



ADDENDUM 004

DATE: January 30, 2025
COMM NO: 24028
PROJECT: Crawford Hall Renovation - Roanoke College

TO: All Bidders
FROM: Earle Shumate
RE: Responses to Questions Received During Bidding

The following clarifications, additions and/or changes shall be incorporated into the bidding documents, consisting of bidding requirements, conditions of the contract, drawings and specifications, dated December 18, 2024. Insert this addendum number on the bid form for this project, under addenda received.

CONTACT INFORMATION

Hughes Associates Architects & Engineers
3800 Electric Road SW | Suite 300
Roanoke, VA 24018
Tel.: 540.342.4002

Email: eshumate@hughesae.com

1. **Comment:** Link to responses and additional drawings: <https://hughesae-my.sharepoint.com/:f:/p/eshumate/EhLmq8CPSadIozjUPPt9TzkBX7el6qCgZ8oMm6JWY-PPRA?e=01EDCX>
2. **Comment:** A complete set of drawings combining all revisions in a single document has been uploaded to the link above.
3. **Comment:** A revised bid form with additional spaces for addendum acknowledgement is attached to this addendum.
4. **Comment:** Minimize ceiling demolition in the basement as much as possible. Because the exact extent and scope of ceiling replacement cannot be determined at this time, disregard the revised reflected ceiling plan on Sheet A8-1 which was included in Addendum 003. Instead, include in the bid a stipulated cash allowance of \$20,000 for the repair or replacement of ceilings and re-installation of existing ceiling-mounted fixtures and devices. See revised specification Section 01 2100 – Allowances.
5. **Clarification:** Item 7 in Addendum 003 states that the electrical drawings have been updated to include fire alarm devices. Although this is an accurate statement, a note should have been added that the devices are shown for informational purposes only. The cost of fire alarm work is to be included in the bid as a lump sum allowance as indicated in specification Section 01 2100 – Allowances.

6. **Clarification:** Specifications for decorative handrails are in specification Section 05 7300 – Decorative Metal Handrails. This section is included in the Project Manual but was omitted from the Table of Contents.
7. **Clarification:** WP-2 (Acoustic Wall Panel – Accent) is to be included in the Bid, not in the furnishings package that is being bid separately to the Owner.
8. **Clarification:** Graphic symbols for floor coverings are not installation diagrams. Shapes and sizes shown on the drawings may or may not match the size or shape of the actual tiles that are specified. The written specifications on Sheet ID1-1 state the types of tile to be installed in each room and area; therefore, the floor tile leading up to the shower pans in 130 and 132 shall be CT-5: ML60 Modern Linear White in 12 x 24 size. Installation shall be as indicated on Sheet ID1-1.
9. **Clarification:** Sheet E1-6 has been revised to indicate the scope of work related to the incoming electrical service. The Owner will provide new service from the utility pole into the Electrical Vault in the southwest corner of the building. The Owner will be responsible for exterior trenching, and removal and replacement of landscaping and pavement. The Owner will be responsible for all work inside the electrical vault including penetrations of the interior and exterior of the vault walls. The Contractor is responsible for installing the conduits between the MDP and the corridor side of the electrical vault wall, leaving space at the termination point for the Owner to cut and patch the wall and install a conduit extension into the vault. The Contractor is also responsible for providing the conductors from the MDP to the vault, leaving enough slack on the end of the conductors to allow the Owner to extend them into the vault and connect to the transformer. Closely coordinate work with the Owner.

END OF ADDENDUM 004

ATTACHMENTS

Revised Drawing Sheets:

A8-1

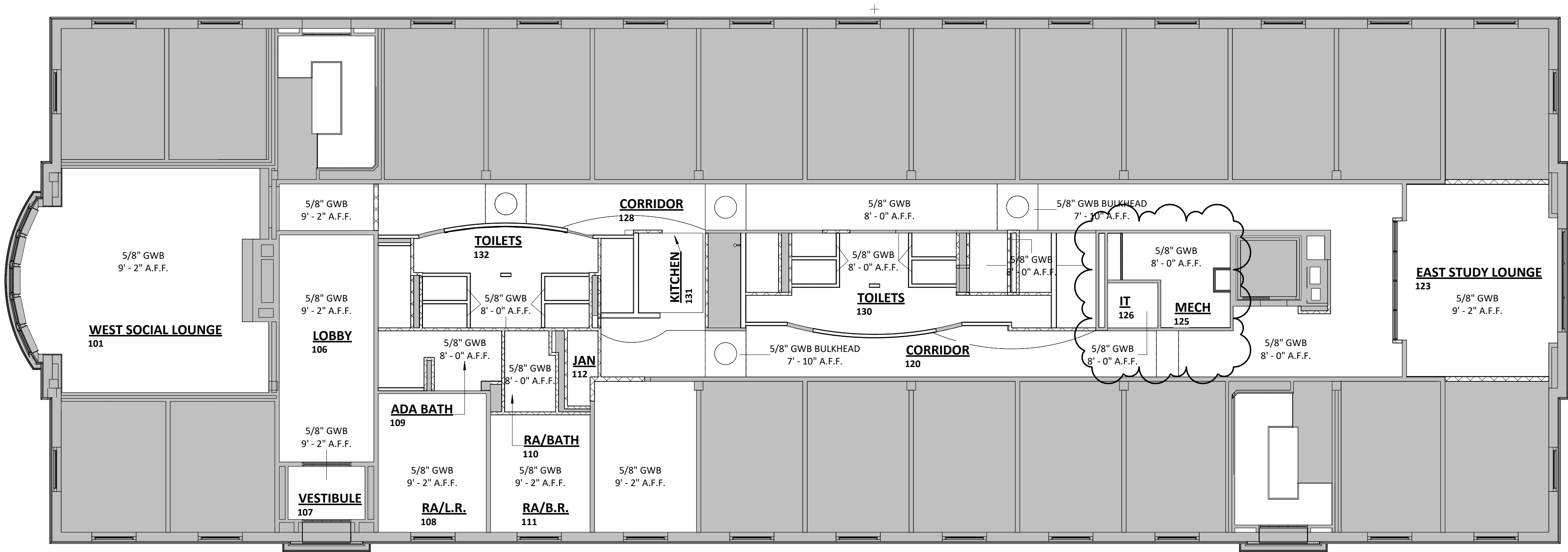
E1-6

Revised Bid Form

Revised Specification Section 01 2100 – Allowances

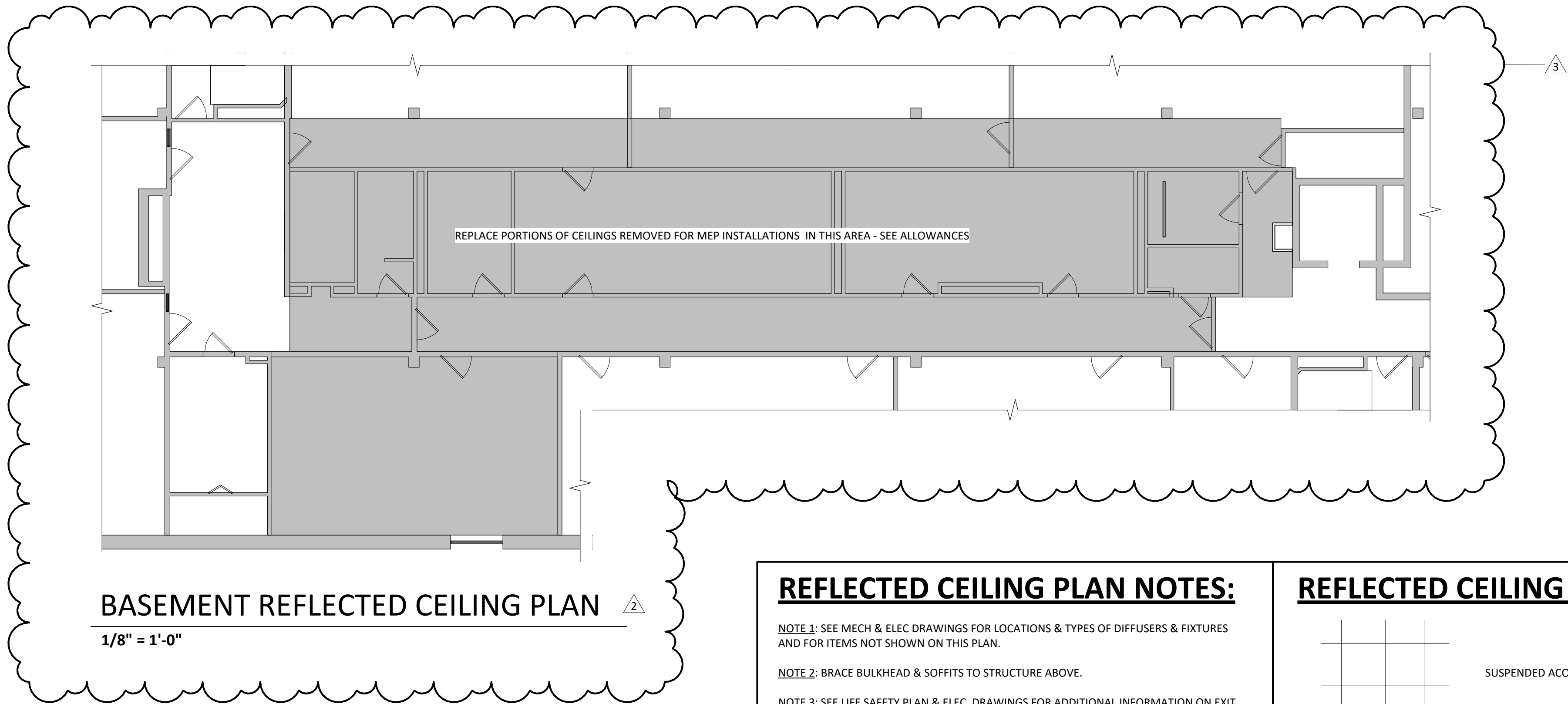


C:\Users\shumate\Documents\24028 - Roanoke College - Crawford Hall Renovation - Central_estimate@hughesae.com.rvt 1/30/2025 5:27:59 PM



FIRST FLOOR REFLECTED CEILING PLAN

1/8" = 1'-0"



REFLECTED CEILING PLAN NOTES:

NOTE 1: SEE MECH & ELEC DRAWINGS FOR LOCATIONS & TYPES OF DIFFUSERS & FIXTURES AND FOR ITEMS NOT SHOWN ON THIS PLAN.

NOTE 2: BRACE BULKHEAD & SOFFITS TO STRUCTURE ABOVE.

NOTE 3: SEE LIFE SAFETY PLAN & ELEC. DRAWINGS FOR ADDITIONAL INFORMATION ON EXIT AND EMERGENCY LIGHTS.

NOTE 4: COORDINATE LIGHTING LAYOUT W/ ELECTRICAL DRAWINGS.

REFLECTED CEILING PLAN LEGEND

	SUSPENDED ACOUSTICAL CLG.		SURFACE- MTD FIXTURE
	GWB CEILING, SOFFIT OR BULKHEAD		WALL OR BULKHEAD-MOUNTED LIGHTS
	EXISTING CEILING TO REMAIN		EXIT LIGHTS
	LAY-IN FIXTURE		EMERGENCY LIGHTS, BATTERY PACKS
			RECESSED CAN LIGHTS; REFER TO ELEC. DRAWINGS FOR TYPE & SIZE
			MECH. SUPPLY REGISTER
			MECH. RETURN REGISTER AND/OR EXHAUST FAN

DATE: Dec.18, 2024

Revisions		
No.	Date	Description
2	01-27-25	Addendum 003
3	01-30-25	Addendum 004

HUGHES ASSOCIATES
ARCHITECTS & ENGINEERS

3800 ELECTRIC ROAD, SUITE 300 | ROANOKE, VIRGINIA 24018
www.HughesAE.com
540.942.4002

Crawford Hall Renovation
ROANOKE COLLEGE
221 College Lane
Salem, Virginia



DRAWN BY: EHS
CHECKED BY: Checker

OVERALL
FIRST FLOOR
REF. CLG.
PLANS

REF PRICING
NOT FOR
CONSTRUCTION
DOCUMENT

COMMISSION No.
24028
SHEET
A8-1

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A PROFESSIONAL CORPORATION

Revisions		
No.	Date	Description
3	01-30-25	Addendum 004

DRAWN BY: WBB
CHECKED BY: WBB

ONE LINE
DIAGRAM

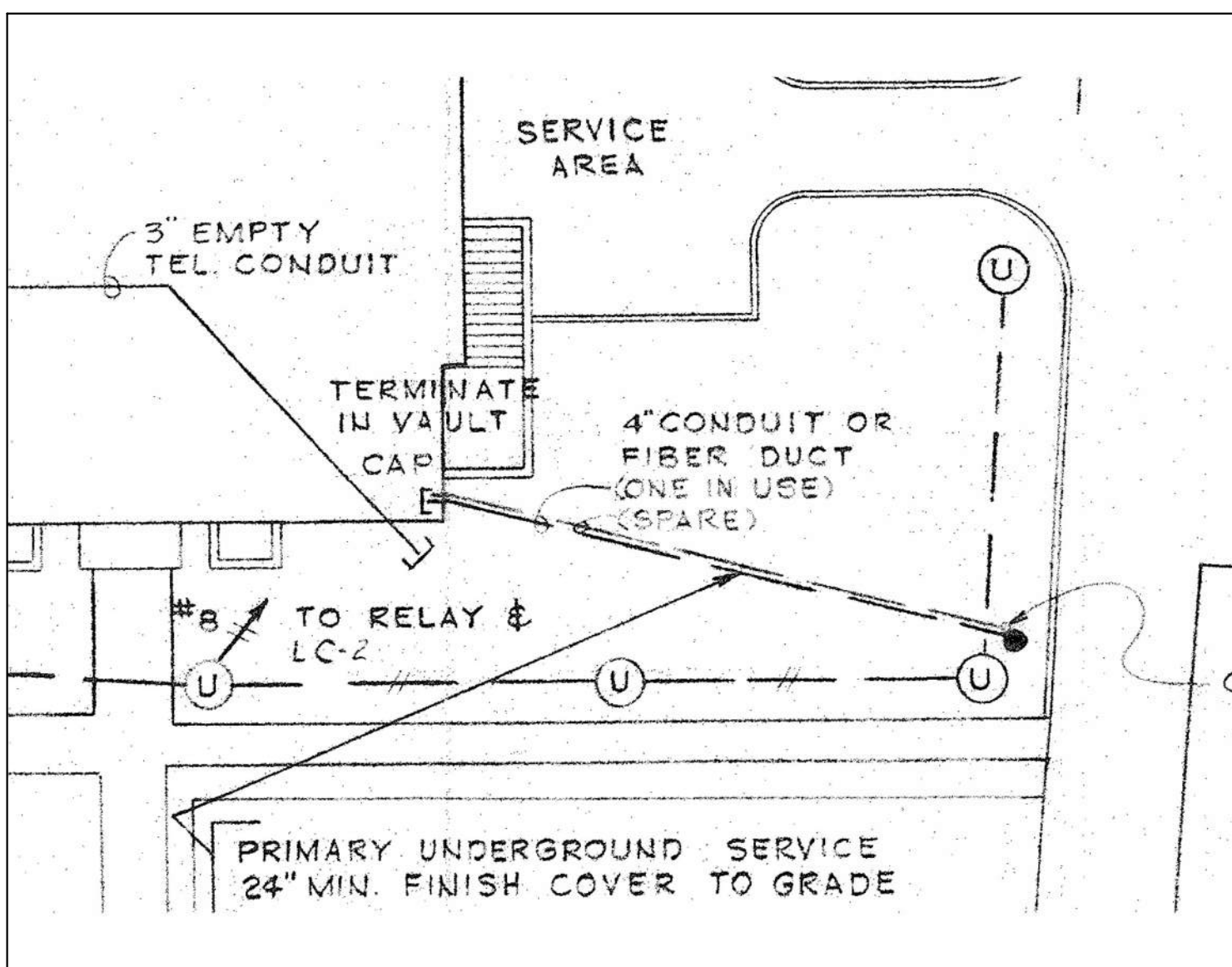
CARBO, INC.
ENGINEERING SERVICES
P.O. BOX 186
ROCKY MOUNT, VA 24151
PH 540-493-0313 FAX 540-483-0356
CARBOINC@GEMBARMAIL.COM

**Not For
Construction**
01/29/2025 10:35:05 AM

COMMISSION No.
24028
SHEET
E1-6

PANEL SCHEDULE						
ALL 120/208 V. 3φ, 4W.						
PANEL	MAINS	BRANCHES	CIRCUITS			MISC.
			ACTIVE	SPARE	TOT.	
3A	225A MLO	20A. 1P CIRC. BKR. 15A. 3P CIRC. BKR.	25 1	6 0	29 1	+10 SPACES SFI
3B	225A MLO	20A. 1P CIRC. BKR. 15A. 3P CIRC. BKR.	34 1	5 0	39 1	EF 1
2A	225A MLO	20A. 1P CIRC. BKR.	21	3	24	
2B	225A MLO	20A. 1P CIRC. BKR.	32	6	38	
1A	225A MLO	20A. 1P CIRC. BKR.	30	4	34	
1B	225A MLO	20A. 1P CIRC. BKR. 50A. 2P CIRC. BKR.	16 2	6 0	22 2	RANGE & UNIT KITCHEN
A	225A MLO	20A. 1P CIRC. BKR. 40A. 2P CIRC. BKR.	18 5	10 0	28 5	+4 SPACES
B	225A MLO	20A. 1P CIRC. BKR. 50A. 2P CIRC. BKR.	17 1	7 0	24 1	+10 SPACES RANGE
LC	100A MLO	20A. 1P CIRC. BKR. 15A. 3P CIRC. BKR.	4 2	4 0	8 2	+8 SPACES
EM	100A MLO	20A. 1P CIRC. BKR.	16	6	22	
MDP	800A MCB	200 A TRIP 200 A TRIP 200 A TRIP 200 A TRIP 70 A TRIP 100 A TRIP	1 1 1 1 1 1	0 0 0 0 0 0	1 1 1 1 1 1	PANEL "B" PANEL "A" PANEL "IA" PANEL "IB" PANEL "LC" ELEVATOR

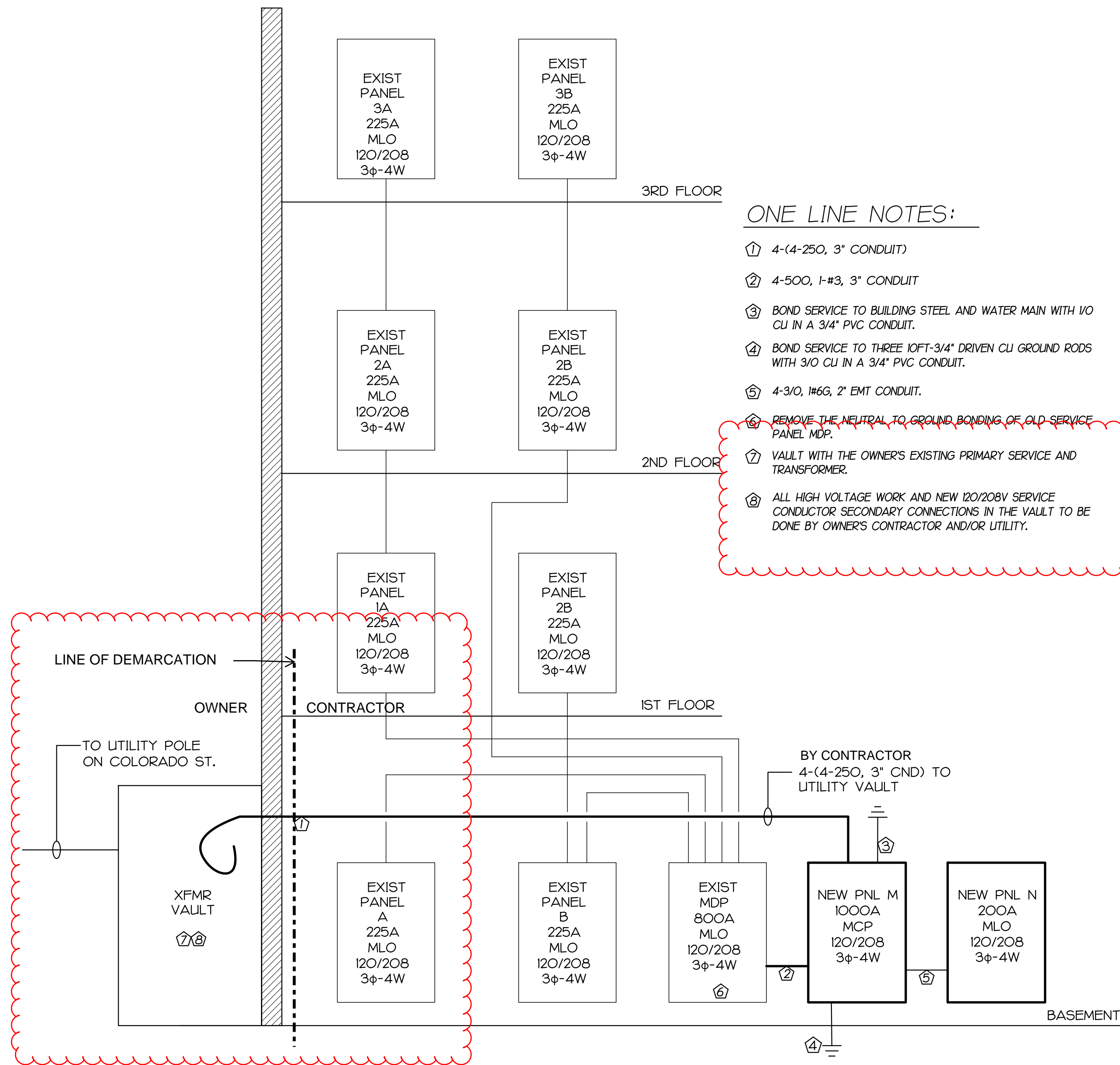
EXISTING MDP PANEL SCHEDULE
NOT TO SCALE



PARTIAL EXISTING SITE PLAN
NOT TO SCALE

NEW PANEL M						
120/208 VOLT 3 PHASE 4 WIRE			1000 AMP MCP 42 KAIC. SE RATED COPPER BUS		SQUARE D I-LINE SURFACE MOUNTED NEMA 1	
CRK	BRK	DESCRIPTION	WIRE SIZE	VA LOAD	DESCRIPTION	BRK
1			3	5572		2
3	90/3	FIRST FLOOR OU-1	3	5572	SECOND FLOOR OU-2	90/3
5			3	5572		6
7			3	5572		8
9	90/3	THIRD FLOOR OU-3	3	5572	BASEMENT DOAS OUD-1	70/3
11			3	5572		10
13			4	4131		12
15	70/3	FIRST FLOOR DOAS ODU-2	4	4131	SECOND FLOOR DOAS ODU-3	70/3
17			4	4131		14
19			4	4131		16
21	70/3	THIRD FLOOR DOAS ODU-3	4	4131	ELECTRIC DUCT HEATER EDH-B	60/3
23			4	4131		22
25			6	5000		24
27	60/3	ELECTRIC DUCT HEATER EDH-1	6	5000	ELECTRIC DUCT HEATER EDH-2	60/3
29			6	5000		26
31			6	5000		28
33	60/3	ELECTRIC DUCT HEATER EDH-3	6	5000	BC CONTROLLERS HBC1-1, 2 HBC2-1, 2	15/2
35			6	5000		30
37	15/2	BC CONTROLLERS BCD-B, -1, -2, -3	14	250		32
39			14	250	AH-B	15/2
41			500	298		40
43	400/3	OLD PANEL MDP	500	298	AH-1	15/2
45			500	298		44
47			3/0	298	AH-2	15/2
49	200/3	PANEL N	3/0	298		46
51			3/0	298	AH-3	15/2
53				298		48
55		SPACE (200AF)				50
57					SPACE (200AF)	52
59						54

NEW PANEL N						
120/208 VOLT 3 PHASE 4 WIRE			200 AMP MLO 22 KAIC COPPER BUS		SQUARE NQ SURFACE MOUNTED NEMA 1	
CRK	BRK	DESCRIPTION	WIRE SIZE	VA LOAD	DESCRIPTION	BRK
1	20/2	WALL HEATER WH-1	12	1123	SPACE	20
3			12	1123	SPACE	20
5	30/2	WALL HEATER WH-2	10	2000	SPACE	20
7			10	2000	SPACE	20
9	30/2	WALL HEATER WH-3	10	2000	SPACE	20
11			10	2000	SPACE	20
13	20	SPARE			SPACE	20
15	20	SPARE			SPACE	20
17	20	SPARE			SPACE	20
19	20	SPARE			SPACE	20
21	20	SPARE			SPACE	20
23	20	SPARE			SPACE	20
25	20	SPARE			SPACE	20
27	20	SPARE			SPACE	20
29	20	SPARE			SPACE	20
31	20	SPARE			SPACE	20
33	20	SPARE			SPACE	20
35	20	SPARE			SPACE	20
37	20	SPARE			SPACE	20
39	20	SPARE			SPACE	20
41	20	SPARE			SPACE	20



NEW ONE LINE DIAGRAM
NOT TO SCALE

**SECTION 00 4100
BID FORM**

THE PROJECT AND THE PARTIES

TO:

Roanoke College (Owner)
c/o Hughes Associates Architects & Engineers
3800 Electric Road SW Suite 300
Roanoke, Virginia 24018

FOR:

Crawford Hall Renovation - Roanoke College
221 College Lane
Salem, Virginia 24153

DATE: _____ **(BIDDER TO ENTER DATE)**

SUBMITTED BY: (BIDDER TO ENTER NAME AND ADDRESS)

Bidder's Full Name _____

Address _____

City, State, Zip _____

Licensed Class A Virginia Contractor No. _____ Exp. _____

OFFER

Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Bid Documents prepared by Hughes Associates Architects & Engineers for the above mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Sum of:

BASE BID

_____ dollars (\$ _____), in
lawful money of the United States of America.

ALTERNATE 1 BID

(ADD)

_____ dollars (\$ _____), in lawful
money of the United States of America.

We have included the required performance assurance bonds in the Bid Amount as required by the Instructions to Bidders.

All applicable federal taxes are included and Commonwealth of Virginia taxes are included in the Bid Sum.

All Cash Allowances described in Section 01 2100 - Allowances are included in the Bid Sum.

ACCEPTANCE

This offer shall be open to acceptance and is irrevocable for thirty days from the bid closing date.

If this bid is accepted by Owner within the time period stated above, we will:

Execute the Agreement within thirty days of receipt of acceptance of this bid.

Furnish the required bonds within thirty days of receipt of acceptance of this bid.

Commence work on the date stated in the Notice to Proceed (which shall be on or about May 5, 2025).

CONTRACT TIME

If this Bid is accepted, we will:

Complete the Work in 18 calendar months from Notice to Proceed.

CHANGES TO THE WORK

When Architect establishes that the method of valuation for Changes in the Work will be net cost plus a percentage fee in accordance with General Conditions, our percentage fee will be:

_____ percent overhead and profit on the net cost of our own Work;

_____ percent on the cost of work done by any Subcontractor.

On work deleted from the Contract, our credit to Owner shall be Architect-approved net cost plus _____ of the overhead and profit percentage noted above.

ADDENDA

The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.

Addendum # _____ Dated _____.

Addendum # _____ Dated _____.

Addendum # _____ Dated _____.

Addendum # _____ Dated _____.

Addendum # _____ Dated _____.

BID FORM SIGNATURE(S)

(Seal)

(Authorized signing officer, Title)

IF THE BID IS A JOINT VENTURE OR PARTNERSHIP, ADD ADDITIONAL FORMS OF EXECUTION FOR EACH MEMBER OF THE JOINT VENTURE IN THE APPROPRIATE FORM OR FORMS AS ABOVE.

END OF SECTION

SECTION 01 2100 ALLOWANCES

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Cash allowances.
- B. Payment and modification procedures relating to allowances.

1.02 RELATED REQUIREMENTS

- A. Section 01 2000 - Price and Payment Procedures: Additional payment and modification procedures.

1.03 CASH ALLOWANCES

- A. Costs Included in Cash Allowances: Cost of product to Contractor or subcontractor, less applicable trade discounts .
- B. Architect Responsibilities:
 - 1. Consult with Contractor for consideration and selection of products, suppliers , and installers.
 - 2. Select products in consultation with Owner and transmit decision to Contractor.
 - 3. Prepare Change Order.
- C. Contractor Responsibilities:
 - 1. Assist Architect in selection of products, suppliers , and installers.
 - 2. Obtain proposals from suppliers and installers and offer recommendations.
 - 3. On notification of which products have been selected, execute purchase agreement with designated supplier and installer.
 - 4. Arrange for and process shop drawings, product data, and samples. Arrange for delivery.
 - 5. Promptly inspect products upon delivery for completeness, damage, and defects. Submit claims for transportation damage.
- D. Differences in costs will be adjusted by Change Order.

1.04 ALLOWANCES SCHEDULE

- A. Base Bid
 - 1. Include the stipulated sum of \$250,000 for mitigation of asbestos-containing materials
 - 2. Include the stipulated sum of \$25,000 for installation of fire alarm system detection and notification devices and wiring.
 - 3. Include the stipulated sum of \$400,000 for renovation of the existing elevator.
 - 4. Include the stipulated sum of \$20,000 for patching and replacement of portions of the basement ceiling demolished for utility installation. Allowance includes ceiling work and re-installation of ceiling-mounted fixtures and devices.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION