



**CITY OF SALEM**  
**PURCHASING DEPARTMENT**  
114 NORTH BROAD STREET  
P.O. BOX 869  
SALEM, VA 24153  
PHONE (540) 375-3063 • FAX (540) 375-4057

**DATE: OCTOBER 9, 2024**

**ITB # 2025-013**

**SALEM FIRE STATION #2 RENOVATIONS & NEW GARAGE**

**DATE AND TIME BID DUE: OCTOBER 24, 2024 AT 3:00 P.M.**

**ADDENDUM # 1**

This Addendum # 1, dated October 9, 2024, amends or supplements Invitation to Bid (ITB) # 2025-013 as indicated below:

**I. Pre-bid Conference Sign-in Sheets**

Please see attached pre-bid conference sign-in sheets.

**II. Pre-bid Meeting discussion topics (prior to vendor questions):**

- This project will consist of two phases.
- Contractor will have full access to the building during phase 2 of this project.
- There are asbestos considerations in some of the floors and one light fixture.
- There are two additional site visit opportunities at Salem Fire Station #2 for contractors/subcontractors on October 8, 2024 and October 9, 2024 from 1:00 p.m. – 5:00 p.m. There will be no questions answered at these additional site visits. Anyone that visits the firehouse outside the available hours will be turned away.

**III. Vendor Questions:**

1. Could you please supply a specification on the grating on the stairs?

**Metal stairs and mezzanine flooring shall be galvanized steel with square edges and standard spacing to comply with OSHA and governing building codes. Revised plans on AG1.01 and AG1.02 include this note.**

2. Are there gas lines coming into the building?

**Yes. A gas line is proposed for the new service bay building.**

3. The document requested unit pricing, but there no blanks on bid form to fill them in. Will the City consider revising the bid form?

**Please see attached revised Bid Form which includes blanks for requested unit pricing.**

4. Will the City consider changing the due date for the bid?

**A change to the bid due date depends on several considering circumstances. If the due date is changed, it will be communicated in an addendum.**

5. Are the plans going to be updated to better define for the 5 alternates?

There are four (4) proposed alternates for the renovation of the existing building. They are as follows:

**Replace existing vehicle exhaust systems in the existing apparatus bays.** This alternate shall be modified to clarify the city is requesting that existing exhaust system should only be modified, not replaced. Proposed modifications include providing and installing new electromagnetic attachments at each of the existing exhaust connections and removing the existing magnetic connections. Proposed modifications also include the relocation of one branch line, and the extension of another. The design of the system and its modifications shall be a delegated design. The city requests an add alternate to provide the proposed modifications.

**Replace the existing sanitary line to Electric Road.** The city requests an add alternate to replace the existing sanitary sewer lateral between the existing building and the proposed sanitary sewer improvements planned for the new service bay building. Clarifications of this replacement have been added to sheet C4.

**Upgrade the existing apparatus bay slab to provide additional thickness.** The city requests an add alternate to remove the existing apparatus bay concrete slab on grade and replace with a new concrete slab. The new slab shall match the existing slab elevations and drainage patterns and be based on revised a detail to be provided in a future addendum.

**Remove and abate existing floor finishes on the upper level. Replace with new epoxy finish floor.** The Rugby Environmental Inc Pre-Renovation Asbestos Inspection report dated July 20, 2024, indicates samples 014A and 014B from the mastic beneath the second-floor tiles consisted of 2% chrysotile asbestos. The city requests a cost add alternate for the mastic and tiles to be abated, removed and replaced with new flooring in the same areas. A specification for the epoxy coating has been added to sheet TR1.11.

There is one (1) proposed alternates for the renovation of the existing building. It is as follows:

**Provide a smaller building in lieu of a larger one.** The city requests a cost deduction alternate based on the proposed service bay building being reduced in overall length from four (4) bays to three (3) bays with the dimensions illustrated in the drawings.

6. What options do we have to connect with the sewer?

The sanitary sewer lateral is indicated on sheet C4.

7. Is the epoxy on the floor going to be an add-on?

The city requests a cost add alternate for the second-floor mastic and tiles to be abated, removed and replaced with new flooring in the same areas. A specification for the epoxy coating has been added to sheet TR1.11.

8. 1<sup>st</sup> alternate for exhaust system – is there anything defined on what we are looking for such as the existing system and specifics?

This alternate shall be modified to clarify the city is requesting that existing exhaust system should only be modified, not replaced. Proposed modifications include providing and installing new electromagnetic attachments at each of the existing exhaust connections and removing the existing magnetic connections. Proposed modifications also include the relocation of one branch line, and the extension of another. The design of the system and its modifications shall be a delegated design.

9. There will not be a new electric service on the storage building. Is there any specification on the size of the pipe for the electric run? New service shows 400 amp.

Proposed conduits between the existing building and the new service bays shall be two (2) 4" diameter conduits for power and two (2) 3" conduits for future connections.

10. Is the intent to award for phase 1 and phase 2 or will it be broken up?

It is considered one bid award. The drawings are produced separately so that permitting can be done separately.

11. Will the permits be waived?

Typically, they will be waived for City work. Plans still have to be submitted and approved.

12. Are there any issues with work hours due to this being a fire station open 24/7?

The work hours are stated in the General & Supplemental Conditions, Section 31.

13. Will someone be here during the extra visit days?

Yes, Captain Matt Burnette will be here during those hours.

14. Will the contractor be responsible for locking up the building if they are here after hours and the guys are out?

This will be phase 2 and the firefighters will not be in the building. It is the GC's responsibility to lock up and secure the site.

15. Is the telephone pole/light pole going to be relocated by us?

The City of Salem will relocate the existing pole, and this work shall be coordinated with the Contractor.

16. Who is going to be responsible for relocating the fire hydrant?

The Contractor will relocate the existing fire hydrant, and this work shall be coordinated with the City.

17. Is the gas meter being moved as part of the project? Who is responsible?

Roanoke Gas Company will provide and install the gas meter and lateral to the building.

18. Is this City of Salem electric?

Yes.

19. We are not clear on the total time for construction. Are we allowed 180 for each phase? Or 180 days for both phases?

180 days is the proposed construction duration of both phases.

20. There is no loading information for the mezzanine. Is this going to be by us or others? If by others, do we need to support the mezzanine? Either way, we would need the loading requirements for the mezzanine.

Loading criteria for the mezzanine is listed on sheet S0.01.

21. For the roof and walls, the plans call for metal on both. Can you clarify which type of roof and wall panel is required?

Roof panels shall be 24-gauge unpainted galvalume steel standing seam with thermal blocks and factory applied sealants and field seamed side lap joints. Provide panel stiffeners at end laps and roof clips for attachment to purlins without compression of required roof insulation. Exposed fasteners shall be stainless steel. Concealed fasteners shall be self-drilling type and size as required by secondary roof structural members. Sealants and mastic closures shall be manufacturer's standard.

Wall panels shall be 26-gauge panels painted galvalume steel with major and minor ribs. Panels shall be continuous from sill to eave except where prohibitive for hanging purposes. Ensure manufacturer's minimum required laps. Exposed wall fasteners shall be self-drilling hex head stainless steel capped with washers. The

fastener heads color shall match the wall panel color. Sealants, mastics and closures shall be manufacturer's standard.

Panel finishes shall consist of a 1 mil coating applied to the exterior surface of G90 galvanized or Galvalume steel. Interior surface shall be white or off-white 0.5 mil wash coat. Colors shall be selected from manufacturer's standard range.

Additional specifications have been added to a revised sheet TG1.11.

22. There are no insulation values given for either the roof or walls. Please provide.

The proposed insulation values for the service bay roof and walls are based on Energy Code required minimums and shall be R-19 + R-11LS for the roof and R-13 + R-13ci for the walls or equivalent. A note block has been included on a revised TG1.01.

23. The plans say look at the roof plan for the slope. There is none given. Looks like a 1/2/12 but would like to confirm this.

The proposed service bay roof slope is 0.5:12. Revised roof plans on AG1.01 and AG1.02 include this note.

24. What paint finish is required for the roof? GALV or PVDF painted?

Roof panels shall be 24-gauge unpainted galvalume steel. Panel finishes shall consist of a 1 mil coating applied to the exterior surface of G90 galvanized or Galvalume steel. Interior surface shall be white or off-white 0.5 mil wash coat. Colors shall be selected from manufacturer's standard range. Additional specifications have been added to a revised sheet TG1.11.

25. What paint finish is required for the walls? SP or PVDF?

Wall panels shall be 26-gauge panels painted galvalume steel. Panel finishes shall consist of a 1 mil coating applied to the exterior surface of G90 galvanized or Galvalume steel. Interior surface shall be white or off-white 0.5 mil wash coat. Colors shall be selected from manufacturer's standard range. Additional specifications have been added to a revised sheet TG1.11.

**BY SIGNING THIS DOCUMENT, THE BIDDER ACKNOWLEDGES THAT THEY HAVE RECEIVED THIS ADDENDUM # 1 AND FULLY UNDERSTANDS THESE CHANGES.**

**\*\*\*THE SIGNED ADDENDUM MUST BE INCLUDED IN THE BID SUBMITTAL\*\*\***

**BIDDER'S SIGNATURE:**

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**COMPANY:**

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**END OF ADDENDUM # 1 TO ITB # 2025-013**

CITY OF SALEM

ITB # 2025-013 Salem Fire Station #2 Renovations & New Garage  
 MANDATORY Pre-Bid Meeting: October 3, 2024, 10:00 AM

Bid Opening: October 24, 2024, 3:00 PM

SIGN - IN SHEET

COMPANY	REPRESENTATIVE	PHONE NUMBER	EMAIL ADDRESS
Salem Fire and EMS	Matthew Burnette	540-824-2243	mburnette@salemva.gov
Salem Fire & EMS	Stuart Candler	(540) 524-0746	scandler@salemva.gov
Salem Fire EMS	Jacob Crowder	540-524-0965	JdCrowder@salemva.gov
Salem Fire EMS	Joseph Fleshman	540-312-3429	Jdfleshman@salemva.gov
Salem Fire EMS	Chris Smith	540) 375-3097	csmith@salemva.gov
Salem Fire i EMS	Josiah Callicott	540-525-7533	JCALICOTT@SALEMVA.GOV
SALEM FIRE & EMS	KEN BUNNELL	802-274-3446	KGBUNNELL@SALEMVA.GOV
City of Salem	Rosie Jordan	540-375-3061	rjordan@salemva.gov
Corrystone General Contractors	Rebecca Paris	540-521-9564	Rebecca@csgcva.com

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COMPANY	REPRESENTATIVE	PHONE NUMBER	EMAIL ADDRESS
LIONBERGER CONST.	KEITH PAYNE	540-541-8705	kpayne@lionberger.com
Price Buildings	Chase Crawford	540-682-4268	ccrawford@pricebuildingsinc.com
G+H Contracting	EDDIE HEERON	540-597-6044	eheeron@ghcontracting.com
F+S Building Innovations	Charlie Butera	540-855-8583	Iaasc@fsbuildinginc.com
Thor	Joel Ginter	540-580-4058	Estimating@thorcontracting.com
Trimble	Breanna Eakin	276-952-7599	beakin@wmstrimble.com
Trimble	Ben Crewe	540-505-6435	Bcrewe@wmstrimble.com
BEN ORAUGH	ORAUGH HVAC MECH	540-238-5623	BOAUGH@ORAUGHVAC.COM
ORAUGH HVAC	John Sinn	540-588-2080	jsinn@ORAUGHVAC.COM

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Varney Inc.	Dennis Hubbard	540-537-0362	dhubbard@varneyinc.com
Varney Inc.	Mack Warell	540-765-9971	mwarrell@varneyinc.com
F&S Building innovations	Scott Austin	540-588-2840	saustina@fbuildinginc.com
TLF Construction Services	Mark Lynch	540-400-2293	mlynch@TLFCS.com
Price Buildings	Ed Greer	540 483-7226	edgreer@pricebuildingsinc.com
TLI	Doug Martin	540-520-6576	dmartin@tlics.com
HARPER GC	Collin Walker	276-340-4482	CWALKER@HARPERGC.com
Branch Builders	Scott Webber	540-797-7903	scott.webber@Branchbuilders.com
City of Salem	Michelle Braxton	540-375-3063	lmbaxton@salemva.gov

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James Buck P+H	Duanetta Harris	540-774-7789	James + JDPH@Recess Mike
Salem Fire-EMS	Matt Rickman	540-375-3080	mrickman@saalemva.gov
BALZER	ROBERT PILKINGTON	540-772-9580	RPILKINGTON@BALZER.CC
City of Salem	TODD SUTPHAN	540-375-3039	TSUTPHAN@SALEMVA.GOV
BALZER	JAMES RIVHARD	540-772-9580	JRIVHARD@BALZER.CC
Wall Construction LLC	Tabitha Rust	434-841-3974	tabitha@wallconstruction.biz
SimCon Company	Dave Lonkin	(336) 789-4909	dlonkin@simconcompany.com
HTF Mechanical	KIRASORIANO	540-2979818	KSORIANO@HTFMechanical.com
HTF Mechanical	Brandon Tuck	540-297-9818	BTUCK@HTFMechanical.com



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City of Salem	Rob Light	540-375-3016	hr.light@salemva.gov
MB Contractors	Robert Woodhull TCT construction services	548-748-5158	bids@mbcontractors.com
Jeff Weeks	David Alderman	(540) 389-6770	jlovelesse@tlics.com
White Electrical <del>David Alderman</del>	David Alderman	540-400-1456	david@wesllcva.com
Kegley Electric	Jason Guthrie	(540) 580-5098	jguthrie@kegleyelectric.com
SRC	Rusty Brown	804.355.6454	bids@src-inc.net

## ATTACHMENT A

### BID FORM

**DATED: OCTOBER 9, 2024**

The City of Salem reserves the right to add or remove similar, related services and/or items to/from any resulting Contract, as it may deem necessary and appropriate, on an as needed basis.

Bid Form shall include all labor, materials, equipment, tools, and services necessary to complete the work described in this Invitation to Bid and Contract documents.

Owner reserves the right to award a contract on base bid and any combination of alternate numbers for which the Owner determines funds will be available at the time of award.

<b>BASE BID</b>	\$ _____
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If Bidder elects to not furnish pricing for alternates below, then Bidder must enter the words "No Bid" or "Not Applicable" under Cost column.

Alternates for the existing Station:

Alternate Number	Alternate Description	Circle Below	Cost
A	Replace existing vehicle exhaust systems in the existing apparatus bays.	ADD OR DEDUCT	\$
B	Replace the existing sanitary line to Electric Road.	ADD OR DEDUCT	\$
C	Upgrade the existing apparatus bay slab to provide additional thickness.	ADD OR DEDUCT	\$
D	Remove and abate existing floor finishes on the upper level. Replace with new epoxy finish floor.	ADD OR DEDUCT	\$

Alternates for the new Garage:

Alternate Number	Alternate Description	Circle Below	Cost
A	Provide a smaller building in lieu of a larger one.	ADD OR DEDUCT	\$

Unit Prices:

<b>For the Existing Station</b>	<b>Cost</b>	
Footing/foundation excavation	\$	/ linear foot
Concrete slab-on-grade repair	\$	/ linear foot
Concrete sidewalk and base	\$	/ linear foot
Rock excavation	\$	/ linear foot
Wall coping	\$	/ linear foot
Hauling	\$	/ ton / mile
Roof decking replacement	\$	/ square foot
Roof replacement	\$	/ square foot

<b>For the New Service Bays</b>	<b>Cost</b>	
Footing/foundation excavation	\$	/ linear foot
Concrete sidewalk and base	\$	/ linear foot
Rock excavation	\$	/ linear foot
Hauling	\$	/ ton / mile

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