VCU Maintenance Reserve Project #: 236-12708-00700
DEB Project #: 236-B1236-030
Work Order #: 2022-585392

Project Title: Founders Hall Building Envelope Rehabilitation
Project Location: 827 West Franklin Street, Richmond VA 23284

VCU Project Manager: Jesús Najar
Client: Maintenance Reserve
A/E: Raymond Engineering – Georgia, Inc.

ADDENDUM #: 001

Date Issued: 05/03/2023

THIS IS SENT TO ALL INVITED CONTRACTORS WHO ATTENDED PRE-BID CONFERENCE:

SCOPE CLARIFICATIONS:

1 04/21/2023 Pre-Bid Conference Sign-In Sheet. 1 page. See attached.

2 Responses to Pre-Bid Questions. See attached.

3 Revision to Roof Area A4.1. Single-Ply membrane assembly shall be used in lieu of slate assembly at the south side roof of Building A (adjacent to Roof Area b). See attached Drawing revision sheets A-102 and A-504. Installation of new slate per the required allowance quantity shall now be mixed in with existing slate on the North and East slate roof areas.

All other work as defined by the IFB remains unchanged

This addendum DOES NOT affect the bid due date and time.

Questions shall only be directed to Jason Mobraten by email at jason.mobraten@raymondllc.com. All questions must be submitted on the VCUHECO Pre-Bid Question Form.

Receipt of this addendum must be acknowledged on the Request for Bid Form and all information contained herein shall be included in the Proposal Base Bid.

Jesús Najar
VCU Project Manager
### Pre-Bid Sign-In Sheet

<table>
<thead>
<tr>
<th>NAME</th>
<th>COMPANY</th>
<th>PHONE</th>
<th>EMAIL</th>
<th>Received Email PDF of Drawings and specifications</th>
</tr>
</thead>
<tbody>
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</tr>
</tbody>
</table>

VCU REQUESTS EVERYONE REMAIN FOR ENTIRE PRE-BID MEETING
Addendum #001  
Founders Hall – Building Envelope Rehabilitation  
Project Code: 236-12708-00700  
DEB No.: 236-B1236-031  
May 3, 2023

This section consists of the following Responses to Pre-Bid Questions:

1. Will VCU engage Dominion to either reroute/cover power lines that would be less than 10 feet from scaffold? This question includes all other utility lines and associated companies that might be impacted. If Dominion cannot reroute power or de-energize all electrical lines that would be within 10' of required scaffolding, will work on those parts of the exterior elevations be removed from the scope?

   Response: VCU could help to engage Dominion to shutdown the power lines. If this is required to perform the work the contractor should coordinate the required effort, VCU will provide assistance as necessary. Power should not be de-energized to adjacent building, unless coordinated and approved by VCU. If this is not feasible, VCU will consider removal of the exterior elevations from the scope. Exterior elevation work will be required to be identified in the contractors Schedule of Values.

2. Is it possible that there could be any work stoppages due to tenants concern about noise or events? Can work be performed on weekends or holidays if necessary? If stoppages occur for noises or events will additional time be added to the schedule?

   Response: It is not anticipated that stoppages will occur. Work can be performed on weekends and holidays.

3. Would we be required to request WISP permits from The City of Richmond for street, sidewalk and alley closing/access or does this fall under VCU jurisdiction and if it does is any permitting required through VCU?

   Response: Permits should be obtained from the City of Richmond for street and sidewalk closing/access. Alley closing or access should be coordinated through VCU.

4. Will scaffold debris netting or plastic be required around the scaffold assembly? Is privacy netting required if the work area is fenced in?

   Response: The contractor should ensure that debris does, such as cut out mortar, does not pass through the work area and that the work area and areas adjacent are safe at all times. There is no requirement for netting or plastic, however, this should be decided by the contractor to ensure a safe work area. Privacy netting is not required.

5. The drawings reference application of a non-penetrative elastomeric coating to 100% of the masonry. The use of an elastomeric waterproofer on historic masonry is widely discouraged by conservators and the specs do not provide a suggested product or manufacturer so it is
unclear if there is a new product that would be the exception. There are masonry water repellents and coatings that are designed to help control graffiti that are breathable. Can you specify an elastomeric non-penetrative coating that is breathable or some substitute coatings that are not elastomeric but perform as indicated such as Prosoco Blok-Guard and Graffiti Control, Prosoco Sacrificial Coating SC-1, or Cathedral Stone Products R97 Water Repellent?

Response: Basis of Design is GE Optic 3101, Clear. Provide two, 4’x4’ mock-ups for Owner and Designer review and approval. Install per manufacturers written instructions.

6. In reference to the call-out discussing scupper hole core drilling, is core drilling optional or can the brick masonry be removed for scupper installation and be rebuilt around the pipe where necessary?

Response: Core drilling is optional, brick can be removed and rebuilt around the pipe.

7. This note calls for new metal chimney caps- Basis of Design- "Bluestone". There was also a mention of "Bluestone Caps" during the pre-bid site visit. There does not appear to be a specified cap for the chimneys. Is the basis of design a reference to a color of metal caps that are to be fabricated for each chimney or is there an intent to install bluestone at the top of the chimney and cover with metal?

Response: Chimney caps shall be new metal with a color selection by the designer and Owner to match bluestone. Metal caps shall be 24-gauge galvalume with Kynar 500 coating.

8. Is there an expectation that any paint or tar is removed from the brick or stone masonry?

Response: Cleaning of the brick and stone shall be done per the masonry cleaner manufacturer’s instructions. We do not expect that additional cleaning will be done to remove additional paint or tar that could damage the brick or stone.

9. The specs mention "Coordination and constant communications with the General Contractor of the Interior Renovation Project". Will we be sharing a site and working alongside other contractors during this project, and if so, how will this impact the size of our lay down areas and parking?

Response: It is not expected that a separate interior project will be occurring or that shared site or staging areas will be required.

10. Section 08 58 10 – Custom Interior Storm Windows: Is glazing required to be tempered?

Response: Specifications require Laminated glass.

End of Responses to Pre-Bid Questions