



# County Administrator's Office

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Appalachian Regional Exposition (APEX) Center

## Memorandum For Prospective Bidders

Subject: APEX ADDENDUM #4 NARRATIVE

Reference: Pre-bid Conference 12 Sep 17

Enclosures: (1)

1. Introduction.

- a. This memorandum and associated enclosures serves as the “Response to Questions” from the Pre-bid Conference, and subsequent inquiries.
- b. Any modifications, additions, or deletions from the subject contract documents may be referenced in this memorandum. Change documents will be posted as necessary to be included in the contract documents.
- c. This Memorandum will be part of the official administrative record with regards to the solicitation.
- d. This memorandum, any enclosures, and contract change documents will be posted at the County web site at the following link:

<http://www.wytheco.org/index.php/appalachian-regional-exposition-center.html>

2. The following is keyed to questions posed during or since the pre-bid conference.

- a. Question. It is noticed in the bid documents there are unit prices for removal of rock within the building footprint. What about trench rock excavation for utility installations and retention ponds?
  - i. Amendment #1 includes an unforeseen site condition clause (see GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT, 52. Site Investigation and Conditions Affecting the Work)

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which addresses such items. In short, the Contractor is expected to anticipate items which are normally encountered in the geographic region. Other than one forebay (in an already disturbed area), no pond excavation is included with this contract.

- b. Question. Will the entire site under the site work contract be topsoiled and seeded?
  - i. As the County's agent with regard to ESC and SW all aspects of 9VAC25-840 and 9VAC25-870 will need to be complied with. In short, at the end of the project the site must have permanent stabilization. Areas not disturbed by this contract are under warranty conditions of the former contract.
- c. Question. Will all sediment and erosion control measures need to be removed and permanent seeding established as part of this project?
  - i. This project is under an open stormwater permit. Please refer to the sequencing plan. Some of the existing temporary measures will be converted to permanent status. A forebay near BMP #1 requires early construction. Areas disturbed by this contract will require ultimate permanent stabilization. Per usual procedures, some measures may be removed at the end of the contract.
- d. Question. Sheet C002, E&S general note 7 indicates permanent vegetative cover shall be provided for areas including future barns, roads and future gravel surfaces. During the pre-bid conference there was mention that certain areas are already taken to subgrade and certain grass parking areas will be graveled. Are we to figure anything here or is something that will be handled by the owner?
  - i. Part of the stable/barn areas may be used as laydown yard. If graveled by the contractor we may modify the SWPPP to remain graveled (would have to be dressed at end of project) since the ultimate design for this area already includes impervious provisions for storm runoff. Any area not disturbed by this contract remains under the contract 1 warranty, ergo the need to be vigilant in the separation (construction fence divider, etc.). The County may pursue gravel placement in areas not part of this contract (such as the east parking area).
- e. Question. Are all of the E&S measures already installed as shown on C101? Where does the existing stop and our work begin?
  - i. E&S measures such as perimeter silt fence will normally remain and come under the usual maintenance requirements (by our construction Agent, i.e., the contractor). Some existing ES measures may be removed (as coordinated with State regulators) if the area is deemed to be stabilized. This is expected to be primarily along the ephemeral stream bordering the southern perimeter below the stormwater ponds.

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- f. Question. The specified wall insulation values in the conditioned spaces requires rigid board insulation in addition to a batt liner system.
  - i. The specified wall insulation values are R-13 batt at the girt line plus a continuous layer of R-11 batt in the parallel wall framing.
- g. Question. Only one pre-engineered building manufacturer in the entire United States offers a weather tightness warranty for an exposed fastener roof panel and even that manufacturer limits the width of the roof to less than that of the APEX center. Is it the intent of Wythe County to limit the metal building package to a single supplier?
  - i. Section 133410, Part 1.12.B.1 of the specifications (also reiterated in Addendum #2) notes 'Verify available warranties and warranty periods'. The intention is for interested PEMB manufacturers to inform Wythe County relative to individual warranty and warranty periods available with their particular system.
- h. Question. What would the tap fee be for a 8" fire line on existing 20" water line?
  - i. There is no tap fee.
- i. Who would perform the tap? The contractor or the county?
  - i. The contractor would perform the tap and coordinate with County Water Department.
- j. Is this a state road? It would appear the road will need to be crossed? Does the county run the line across the road or would the contractor perform that?
  - i. This is currently not a state road. The access road is crossed per plan; however, the usual casing requirements will apply. The contractor would run the line from the connection to the 20-inch main to the building which includes tapping the 20-inch water main, all water main, vaults, meters, valves and all appurtenances to provide a completed connection to the building in accordance with the plans and specifications.
- k. Question. Sheet S503 indicates installing 18 gauge track and 5/8" wedge anchors @ 48" OC for the exterior walls. Why is this? The exterior metal stud/drywall partitions are merely covering up the masonry, metal building structural members and insulation. This seems a bit extreme.
  - i. Detail also allows 1/2" diameter cast-in-place anchors. Anchorage spacing may be increased to 6 ft. on center maximum for either cast-in-place or wedge anchors.
- l. Question. Is Moderco an accepted manufacturer for the accordion folding partitions in spec section 083513?
  - i. It is the supplier's responsibility to submit comparative product info to demonstrate that it is an equal product in accordance with EJCDC Instructions to Bidders, Article 11, or in the absence thereof, Specification Section 016350 – Substitution Procedures.
- m. Question. Pertaining to the light gage metal framing spec (spec section 054000). Is it going to be a requirement to obtain stamped design drawings for the light gage framing?
  - i. The referenced spec lists no requirement for stamped drawings.

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- n. Question. On Sheet E101, the detail in the bottom left corner shows the fixtures being nLight enabled. In addition to this the specs on page 8 of the Network Lighting Controls section calls out all LED fixture to be nLight enabled. We believe this is the correct way to design the system based on giving the end user the most functionality and flexibility for the future. However, the part numbers for the fixtures in the fixture schedule are not called out as nLight enabled except for type F. The design intent is to have all the fixtures that have the ability to be nLight enabled to be spec'ed that way correct? Even the highbays correct?
  - i. Yes. All interior fixtures shall be nLight (or equal) capable. Utilize N80 type ballast/driver (or equal) where applicable.
- o. Question. In addition, this note on that same page [Sheet E101] of the spec specifies that the fixtures have lumen maintenance. "The lighting control system shall be able to maintain constant lumen output over the specified life of the LED luminaire by varying the input control power." For example, the BLT needs to have the N80 option on it to make it nLight enabled and accomplish this requirement.
  - i. Yes.
- p. Question. All fixtures that cannot be ordered nLight enabled from the factory shall be assumed to be controlled from powerpacks. nLight part number NPP16 D.
  - i. Yes. Power packs are to be utilized to achieve lighting control as indicated.
- q. Question. On the same page, 8 of 260943, energy monitoring is being called out. I just need to clarify that this is monitoring through the controls devices and not metering at the panel? If it is metering at the panel then that will require more software and metering devices themselves, as well as a schedule calling out what groups or panels need to be metered.
  - i. Monitor through master control device. Metering at the panel is not required.
- r. Question. Sheet E100 calls out scenes for the security lighting. I am verifying that Security Lighting means Exterior wall mounted fixtures? If so the dimming option for the WST LED type E fixtures has been left out of the part number in the fixture schedule to accomplish the scene requirements. I am just verifying this needs to be added correct? Also, with this fixture when it has battery backup it can't be dimmed. This note will be added to our quote.
  - i. Exterior fixtures are not part of security lighting controls. Exterior fixtures are operated via photocells. Provide global controls for interior lighting for security personnel walk-thru scenarios. Provide Global Control, 2 settings, "off" and lights to 30%, adjacent to Graphic Wall Pod. Coordinate exact controls locations and percent light output for security checks with owner prior to rough-in.

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- s. Question. I want to clarify what type of software is being called out in the specs. We believe “Greenscreen” to be the basis of design. Is this correct?
  - i. Provide graphic wall pod, NPODGSX (or equal), as indicated on plan to provide an all access station for control of arena lighting. Coordinate scenes with owner. Acceptable software shall gather and report energy usage, be compatible with BACnet/BMS system, and meet all requirements as indicated in specification 260943.



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