



Upper Occoquan Service Authority

Leader in Water Reclamation and Reuse

14631 COMPTON ROAD, CENTREVILLE, VIRGINIA 20121-2506
(703) 830-2200

November 22, 2024

VIA Electronic and FEDERAL EXPRESS

ADDENDUM NO. 1

TO THE CONTRACT DOCUMENTS

for the construction of the

UOSA Laboratory Renovations Project

(UOSA Contract LB)

Upper Occoquan Service Authority

To: All Official Bidding Document Holders

Attached for your use, please find a copy of Addendum No. 1 for UOSA Contract LB. The Bid opening date is December 12, 2024 at 2:00 PM.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Kulik', is written over the typed name.

**Bill Kulik
Manager,
Capital Improvements Section**

Attachment: Addendum No. 1



Upper Occoquan Service Authority

Leader in Water Reclamation and Reuse

14631 COMPTON ROAD, CENTREVILLE, VIRGINIA 20121-2506
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ADDENDUM No.1

to the

Contract Documents

for the construction of the

Millard H. Robbins Jr. Water Reclamation Plant

Laboratory Renovations

UOSA Contract LB

Upper Occoquan Service Authority

Centreville, Virginia

Date: November 22, 2024

To All Official Bidding Document holders:

The following changes, additions, and/or deletions are hereby made part of the Contract Documents for the construction of UOSA Contract LB for the Upper Occoquan Service Authority, Centreville, Virginia, as fully and completely as if the same were set forth therein:

A. BIDDING REQUIREMENTS

No Change

B. CONTRACT FORMS

No Change

C. CONDITIONS OF THE CONTRACT

1. 00 73 00 – SUPPLEMENTAL CONDITIONS:

a. **REPLACE** Article, 53.C, with the following:

- 1) 53.C The value of the Work performed by the Contractor, with the Contractor's own forces, shall be at least 10% of the Lump Sum Bid.

D. SPECIFICATIONS

1. Specification Section 01 50 00, TEMPORARY FACILITIES AND CONTROLS, INFORMATIONAL SUBMITTALS,

REPLACE: Paragraph 1.4.G.4 with the following:

“4. Moisture and mold protection plan describing procedures and controls protecting materials and construction from water absorption, damage, and mold. Temporary HVAC system shall be operational prior to demolition of the existing HVAC system.”

2. Specification Section 01 50 00, TEMPORARY FACILITIES AND CONTROLS,

DELETE: In Article 3.1, Temporary Trailer, paragraph C in its entirety.

ADD: In Article 3.7, Environmental Controls, paragraph 1.1, after the last sentence, the following:

“Temporary HVAC system shall be operational prior to the demolition of the existing HVAC system. The existing HVAC system is operational and may be used at the contractor's discretion and at their own risk. Electrical power for the HVAC system will be available at no cost. UOSA will not perform any further maintenance on the system upon the issuing of NTP. If the contractor chooses to use the existing HVAC system, coordination must occur such that the Owner can perform salvage as identified in 02 41 19, “Selective Demolition”, to retrieve identified components. This coordination shall occur prior to demolition of the existing HVAC system.”

3. Specification Section 12 35 53.13, “METAL LABORATORY CASEWORK.”

DELETE: In Article 1.9, paragraph B.2 from specification section 123553.13

4. Specification Section 11 53 13, “LABORATORY FUME HOODS”.

DELETE: In Article 2.3, paragraph C from specification section “Laboratory Fume Hoods.”

DELETE: In Article 2.4, paragraph B, note 1, from specification section "Laboratory Fume Hoods."

E. DRAWINGS

REPLACE: Sheet # P-32 with the attached Sheet # P-32.

Attachments:

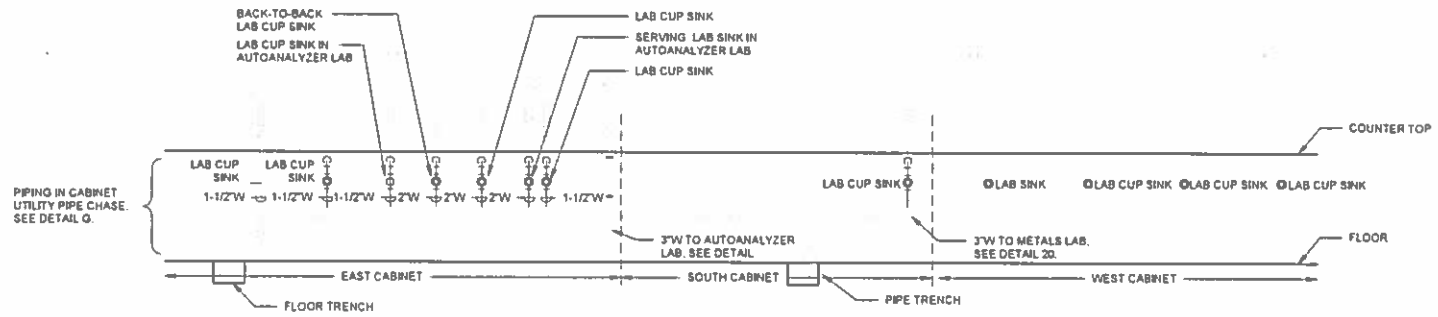
- **DRAWINGS:**
 - Sheet # P-32

Approved by: Upper Occoquan Service Authority

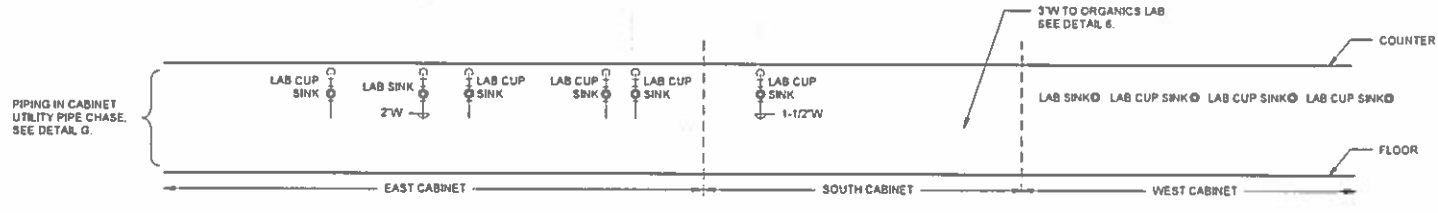


Brian D. Steglitz, P.E.
Executive Director

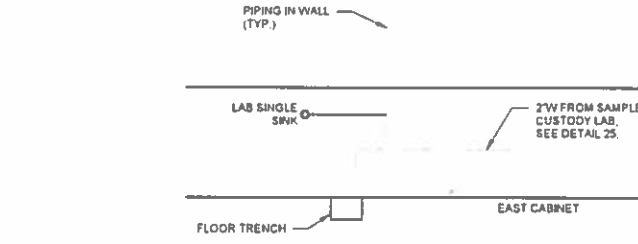
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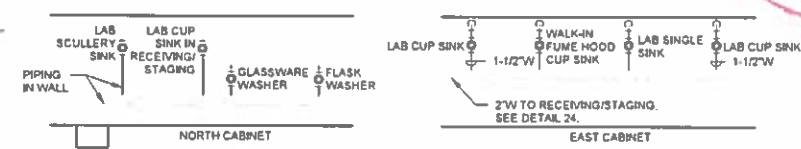
22 ORGANICS LAB WASTE AND VENT
NTS



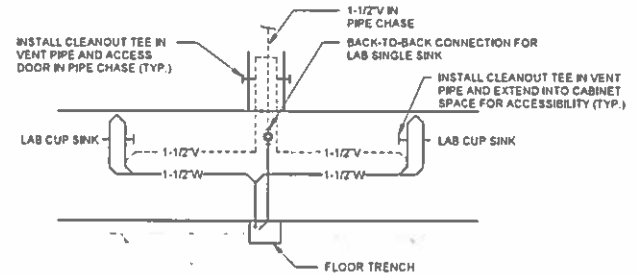
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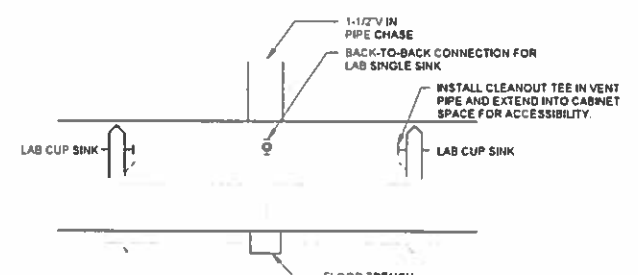
24 RECEIVING/STAGING LAB WASTE AND VENT
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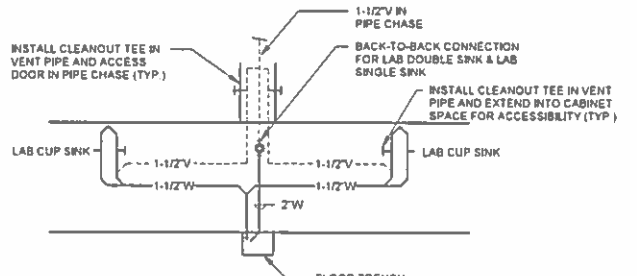
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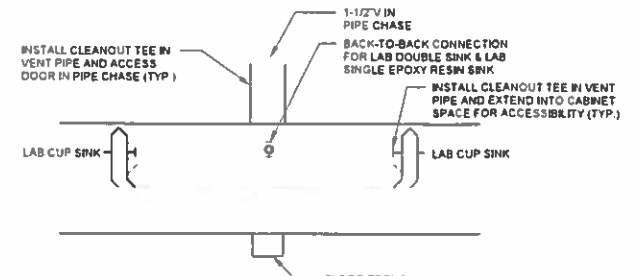
26 LAB ISLAND I WASTE AND VENT
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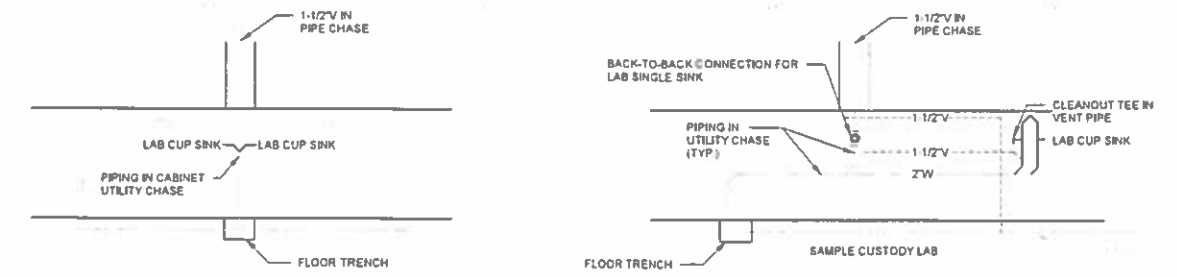
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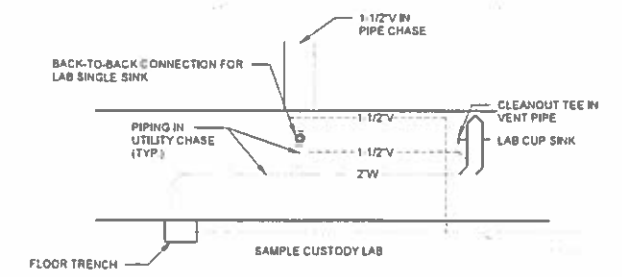
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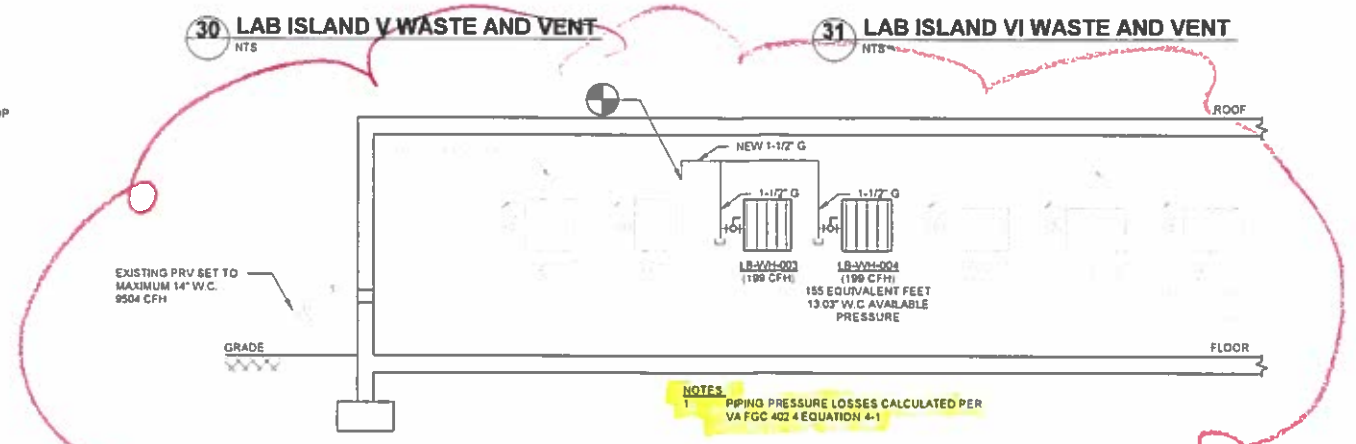
29 LAB ISLAND IV WASTE AND VENT
NTS



30 LAB ISLAND V WASTE AND VENT
NTS

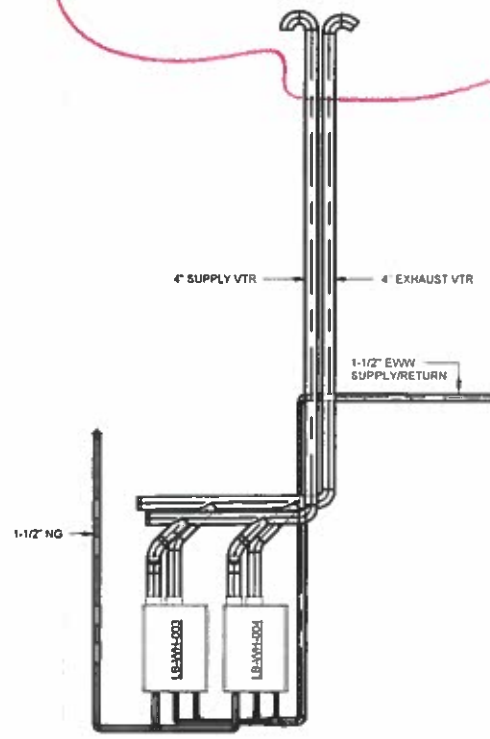


31 LAB ISLAND VI WASTE AND VENT
NTS



NOTES
1. PIPING PRESSURE LOSSES CALCULATED PER VA FGC 402.4 EQUATION 4-1

32 GAS PIPING DIAGRAM
NTS



1 SECTION
P-17 1/2\"/>



A ISOMETRIC

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: J. MARCHANT
 DRAWN BY: J. FRIEHEAN
 SHEET CHECKED BY: J. MARCHANT
 CROSS CHECKED BY: P. JOUSSET
 APPROVED BY: J. MARCHANT
 DATE: SEPTEMBER 2024

CDM Smith
 10300 Eaton Place, Suite 220
 Fairfax, VA 22030
 Tel: (703) 891-4500

UPPER OCCOQUAN SERVICE AUTHORITY
 MILLARD H. ROBBINS, JR.
 WATER RECLAMATION PLANT
 LABORATORY RENOVATIONS
 14631 COMPTON RD, CENTREVILLE VA

PROJECT NO: 20885-281909
 FILE NAME: HPV2001LB.rvt
 SHEET NO:
P-32





Upper Occoquan Service Authority

Leader in Water Reclamation and Reuse

14631 COMPTON ROAD, CENTREVILLE, VIRGINIA 20121-2506
(703) 830-2200

To: Official Bidding Document Holders

Subject: Questions from Official Bidding Document Holders

Date: November 22, 2024

INTERPRETATIONS AND CLARIFICATIONS

Pursuant to the Instructions to Bidders, Article 1.B, the following interpretations and clarifications are being offered in response to questions from potential bidders and other interested parties. These responses are intended to clarify, not change, the terms, conditions, and scope of the Work unless done so by Addendum.

1. **Question:** Sheet A-7 and others - For items tagged CR/CR - will the Owner provide on-site storage for these items or does the GC need to provide this service?

Response: No. The GC is to provide the services of removing, storing, and re-installing selected equipment. On-site storage is at the Contractor's option, and expense, and may be managed within the available space in the contractor's office trailer area, as coordinated with the Owner.

2. **Question:** Spec section 123553.13 - 1.09, B 1 and 2: Does the Owner have a place to put the extra top materials? Where will this be stored? Is this really necessary?

Response: The contractor is to provide spare hardware as indicated in the reference. 1.9.B.1. Contractor provision of spare countertops will be removed from the scope of work. Disregard and remove paragraph B.2, in article 1.9 from specification section 123553.13 "Metal Laboratory Casework." Please refer to Addendum No.1, paragraph D.3.

3. **Question:** Section 123553.13, 2.10, B 1, a/b: states 120" and 96" table dimensions. Both of these are custom and will require additional supports to meet the specified load capacity and SEFA 8M compliance. Please confirm this is acceptable.

Response: Acknowledged. 12 35 53.13-2.10, Mobile Tables, are a component of the Metal Laboratory Casework specification and are subject to specified requirements. Please refer to related information found in 12 35 53.13-1.6.B.1. Additional requirements are identified in 12 35 53.13-2.2, Performance Requirements.

4. **Question:** Section 123553.13 - 3.10, B - Will ASI Group products be acceptable for this item?

Response: . The Owner and Engineer take no exception, as long as the submitted product satisfies the requirements identified in 12 35 53.13-2.14, Laboratory Accessories, paragraph G, and as detailed in article 3.10, paragraph B, parts 2 through 6.

5. **Question:** Site visit: Please confirm all existing hoods and biological safety cabinets will be decommissioned and labeled "decommissioned" by the Owner prior to disassembly/demo mobilizations by the GC.

Response: Decommissioning will be coordinated in accordance with the Selective Demolition specification. Please refer to specification 02 41 19 – A, Demolition Conference. Also, refer to 02 41 19 – 3.3. UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS, part C.1, which states:

C. "Existing Services/Systems to Be Removed, Relocated, or Abandoned: Locate, identify, disconnect, and seal or cap off utility and mechanical/electrical systems serving areas to be selectively demolished."

1. "Owner will arrange to shut off indicated services/systems when requested by Contractor."

6. **Question:** Section 115313, 1.7 - Please confirm this requirement will only apply to the newly furnished hoods and not the existing hoods that are demo'd, stored and reinstalled.

Response: Confirmed. The Delegated Design requirement applies to newly supplied fume hoods.

7. **Question:** Section 115313 - 2.3, C: VAV controls are not provided by the Fume Hood manufacturer. These are typically part of the building automation controls package. Please make this change.

Response: Disregard and remove paragraph C, article 2.3 from specification section 115313 "Laboratory Fume Hoods." Please refer to Addendum No.1, paragraph D.4. Refer to specification section 23 09 23 for information on HVAC controls.

8. **Question:** Section 115313, 2.4, B-1: are their perchloric acid hoods on this project? Please advise.

Response: Disregard and remove note 1, paragraph B, article 2.4 from specification section 115313 "Laboratory Fume Hoods." Please refer to Addendum No.1, paragraph D.4.

9. **Question:** Sheet A-24, elevation # 10 shows shelving spanning 6' in width. Spec section 123553.13, 2.13 -D states phenolic shelf material. Phenolic cannot span over 48" in width without deflection past SEFA 8 requirements. Please approve steel shelving in lieu of phenolic resin.

Response: Shelving shall be provided in accordance with 12 35 53-2.14.A, Laboratory Accessories. Reagent shelves for lab islands are to be fabricated from the same material as adjacent countertop unless otherwise indicated. Submit an appropriate design to satisfy length, material, and structural integrity requirements consistent with SEFA 8 guidelines.

10. **Question:** Who is the existing controls company, and what brand are the controls? Is there a specific contact for the controls at this building?

Response: The Owner manages the controls and is periodically supported by various vendors. The controller brand is Distech Controls.

11. **Question:** Is there glycol in the existing system?

Response: Yes. Glycol is present in the pre-tempering coils in existing AHU-3 and AHU-4, and in the heat recovery unit served by EF-3 and EF-4.

12. **Question:** Is this a prevailing wage job?

Response: No. The project is not subject to wage requirements.

13. **Question:** Can cranes be pulled behind the building on the turf for removal/reinstallation so long as the contractor restores any damaged areas?

Response: The location will need to be coordinated with the Owner, and/or adjusted to ensure there are no subsurface utilities that may be impacted. The use of weight distributing crane mats may be required in the case of shallow underground utilities. Any damage to subsurface utilities and/or the site, and restoration thereof, are the responsibility of the Contractor.

14. **Question:** Please confirm the 30% self-perform requirement in section 53.C of the Supplemental Conditions. This limit General Contractor bids on a project of this nature.

Response: Given the project's scope of Work, it is admissible for the value of the Work performed by the Contractor's own forces to be reduced to 10% of the Lump Sum Bid. Please refer to Addendum No.1, paragraph C, Conditions of the Contract.

15. **Question:** Will the contractor be responsible for submitting, tracking and paying all costs for all required Fairfax County permits or will this be handled by the Owner?

Response: The Owner secures the Building Permit. The Contractor is responsible for all required trade permits.

16. **Question:** Will the Owner consider a delayed Notice to Proceed to allow time for approval of critical equipment submittals and confirmation of associated lead times?

Response: Due to project completion date constraints, the Owner will not consider delaying the Notice to Proceed.

17. **Question:** Are there any Owner specified vendors that must be used by the contractor (roofing?).

Response: No, however, any modifications to the roofing system must be approved, in writing by the warrantor, The Garland Company, Inc., for the current 30 year Warranty to remain in effect. Warranty information is available upon request.

18. **Question:** Please confirm that a separate field office with furniture and equipment will be required for the owner/Engineer.

Response: A temporary trailer for the Owner/Engineer will not be required. Please refer to Addendum No.1, paragraph D.2.

19. **Question:** Please confirm if Daikin is an acceptable alternate manufacturer for the air handlers and split system.

Response: Please refer to the requirements of Part 9 in the Instructions to Bidders, and as detailed in Part 7 of the Bid Form. See also General Condition 21 and 76 for further information regarding substitutes.

20. **Question:** Please confirm who holds the BMS controls for the building.

Response: UOSA manages the controls for the building, supported by various vendors.

21. **Question:** Under Spec 237313.16 Para 2.2.E, dated September 2024, JCI/York semi-custom units cannot meet 4" thickness, R-25 construction specification. Units are 2" thick, R-16. Given all other specifications and scheduled performances are met, are YORK semi-custom units an acceptable manufacturer for the scheduled Air Handling Units? Please confirm if option is acceptable and meets intent of design.

Response: The proposed option is acceptable given the equipment conforms to all other specified requirements.