



**THOMPSON  
& LITTON** EST.  
1956

ENGINEERS ARCHITECTS SURVEYORS

ADDENDUM NO. 002

**TO:** To Plan Holders

**RE:** Building 51 – Tenant Upgrade  
Roanoke Regional Airport Commission  
T&L Project No. 12813  
RRAC Bid No. 20-004

**DATE:** January 24, 2020



**BIDS RECEIVED DATE:** February 4, 2020, 2:00 PM

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated January 5, 2020 as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

This Addendum consists of 2 pages plus attachments.

**CLARIFICATIONS AND ANSWERS TO PRE-BID QUESTIONS:**

1. See attached questions and responses.

**CHANGES TO BIDDING REQUIREMENTS:**

1. None

**CHANGES TO SPECIFICATIONS:**

1. SECTION 08 1416 – FLUSH WOOD DOORS  
**MODIFY** Paragraph 2.3 as follows:
  - A. Veneer Facing for Transparent Finish: Rotary birch, veneer grade in accordance with quality standard indicated, plain sliced (flat cut), with book match between leaves of veneer, running match of spliced veneer leaves assembled on door or panel face.
2. SECTION 10.2113.19 – PLASTIC TOILET COMPARTMENTS  
**MODIFY** Paragraph 2.2.A as follows:
  - A. Solid Plastic Toilet Compartments: Factory fabricated doors, pilasters, and divider panels made of solid molded high density polyethylene (HDPE), tested in accordance with NFPA 286; floor-mounted overhead braced.



Addendum No. 002  
Building 51 – Tenant Upgrade  
Roanoke Regional Airport Commission  
T&L Project No. 12813  
RRAC Bid No. 20-004  
January 24, 2020  
Page 2

3. SECTION 10 2800 – TOILET, BATH AND LAUNDRY ACCESSORIES

**MODIFY** Paragraph 2.4 COMMERCIAL TOILET ACCESSORIES as follows:

- A. Toilet Paper Dispenser: Wall or Partition mounted, Model # RD 002702 to be provided by Owner and installed by Contractor.
- B. Paper Towel Dispenser: Semi-Recessed dispenser, Model # EMOTION 59498, battery-operated self-feed, to be provided by Owner and installed by Contractor.
- C. Soap Dispenser: Counter-mount soap dispenser with soap container underneath. Model #GoJ 864001, provide by Owner and installed by Contractor.

4. SECTION 12 2400 – WINDOW SHADES

1. **MODIFY** Paragraph 2.2.A.1.a as follows:

- a. MechoShade Systems LLC: Euroveil Basket Weave – 5300 Series (5%) open: [www.mechoshade.com](http://www.mechoshade.com). Basis of Design.

2. **ADD** Paragraph 2.2.A.1.c as follows:

- c. Ralph Friedland & Bros, Inc., [www.friedlandshades.com](http://www.friedlandshades.com).

**CHANGES TO DRAWINGS:**

1. SHEET A101 – FIRST FLOOR PLAN

- a. Install one (1) Paper Towel Dispenser, provided by owner, on the West wall adjacent to the countertop.

2. SHEET A701

a. FINISH SCHEDULE, NOTES & LEGENDS:

- i. **ADD** the following to GENERAL TOILET ACCESSORY NOTES:

6. ACCESSORIES 04 TOILET TISSUE DISPENSER, 05 SOAP DISPENSER AND 11 PAPER TOWEL DISPENSER SHALL BE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.

b. ELEVATIONS:

- i. **MODIFY** Elevations 3, 4, and 5 with the following:

Replace Tile callout PT-1 with Paint callout PNT-1.

Enclosures: Pre-Bid Questions and Response – 12 Questions



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**REQUEST FOR INFORMATION**  
**PRE-BID QUESTION**

Pre-Bid Questions  
- Addendum 2 -  
Question 1:

RFI NO. 1

TO: Thompson & Litton, Inc.  
726 Auburn Avenue  
Radford, VA 24141  
FAX: (540) 633-1896  
Email: mturner@T-L.com

From: CLARK NEXSEN CONST SVCS  
4525 MAIN STREET  
SUITE 1400  
VIRGINIA BEACH, VA 23462

Date: JANUARY 23, 2020

Please Respond By: JANUARY 28, 2020

T&L Project No.: 12813  
Project Name: Building 51 – Tenant Upgrade

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We request the following information/clarification:

**Shall all air testing and post-abatement testing associated with abatement work be provided by Contractor?**

SIGNED: Evan Lane

TITLE: PROJECT MANAGER

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**T&L RESPONSE:**

All asbestos related works shall be provided by the contractor.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_



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**REQUEST FOR INFORMATION  
PRE-BID QUESTION**

Pre-Bid Questions  
- Addendum 2 -  
Question 2:

RFI NO. 2

TO: Thompson & Litton, Inc.  
726 Auburn Avenue  
Radford, VA 24141  
FAX: (540) 633-1896  
Email: mturner@T-L.com

From: CLARK NEXSEN CONST SVCS  
4525 MAIN STREET  
SUITE 1400  
VIRGINIA BEACH, VA 23462

Date: JANUARY 23, 2020

Please Respond By: JANUARY 28, 2020

T&L Project No.: 12813  
Project Name: Building 51 – Tenant Upgrade

We request the following information/clarification:

**The pre-bid meeting minutes require Substantial Completion within 90 days of NTP and Final Completion within 120 days. The Addendum 01 changes the Final Completion deadline to 145 days. Can we assume this also extends the Substantial Completion deadline to 115 consecutive calendar days in turn?**

SIGNED: Evan Lane

TITLE: PROJECT MANAGER

T&L RESPONSE:

This is correct.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_



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& LITTON

**REQUEST FOR INFORMATION  
PRE-BID QUESTION**

Pre-Bid Questions  
- Addendum 2 -  
Question 3:

RFI NO. 3

TO: Thompson & Litton, Inc.  
726 Auburn Avenue  
Radford, VA 24141  
FAX: (540) 633-1896  
Email: mturner@T-L.com

From: CLARK NEXSEN CONST SVCS  
4525 MAIN STREET  
SUITE 1400  
VIRGINIA BEACH, VA 23462

Date: JANUARY 23, 2020

Please Respond By: JANUARY 28, 2020

T&L Project No.: 12813  
Project Name: Building 51 – Tenant Upgrade

We request the following information/clarification:

**Obtaining an asbestos permit may consume multiple weeks of the construction contract time depending on the review time frame from the City Of Roanoke. Will there be time allowed before the start of the 145 day Contract Time for asbestos permitting?**

SIGNED: Evan Lane

TITLE: PROJECT MANAGER

**T&L RESPONSE:**

A reasonable amount of time will be allotted for obtaining asbestos permit prior to the start of the 145 day contract time. Contractor must proceed expeditiously with obtaining the asbestos permit as time is of the essence.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_



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**REQUEST FOR INFORMATION**  
**PRE-BID QUESTION**

**Pre-Bid Questions**  
**- Addendum 2 -**  
**Question 4:**

RFI NO. 4

TO: Thompson & Litton, Inc.  
726 Auburn Avenue  
Radford, VA 24141  
FAX: (540) 633-1896  
Email: mturner@T-L.com

From: CLARK NEXSEN CONST SVCS  
4525 MAIN STREET  
SUITE 1400  
VIRGINIA BEACH, VA 23462

Date: JANUARY 23, 2020

Please Respond By: JANUARY 28, 2020

T&L Project No.: 12813  
Project Name: Building 51 – Tenant Upgrade

We request the following information/clarification:

**According to the bid documents a building permit will not be issued until after abatement work is complete. Will the City Of Roanoke be willing to provide a demolition permit with the abatement permit so that selective demolition work and abatement work may be concurrent activities?**

SIGNED: Evan Lane

TITLE: PROJECT MANAGER

**T&L RESPONSE:**

Contractor is responsible to coordinate with the city.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_



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**REQUEST FOR INFORMATION**  
**PRE-BID QUESTION**

Pre-Bid Questions  
- Addendum 2 -  
Question 5:

RFI NO. 5

TO: Thompson & Litton, Inc.  
726 Auburn Avenue  
Radford, VA 24141  
FAX: (540) 633-1896  
Email: mturner@T-L.com

From: CLARK NEXSEN CONST SVCS  
4525 MAIN STREET  
SUITE 1400  
VIRGINIA BEACH, VA 23462

Date: JANUARY 23, 2020

Please Respond By: JANUARY 28, 2020

T&L Project No.: 12813  
Project Name: Building 51 – Tenant Upgrade

We request the following information/clarification:

**In the bid form, Part B Unit Price 1 and Part C Unit Price 2 are requesting the same asbestos abatement unit pricing but for two different square footage areas. Please confirm this is the intent for these unit prices.**

SIGNED: Evan Lane

TITLE: PROJECT MANAGER

**T&L RESPONSE:**

The asbestos report identifies areas of mastic and floor tile that have tested positive for asbestos. It is anticipated there is more asbestos containing mastic than tile.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_



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**REQUEST FOR INFORMATION**  
**PRE-BID QUESTION**

Pre-Bid Questions  
- Addendum 2 -  
Question 6:

RFI NO. 6

TO: Thompson & Litton, Inc.  
726 Auburn Avenue  
Radford, VA 24141  
FAX: (540) 633-1896  
Email: mturner@T-L.com

From: CLARK NEXSEN CONST SVCS  
4525 MAIN STREET  
SUITE 1400  
VIRGINIA BEACH, VA 23462

Date: JANUARY 23, 2020

Please Respond By: JANUARY 28, 2020

T&L Project No.: 12813  
Project Name: Building 51 – Tenant Upgrade

We request the following information/clarification:

**Toilet Compartments specifications section 102113.19 calls for compartments to be floor-mounted unbraced in 2.2.A and calls for head rails in 2.3.B. Are the compartments to be floor mounted overhead braced or floor mounted unbraced? The manufacturer recommends overhead bracing for this compartment.**

SIGNED: Evan Lane

TITLE: PROJECT MANAGER

**T&L RESPONSE:**

Compartments shall be floor mounted overhead braced.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_





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**REQUEST FOR INFORMATION**  
**PRE-BID QUESTION**

Pre-Bid Questions  
- Addendum 2 -  
Question 7:

RFI NO. 7

TO: Thompson & Litton, Inc.  
726 Auburn Avenue  
Radford, VA 24141  
FAX: (540) 633-1896  
Email: mturner@T-L.com

From: CLARK NEXSEN CONST SVCS  
4525 MAIN STREET  
SUITE 1400  
VIRGINIA BEACH, VA 23462

Date: JANUARY 23, 2020

Please Respond By: JANUARY 28, 2020

T&L Project No.: 12813  
Project Name: Building 51 – Tenant Upgrade

We request the following information/clarification:

**Countertop specifications section 123600 say as selected by Architect from manufacturer's full line. Please provide a specific countertop material for bid pricing.**

SIGNED: Evan Lane

TITLE: PROJECT MANAGER

**T&L RESPONSE:**

Countertop material to be corian, assume price group 5.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_



**REQUEST FOR INFORMATION**

Pre-Bid Questions  
- Addendum 2 -  
Question 8:

RFI NO. 3

TO: Thompson & Litton, Inc.  
726 Auburn Avenue  
Radford, VA 24141  
FAX: (540) 633-1896  
Email: mturner@T-L.com

From: F&S Building Innovations Inc  
2944 Orange Ave NE  
Roanoke, Virginia 24012

Date: 1-22-2020

Please Respond By: \_\_\_\_\_

T&L Project No.: 12813  
Project Name: Building 51 – Tenant Upgrade

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We request the following information/clarification:

Section 08 1416 - 2.3 calls for plain sliced natural birch veneers, yet most of the doors in the building appear to be rotary natural birch. Can rotary natural birch be figured for this project? The specified doors generally take a minimum of 8-10 weeks, and often times can have longer production times. There is no "fast tracking" these doors. And between the potential for a long lead time and getting submittal approvals, the concern is that the doors may not arrive in time to be installed prior to substantial completion.

SIGNED: Bernardo Dacal-Teijeiro

TITLE: Estimator

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T&L RESPONSE:

Rotary Natural Birch is acceptable.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_



**REQUEST FOR INFORMATION**

Pre-Bid Questions  
- Addendum 2 -  
Question 9:

RFI NO. 4

TO: Thompson & Litton, Inc.  
726 Auburn Avenue  
Radford, VA 24141  
FAX: (540) 633-1896  
Email: mturner@T-L.com

From: F&S Building Innovations Inc  
2944 Orange Ave NE  
Roanoke, Virginia 24012

Date: 1/23/2020

Please Respond By: \_\_\_\_\_

T&L Project No.: 12813  
Project Name: Building 51 – Tenant Upgrade

We request the following information/clarification:

- \* Sheet A701 - Finish Schedule, Rooms 130 & 131, Womens and Mens Restrooms Indicates both are to receive Porcelain Tile Types PT-2/3/4, but not PT-1.
- \* Sheet A701 - Elevations 3, 4, 5 indicate the Restroom walls are also to receive Porcelain Tile PT-1 at the top above the Bullnose tile PT-4. This seems odd on 2 levels: 1) that PT-1 is used on the floor and is rather large to also be used up high on the wall, and 2) that PT-1 will not look good butted up against a bullnosed tile below it.
- \* However, Sheet A701 - Elevation 6 shows PNT-1 which indicates paint for this area. Is it safe to conclude that PNT-1 (paint) is correct for Elevations 3, 4, 5 as well?

SIGNED: Bernardo Dacal-Teijeiro TITLE: Estimator

**T&L RESPONSE:**

Finish schedule indicates PT-1 for the floor of Rooms 130 & 131. Elevation 3, 4, and 5 on Sheet A701 - the PT-1 callout should be PNT-1. The intent is for paint on the wall above the bullnose tile.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_



**REQUEST FOR INFORMATION**

Pre-Bid Questions  
- Addendum 2 -  
Question 10:

RFI NO. 5

TO: Thompson & Litton, Inc.  
726 Auburn Avenue  
Radford, VA 24141  
FAX: (540) 633-1896  
Email: mturner@T-L.com

From: F&S Building Innovations Inc  
2944 Orange Ave NE  
Roanoke, Virginia 24012

Date: 1/23/2020

Please Respond By: \_\_\_\_\_

T&L Project No.: 12813  
Project Name: Building 51 – Tenant Upgrade

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We request the following information/clarification:

Specification 09 6519 - Resilient Tile Flooring, 2.1.A Luxury Vinyl Plank and Tile, Item 3 indicates color to be selected by architect, however...  
The TAJ Flooring Spectrum series comes in different sizes and 25 different colors. Because of all of these variations, the cost can fluxuate a good bit depending on what is selected. Can LVT 1 and LVT 2 be better defined with size(s) and color(s)?

SIGNED: Bernardo Dacal-Teijeiro TITLE: Estimator

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**T&L RESPONSE:**

LVT anticipated to be Plank, 6" x 36". Color to be determined.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_



**REQUEST FOR INFORMATION**

Pre-Bid Questions  
- Addendum 2 -  
Question 11:

RFI NO. 2

TO: Thompson & Litton, Inc.  
726 Auburn Avenue  
Radford, VA 24141  
FAX: (540) 633-1896  
Email: mturner@T-L.com

From: F&S Building Innovations Inc  
2944 Orange Ave NE  
Roanoke, Virginia 24012

Date: 1-20-2020

Please Respond By: \_\_\_\_\_

T&L Project No.: 12813  
Project Name: Building 51 – Tenant Upgrade

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We request the following information/clarification:

Specification 12 2400 Window Shade lists both 1350 and 5300 series fabrics.  
Which fabric is to be used? The 5300 series is least expensive and both have a 5% openness factor.

SIGNED: Bernardo Dacal-Teijeiro TITLE: Estimator

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**T&L RESPONSE:**

MechoShade Systems LLC: Euroveil Basket Weave - 5300 Series (5%) open.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

Pre-Bid Questions  
- Addendum 2 -  
Question 12:

1. The drawings are not clear on the emergency lighting. Are the EM lights to be with integral battery back up or will they be on the generator circuit? Also in the legend on E001, the drawings state where lights are to be switched, provide emergency shunt trip relay to turn lights on in the event of power loss regardless which position the switch is in. Is this to be done with a GTD (generator transfer device)? If so there is no schedule for this device.

**RESPONSE:** Designated emergency light fixtures (half shaded as shown on E001) shall be powered by battery. Reference "Lighting Fixture Schedule" on sheet E701 for emergency battery details.

2. In regards to the receptacle shown in the legend to be half plug load controlled convenience receptacle, could you give more clarity on the control? Is this to be controlled by the occupancy sensor in the room that is also controlling the lights?

**RESPONSE:** Plug-load controlled receptacles must be tied to an occupancy sensing device within the designated space. The occupancy sensing device may serve both lighting, and receptacle control, if supported by the manufacturer.