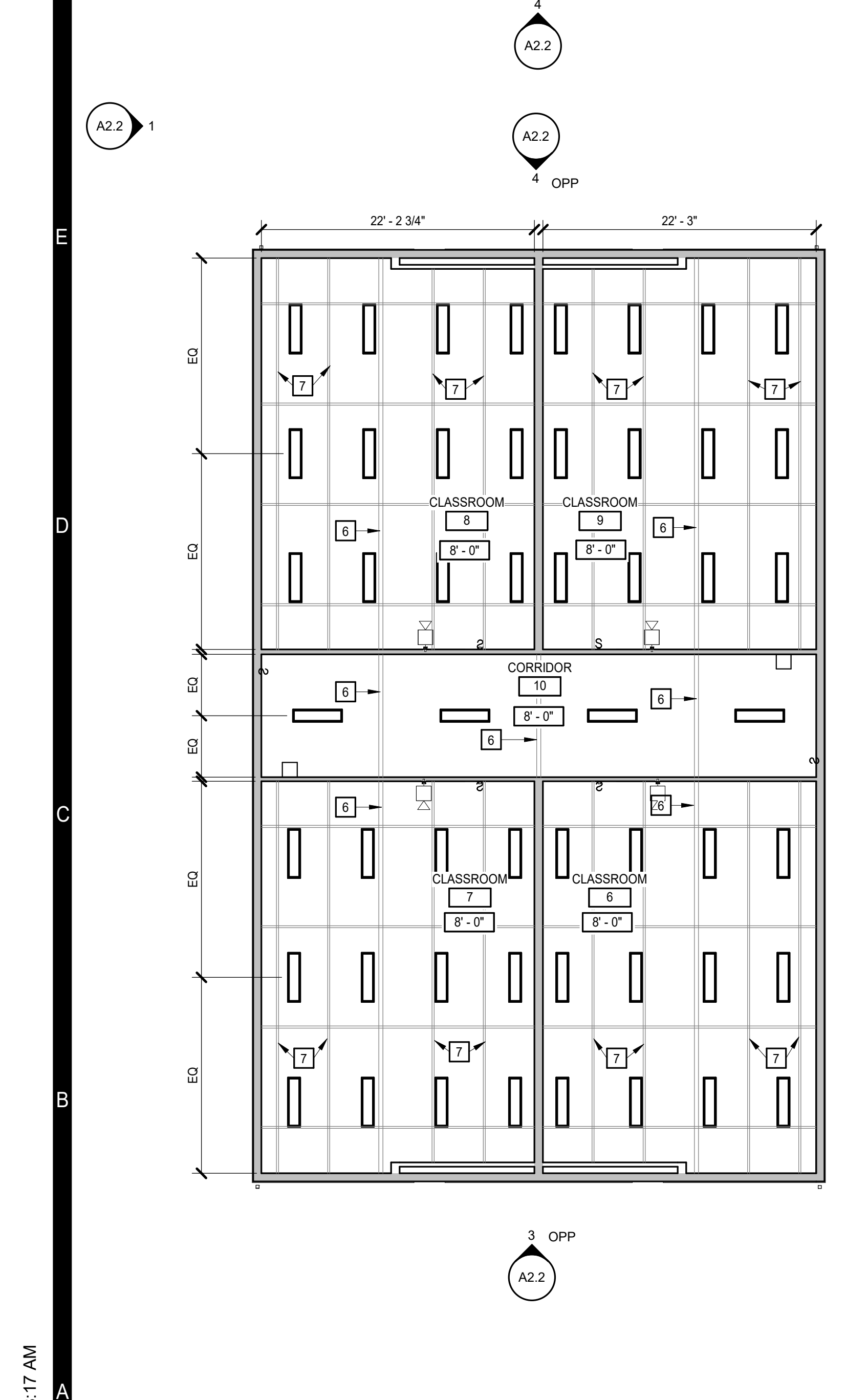
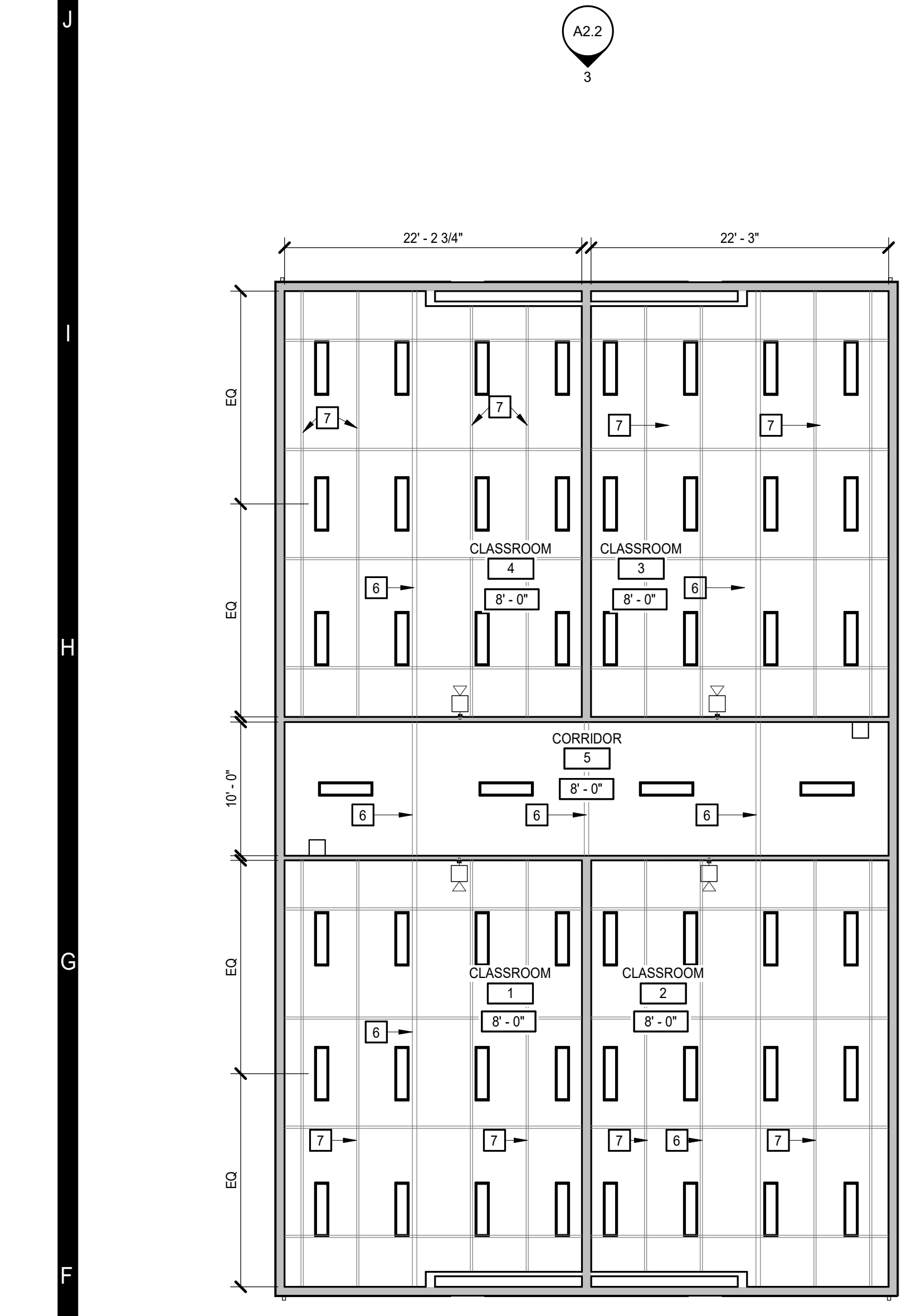
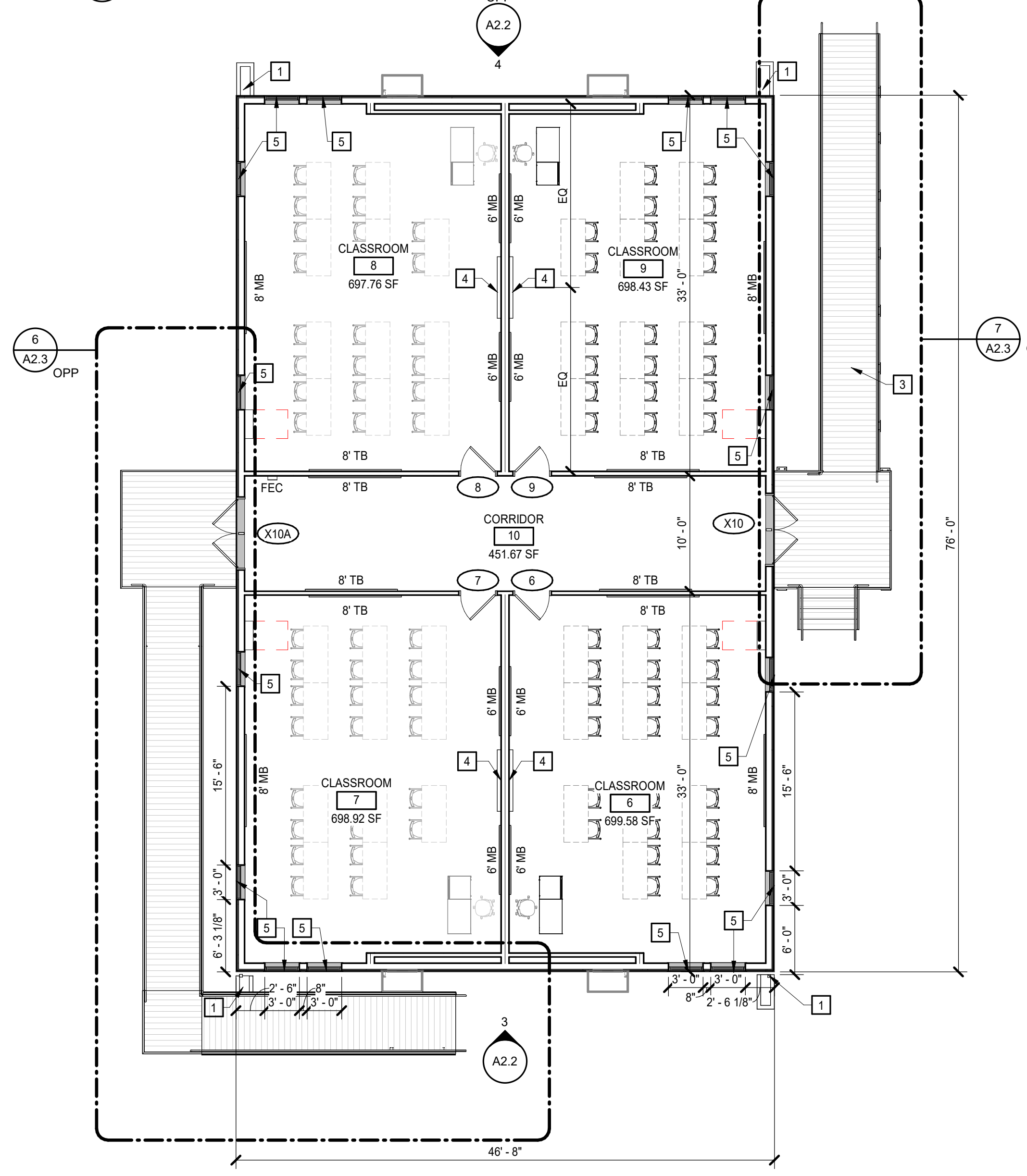
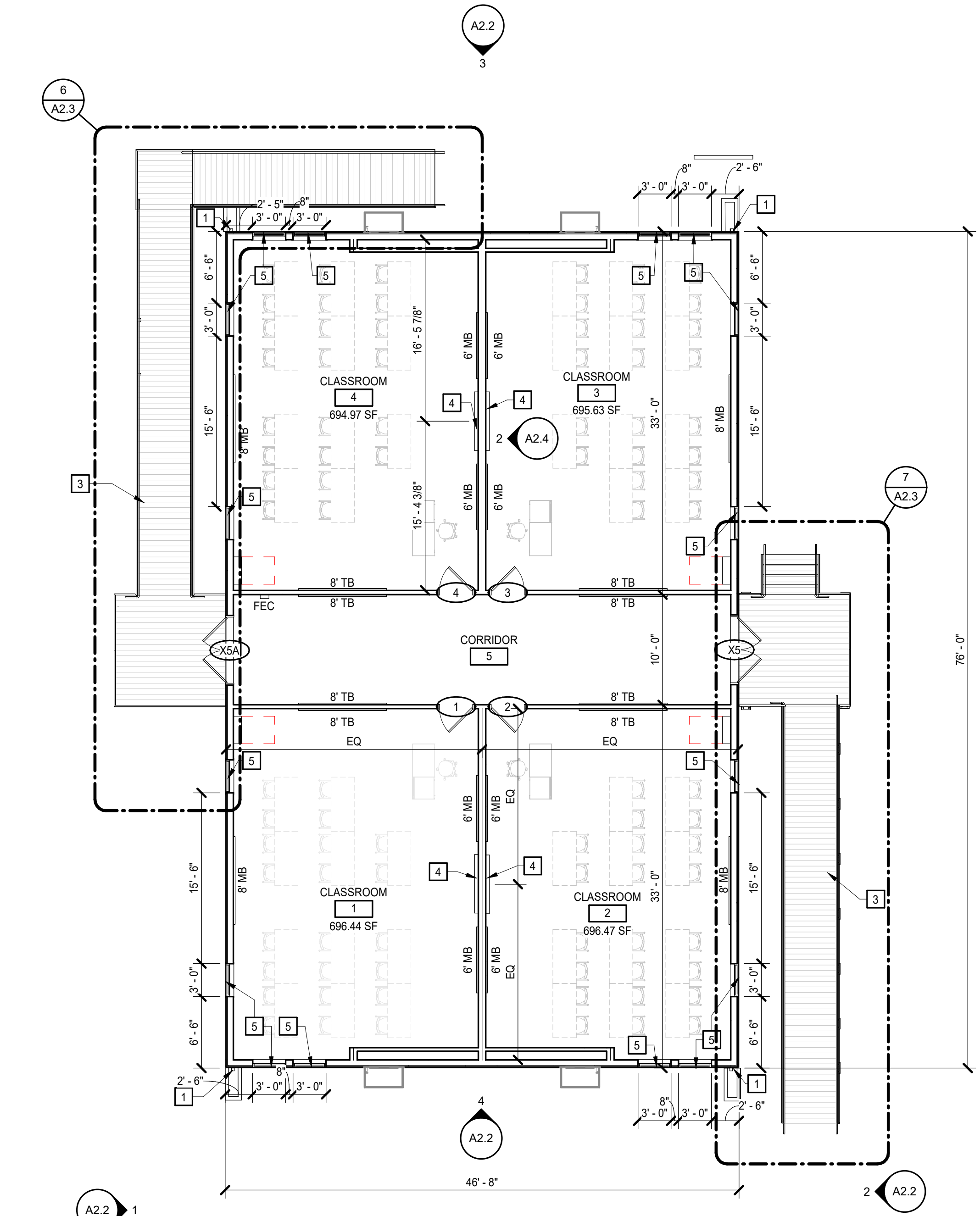
- REPRESENTED BY: **A**
- GL-1 1/4" CLEAR
 - GL-2 1" TINTED INSULATING
- NOTES:
 1. ALL GLAZING SHALL BE SAFETY GLASS UNLESS INDICATED OTHERWISE

DOOR AND FRAME GENERAL NOTES

- A. MANUFACTURER STANDARD DOORS AND FRAMES. COORD MATERIAL AND HARDWARE WITH SCHEDULE.
- B. DOOR SWINGS ON FLOOR PLANS TAKE PRECEDENCE OVER SWINGS INDICATED ELSEWHERE (E.G., ELEVATIONS).

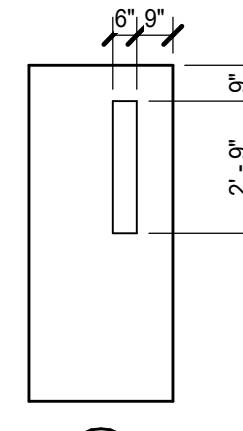


1 ELEV AT EX01 DOOR
 A2.1/A2.1 3/4" = 1'-0"



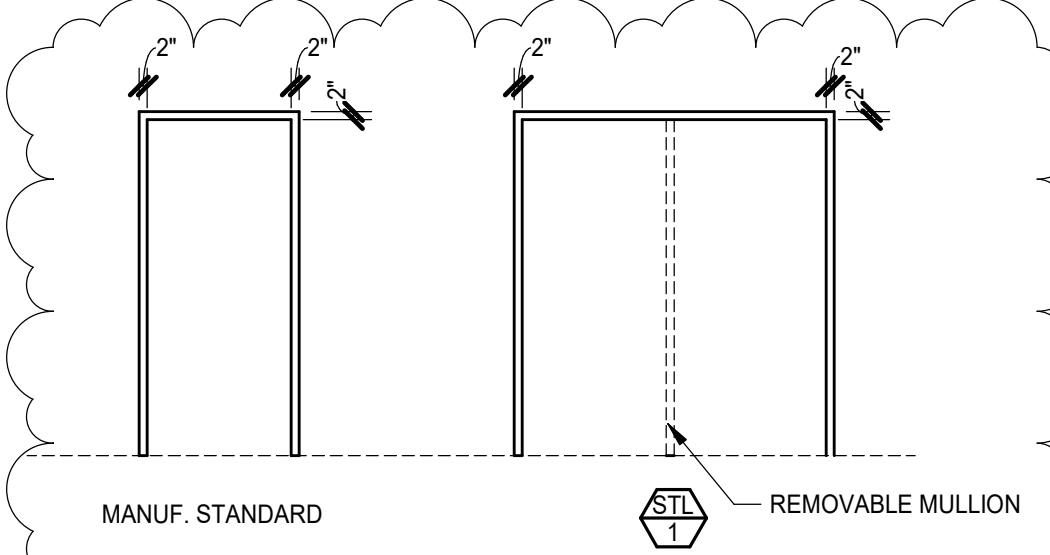
DOOR AND FRAME GENERAL NOTES

- A. MANUFACTURER STANDARD DOORS AND FRAMES. COORD MATERIAL AND HARDWARE WITH SCHEDULE.
- B. DOOR SWINGS ON FLOOR PLANS TAKE PRECEDENCE OVER SWINGS INDICATED ELSEWHERE (E.G. ELEVATIONS).

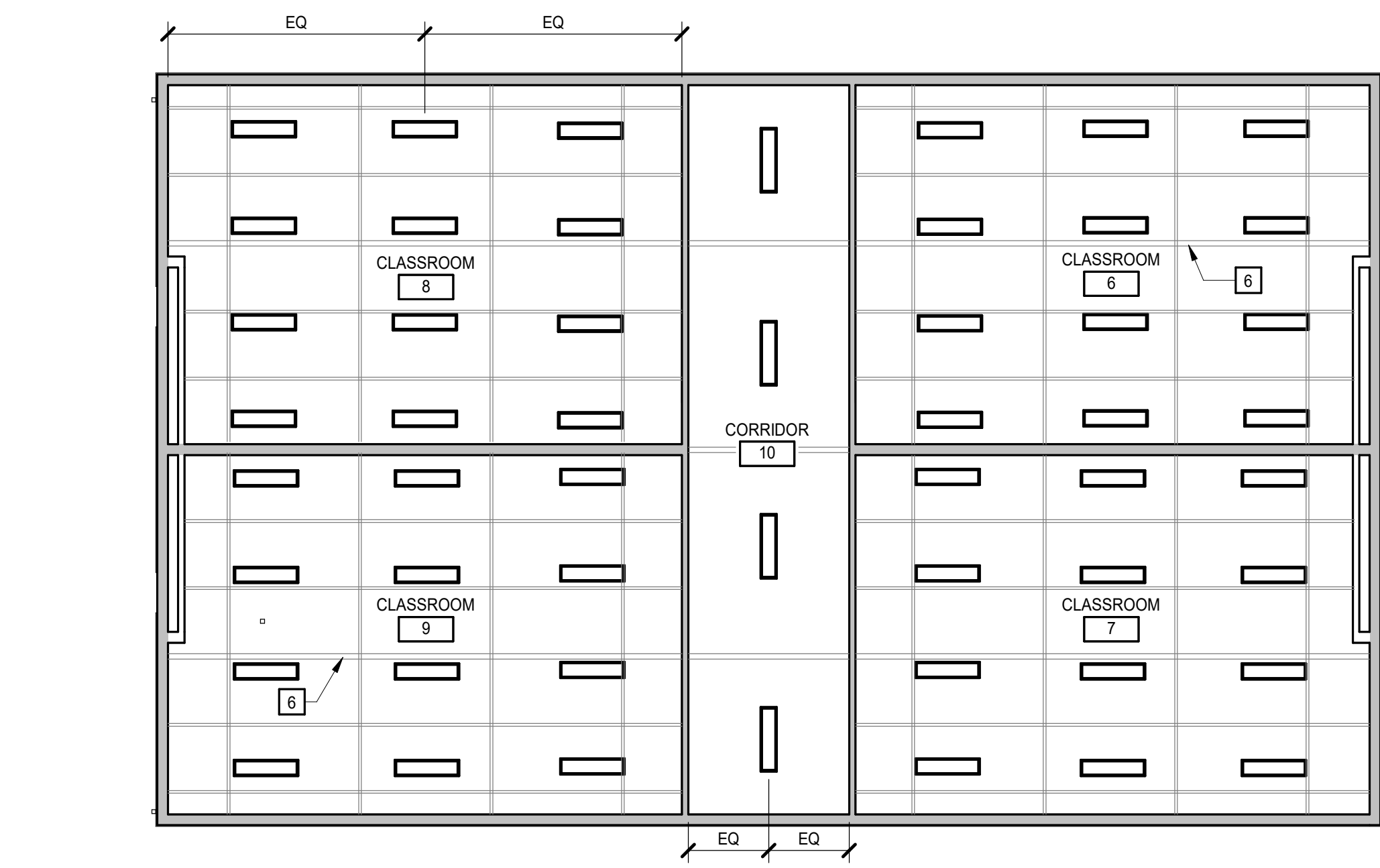
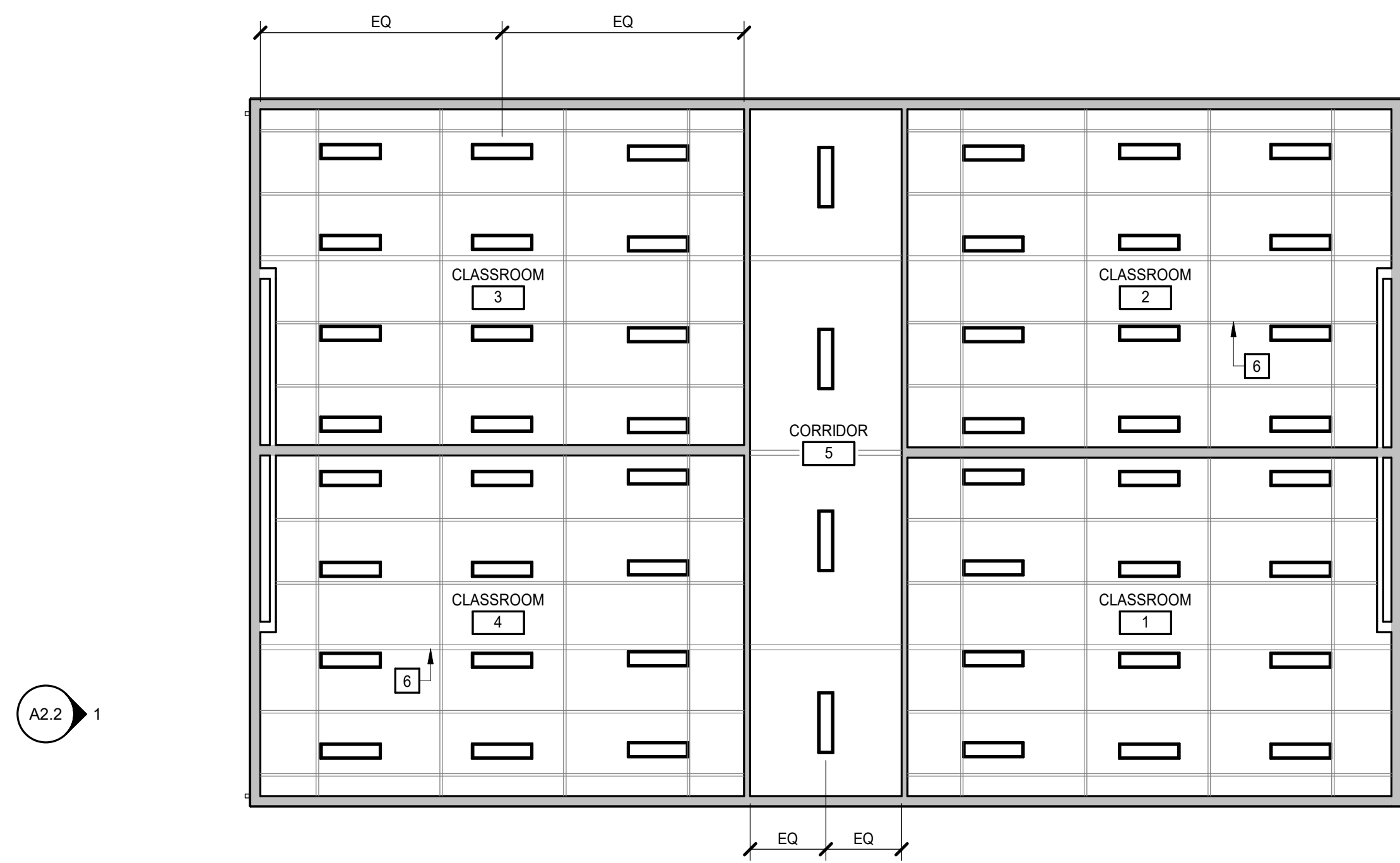


NARROW LITE

DOOR TYPE - MANUF STANDARD



DOOR FRAME TYPE



2 FIRST FLOOR PLAN
A2.2 | A2.1
1/8" = 1'-0"

INTERIOR FINISH MATERIALS

- A. CEILINGS: 1/2" GYP. BOARD INSTALLED PER MANUFACTURERS SPECIFICATIONS. SEASPRAY FINISH.
- B. WALLS: 5/8" TYPE 'X' GYPSUM BOARD (VCG THROUGHOUT) INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- C. FLOOR: VCT STANDARD EXCEL ON ARMSTRONG FLOORING. INSTALLED PER MANUFACTURER'S STANDARDS.
- D. WALL BASE: TARKETT TRADITIONAL RUBBER BASE. 4" HIGH COVE CEMENT 121
- E. INTERIOR DOOR FRAMES: PAINTED FINISH - SHERWIN WILLIAMS, SW7044 AMAZING GRAY.

GLAZING TYPES

- REPRESENTED BY: n
- 1. 1/4" CLEAR
 - 2. 1" TINTED INSULATING
- NOTES:
1. ALL GLAZING SHALL BE SAFETY GLASS UNLESS INDICATED OTHERWISE

DOOR SCHEDULE

NUMBER	SIZE (NOMINAL)	DOOR			FRAME			Head Detail	Jamb 1 Detail	HDDR	SIGNAGE	NOTES
		TYPE	MATL	GLAZING TYPE	FRAME #	MATL	TYPE					
1	3'-0"x6'-8"x1-3/4"	N	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	4		PF: 3
2	3'-0"x6'-8"x1-3/4"	N	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	4		PF: 3
3	3'-0"x6'-8"x1-3/4"	N	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	4		PF: 3
4	3'-0"x6'-8"x1-3/4"	N	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	4		PF: 3
5	3'-0"x6'-8"x1-3/4"	N	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	4		PF: 3
6	3'-0"x6'-8"x1-3/4"	N	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	4		PF: 3
7	3'-0"x6'-8"x1-3/4"	N	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	4		PF: 3
8	3'-0"x6'-8"x1-3/4"	N	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	4		PF: 3
9	3'-0"x6'-8"x1-3/4"	N	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	MANUF.	4		PF: 3
EX01	PR 3'-0"x6'-8"x1-3/4" - Existing	X	EX	EX	EX	EX	EX	EX	EX	1	EX	PF: 1
X5	PR 3'-0"x6'-8"x1-3/4"	N	STL	GL-2	1	STL	HM	2	4/A2.4	4/A2.4	2	PF: 1, 2
X5A	PR 3'-0"x6'-8"x1-3/4"	N	STL	GL-2	1	STL	HM	2	4/A2.4	4/A2.4	3	PF
X10	PR 3'-0"x6'-8"x1-3/4"	N	STL	GL-2	1	STL	HM	2	4/A2.4	4/A2.4	2	PF: 1, 2
X10A	PR 3'-0"x6'-8"x1-3/4"	N	STL	GL-2	1	STL	HM	2	4/A2.4	4/A2.4	3	PF

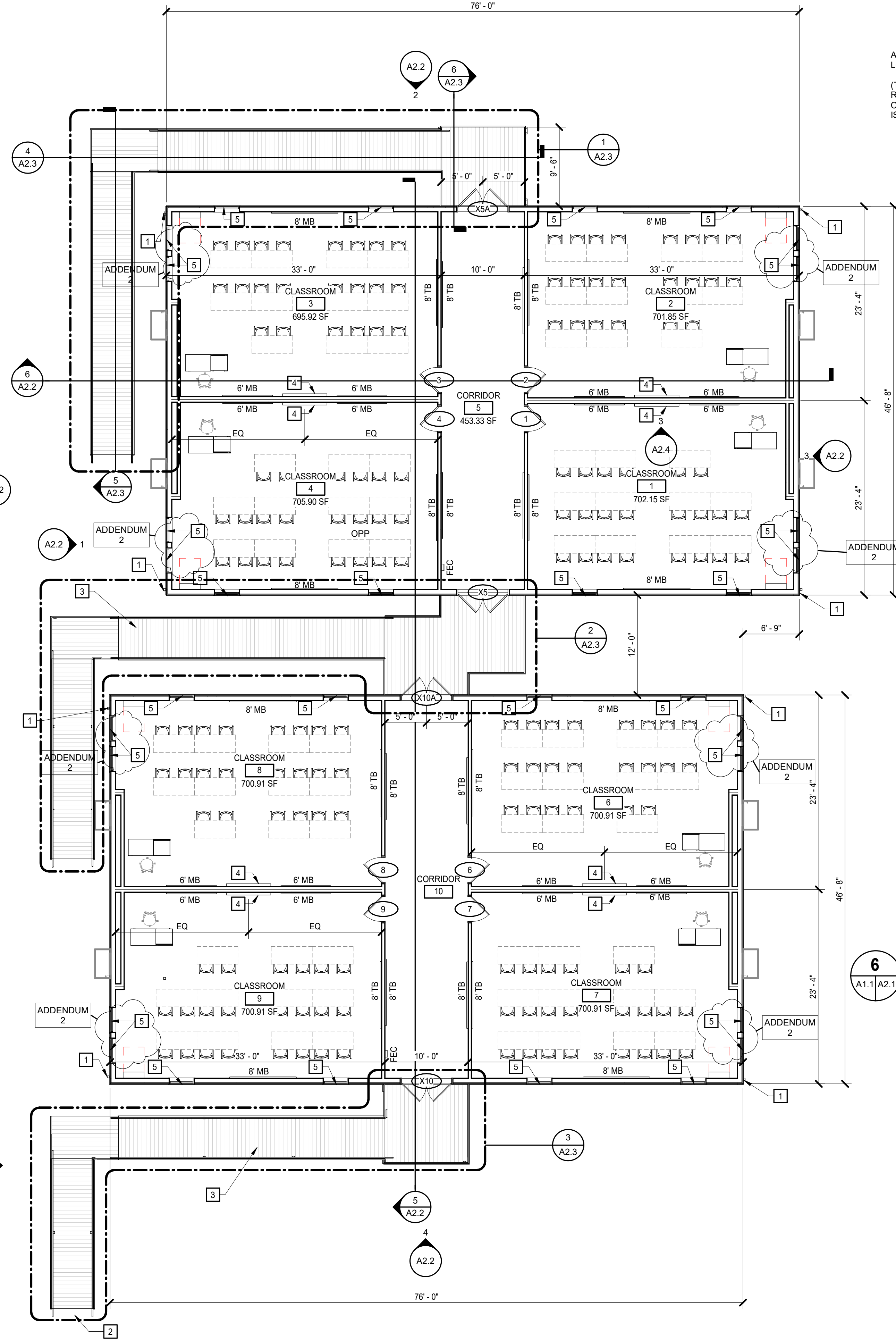
- NOTE:
1. AI PHONE REQUIRED
2. CARDREADER AND KEY OVERRIDE REQUIRED ON HARDWARE.
3. MANUFACTURER'S STANDARD - NIC DOOR AND FRAME.
"PF" MEANS DOOR(S) FOR MODULARS AT POTOMAC FALLS.

FLOOR PLAN GENERAL NOTES

- A. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL INFORMATION
- B. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL INFORMATION
- C. REFER TO CIVIL DRAWINGS FOR SITE AND GRADING INFORMATION.
- D. SKIRT AT BASE OF MODULAR SHALL BE BY MODULAR MANUFACTURER. PROVIDE 10" WIDE PANELS WITH VENT PERFORATIONS LOCATED ALONG THE RAISED RIBS. BASIS OF DESIGN: EVERLOCK "ALL VENT PANEL" VINYL SKIRTING OR EQUIVALENT. AT ALL LOCATIONS WHERE NEW SKIRTING WILL BE PROVIDED, PROVIDE ASSOCIATED TOP AND BOTTOM RAIL BY SKIRTING PANEL MANUFACTURER. INSTALL SKIRTING PER MANUFACTURER'S INSTRUCTIONS, USING RECOMMENDED INSTALLATION FASTENERS AND HARDWARE.
- E. RAMPS AND LANDINGS SHALL BE BY CONTRACTOR.
- F. CONTRACTOR SHALL INSTALL ALL MODULAR MANUFACTURER'S SUPPLIED INTERIOR FINISHES AND COMPONENTS INCLUDED BUT LIMITED TO PREFINISHED WALL PANELS, CEILING PANELS, FURRING STRIPS, INSULATION, HVAC VENTS, LOUVERS, ELECTRICAL PLATES, LIGHT FIXTURES FOR COMPLETE INSTALLATION.

FLOOR PLAN KEYNOTES

- REPRESENTED BY: n
- APPLIES TO DRAWINGS A2.1 - A2.nn
1. DOWNSPOUT AND SPLASH BLOCK LOCATION. COORDINATE WITH ELEVATIONS
 2. ASPHALT WALKWAY
 3. ALUM RAMP SHALL BE DELEGATED DESIGN. REFER TO SPECIFICATIONS.
 4. NEW PROMETHEAN BOARD, OWNER PROVIDED CONTRACTOR INSTALLED. MODULAR MANUFACTURER TO PROVIDE BLOCKING IN WALL PANELS WHERE THEY ARE SHOWN. COORDINATE WITH LCPS MOUNTING DETAILS PROVIDED.
 5. SURFACE MOUNTED VINYL 1" MINI SLAT TYPE V-BLIND, WHITE. COORDINATE WITH WINDOW FRAMES.
 6. MATCHLINES IN CEILINGS FROM COMBINING PARTS OF MODULAR UNITS FROM MANUFACTURER.



1 MODULAR FLOOR PLAN
A1.1 | A2.1
1/8" = 1'-0"

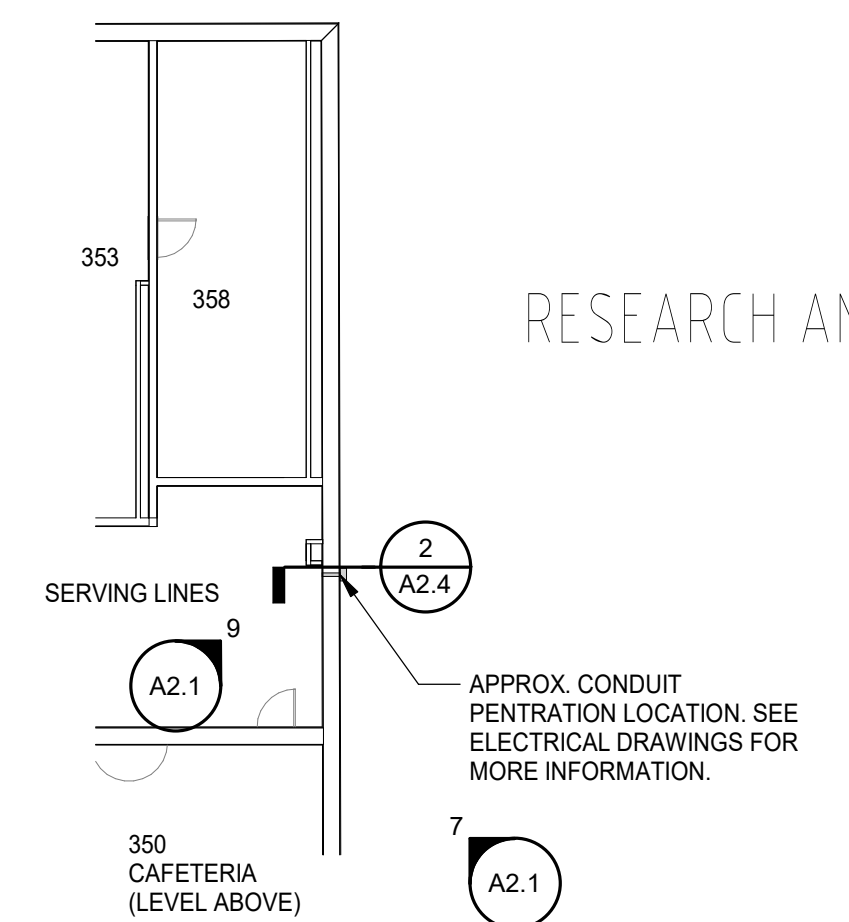
APPROX. POWER CONDUIT LOCATION
(THIS IS A GENERAL REFERENCE PHOTO. ACTUAL CONDUIT NOT SHOWN AS IT IS ABOVE CEILING.)



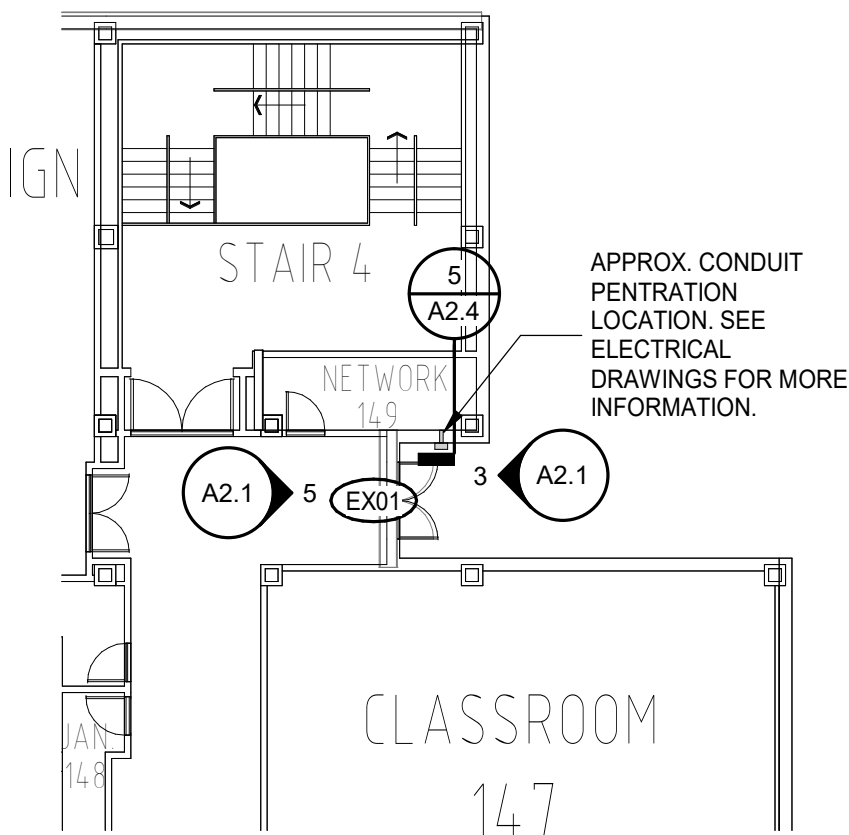
9 EXT ELEV AT EX01 DOOR
A2.1 | A2.1
1/8" = 1'-0"



7 EXT ELEV AT CONDUIT CONNECTION
A2.1 | A2.1
1/8" = 1'-0"



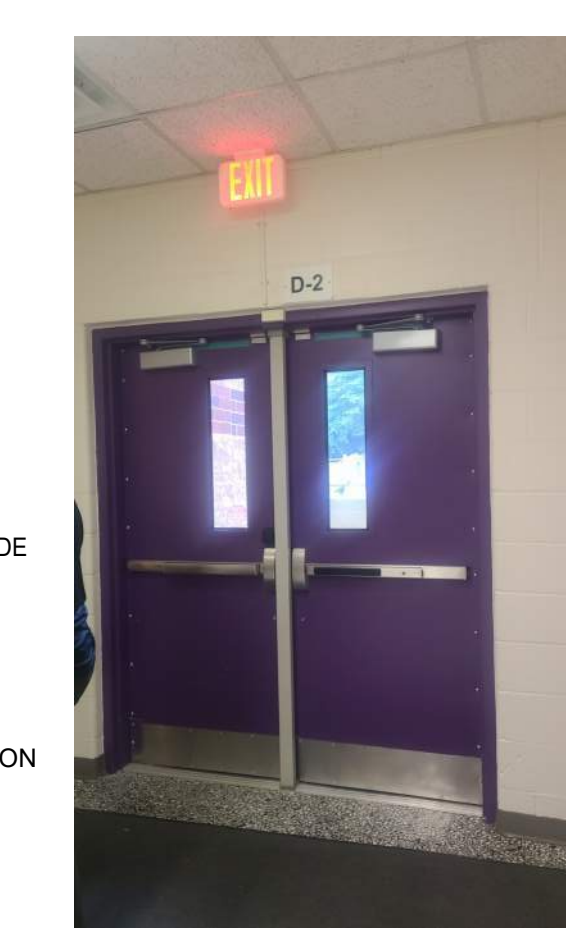
6 ENLARGED PLAN - CONDUIT PENETRATION
A1.1 | A2.1
1:180



4 ENLARGED PLAN - EXISTING MAIN BLDG ENTRY DOOR
A1.1 | A2.1
1:180



3 EXT ELEV AT EX01 DOOR
A2.1 | A2.1
1/8" = 1'-0"



5 INT ELEV AT EX01 DOOR
A2.1 | A2.1
1/8" = 1'-0"

PROJECT NO:	604021
DATE:	OCTOBER 21, 2024
REVISIONS:	
DATE:	
DESCRIPTION:	
	10.29.2024 ADDENDUM 2

MOSELEYARCHITECTS

ATTENDANCE / SIGN IN SHEET

PROJECT: **Lightridge and Potomac Falls HS Modulars**
Loudon County, VA

ARCHITECT'S PROJECT NO.: 624020 (+ 624021)

DATE AND LOCATION: 10.28.2024 @ Virtual Google Meet Call

MEETING NUMBER: Pre Bid meeting for IFB 24-535 Lightridge HS and Potomac Falls HS
Modulars__

NAME	COMPANY / DEPARTMENT	PHONE / EMAIL
Ashley Myers	Moseley Architects	703-426-9057 / amyers@moseleyarchitects.com
Molly Merlo	Moseley Architects	703-426-9057 / mmerlo@moseleyarchitects.com
Matt Robbins	Moseley Architects	703-426-9057 / mrobbins@moseleyarchitects.com
Bill (William) Brown	Moseley Architects	703-426-9057 / bbrown@moseleyarchitects.com
Jerry Ragan	LCPS	jerry.ragan@lcps.org
Kathleen Devens	LCPS	kathleen.devens@lcps.org
Melissa Tello	LCPS	melissa.tello@lcps.org
Marty Rinehart	LCPS	Marty.rinehart@lcps.org
Greg Barnes	LCPS	greg.barnes@lcps.org
Bayron Arya Vargas	LCPS	bayron.arayavargas@lcps.org
Chris Duffy	LCPS	christopher.duffy@lcps.org
Zachary Castagna	Urban LTD / Civil	zcastagna@urban-ltd.com
Festus Ogbaisi	Ascent	fogbaisi@ascenteg.com
Samuel Virta	Teel Construction	svirta@teelconstruction.com
Sulamita Marquez		
Sandi Carey		



Pre-Bid Conference

Modulars at Lightridge and Potomac Falls High Schools

IFB #24-535

10.28.2024

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Pre-Bid Conference Details



Modulars at Lightridge and Potomac Falls High Schools

Pre-Bid Conference
IFB # 24-535

DATE: 10.28.2024

Discussions or information presented is for information only.
No part of the following presentation will alter the bid documents in any way.
All modifications to the bid documents will occur through the addenda process.



Agenda



Agenda

1. Introductions & Project Team
2. Key Points to Note
3. Building Scope of Work
4. Site Visit
5. e-Builder
6. Bid Forms
7. Bid Questions
8. Questions



1 – Introductions & Project Team

LCPS Team

Kevin Lewis – Chief Operations Officer
Joseph Pascarelli – Director, Construction Services
Melissa Tello – Asst. Director, Design
Kathy Devens – Construction Services Architect
Marty Rinehart – Construction Supervisor

A/E Design Team

Architect: Bill Brown
Project Manager: Molly Merlo
Construction Administrator: Matt Robbins
Structural Engineer: Paul Gagnon
MEP Engineer: Ascent Engineering Group
Civil Engineer (LRHS): Urban Engineering
Civil Engineer (PFHS): Timmons Group

Successful Bidder/General Contractor



2 – Key Points to Note



2 – Key Points to Note

Legal basis for the Bidding process:

LCPS is required to adhere to the Virginia Public Procurement Act. The Invitation For Bid (IFB) is the next step in this acquisition process: Invitation For Bids

The IFB details specific project requirements with respect to Scope and Schedule. Please adhere to ALL the stated terms and conditions to ensure that your bid is responsive and responsible.



2 – Key Points to Note

While all IFB requirements are material, there are a few points to keep in mind:

A contract means what it says. Each line in this Invitation For Bid is intended to be there for a reason. Read the IFB carefully. Send any questions on the content thereof to Molly Merlo at mmerlo@moseleyarchitects.com, who will issue addenda as required to address questions and provide answers bearing on all prospective contractors.

Oral statements or discussions during this pre-bid meeting are not binding. Any questions that have bearing on the Contractor's Response to this Invitation For Bid must be submitted in writing as required by the IFB.

LCPS has allowed approximately 4 weeks for prospective bidders to review and submit their responses to this IFB, understanding that not all contractors are experienced with complying with the requirements of Virginia Code and LCPS policy thereunder. This time period was not arrived at lightly. LCPS recommends that prospective bidders not wait until the last minute to start preparing your response.



2 – Key Points to Note

The project must be completed during the time period specified. Time is of the essence; key factors include prompt submission of materials and project schedules for review, and proper prior planning.

An additional key factor is prompt procurement of materials.

The period for completion of the work is short making the project planning and scheduling process critical.

Another essential element involves who will be managing and supervising the work for the Contractor. LCPS requires that each bidder name the specific, competent managerial and supervisory staff that will be provided. Note also the contract requirements for removal or replacement of personnel.

Winning Bidder will be required to make prompt submission of materials and order approved material promptly.

LCPS has provided a date and time October 31, 2024 at 10:00AM, beginning at Lightridge HS and Potomac Falls HS will immediately follow, in which to visit each school; inspect the grounds and buildings and make your appreciation of existing conditions.



2 – Key Points to Note

10/24/2024	This Pre-Bid Conference
10/31/2024 at 10:00am	Site Visit
11/08/2024 at 5:00pm	Deadline for Bid Questions
11/13/2024	Final Addendum Issued
11/19/2024 at 2:00pm	Bids Received
January 2025	Notice of Intent to Award
February 2025	Notice to Proceed
Spring 2025	Partial Mobilization
Mid-June 2025	Full Mobilization
08/01/2025	Substantial Completion
08/15/2025	Final Completion



2 – Key Points to Note – Construction

Note long lead items and schedule particularly the electrical panels and transformers, safety and security devices.

Modular Manufacturer is fabricating and will deliver and install the modular buildings in (4) four units for each of the 2 buildings at each of the 2 schools (16 units = 4 modular buildings).

Contractor to verify grades and layout and prepare the site and existing building for the installation of the Modular buildings and all associated temporary connections

Contractor to finish the installation of the modular buildings with all interior finishes and equipment, and various exterior finishes and equipment.

Utilities shall be installed in such a way to allow for dis-assembly and relocation in the future.

Lightridge HS:

Prepare site for Modular installation, install utility poles, transformers, and other electrical equipment

Modify existing building for utility pathways and connections inside existing school for electrical, data, fire alarm, security, intrusion and related work to include the replacement of the Fire Alarm annunciator panel

Revise and replace concrete ramps and sidewalks where disturbed

Salvage and store site elements

Potomac Falls HS:

Similar to Lightridge HS with additional utility poles and installation of concrete footers for modulares in existing islands

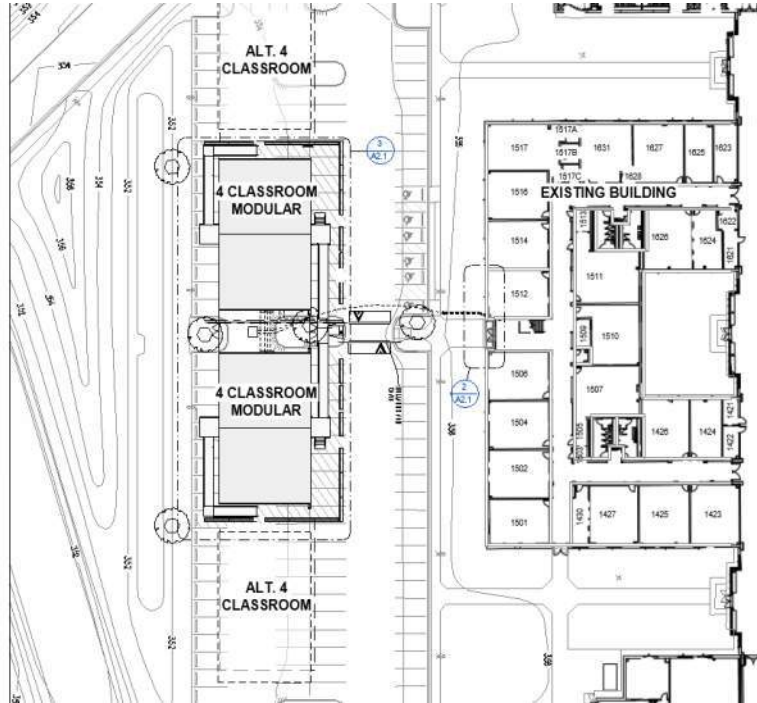


3 – Building Scope of Work



3 – Building Scope of Work

LIGHTRIDGE HS



SITE PLAN – NEW WORK



3 – Building Scope of Work

SPECIAL CONDITION:

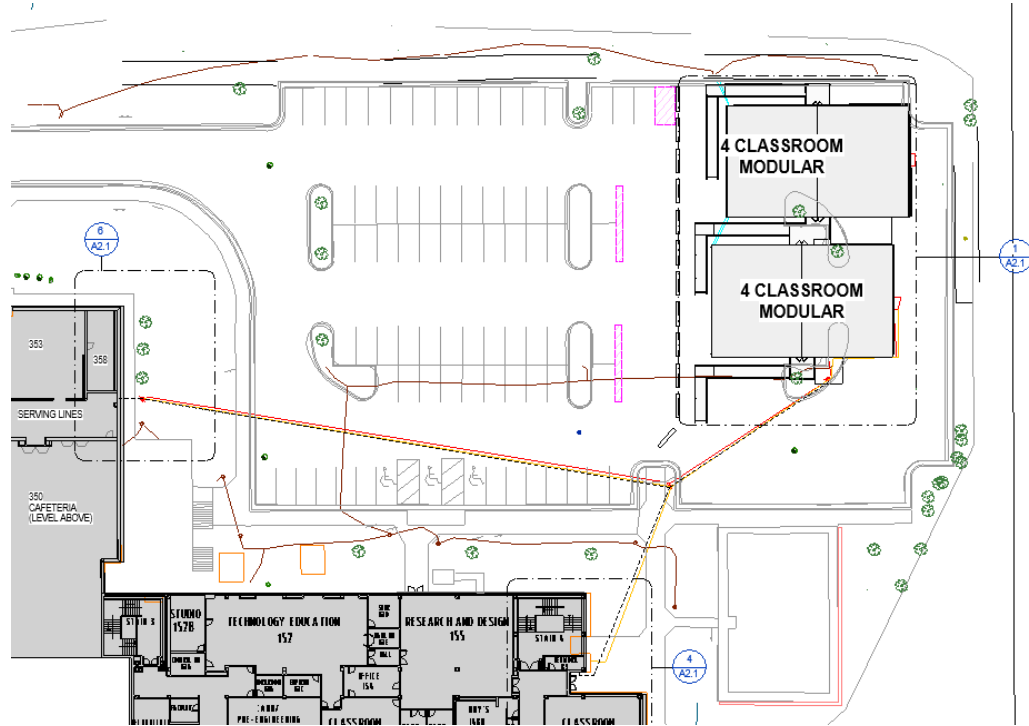
**Modular Classrooms are temporary and will
Need to be assembled with disassembly in mind.
All connections by contractor between modular
Units shall be easily disconnected in future for
Relocation and reassembly.**

- 13 PROVIDE 30"X30"X12" (OR LARGER) NEMA-3R LOCKABLE ENCLOSURES UNDER TRAILERS IN A STRAIGHT LINEAR PATTERN TO ALLOW ORDERLY DISCONNECTION OF DATA, SECURITY, FIRE ALARM, AND POWER WIRING FOR SEPARATING TRAILERS FOR REMOVAL. PROVIDE 6 FOR DATA (COPPER AND FIBER), INTERCOM AND ACCESS CONTROL WIRE. PROVIDE 6 FOR FIRE ALARM. PROVIDE 4 FOR POWER WIRING. DATA BOXES SHALL HAVE 48 PORT PATCH PANELS, FIBER PATCH PANEL, TERMINAL BOARDS AND APPROPRIATE JUMPERS. FIRE ALARM SHALL HAVE TERMINAL BOARDS AND APPROPRIATE JUMPERS. POWER BOXES SHALL HAVE TERMINAL BOARDS, CONNECTION ISOLATION COVERS AND APPROPRIATE JUMPERS. ALL COPPER WIRING ENTERING THE TRAILER THROUGH THESE BOXES SHALL HAVE APPROPRIATE SURGE PROTECTION. ALL COPPER WIRING LEAVING THE SCHOOL SHALL HAVE APPROPRIATE SURGE PROTECTION. BOXES SHALL BE PLACED APPROPRIATELY ON EITHER SIDE OF THE CROSS BEAMS MAKING UP THE 4 QUADRANTS OF THE TRAILER ASSEMBLY.



3 – Building Scope of Work

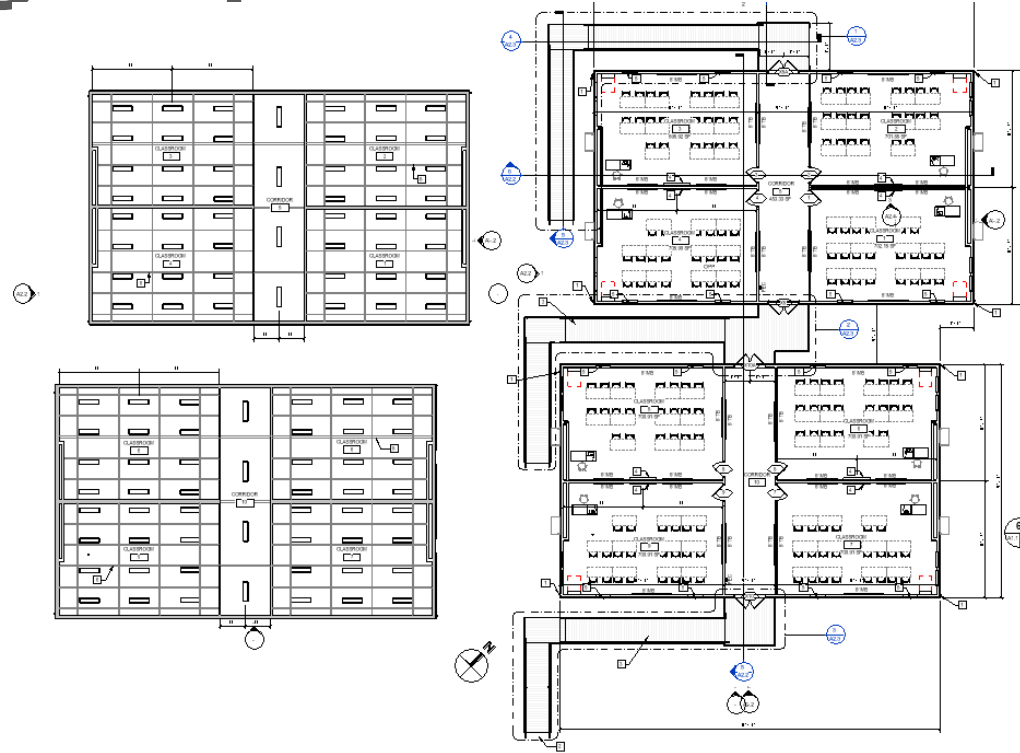
POTOMAC FALLS HS



SITE PLAN – NEW WORK

3 – Building Scope of Work

POTOMAC FALLS HS



FLOOR PLAN – NEW WORK

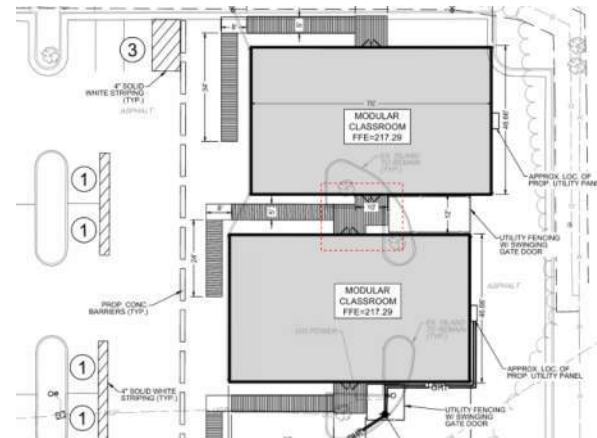
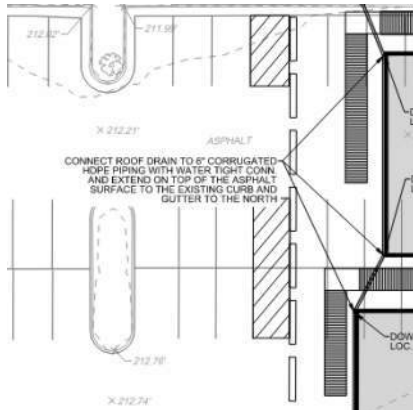


3 – Building Scope of Work

SPECIAL CONDITIONS:

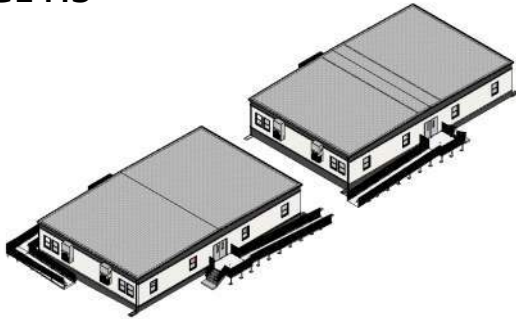
(will be issued in Addendum #1)
Connect roof drains to corrugated HDPS piping and extend as shown

Interconnected buildings take care to set FFE the same level for connecting doorways and platform.

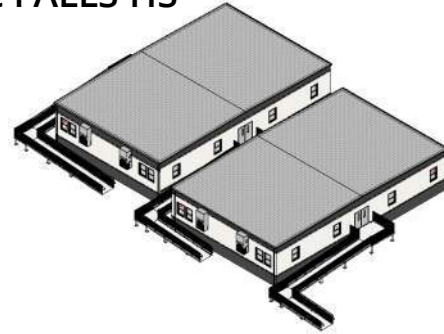


3 – Building Scope of Work

LIGHTRIDGE HS



POTOMAC FALLS HS



LightRidge and Potomac Falls HS:

LRHS: Salvage and store light pole below modulars

PFHS: Demolish concrete sidewalk

New Scope: Installation of (2) Two New Modular “Cottage” Buildings and hardware at existing entrances

4 – Site Visit



4 – Site Visit

Site Visit Date: October 31, 2024

- **First Stop**
School: Lightridge High School
Time: 10:00 AM
Address: 41025 Collaboration Dr, Aldie, VA 20105
Meeting Location: Front Entry – ID Check-In at Reception
- **Second Stop**
School: Potomac Falls High School
Time: Immediately after first stop
Address: 46400 Algonkian Pkwy, Potomac Falls, VA 20165
Meeting Location: Front Entry – ID Check-In at Reception



4 – Site Visit

- First Stop: Lightridge HS
- Second Stop: Potomac Falls HS



5 – e-Builder



5 – e-Builder

E-Builder is a requirement. Contractor to coordinate training of all personnel so that E-Builder is used for everything from the start of the project. LCPS will provide training and licenses to the successful contractor.



5 – e-Builder

The screenshot displays the Trimble Unity Construct web application. The top navigation bar includes links for My Home, Dashboard, Projects, Planning, Forms, Processes, Documents (highlighted), Calendar, Contacts, Cost, Schedule, Reports, and Setup. The main content area is titled "Project Documents" and shows a hierarchical view of folders for a project named "Lightridge and Potomac Falls Modular Project - LRPMOD". The folders are organized by phase: 04 Budget & Contracts, 05 Civil & Site Plan, 06 Design, 07 Permits, 08 Construction, 09 Photos, 10 Record Documentation, 11 FF&E, and 12 BIM. A "Documents" table is visible on the right, with columns for Name and Date Uploaded. The interface also features a "Project Menu" on the left with options like Details, Forms, Issues, Processes, Documents, Sent Items, Schedule, Contacts, Calendar, and Submittals.



6 – Bid Forms



6 – Bid Forms

Please follow ALL bidding requirements including but not limited to those noted in the following spec sections:

- 00 11 00 - Invitation to Bid
- 00 21 00 - Instructions to Bidders (AIA A701-2018)
- 00 41 00 - Bid Form
- Bid Form **MUST** be fully completed including signed and sealed Agreement to Execute Contract
- Bid Bond **MUST** be included with Bid
- Copy of contractor's license **MUST** be included with Bid
- Acknowledgement of Addenda **MUST** be noted on Bid Form
- Please write neatly and double check amounts in words and figures



6 – Bid Forms

Submission of Bids

**SECTION 00 11 00
INVITATION TO BID NO. (24-535)
(MODULARS AT LIGHTRIDGE AND POTOMAC FALLS HIGH SCHOOLS)**

Sealed bids for the construction of the MODULARS AT LIGHTRIDGE AND POTOMAC FALLS HIGH SCHOOLS in Loudoun County, Virginia (Loudoun County Bid No. IFB 24-535) will be received at the Division of Construction Services office 960 Sycolin Rd SE, Suite 110, Leesburg VA 20175, on November 19, 2024 until 2:00 p.m., local prevailing time as displayed by official Bid clock located within the Bid receipt room location as indicated above. Bids will be publicly opened and read aloud immediately following receipt of bids.



6 – Bid Forms

Bid Forms

A per school cost breakdown is required with bid receipt.

**SECTION 00 41 00
BID FORM**

TO: Ms. Melinda Mansfield, Chair
Loudoun County School Board
Administration Building
21000 Education Court
Ashburn, Virginia 20148

FROM: _____

(Bidder's Name and Address)

FOR: Modularity at Lightridge and Potomac Falls High Schools
(Loudoun County Bid No. IFB 24-535)
For The
Loudoun County School Board

The undersigned, having read and understood the Bidding Documents, and having visited the site and become familiar with local conditions under which the Work is to be performed, proposes to execute the Work described in the Contract Documents in accordance with the Bidding Documents based on the materials, equipment and systems required by the Bidding Documents without exception for the following amount(s):

BID SCHEDULE:

I. BID PRICES:

TOTAL BASE BID: Lump Sum Price. The Contract award shall be based on the Lump Sum Price.
The Bidder hereby proposes that the lump sum price for construction of the project, complete and in accordance with the Bidding Documents is:
_____ dollars \$ _____
(in words) (in figures)

COST BREAKOUT: Provide cost breakout for each school below; complete and in accordance with Bidding Documents. Costs shall total the Lump Sum Price above.

Lightridge High School: \$ _____ (in figures)
Potomac Falls High School: \$ _____ (in figures)

II. ALTERNATE PRICES
(none)

III. UNIT PRICE DEDUCTIVE CREDIT
(none)

IV. ADDENDA:
In submitting this Proposal the Bidder represents that the Bidder has examined copies of all Contract Documents; including the Invitation to Bid, the Instructions to Bidders, and the following Addenda:

Addendum No. _____ dated _____
Addendum No. _____ dated _____
Addendum No. _____ dated _____
Addendum No. _____ dated _____
Addendum No. _____ dated _____

V. BID SECURITY:
Attached hereto is a Bid Bond for Five Percent (5%) of the Total Bid Amount, made payable to the Owner, for the project.

VI. REGISTRATION:
The Undersigned affirms registration as a Class A General Contractor under Title 54.1, Chapter 11, Code of Virginia, as amended by acts of the General Assembly, 1972.

VII. SUBSTANTIAL AND FINAL COMPLETION DATES:
The Project shall be Substantially Complete not later than August 1, 2025
The Project shall be Finally Complete not later than August 15, 2025.



6 – Bid Forms

Bid Forms

(MODULARS AT LIGHTRIDGE AND POTOMAC FALLS HIGH SCHOOLS)

AGREEMENT TO EXECUTE CONTRACT

Within 60 days after the opening of Bids or any time thereafter before withdrawing this Bid, the Undersigned will, within 7 days after receipt of written Notice of Acceptance of this Bid, execute and deliver to the Owner the Contract Agreement Forms, together with Performance and Payment Bonds as required by the Contract Documents and Bids as accepted. The Undersigned designates as his office to which Notice of Acceptance shall be mailed or otherwise delivered:

Name: _____

Address: _____

Virginia Contractors License Number _____

State Corporation Commission Number _____
(Issued By The State Of Virginia)

Builder is (check one): Individual Partnership Corporation

Residence of Bidder: _____
(if individual)

Name of Partners: _____
(if partnership)

State of Incorporation: (if corporation) _____

Legal Signature: _____

Typed name: _____

Title: _____

Date of Bid: _____

Bid Correspondence shall be sent to:

Point of Contract: _____

Email Address: _____

Phone Number: _____

SEAL OF CORPORATION:

(REV 08/17)
11/14

BID FORM
00 41 00 - 3



7 – Bid Questions



7 – Bid Questions

- Please email all questions to:

Contact Architect (Moseley Architects – Molly Merlo mmerlo@moseleyarchitects.com)

- Responses will be provided via Addendum posted on eVA, the LCPS website and emailed to bidders that have requested plans through Moseley Architects

Questions Deadline:

11/08/2024 at 5:00pm

Thank You for Attending!



8 - Questions





Pre-Bid Conference

Nine Elementary School Stage Accessibility

IFB #24-527

01.18.2024

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