

Response to Bidder Questions

BID RFI No. 002

Project Name: Pettigrew State Park Campground and Office Improvements
Project Number: 20-22411-02A
Issued Date: 09/2/2025

Questions included below are paraphrased from our notes and understanding of discussions with bidders.

Q1: Who is the manufacturer for the aluminum/flush doors & frames? Specs. 08116-4/D.-1 state they need to be 1-3/4" x 6".

A1: Manufacturers include the following:

"Cline"

"Special Light"

"FRP Architectural Doors" with Flush Aluminum Faces

Q2: Is FSC lumber required on any part of this project?

A2: no

Q3: This does not appear to be a LEED job but it does appear once in the specs so just wanted to confirm.

A3: No, this is not a LEED project.

Q4: The plans for the shower house call for a paper towel dispenser while the specs call for an electric hand dryer. Please advise.

A4: Plans and specifications both call for electric hand dryers at the shower house.

There is a paper towel dispenser noted at the park office.

A paper towel dispenser will be used in the staff restroom in the park office. All others are to be electric.

Q5: The plans call for a soap dispenser, but no specification found. Please advise on what product you would like for us to price.

A5: Soap dispenser is added to the specification. See Addendum #2.

Q6: WINDOW PERFORMANCE REQUIREMENTS

Product Standard:

Comply with AAMA/WDMA/CSA 101/I.S.2/A440 for definitions and minimum standards of performance, materials, components, accessories, and fabrication unless more

stringent requirements are indicated.

Window Certification: WDMA certified with label attached to each window.

Question: Will windows with AAMA Gold Label work for this project?

A6: AAMA Gold Label windows are acceptable, but this is not the only criteria. Windows must also meet all other performance requirements. There are two types of windows on this project:

- Vinyl windows at the cabins
- Fiberglass windows at the Park Office

Q7: Performance Class and Grade:

AAMA/WDMA/CSA 101/I.S.2/A440 as follows:

Minimum Performance Class: R.

Minimum Performance Grade: 50.

Question: Will windows certified Class CW and Grade 35 work for this project?

A7: Class CW is acceptable

Q8: Please confirm whether the exterior block walls are to be fully grouted solid in all cells, or if grout is only required in cells containing reinforcing steel, per the plans. We want to make sure installation matches the design intent.

A8: Only reinforced cells need to be grouted, all below grade CMU must be grouted solid. Per notes S001: "All bond beams, reinforced cells and cells with expansion bolts, embed plates or other anchors and all cells below grade must be grouted solid. Grout procedure must comply with ACI 530.1."

Q9: Who is responsible for the pile testing protocol geotech costs? Is continuous pile monitoring required during the pile installation? We can provide a 30,000# excavator on site as specified for the compression testing if this is necessary. Terracon doesn't usually use this method and the geotech report does not address pile foundations at all.

A9: The Contractor and/or pile driving subcontractor will be responsible for all costs associated with pile testing as required on the Contract Drawings and in section 316219 – Timber Piles in the project manual. Continuous monitoring of pile installation and testing will be performed by a Special Inspector in accordance with the Statement of Special Inspections on sheet CO.1 in the Contract Drawings. The Owner will be responsible for all costs associated with Special Inspection services. Note that the Special Inspector is only responsible for observing and documenting that pile installation and testing is being conducted in accordance with the construction documents, the Special Inspector will not perform testing.

Q10: Please clarify the pile installation process and test pile protocol to be used for this project in its entirety.

A10: Contractor and/or pile driving subcontractor shall establish a driving criteria (blows/ft., etc.) based on the project geotechnical report, pile size, and pile driving equipment to achieve the resistance criteria noted on the Drawings. First test pile should be installed and tested as noted in the Project Documents to confirm the driving criteria. Driving criteria shall be adjusted based on the results of the first test pile, if necessary. Once driving criteria is confirmed by testing, the same criteria should be used for all production piles.

Q11: On the exterior soffits on the reflected ceiling plan (AS 101) all look to be exposed tongue and groove. Looking at the soffit detail 2/AS500, soffit is being wrapped with PVC Trim. Please delineate where the PVC wrapping of the soffit starts and stops. Please advise as we are concerned about this transition and unsure how to achieve what you are looking for. This is concerning between Column Lines (8&9) as well as from Rows (A&B as well as C&D).

A11: Sections, RCP and details have been updated to show exposed tongue and groove throughout, PVC soffits have been removed. See Addendum #2.

Q12: Is it the intent for the GC to demo the interior ceiling and replace completely with a new GWB ceiling in both Alt 1 (Bathroom Renovation) and Alt 2 (Interior Office Renovation). If we are to demo the existing ceiling, to what extent? Are we to only remove gypsum and replace with new gypsum or remove and replace all framing and gypsum. Please advise.

A12: The intent is for the ceiling to remain in Alt 1 Bathroom Renovation. Patching or repair of existing GWB may be required due to the work for a finished ceiling that is acceptable for painting.

Alt 2 (interior office renovation) does have some locations where the existing ceiling will need to be replaced due to the extent of the framing in the area where walls are removed / reconfigured. Please see Addendum #2.

Q13: Who is to provide the TV Monitor if by the GC? Please provide info such as model # and brand.

A13: Monitor is shown for reference only as future use by owner. Monitor to be provided by owner.

Q14: Who is to provide TV Monitor Brackets? If by the GC, please provide info such as model # and brand.

A14: Monitor brackets if required are to be provided by owner.

Q15: Are the 8x8 Post for the Shower house wrapped by PVC? It does not seem to be called out on the plans.

A15: 8x8 posts are not wrapped.

Q16: Who is the power company that serves Pettigrew State Park?

A16: Dominion Energy

Q17: For Spec Section 125000-Solid Wood Furniture. Part 2-Products, line number 4, states all furniture to be clear sealed prior to installation, with ANY CRACKS OR CREVICES inherent in any natural wood product FILLED WITH CLEAR FILLER OR A STAINED FILLER to match the natural wood. Does this mean you don't want any cracks in the log or barnwood furniture? Typically, cracks or season checks are very common in our lines of log and barnwood furniture. From our experience, filling them is only a patch, as changes in temp and climate cause these cracks to expand and contract, making filling them with filler pointless. Please Advise

A17: The owner's preference is for all cracks to be filled with clear filler to help deter bedbugs.

See Addendum #2.

Q18: Are we to remove all dotted items shown in the demolition plan in the office or will the owner be removing all dotted items.

A18: The demolition plan is revised for clarity. All loose furniture is to be removed by owner.

Q19: Under Specification Section 072100 Thermal Insulation: Paragraph 2.1.B.2 Overall Thickness, should 2" be replaced with 2.5"? Also can you clarify where product "A" is to be placed (roof or wall), and product "B" (roof or wall).

A19: See Addendum #2.

The 2.5" insulation is used at framed areas on the shower house and the roof

The 2" is used at the CMU walls so that there is alignment see detailed sections.

Q20: It appears the numbers on the finish schedule in the office do not match with the room numbers. Please clarify each location and finish for each. See attached.

A20: The numbers are coordinated within each alternate.

Numbers between base bid/alternate 1 are different than alternate 2 so that rooms do not get confused as we are designing areas w/in existing rooms.