



NEWPORT NEWS PUBLIC SCHOOLS PURCHASING DEPARTMENT

12465 Warwick Boulevard
Newport News, VA 23606-3041

Telephone: (757) 591-4525
Fax: (757) 591-4593

NOTICE OF INTENT TO AWARD

IFB #011-0-2026/SB

December 10, 2025

Bidder: **GC Commercial Inc.**
Address: 3 Pennington Avenue
Newport News, VA 23606

Your Bid Dated: **December 1, 2025**

In Response To: **IFB #011-0-2026/SB**

Description of Work/Products to be furnished: **Campus for Student Success Multi-Purpose Room Renovation**

Bid/Contract Award Amount: **\$1,493,463.66**

Your offer is hereby accepted at the prices, and terms stated in your bid and subject to all conditions and requirements of the IFB, including addenda, project specifications, drawings, and warranties.

Shannon Bailey

Shannon Bailey, VCCO, VCO
Director of Procurement

RECORDS OF THIS SOLICITATION ARE NOW AVAILABLE FOR PUBLIC INSPECTION



INVITATION FOR BIDS

Newport News Public Schools

ISSUING OFFICE:

PURCHASING DEPARTMENT
12465 WARWICK BOULEVARD
NEWPORT NEWS, VA 23606-3041
TELEPHONE: (757) 591-4525
FAX: (757) 591-4593

DATE: October 14, 2025

Attention of Bidder is Directed To Section
2.2-4367 to 2.2-4377 Code of Virginia
(Ethics In Public Contracting)

SEALED BIDS will be received in the issuing office above until Opening Date and Opening Time as specified in this solicitation to include any addendums issued by this office. Newport News Public Schools is not responsible for late delivery by U. S. Postal mail or other couriers.

ELECTRONIC BIDS All bids may be submitted electronically online via eVA until Closing Date and Closing Time as specified in this solicitation including any addenda issued by this office using Bidder's established eVA Supplier Account. The entire bid response including any /all attachments and any/all addenda must be submitted electronically via eVA, no later than the closing date and time stated in the solicitation posting. Faxed or emailed bids will not be accepted. Newport News Public Schools is not responsible for electronic late delivery. Bidders are highly encouraged to anticipate and plan for technical or heavy email transmission traffic at the last minute. All inquiries for information regarding this Invitation for Bid should be directed to Shannon Bailey at shannon.bailey1@nn.k12.va.us or 757-591-4525.

BID ITEM NO.
011-0-2026/SB

PROCUREMENT OFFICER
Shannon Bailey,
VCCO, VCO

OPENING DATE
November 14, 2025

OPENING TIME
2:00 PM EST

PREBID CONFERENCE
OPTIONAL
DATE: October 22, 2025
TIME: 10:00 AM EST

COMMODITY: Construction Services

NIGP CODE: 90927, 91484, 90977, 90930, 91223

PLEASE FILL IN BIDDER'S NAME & ADDRESS IN THE SPACES PROVIDED BELOW:

THIS IS NOT AN ORDER

THE NEWPORT NEWS SCHOOL BOARD, HEREAFTER REFERRED TO AS NEWPORT NEWS PUBLIC SCHOOLS (NNPS) ALSO REFERRED TO AS "OWNER", RESERVES THE RIGHT TO ACCEPT OR REJECT ANY OR ALL BIDS IN WHOLE OR IN PART AND TO WAIVE ANY INFORMALITIES IN THE BID PROCESS AND RESERVES THE RIGHT TO ENTER INTO ANY CONTRACT DEEMED TO BE IN ITS BEST INTEREST. THE SPECIFICATIONS IN THIS BID ARE INTENDED AS A QUALITY INDICATOR AND GUIDE FOR BIDDING AND UNLESS OTHERWISE STATED, NNPS WILL CONSIDER ALTERNATE BIDS OF EQUAL OR BETTER QUALITY, WHICH WILL BE ACCOMPANIED BY DESCRIPTIVE LITERATURE. THE ENTIRE CONTENTS OF THIS INVITATION FOR BID, ANY ADDENDA, AND BIDDER'S RESPONSE SHALL BE INCORPORATED INTO ANY RESULTING CONTRACT.

NNPS DOES NOT DISCRIMINATE AGAINST FAITH-BASED ORGANIZATIONS.

Campus for Student Success Multi-Purpose Room Renovations

ACKNOWLEDGE RECEIPT OF ADDENDUM: #1____#2____#3____#4____ (Please Initial)

IN COMPLIANCE WITH THIS BID, AND TO ALL THE CONDITIONS IMPOSED HEREIN, THE UNDERSIGNED AGREES TO EXECUTE ANY CONTRACT AS A RESULT OF THIS BID. THE UNDERSIGNED OFFERS AND AGREES TO FURNISH THE GOODS/SERVICES AT THE PRICE(S) INDICATED ON THE PRICING SCHEDULE. THE FOLLOWING SECTION SHALL BE SIGNED BY AN AGENT AUTHORIZED TO BIND THE BIDDER/COMPANY. FAILURE TO MAKE THIS COMMITMENT MAY RESULT IN BID REJECTION.

Authorized Agent

Signature

Type or Print Name

Email Address

Company FEI/FIN#

Phone Number

FAX Number

SPECIFIC LEGAL REQUIREMENTS

ANTI-COLLUSION:

In the preparation and submission of this bid/proposal, said bidder/offeree did not either directly or indirectly enter into any combination or arrangement with any person, firm or corporation, or enter into any agreement, participate in any collusion, or otherwise take any action in violation of the Sherman Act (15 U.S.C. Section 1), Sections 59.1-9.1 through 59.1-9.17 or Sections 59.1-68.6 through 59.1-68.8 of the Code of Virginia. The undersigned bidder/offeree hereby certifies that this agreement, or any claims resulting therefrom, is not the result of, or affected by, any act of collusion with, or any act of, another person or persons, firm or corporation engaged in the same line of business or commerce; and, that no person acting for, or employed by, NNPS has an interest in, or is concerned with, this bid/proposal; and, that no person or persons, firm or corporation other than the undersigned, have, or are, interested in this bid/proposal.

DRUG-FREE WORKPLACE:

During the performance of this contract, the successful bidder/offeree agrees to (i) provide a drug-free workplace for the successful bidder's/offeree's employees; (ii) post in conspicuous places, available to employees and applicants for employment, a statement notifying employees that the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in the successful bidder's/offeree's workplace and specifying the actions that will be taken against employees for violations of such prohibition; (iii) state in all solicitations or advertisements for employees placed by or on behalf of the successful bidder/offeree that the successful bidder/offeree maintains a drug-free workplace; and (iv) include the provisions of the foregoing clauses in every subcontract or purchase order of over \$10,000, so that the provisions will be binding upon each successful bidder/offeree or vendor. For the purpose of this section, "drug-free workplace" means a site for the performance or work done in connection with a specific contract awarded to a successful bidder/offeree in accordance with federal law, the employees of whom are prohibited from engaging in the unlawful manufacture, sale, distribution, dispensation, possession or use of any controlled substance or marijuana during the performance of the contract.

EMPLOYMENT DISCRIMINATION BY THE SUCCESSFUL BIDDER/OFFEROR SHALL BE PROHIBITED:

1. During the performance of this contract, the successful bidder/offeree agrees as follows:
 - a. Bidder/offeree shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, age, disability, or any other basis prohibited by state law relating to discrimination in employment, except where there is a bona fide occupational qualification reasonably necessary to the normal operation of the successful bidder/offeree. The successful bidder/offeree agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
 - b. Successful bidder/offeree, in all solicitations or advertisements for employees placed by or on behalf of the successful bidder/offeree, shall state that such successful bidder/offeree is an equal opportunity employer.
 - c. Notices, advertisements, and solicitations placed in accordance with federal law, rule or regulation shall be deemed sufficient for the purpose of meeting the requirements of this section.
2. Successful bidder/offeree shall include the provisions of the foregoing Subsections a, b, and c in every subcontract or purchase order of over \$10,000, so that the provisions will be binding upon each subcontractor or vendor.

COMPLIANCE WITH STATE LAW; FOREIGN AND DOMESTIC BUSINESSES AUTHORIZED TO TRANSACT BUSINESS IN THE COMMONWEALTH:

1. A contractor organized as a stock or nonstock corporation, limited liability company, business trust, or limited partnership or registered as a registered limited liability partnership shall be authorized to transact business in the Commonwealth as a domestic or foreign business entity if so required by Title 13.1 or Title 50 or as otherwise required by law.
2. A bidder/offeree organized or authorized to transact business in the Commonwealth pursuant to Title 13.1 or Title 50 will include in its bid or proposal the identification number issued to it by the State Corporation Commission in the space provided below. Any bidder/offeree that is not required to be authorized to transact business in the Commonwealth as a foreign business entity under Title 13.1 or Title 50 or as otherwise required by law shall include in its bid or proposal a statement why the bidder/offeree is not required to be so authorized. Bidder/offeree is to include the VA Code reference authorizing the exemption in said statement.
3. Any bidder/offeree described in the foregoing Subsection 2. that fails to provide the required information shall not receive an award unless a waiver of this requirement is granted by the Superintendent or designee.
4. Any business entity described in the foregoing Subsection 1. that enters into a contract with NNPS shall not allow its existence to lapse or its existence to lapse or its certificate of authority or registration to transact business in the Commonwealth, if so required under Title 13.1 or Title 50, to be revoked or cancelled at any time during the term of the contract.

Name and Address of BIDDER/OFFEROR:

Date: _____ Authorized Signature: _____

Printed Name: _____ Title: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

Federal Tax Identification Number/Social Security Number: _____

State Corporation Commission Identification Number: _____

Is bidder/offeree a "minority" business? ☐ Yes ☐ No If yes, please indicate the "minority" classification below:

☐ African American ☐ Hispanic American ☐ Native American ☐ Asian American ☐ Other; Please Explain:

Service Disabled Veteran? ☐ Yes ☐ No

Service Disabled Veteran Business? ☐ Yes ☐ No

Woman Owned? ☐ Yes ☐ No

Small Business? ☐ Yes ☐ No

Faith-Based Organization? ☐ Yes ☐ No

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Attachment A: Bid Form (include with bid)

Attachment B: Certification of Compliance (include with bid)

Attachment C: Contractor Questionnaire Form (include with bid)

I. SCOPE OF WORK

A. GENERAL REQUIREMENTS

1. The Work of Project is defined by the Contract Documents and includes, but is not limited to, the following: The Campus for Student Success Multipurpose Room Renovation is located within the former South Morrison Elementary School located at 746 Adams Drive, Newport News, VA 23601. Hereafter referred to as the "Project", the work consists of renovating an existing Gymnatorium into a multipurpose meeting space totaling approximately 4,420 SF, within the existing building in accordance with plans and specifications. This project includes interior alterations as designed for these spaces and within the adjacent corridor. Work includes, but is not limited to, demolition of the existing, elevated stage area and other interior and exterior elements. New construction includes new finishes, folding walls, doors, windows, ceilings, and hardware. Interior work alters existing load-bearing and non-load-bearing masonry walls and partitions and provides lintels for new openings. Work includes interior demolition, provision of new doors and frames, finishes, ceilings, plumbing, HVAC, lighting and electrical work.

B. SPECIFIC REQUIREMENTS

1. Contractor shall provide services in accordance with the Project Manual dated October 1, 2025 and associated Drawings dated October 1, 2025.
2. In accordance with Commonwealth of Virginia §54.1-1115, A1 and A6; Contractor shall possess a valid Commonwealth of Virginia Contractor's Class A license as well ensure any subcontractors scheduled for the Project possess a valid Commonwealth of Virginia Contractor's license.
3. In accordance with Commonwealth of Virginia §22.1-296.1; Contractor shall ensure all employees, subcontractors, representatives, (i) have not been convicted of a felony or any offense involving the sexual molestation of a child or physical abuse or sexual abuse or rape of a child; and (ii) has not been convicted of a crime of moral turpitude.
4. To ensure reasonable emergency response, Contractor for this Project shall have an operational office Not more than 250 miles driving distance from the Project site.
5. References about the Bidder's past performances must be ascertained prior to any bid being eligible for award. Therefore, Bidder must provide at least six (6) references with its bid, as specified in Attachment C, Contractor's Qualification Statement. Negative references or references that cannot verify whether the Contractor can meet the criteria specified in Section I. of this IFB, may be grounds for a bid being rejected.

II. SPECIAL INSTRUCTIONS TO THE BIDDER

A. Issuing Office:

Wherever used in this Invitation for Bid, Issuing Office will be:
Shannon Bailey, VCCO, VCO
Director of Procurement
Newport News Public Schools Purchasing Department
12465 Warwick Boulevard
Newport News, VA 23606-3041
Phone: (757) 591-4560
Fax: (757) 591-4593
Email: shannon.bailey1@nn.k12.va.us

B. NNPS Project Manager/Contract Administrator:

Wherever used in this Invitation for Bid and for purposes of any notices under this contract, the NNPS /Project Manager/Contract Administrator will be:

Wade Beverly
Executive Director, Plant Services
12580 Patrick Henry Dr.
Newport News, VA 23602
Phone: (757) 881-5024
Email: wade.beverly@nn.k12.va.us

Architect/Engineer:

Quinn Evans
Attn: Charles Tilley, AIA, REFP
1840 West Broad St.
Richmond, VA 23220
Phone: (804) 788-4774
Email: charles.tilley@quinnevans.com

Note: The Project Manager, and the Engineer when assigned to the Project, will provide administration of the Contract and will be the Owner's Representatives (1) during construction and (2) until final payment is made. The Owner's Representative will advise and consult with the Owner and will have the authority to act on behalf of the Owner only to the extent provided in the Contract Documents, unless otherwise modified by written instrument in accordance with other provisions of the Contract.

C. Contact with NNPS Staff, Representatives, and/or Agents:

Direct contact with NNPS staff, representatives, and/or agents other than Purchasing Department staff on the subject of this IFB or any subject related to this IFB is expressly prohibited except with the prior knowledge and permission of the Purchasing Director

D. Pre-Bid Conference:

An Optional pre-bid conference will be held at **Center for Student Success, 746 Adams Drive Newport News, VA 23601** on **Wednesday, October 22, 2025 at 10:00 AM, Eastern Time** to answer any questions regarding this IFB. Any changes determined necessary as a result of this conference or any other source that may affect the responses to the bid will be formally addressed by the Issuing Office via addenda.

E. Site Visit:

Immediately following the pre-bid conference, NNPS will conduct an Optional site visit.

F. Bidders of Record:

Bidders receiving a copy of this IFB from a source other than the Issuing Office via the www.eVA.virginia.gov web site must contact the Issuing Office and provide Bidder's name, address, contact person, telephone and fax number, and the IFB Item Number.

G. Examination of Contract Documents and Project Site: It is the responsibility of each Bidder before submitting a Bid:

- a. To examine thoroughly the Bid Documents;
- b. To visit the site to become familiar with and satisfy the Bidder as to the general, local and site conditions that may affect cost, progress, performance, or furnishing of the Work; **BIDDER IS REQUIRED TO COORDINATE ALL SITE VISITS THROUGH THE OWNER PRIOR TO COMING ON NNPS PROPERTY.**
- c. To study and carefully correlate the Bidder's knowledge and observations with the Bid Documents and such other related data; and;
- d. To promptly notify the Owner of all conflicts, errors, ambiguities, or discrepancies which the Bidder has discovered in or between the Bid Documents and such other related documents or field/site conditions.
- e. Complete printed sets of the Project Manual and drawings may be obtained directly from the Issuing Office for a fee of \$60.00 for each set – only money orders or certified checks accepted. A set includes the project manual and a set of drawings. Partial sets will not be provided. Upon return of the project manuals and drawings, a refund may be provided to vendors who were not selected for award. However, the original receipt must be presented and the materials being returned must be in the same condition in which they were purchased (no internal markings). Bidders have up to ten (10) days after the Bid Opening to return manuals and drawings for a refund. Partial sets will not be refunded.

H. Questions:

Submit questions regarding the Invitation for Bid in writing to the Issuing Office at shannon.bailey1@nn.k12.va.us no later than **Monday, October 27, 2025, 2:00 P.M. Eastern Time**. Necessary replies will be issued to all Bidders of record as addenda that shall become part of the contract documents. Oral instructions do not form a part of the bid documents.

Bidder is responsible for checking the www.eVA.virginia.gov website or contacting the Issuing Office within 48 hours prior to bid closing to secure any addenda affecting this IFB.

I. Changes or Modifications:

Changes or modifications to this Invitation for Bids made prior to the date and time of closing will be addressed by addenda from the Issuing Office. Acknowledge receipt of addenda in the space provided on the cover page of this Invitation for Bid. Oral modifications shall not form a part of the Bid documents. This IFB and any addenda shall be incorporated, by reference, into any resulting contract.

J. Bid Submittal Requirements:

Per the VPPA § 2.2-4303. (Effective January 1, 2025) Methods of Procurement, Newport News Public Schools now provides an option to submit electronic copies of the requested bid/proposal through electronic means or hard copy/paper submissions. All bids may be submitted electronically online via eVA using the Bidder's established eVA Supplier Account, in person, or by mail. The entire bid response including any / all attachments and any / all addenda must be submitted electronically via eVA, in person, or mail no later than the closing date and time stated in the solicitation posting. Faxed or emailed bids will not be accepted.

To learn how to submit an online bid/proposal in eVA please refer to the online supplier training page at: <https://eva.virginia.gov/supplier-training-materials.html>

The link to the video "Viewing and Responding to Solicitations" can be found on the Supplier Training Materials page at: <https://www.youtube.com/watch?v=KSxcAkOekW0>

It is the responsibility of the Bidder to ensure all required attachments are properly completed, readable and uploaded to eVA by the date and time deadline stated on the electronic solicitation posting.

Bidders should allow sufficient time to account for any technical difficulties they may encounter during online submission or uploading of documents. In the event of technical difficulties, suppliers should contact eVA Customer Care at 1-866-289-7367 or via email at eVACustomerCare@DGS.Virginia.gov.

1. Each Bid submission shall be submitted to the Issuing Office and will include the following documents:
2. The cover page of this Invitation to Bid, which will contain:
 - (1) Original signature of an agent authorized to bind the company;
 - (2) Acknowledgment of any addenda on page one (1); and
 - (3) Registered Virginia Contractor No. and Class;
- b. Bid Form (**Attachment A**);
- c. Completed and signed anti collusion/nondiscrimination clauses on page 2 of this IFB;
- d. Signed Certification of Compliance with Code of Virginia, §22.1-296.1 (**Attachment B**);
- e. Completed Contractor's Questionnaire Statement (**Attachment C**);
- f. Copy of Contractor's valid Commonwealth of Virginia Contractor License;
- g. To ensure reasonable emergency response time (4 hours or less), Contractor shall submit addresses of General Contractor's offices that list an operational office that is no more than 250 miles driving distance from the Project site.

Note: Each Bidder shall submit with its bid that is \$100,000.00 or more, an original bid bond with original seal from a surety company selected by the Bidder that is authorized to do business in Virginia, or cashier's check, payable to Newport News Public Schools equal to five percent (5%) of the total bid price. The Bid Bond is a guarantee that if the contract is awarded to the Bidder, he will enter into the contract for the work mentioned in the bid.

3. Bidder shall submit one original and one (1) copy of its Bid. This original of the Bid shall contain the original signature of the contracting authority.
4. Submit Bids in a sealed envelope or package. Clearly label the shipping/mailling packaging as well as the outside of your sealed envelope or package with the Bid Item No., Closing Date and Time, and your firm's name and address. **Bids received by telephone, telegraph, facsimile, or any other means of electronic transfer shall not be accepted.** Bids will be received on or before the date and the hour and at the place stipulated in the Invitation to Bids as may be modified by subsequent Addenda. Purchasing Department operating hours are on the NNPS website at <http://sbo.nn.k12.va.us/index.html>.

The official time used for the receipt of responses is determined by reference to the clock designated by the Procurement Officer. The Procurement Officer shall determine when the Bid Receipt Deadline has arrived and shall announce that the Deadline has arrived and that no further bids or bid modifications will be accepted.

5. Bidders are encouraged to submit their bids on recycled paper and to use double-sided copying.
6. Bidder Qualification:

To demonstrate its qualifications to perform the Work, each Bidder shall be prepared to submit further written satisfactory evidence that the Bidder has sufficient experience, necessary capital, materials, machinery and skilled workers to complete the Work. If financial statements are required they shall be of such date as the Owner shall determine and shall be prepared on forms acceptable to the Owner. The Owner may make any such investigations as deemed necessary to determine the ability of the Bidder to perform the Work. The Owner's decision or judgment on these matters shall be final, conclusive and binding.

7. Subcontractor Qualification:

Each Bidder shall submit to the Owner a list of all Subcontractors who will be performing work on the Project, within ten (10) days following Notice of Award. Such list shall be accompanied by an experience statement with pertinent information as to similar projects and other evidence of experience and qualifications of each such Subcontractor, person and organization. If the Owner, after due investigation, has reasonable objection to any proposed Subcontractor, other person and organization, the Owner may, before giving the Notice of Award, request the apparent low Bidder to submit an acceptable substitute. If the apparent low Bidder declines to make any such substitution, the contract shall not be awarded to such Bidder. For any Subcontractors, other persons, or organization so listed and to whom Owner does not make written objection prior to issuing the Notice of Proceed, it will be deemed the Owner has no objection.

8. Responsibility of the Bidder:

By submitting their Bid, Bidders certify that:

They are not now debarred or enjoined by the Federal Government or by the Commonwealth of Virginia or by any other state, or by any town, city, or county, from submitting Bids on contracts for construction covered by this solicitation, nor are they an agent of any person or entity that is now so debarred; Bidder has sufficient financial ability to perform the Contract and Contractor can acquire a surety bond from a corporation included on the United States Treasury list of acceptable surety corporations in the amount and type required by the Owner;

Bidder (including any officer, director or owner thereof) has not had judgments entered against Bidder within the past ten years for the breach of contracts for governmental or nongovernmental construction, including, but not limited to, design-build or construction management;

Bidder has not been in substantial noncompliance with the terms and conditions of prior construction contracts with a public body without good cause. For the purpose of this paragraph, substantial noncompliance must be documented in writing in the construction project file and any such information relating thereto given to the contractor at that time, with the opportunity to respond.

K. Proprietary Information/Disclosure:

Bidder is advised that the Virginia Public Procurement Act (Section 2.2-4342, Code of Virginia, 1950 as amended) shall govern public inspection of all records submitted by Bidder. Specifically, if Bidder seeks to protect any proprietary data or materials, pursuant to Section 2.2-4342.

Bidder shall:

- (i) invoke the protections of this section prior to or upon submission of the data or other materials,
- (ii) identify the data or other materials to be protected,
- (iii) State the reasons why protection is needed.

Furthermore, the Bidder shall submit proprietary information under separate cover, and the Owner reserves the right to submit such information to the Owner's attorney for concurrence of the Bidder's claim that it is in fact proprietary.

References may be made within the body of the bid to proprietary information; however, all information contained within the body of the bid not labeled proprietary or otherwise not meeting all three of the requirements of Section 2.2-4342 shall be public information in accordance with State statutes. Trade secrets or proprietary information submitted by

a Bidder in conjunction with this IFB are not subject to public disclosure under the Virginia Freedom of Information Act (VFOIA). However, Bidder must invoke the protection of the VFOIA prior to or upon submission of the data or other materials. Information submitted that does not meet the above requirements will be considered public information in accordance with the VFOIA.

An all-inclusive statement that the entire bid is proprietary is unacceptable. A statement that Bidder's costs and/or bid pricing are to be protected is unacceptable. Bidder will be requested to remove any such statement(s) in order to be eligible for further evaluation and award.

L. Notice of Award:

Any contract resulting from this IFB will be publicly posted for inspection on the eVA.virginia.gov website as well as in the NNPS Purchasing Department, 12465 Warwick Boulevard, Newport News, Virginia.

M. Award:

Owner may elect to award a contract to more than one vendor.

The award of contracts shall be at the sole discretion of the Owner. Unless cancelled or rejected, a responsive bid from the lowest responsible bidder shall be accepted as submitted, except that if the bid from the lowest responsible bidder exceeds available funds, Owner may negotiate with the apparent low bidder to obtain a contract price within available funds. The Owner reserves the right to accept or reject any or all bids in whole or in part and to waive any informalities in the process. Furthermore, the Owner reserves the right to enter into any contract deemed to be in the Owner's best interest.

N. IFB Opening:

Bidder shall ensure their bid is time stamped by the Issuing Office no later than the Opening Date and Time shown on the cover page of this Invitation for Bid. Bids received after the specified date and time (time stamped 2:01 P.M. or later) shall not be considered and will be returned unopened to Bidder.

The Bid-Opening will be conducted via ZOOM and IN-PERSON at the Issuing Office and any bidder wishing to attend virtually shall utilize the following link:

Topic: Bid Opening - Center for Student Success Multi-Purpose Room Renovations

Time: Nov 14, 2025 02:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://nn-k12-va-us.zoom.us/j/88034171732?pwd=PmZAF73xT097plmsVMRMKybGacQ4S.1>

Meeting ID: 880 3417 1732

Passcode: 111904

O. Withdrawal of Bids:

A bidder for a contract may request withdrawal of his or her bid under the following circumstances:

1. A bidder may withdraw his bid from consideration if the price bid was substantially lower than the other bids due solely to a mistake in the bid, provided the bid was submitted in good faith, and the mistake was a clerical mistake as opposed to a judgment mistake, and was actually due to an unintentional arithmetic error or an unintentional omission of a quantity of work, labor or material made directly in the compilation of a bid, which unintentional arithmetic error or unintentional omission can be clearly shown by objective evidence drawn from inspection of original work papers, documents and materials used in the preparation of the bid sought to be withdrawn.
2. If a bid contains both clerical and judgment mistakes, a bidder may withdraw his bid from consideration if the price bid would have been substantially lower than the other bids due solely to the clerical mistake, that was an unintentional arithmetic error or an unintentional omission of a quantity of work, labor or material made directly in the compilation of a bid that shall be clearly shown by objective evidence drawn from inspection of original work papers, documents and materials used in the preparation of the bid sought to be withdrawn.
3. Requests for withdrawal of bids prior to opening of such bids shall be transmitted to the NNPS

Purchasing Agent in writing.

4. Requests for withdrawal of bids after opening of such bids but prior to award shall be transmitted to the NNPS Purchasing Agent, in writing, accompanied by full documentation supporting the request. The bidder shall give notice in writing of his claim of right to withdraw his bid within two (2) business days after the conclusion of the bid opening procedure and shall submit original work papers with such notice. If bid bonds were tendered with the bid, NNPS reserves its right to exercise collection.

No bid may be withdrawn under this section when the result would be the awarding of the contract on another bid of the same bidder or of another bidder in which the ownership of the withdrawing bidder is more than five percent. If a bid is withdrawn under the authority of this paragraph, the lowest remaining bid shall be deemed to be the low bid. No bidder who is permitted to withdraw a bid shall, for compensation, supply any material or labor to or perform any subcontract or other work agreement for the person or firm to whom the contract is awarded or otherwise benefit, directly or indirectly, from the performance of the project for which the withdrawn bid was submitted.”

P. Disposition of Bids:

All materials submitted in response to this IFB shall become the property of the Owner. One (1) copy of each bid will be retained for official files. Said copy will become public record after award of the contract and will be open to public inspection subject to the Proprietary Information/Disclosure section of this IFB.

Q. Cost of Responding:

This solicitation does not commit the Owner to pay any costs incurred by the Bidder or any other party in the preparation and/or submission of bids or in making necessary studies or designs for the preparation thereof, nor is the Owner obligated to procure or contract for such services.

III. GENERAL TERMS AND CONDITIONS

A. Definitions

The Contract Documents consist of the solicitation for bids, the Bid Pricing Form, the Project Manual dated **October 1, 2025**, including Drawings and Specifications, Addenda issued prior to the execution of the Contract, and Modifications issued after execution of the Contract.

The Contract is formed by and consists of the Contract Documents.

The Owner is the Newport News School Board also sometimes referred to as the Newport News Public Schools or NNPS.

The Work means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment and services provided or to be provided by the Contractor to fulfill the Contractor’s obligations. The Work may constitute the whole or part of a Project.

The Extra Work means approved construction and services added to the Project.

The Project is the total construction of which the work performed under the Contract Documents may be the whole or part and which may include construction by the Owner and by separate contractors.

The Drawings are graphic and pictorial portions of the Contract Documents showing the design, location, and dimensions of the Work, generally including plans, elevations, sections, details, schedules, and diagrams.

The Specifications are that portion of the Contract Documents consisting of written requirements for materials, equipment, systems, standards, and workmanship for the Work, and performance of related services.

The Owner Representative is the person or entity identified by the Owner to make decisions with respect to the matters requiring the Owner’s approval or authorization.

The Architect is the person lawfully licensed to practice architecture or an entity lawfully practicing architecture identified as such in the Contract and is referred to throughout the Contract Documents as if singular in number. The term “Architect” means the Architect or the Architect’s authorized representative.

The Engineer is the person lawfully licensed to practice engineering or an entity lawfully practicing engineering identified as such in the Contract and is referred to throughout the Contract Documents as if singular in number. The term “Engineer” means the Engineer or the Engineer’s authorized representative.

The Project Manager is the person or entity identified as such in the Contract and is referred to throughout the Contract Documents as if singular in number. The term Project Manager means the Project Manager or the Project Manager's authorized representative.

The Written Notice to Proceed is a document issued by the Owner Representative requiring the Contractor to begin Work within a time specified in the Notice to Proceed.

The Change Order is a written instrument prepared by the Project Manager or Architect/Engineer and signed by the Owner, Architect/Engineer, and Contractor, stating their agreement upon all of the following:

1. a change in the Work;
2. the amount of the adjustment in the Contract Sum, if any; and
3. the extent of the adjustment in the Contract Time, if any.

The Construction Change Directive is a written order prepared by the Project Manager or Architect/Engineer and signed by the Owner, Project Manager (if different from Owner), and Architect/Engineer, directing a change in the Work and stating a proposed basis for adjustment, if any, in the Contract Sum or Contract Time, or both.

The Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use.

The Contract Sum is stated in the Contract and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents.

B. Administration of the Contract:

The Project Manager and Architect /Engineer will provide administration of the Contract and will be the Owner's Representatives (1) during construction and (2) until final payment is made. The Owner's Representative will advise and consult with the Owner and will have the authority to act on behalf of the Owner only to the extent provided in the Contract Documents, unless otherwise modified by written instrument in accordance with other provisions of the Contract.

C. Contract Document:

The Contract represents the entire and integrated agreement between the parties and supersedes prior negotiations, representations or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Contractor and the Architect /Engineer or the Architect's/Engineer's consultants, (2) between the Owner and a Subcontractor or Sub-subcontractor, (3) between the Owner and the Architect/Engineer or Architect's/Engineer's consultants, or (4) between any persons or entities other than the Owner and the Contractor. The Contract Documents are complementary and what is called for by one shall be as binding as if called for by all.

D. Contract Modification(s):

A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive, or (4) a written order for a minor change in the Work issued by the Architect/Engineer. After award, any and all modification to the Contract shall be made by a Modification. The Owner's standard to modify the Contract is the acceptance of standard AIA documents G701 in its latest edition, properly executed by the Owner, Architect/Engineer, and Contractor with subsequent issuance of a change order (purchase order).

E. Bidder Obligation:

Bidder shall carefully examine the contents of this Invitation for Bid and any subsequent addenda. Failure to do so shall not relieve the Successful Bidder of its obligation to note any exceptions (see Exceptions/Alternatives section) and to fulfill the requirements of this contract

F. Conditions Of Work:

Bidders shall inform themselves fully of the conditions relating to services required herein. Failure to do so will not

relieve a Successful Bidder of the obligation to furnish all goods and/or services necessary to carry out the provisions of this contract

G. Bid Binding For Ninety (90) Days:

Bidder agrees that this bid shall be binding and may not be withdrawn for a period of ninety (90) calendar days after the scheduled closing date of this Invitation For Bid

H. Prime Contractor:

If in its performance of this contract, Successful Bidder supplies goods or services by or through another party or subcontractor, Successful Bidder agrees that:

1. Successful Bidder shall act as the prime contractor for the goods and services to be provided under contract and shall be the sole point of contact with regard to all obligations under this contract.
2. Successful Bidder represents and warrants that Successful Bidder has made third parties or subcontractors aware of the proposed use and disposition of the other party's products or services, and that such other party has agreed in writing that it has no objection and that OWNER is not liable to such third parties or subcontractors for any work performed under this contract.

The use of subcontractors and the work they perform must receive the prior written approval of Owner. The Owner will designate a Contract Administrator to approve such work.

3. Successful Bidder shall be solely responsible for all work performed and materials provided by subcontractors.
4. Successful Bidder shall be responsible for the liability of subcontractors for the types and limits required of the Successful Bidder under this contract.

I. Subcontractors:

Successful Bidder's use of subcontractors and the work they are to perform must receive written approval from the Owner. Successful Bidder shall be solely responsible for all work performed and materials provided by subcontractors. Successful Bidder shall be responsible for the liability of subcontractors for the types and limits required of the Successful Bidder.

J. Non-Assignment:

Successful Bidder shall not assign its rights and duties under this Agreement without the prior written consent of the NNPS Contract Administrator.

K. Antitrust:

Any perceived anti-trust violation shall be reported to the State Attorney General for possible enforcement of anti-trust laws.

L. Anti-collusion/Nondiscrimination Requirements Form:

The attached "Anti-collusion/Nondiscrimination Requirements" form, on page 2 of this IFB, shall be executed by Bidder and is to be submitted with Bidder's bid. The requirements set forth on said form shall be considered to be binding terms and conditions in any contract resulting from this IFB. A contract will not be awarded to a Bidder who has not signed the anti-collision/nondiscrimination statement.

M. Compliance with Federal, State, and Local Laws and Federal Immigration Law:

Contractor does not, and shall not during the performance of the contract for goods and services in the Commonwealth, knowingly employ an unauthorized alien as defined in the federal Immigration Reform and Control Act of 1986.

N. Compliance with state law; foreign and domestic businesses authorized to transact business in the Commonwealth:

Contractor organized as a stock or nonstock corporation, limited liability company, business trust, or limited partnership or registered as a registered limited liability partnership shall be authorized to transact business in the Commonwealth as a domestic or foreign business entity if so required by Title 13.1 or Title 50 or as otherwise required by law. Contractor shall not allow its existence to lapse or its certificate of authority or registration to transact business in the Commonwealth, if so required under Title 13.1 or Title 50, to be revoked or cancelled at any time during the term of the contract. NNPS may void any contract with the Contractor if the Contractor fails to remain in compliance with the provisions of this section.

O. Hold Harmless/Indemnification:

It is understood and agreed that Successful Bidder hereby assumes the entire responsibility and liability for any and all material damages to persons or property caused by or resulting from or arising out of any act or omission on the part of Successful Bidder, its subcontractors, agents or employees under or in connection with this Contract or the performance or failure to perform any work required by this Contract. Successful Bidder agrees to indemnify and hold harmless Owner and its agents, volunteers, servants, employees and officials from and against any and all claims, losses, or expenses, including reasonable attorney's fees and litigation expenses suffered by any indemnified party or entity as the result of claims or suits due to, arising out of or in connection with (a) any and all such damages, real or alleged, (b) the violation of any law applicable to this Contract, and (c) the performance of the work by Successful Bidder or those for whom Successful Bidder is legally liable. Upon written demand by the Owner, Successful Bidder shall assume and defend at Successful Bidder's sole expense any and all such suits or defense of claims made against the Owner, its agents, volunteers, servants, employees or officials.

P. Notices:

All notices, requests, demands, and elections under this contract, other than routine operational communications, shall be in writing and shall be deemed to have been duly given on the date when hand-delivered, or on the date of the confirmed facsimile transmission, or on the date received when delivered by courier that has a reliable system for tracking delivery, or six (6) NNPS business days after the date of mailing when mailed by United States mail, registered or certified mail, return receipt requested, postage prepaid. All notices shall be addressed to the following individuals:

To Owner: NNPS Contract Administrator as designated in this IFB.

To Successful Bidder: Successful Bidder's Contract Administrator as defined in Successful Bidder's bid.

Either party may from time to time change the individual(s) to receive notices and/or its address for notification purposes by giving the other party written notice as provided above.

Q. Non-Responsive Performance:

(1) Delivery Delays: Owner reserves the right to procure goods and/or services to be provided under this contract from other sources in the event Successful Bidder fails to deliver such goods and/or service deliverables in accordance with delivery dates and time frames set forth in this contract.

Unacceptable Deliveries (Rejections): Upon notification by the Owner that goods and/or service deliverables provided by the Successful Bidder under this contract are damaged and/or not of the quality specified by the Owner, such goods and/or service deliverables will be rejected. Successful Bidder shall replace such rejected goods and/or service deliverables immediately or within a reasonable time as determined by Owner.

Successful Bidder shall remove all rejected materials, equipment or supplies from the premises of Owner within ten (10) days of notification. Rejected goods and/or service deliverables not removed from Owner's premises within ten (10) days will be regarded as abandoned, shall become the property of Owner, and Owner shall have the right to dispose of such items.

Owner Purchase From Alternate Sources: Owner reserves the right to authorize immediate purchase from other sources against delayed deliveries and/or rejections.

The Successful Bidder shall reimburse Owner promptly for excess costs incurred by Owner for such purchases. Any such purchases will be deducted from the contract amount. In the event Owner's cost of obtaining goods and/or service deliverables from other sources be less, Successful Bidder shall have no claim to the difference.

Liability: Successful Bidder shall be liable to Owner for all costs incurred by Owner as a result of Successful Bidder's failure to perform in accordance with the contract. Successful Bidder's liability shall include, but not be limited to: Damages and other delay costs, to include costs to procure goods/services from alternate suppliers. Increased costs of performance, such as extended overhead and increased performance costs resulting from performance delays caused by Successful Bidder and/or rejections of Successful Bidder's goods and/or service deliverables. Warranty and rework costs, liability to third party, excess costs, attorney's fees and related costs incurred by Owner due to non-responsive performance of Successful Bidder.

R. Termination Without Cause:

Owner may at any time, and for any reason, terminate this Contract by written notice to Successful Bidder specifying the termination date, which shall be not less than thirty (30) days from the date such notice is mailed. Notice shall be given to Successful Bidder by certified mail/return receipt requested, addressed to the Successful Bidder's Contract Administrator. In the event of such termination, Successful Bidder shall be paid such amount as shall compensate Successful Bidder for the work satisfactorily completed, and accepted by Owner, at the time of termination. In the event Owner terminates this Contract, Successful Bidder shall withdraw its personnel and equipment, cease performance of any further work under this Contract, and turn over to Owner any work completed or in process for which payment has been made.

S. Termination With Cause/Breach:

In the event that Successful Bidder shall for any reason or through any cause be in default of the terms of this Contract, Owner may give Successful Bidder written notice of such default by certified mail/return receipt requested, addressed to the Successful Bidder's Contract Administrator. Unless otherwise provided, Successful Bidder shall have ten (10) days from the date such notice is mailed in which to cure the default. Upon failure of the Successful Bidder to cure the default, Owner may immediately cancel and terminate this Contract as of the mailing date of the default notice. Upon termination, Successful Bidder shall withdraw its personnel and equipment, cease performance of any further work under the Contract, and turn over to Owner any work in process for which payment has been made. In the event of violations of law, safety or health standards and regulations, this Contract may be immediately cancelled and terminated by Owner and provisions herein with respect to opportunity to cure default shall not be applicable.

T. Breach of Contract:

Successful Bidder shall be deemed in breach of this contract if the Successful Bidder: Fails to comply with any terms of this contract; Fails to cure such noncompliance within ten (10) calendar days from the date of the Owner written notice or such other time frame, greater than ten (10) calendar days, specified by the NNPS Contract Administrator in the notice. Fails to submit a written response to the Owner notification of noncompliance within ten (10) calendar days after the date of the Owner notice. All notices under this contract shall be submitted, either by fax or certified mail, return-receipt requested, to the respective contract administrator. Successful Bidder shall not be in breach of this contract as long as its default was due to causes beyond the reasonable control of and occurred without any fault or negligence on the part of both the Successful Bidder and its subcontractors. Such causes may include, but are not restricted to, acts of God or of the public enemy, acts of Owner in its sovereign capacity, fires, floods, epidemics, strikes, freight embargoes, and unusually severe catastrophic weather such as hurricanes.

U. Applicable Law:

This Contract shall be deemed to be a Virginia contract and shall be governed as to all matters whether of validity, interpretations, obligations, performance or otherwise exclusively by the laws of the Commonwealth of Virginia, and all questions arising with respect thereto shall be determined in accordance with such laws. Regardless of where actually delivered and accepted, this Contract shall be deemed to have been delivered and accepted by the parties in the Commonwealth of Virginia.

V. Compliance With All Laws:

Successful Bidder shall comply with all federal, state and local statutes, ordinances, and regulations now in effect or hereafter adopted, in the performance of this contract. Successful Bidder represents that it possesses all necessary licenses and permits required to conduct its business and/or will acquire any additional licenses and permits necessary for performance of this contract prior to the initiation of work. If the Successful Bidder is a corporation, Successful

Bidder further expressly represents that it is a corporation of good standing in the Commonwealth of Virginia and will remain in good standing throughout the term of the contract and any extensions. All City of Newport News business license, personal property, real estate and other applicable tax requirements shall be met by Successful Bidder.

W. Venue:

Venue shall be in the Circuit Court of the City of Newport News, Virginia, and the United States District Court for the Eastern District of Virginia, Norfolk Division, compliant with applicable laws and regulations, as deemed appropriate by the Owner.

X. Severability:

If any provision of this contract is found by any court of competent jurisdiction to be invalid or unenforceable, the invalidity of such provision shall not affect the other provisions of this contract, and all other provisions of this contract shall remain in full force and effect.

Y. Non-Appropriation of Funds:

It is understood and agreed between the parties herein that the Owner shall be bound hereunder only to the extent that the funds shall have been appropriated. In the event no funds or insufficient funds are appropriated, Owner shall immediately notify the Successful Bidder of such occurrence and this Contract shall terminate on the last day funds are available without penalty or expense to the Owner of any kind whatsoever.

Z. Tax Exemption:

The Owner is exempt from federal excise tax and from all State and local taxes. Successful Bidder shall not include such taxes in any invoices under this agreement. Upon request, the Owner will furnish the Successful Bidder with tax exemption certificates or the Owner tax exempt number.

AA. Vendor's Invoices:

Successful Bidder shall submit to the Owner all invoices promptly upon completion of the requirements for installation, delivery, and acceptance of the Products and Services required under this contract. Invoices shall not include any costs other than those identified in the executed Owner purchase order awarding this contract or any subsequent change orders issued by the NNPS Purchasing Division. All shipping costs are the Successful Bidder's responsibility, except to the extent such charges are identified in the executed NNPS purchase order or change orders. Successful Bidder's invoices shall provide at a minimum:

- Type and description of the Product or Service installed, delivered and accepted;
- Serial numbers, if any;
- Quantity delivered;
- Charge for each item;
- Extended total (unit costs x quantity);
- This IFB number and the NNPS Purchase Order Number.

BB. Contractual Disputes:

Any dispute concerning a question of fact as a result of a contract with the Owner which is not disposed of by agreement shall be decided by the NNPS Purchasing Agent, who shall reduce his decision to writing and mail or otherwise forward a copy thereof to the contractor within thirty (30) days. The decision of the NNPS Purchasing Agent shall be final and conclusive unless the contractor appeals within six (6) months of the date of the final written decision by instituting legal action as provided in the Code of Virginia. A contractor may not institute legal action, prior to receipt of the public body's decision on the claim, unless the public body fails to render such decision within the time specified. Contractual claims, whether for money or other relief, shall be submitted in writing no later than sixty days after final payment; however, written notice of the contractor's intention to file such claim shall have been given at the time of the occurrence or beginning of the work upon which the claim is based. Nothing herein shall preclude a contract from requiring submission of an invoice for final payment within a certain time after completion and acceptance of the work or acceptance of the goods. Pendency of claims shall not delay payment of amounts agreed due in the final payment.

CC. Warranty/Guarantee:

The Successful Bidder guarantees against defective or faulty material or workmanship for at least one (1) year or for the manufacturer's standard warranty period, whichever is greater, from the date of Final Completion as specified by Owner. To furnish adequate protection from damage for all work and to repair damages of any kind for which Successful Bidder or Successful Bidder's workmen are responsible, to the building or equipment, to Successful Bidder's own work, or to the work of others. Any merchandise or service provided under the contract which is or becomes defective during the warranty period shall be replaced by the Successful Bidder free of charge with the specific understanding that all replacements shall carry the same guarantee as the original equipment or service (one year or manufacturer's standard warranty period, whichever is greater, from the date of acceptance of the replacement). The Successful Bidder shall make any such replacement immediately upon receiving notice from the Owner.

The Contractor agrees to assign to the Owner at the time of final completion of the Work any and all manufacturer's warranties relating to materials and labor used in the Work. All warranties and guarantees of the Contractor noted in the Specifications or contained herein shall survive the expiration of the Contract or the early termination of the Contractor.

In addition to the foregoing stipulations, the Contractor shall comply with all other guarantees and warranties referred to in any portion of the Contract Documents, the more stringent requirement governing. If, for any reason the Contractor cannot guarantee any part of his Work using the material or construction methods which have been specified or shown, it shall notify the Architect/Engineer in writing before the Notice to Proceed is given, giving reasons together with the name of the product and data on substitutions he can guarantee. Should the Contractor fail to so notify the Architect prior to receiving the Notice to Proceed, the Contractor will be held to have agreed to guarantee all Work specified or shown.

DD. Payment Terms:

To be eligible for payment, all labor, equipment and materials covered under Successful Bidder's invoice must be completed and accepted by the Owner. Owner agrees to make payments under this contract within thirty (30) days after receipt of a correct invoice for such payment. Where payment is made by mail, the date of postmark shall be deemed to be the date of payment. Any amounts due the Owner under the terms of this or any other agreement may be applied against Successful Bidder's invoices with documentation for the basis of the adjustment attached. In no event shall any interest penalty or late fee accrue when payment is delayed because of disagreement between the Owner and Successful Bidder regarding the quantity, quality, time of delivery, or other noncompliance with the contract requirements for any Product or Service or the accuracy or correctness of any invoice. Payment terms offering a "prompt payment discount" of 20 days or greater will be considered in the evaluation of bids. All other payment terms shall be net thirty (30) calendar days or greater. Payment terms not specified by Bidder shall be Net 45 days.

1. Special Educational or Promotional Discounts:

The contractor shall extend any special educational or promotional sale prices or discounts immediately to Newport News Public Schools during the term of the contract. Such notice shall also advise the duration of the specific sale or discount price.

EE. Prompt Payment

The Owner will promptly pay for completed, delivered goods or services accepted under this Contract by the payment date established. The required payment date will be either: (i) the date on which payment is due under the terms of this Contract for the provision of the goods or services; or (ii) if a date is not established by this Contract, not more than forty-five (45) days after goods or services are received or not more than forty-five (45) days after the invoice is rendered, whichever is later.

Within twenty (20) days after the receipt of the invoice or goods or services, the Owner shall notify the supplier of any defect or impropriety that would prevent payment by the payment date. Should Owner fail to pay the Contractor by the pay date, finance charges may be assessed by the Contractor. Unless otherwise provided under the terms of this Contract, interest will accrue at the rate of one percent (1%) per month. This will not apply to late payment provisions in any public utility tariffs or public utility negotiated Contracts. Contractor shall include in each of its subcontracts a provision requiring each subcontractor to include or otherwise be subject to the same payment and interest requirements with respect to each lower-tier subcontractor.

In cases where payment to Contractor is made by mail, the date of postmark shall be deemed to be the date payment is made for purposes of this Contract.

Individual Contractors shall provide to the Owner their social security numbers and proprietorships, partnerships, and corporations to provide their federal employer identification numbers.

Within seven (7) days after Contractor receives payment from the Owner, Contractor shall take one or more of the following actions:

1. Pay all subcontractors for the proportionate share of the total payment received from Owner attributable to the work performed by the subcontractors under this Contract;
2. Notify Owner and all affected subcontractors, in writing, of Contractor's intention to withhold all or a part of each affected subcontractor's payment including the reason for nonpayment.
3. Pay interest to the subcontractor on all amounts owed by the Contractor that remain unpaid after (7) seven days following receipt by the Contractor of payment from Owner for work performed by the subcontractor under that Contract, except for amounts withheld, as allowed in #2 above.

A Contractor's obligation to pay an interest charge to a subcontractor pursuant to the payment clause in this section shall not be construed to be an obligation of Owner. A Contract modification will not be made for the purpose of providing reimbursement by Owner for interest charges owed by Contractor. A cost reimbursement claim to the Owner shall not include any amounts for reimbursement of interest charges owed by Contractor.

FF. Payment by Electronic Funds Transfer (EFT)

(a) Method of payment.

(1) All payments by Newport News Public Schools (NNPS) under this contract shall be made by electronic funds transfer (EFT) except as provided in paragraph (a)(2) of this clause. As used in this clause, the term "EFT" refers to the funds transfer and may also include the payment information transfer.

(2) In the event NNPS is unable to release one or more payments by EFT, the Contractor agrees to either—

- (i) Accept payment by check or some other mutually agreeable method of payment; or
- (ii) Request NNPS to extend payment due dates until such time NNPS makes payment by EFT (but see paragraph (d) of this clause).

(b) Mandatory submission of Contractor's EFT information.

(1) The Contractor is required to provide NNPS with the information required to make payment by EFT (see paragraph (j) of this clause). The Contractor shall provide this information directly to the NNPS Accounting Department (hereafter referred to as "Accounting") no later than 15 days prior to submission of the first request for payment. In the event that the EFT information changes, the Contractor shall be responsible for providing the updated information to the Accounting.

(2) If the Contractor provides EFT information applicable to multiple contracts, the Contractor shall specifically state the applicability of this EFT information in terms acceptable to Accounting.

(c) Mechanisms for EFT payment. NNPS may make payment by EFT through the Automated Clearing House (ACH) network, subject to the rules of the National Automated Clearing House Association

(d) Suspension of payment.

(1) The NNPS is not required to make any payment under this contract until after receipt, by Accounting, of the correct EFT payment information from the Contractor. Until receipt of the correct EFT information, any invoice or contract financing request shall be deemed not to be a proper invoice for the purpose of prompt payment under this contract.

(2) If the EFT information changes after submission of correct EFT information, NNPS shall begin using the changed EFT information no later than 30 days after its receipt by Accounting to the extent payment is made by EFT. However, the Contractor may request that no further payments be made until the updated EFT information is implemented by Accounting. If such suspension would result in a late payment under the prompt payment terms of this contract, the Contractor's request for suspension shall extend the due date for payment by the number of days of the suspension.

(e) Liability for uncompleted or erroneous transfers.

(1) If an uncompleted or erroneous transfer occurs because NNPS used the Contractor's EFT information incorrectly,

NNPS remains responsible for—

- (i) Making a correct payment;
- (ii)) Paying any prompt payment penalty due; and
- (iii) Recovering any erroneously directed funds.

(2) If an uncompleted or erroneous transfer occurs because the Contractor's EFT information was incorrect, or was revised within 30 days of NNPS' release of the EFT payment transaction, and—

- (i) If the funds are no longer under the control of Accounting, NNPS is deemed to have made payment and the Contractor is responsible for recovery of any erroneously directed funds; or
- (ii) If the funds remain under the control of Accounting, NNPS shall not make payment and the provisions of paragraph (d) shall apply.

(f) EFT and prompt payment. A payment shall be deemed to have been made in a timely manner in accordance with the prompt payment terms of this contract if, in the EFT payment transaction instruction released to the Federal Reserve System, the date specified for settlement of the payment is on or before the prompt payment due date, provided the specified payment date is a valid date under the rules of the Federal Reserve System.

(g)) EFT and assignment of claims. If the Contractor assigns the proceeds of this contract as provided for in the assignment of claims terms of this contract, the Contractor shall require as a condition of any such assignment, that the assignee shall provide the EFT information required by paragraph (j) of this clause to Accounting, and shall be paid by EFT in accordance with the terms of this clause. In all respects, the requirements of this clause shall apply to the assignee as if it were the Contractor. EFT information that shows the ultimate recipient of the transfer to be other than the Contractor, in the absence of a proper assignment of claims acceptable to NNPS, is incorrect EFT information within the meaning of paragraph (d) of this clause.

(h) Liability for change of EFT information by financial agent. NNPS is not liable for errors resulting from changes to EFT information provided by the Contractor's financial agent.

(i) Payment information. Accounting shall forward to the Contractor available payment information that is suitable for transmission as of the date of release of the EFT instruction to the Federal Reserve System. NNPS may request the Contractor to designate a desired format and method(s) for delivery of payment information from a list of formats and methods Accounting is capable of executing. However, NNPS does not guarantee that any particular format or method of delivery is available and retains the latitude to use the format and delivery method most convenient to NNPS. If NNPS makes payment by check in accordance with paragraph (a) of this clause, NNPS shall mail the payment information to the remittance address in the contract.

(j) EFT information. The Contractor shall provide the following information to Accounting. The Contractor may supply this data for this or multiple contracts (see paragraph (b) of this clause). The Contractor shall designate a single financial agent per contract capable of receiving and processing the EFT information using the EFT methods described in paragraph (c) of this clause.

(1) The contract number (or other procurement identification number).

(2) The Contractor's name and remittance address, as stated in the contract(s).

(3) The signature (manual or electronic, as appropriate), title, and telephone number of the Contractor official authorized to provide this information.

(4) The name, address, and 9-digit Routing Transit Number of the Contractor's financial agent.

(5) The Contractor's account number and the type of account (checking, saving, or lockbox).

(6) If applicable, the Fedwire Transfer System telegraphic abbreviation of the Contractor's financial agent.

(7) If applicable, the Contractor shall also provide the name, address, telegraphic abbreviation, and 9-digit Routing Transit Number of the correspondent financial institution receiving the wire transfer payment if the Contractor's financial agent is not directly on-line to the Fedwire Transfer System; and, therefore, not the receiver of the wire transfer payment.

NNPS Accounting Department Designated Contact:

Accounting Department
NNPS Administration Building
12465 Warwick Blvd.
Newport News, Virginia 23606
Tel: (757)591-4513
Kimberly Powell, Accounting Supervisor
IFB# 011-0-2026/SB

GG. Audits:

The Owner shall have the right to audit all books and records (in whatever form they may be kept, whether written, electronic or other) relating or pertaining to this Contract (including any and all documents and other materials, in whatever form they may be kept, which support or underlie those books and records), kept by or under the control of Successful Bidder, including, but not limited to those kept by Successful Bidder, its employees, agents, assigns, successors and subcontractors. Successful Bidder shall maintain such books and records, together with such supporting or underlying documents and materials, for the duration of this Contract and for at least three years following the completion of this Contract, including any and all renewals thereof. The books and records, together with the supporting or underlying documents and materials shall be made available, upon request, to the Owner, through its employees, agents, representatives, contractors or other designees, during normal business hours at Successful Bidder's office or place of business in Newport News, Virginia. In the event that no such location is available, then the books and records, together with the supporting or underlying documents and records, shall be made available for audit at a time and location in Newport News, Virginia, which is convenient for the Owner. This paragraph shall not be construed to limit, revoke, or abridge any other rights, powers, or obligations relating to audit which the Owner may have by state, city, or federal statute, ordinance, regulation, or agreement, whether those rights, powers, or obligations are express or implied.

IV. SPECIAL TERMS AND CONDITIONS

A. Contract Term:

A certificate of substantial completion for the work under this Contract, must be provided to the Owner by Contractor no later than **August 7, 2026**. The date of Substantial Completion is the date certified by the Architect/Engineer. Final completion shall be achieved on or before **September 7, 2026**.

B. Drawings and Project Manuals:

In addition to the documents described herein, the Bid Pricing form, the Project Manual dated **October 1, 2025**, and the associated Plans/Drawings are hereby incorporated into this contract, by reference, as if written herein verbatim and are all considered contract documents.

C. Drawing and Specifications; Use and Ownership

Upon award, the Owner will furnish to the Contractor, free of charge, copies of Drawings and/or Specifications reasonably necessary for the execution of the Work.

When the Work involved is common to a trade or industry, which can be judged as acceptable, or not by commonly accepted standards for a specific trade, the Contractor shall not use the inadequacy or omission of drawing detail or specification language to excuse his failure to perform to the highest industry standards. All Drawings and/or Specifications shall remain the property of the Owner, and shall not be reused on other Work by the Contractor.

D. Construction Schedule

The Contractor shall submit within ten (10) days, or upon a timeframe mutually agreeable between the Owner and Contractor, after award of Contract a schedule which shall show the order (and value of) in which the Contractor proposes to carry on the Work. The Construction Schedule shall not exceed time limits current under the Contract Documents, shall be revised at appropriate intervals as required by the conditions of the Work and Project, shall be related to the entire Project to the extent required by the Contract Documents, and shall provide for expeditious and practical execution of the Work.

E. Schedule of Values

Within seven (7) calendar days after receipt of the Notice to Proceed, or upon a timeframe mutually agreeable between the Owner and Contractor but prior to submitting the first pay application, there will be a mandatory

Project meeting to

review the Construction Schedule and Schedule of Values. The Schedule of Values, once approved by Owner, shall be the basis for submittal and approval of monthly progress payments. The Contractor shall provide the Owner Representative with sufficient information on its plan for completing all Work under this Contract. Contractor will be prepared to present the suppliers and delivery dates for their respective critical materials including footing, reinforcing, structural steel, metal roofing, brick, windows, hollow metal frames, HVAC units, main electrical switch gear, kitchen equipment *and any other item of which delivery may be critical to meet the Construction Schedule*. Contractor will also be prepared to present the number of workers scheduled to be onsite throughout the Project.

NOTE: NO APPLICATIONS FOR PROGRESS PAYMENTS WILL BE CERTIFIED FOR PAYMENT UNLESS THE CONTRATOR HAS SUBMITTED THE ABOVE SCHEDULING INFORMATION.

F. Time is of the Essence

Time is of the essence in this Contract. Contractor expressly acknowledges that in the performance of its obligations, Owner is relying on timely performance and will schedule operations and incur obligations to third parties in reliance upon timely performance by Contractor and may sustain substantial losses by reason of untimely performance.

G. Insurance:

Contractor shall submit to the NNPS Contract Administrator certificates of insurance, prior to beginning work under the contract and no later than ten (10) days after award of the contract.

All policies of insurance required herein shall be written by insurance companies licensed to conduct the business of insurance in Virginia, and acceptable to Owner, and shall carry the provision that the insurance will not be cancelled or materially modified without thirty days (30) prior written notice to the Owner or to the extent permitted by Virginia law. The certificates of insurance shall list NNPS, 12465 Warwick Boulevard, Newport News, Virginia, 23606-0130, as the additional insured for the specified project as outlined in this IFB. Copies of actual endorsements to the policy shall be required to confirm any special request, such as, additional insured status. A COI shall not be issued or delivered that gives the impression there are coverage terms the referenced policy does not specifically provide.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE OWNER SHOULD ANY POLICY BE CANCELLED. FAILURE TO NOTIFY THE OWNER SHALL CONSTITUTE A MATERIAL BREACH OF THE CONTRACT.

Insurance shall be maintained during the entire term of the contract and shall be of the following forms and limits:

Forms	Limits
Workers' Compensation	Statutory
Automobile Liability	\$1,000,000 Combined Single Limit
Commercial General Liability, including Contractual Liability and Products and Completed Operations Coverage	\$1,000,000 Combined Single Limit
Miscellaneous Errors and Omissions with Intellectual Property Rights Coverage, Including Copyright Infringement	\$1,000,000
Umbrella/Excess Liability	\$5,000,000

The establishment of minimum limits of insurance by Owner does not reduce or limit the liability or responsibilities of the Contractor.

H. Bonds:

Unless otherwise noted, all surety documents required herein shall be received and approved by the NNPS Contract Administrator prior to beginning work under the contract and no later than five (5) days after issuance of the "Notice of Award" for this IFB. Each of the required bonds shall be payable to the Owner. Bonds shall be executed by one or

more surety companies selected by Bidder which are legally authorized to issue bond and do business in the Commonwealth of Virginia. With the exception of any required Bid Bond, each of the above bonds shall be maintained through the term of the contract and any extensions. ***Note in accordance with §2.2-4338, alternative forms of security in lieu of a bid, performance, or payment bond, a bidder may furnish a certified check, cashier's check, or cash escrow in the face amount required for the bond. If approved by the School Board attorney in advance and prior to submitting a bid, a bidder may furnish a personal bond, property bond, or bank or savings institution's letter of credit on certain designated funds in the face amount required for the bid, payment, or performance bond. Approval shall be granted only upon a determination that the alternative form of security proffered affords protection to the public body equivalent to a corporate surety's bond.**

Bid Bond

Each Bidder shall submit with its bid that is \$100,000.00 or more, an original bid bond from a surety company selected by the Bidder that is authorized to do business in Virginia, or cashier's check, payable to Newport News Public Schools equal to five percent (5%) of the total bid price. The Bid Bond is a guarantee that if the contract is awarded to the Bidder, he will enter into the contract for the work mentioned in the bid.

Performance and Payment Bonds

Successful Bidder shall furnish to Owner a payment bond and a performance bond each equal to one hundred percent (100%) of the Contract price and each payable to Newport News Public Schools before any agreement is approved and issued if the Project assigned to the Successful Bidder is \$500,000.00 or more. The performance bond shall be conditioned upon the faithful performance of the Contract in strict conformity with the terms and conditions of the Contract, and the payment bond shall be conditioned upon the prompt payment for all such material furnished or labor supplied or performed in the prosecution of the work.

I. Unauthorized Disclosure of Information:

The Contractor shall assume the entire responsibility and liability for any and all damages caused by or resulting from or arising out of the negligent or willful unauthorized disclosure of confidential information on the part of the Contractor, its subcontractors, agents or employees under or in connection with this contract. The Contractor shall save harmless and indemnify Owner and its agents, volunteers, servants, employees and officers from and against any and all claims, losses or expenses, including but not limited to attorney's fees, which either or both of them may suffer, pay or incur as

the result of claims or suits due to, arising out of or in connection with, any and all such unauthorized disclosures, real or alleged. The Contractor shall, upon written demand by Owner, assume and defend, at the Contractor's sole expense, any and all such suits or defense of claims alleging unauthorized disclosures of confidential information.

Any negligent or willful unauthorized disclosure of confidential information on the part of the Contractor, its subcontractors, agents or employees under or in connection with this contract shall constitute a breach of the terms of this contract. Owner may proceed by appropriate court action, including seeking injunctive relief, to prevent continuing unauthorized disclosures, and Contractor shall save harmless and indemnify Owner for court costs, litigation expenses and attorney's fees that it may pay or incur as the result of seeking to prevent or stop any and all unauthorized disclosures of confidential information.

J. Copyright/Patent Indemnity:

The Successful Bidder shall pay all royalty and license fees relating to the items covered by this contract. In the event any third party shall claim that the manufacture, use and sales of the goods supplied under this contract constitute an infringement of any copyright, trademark, or patent, the Successful Bidder shall indemnify Owner and hold Owner harmless from any cost, expense, damage or loss incurred in any manner by Owner on account of any such alleged or actual infringement.

K. Title to Equipment:

Successful Bidder shall pass to Owner clear and unrestricted title to all equipment purchased, delivered, and accepted under this contract upon payment of the purchase price.

L. Liquidated Damages:

If the Contractor fails to obtain and submit to Owner both a Certificate of Occupancy from the City of Newport News and a Certificate of Substantial Completion from the Architect within the time specified in the contract, the Contractor shall pay liquidated damages to Owner in the amount of **\$1,000.00** for each calendar day of delay until the work is completed and accepted and both certificates identified above have been properly authorized and submitted to Owner. If Owner terminates the Contractor's right to proceed, liquidated damages will continue to accrue until the work is completed. These liquidated damages are in addition to excess costs of repurchase under the Termination for Cause clause.

M. Time Extensions:

Time extensions for contract changes will depend upon the extent, if any, by which the changes cause delay in the completion of the various elements of construction. The change order granting the time extension may provide that the contract completion date will be extended only for those specific elements related to the changed work and that the remaining contract completion dates for all other portions of the work will not be altered. The change order also may provide an equitable readjustment of liquidated damages under the new completion schedule.

N. Responsibility for Work

The Contractor shall be responsible for the protection of their Work until final acceptance. The Contractor shall be responsible for damage to or destruction of the Work caused by the negligence of the Contractor, or any other party under the control and supervision of the Contractor. Contractor agrees to make no claims against the Owner for damages for the Work from any cause except negligence or willful acts of the Owner, improper or faulty design, acts of any Enemy, or acts of war. Contractor shall obtain and maintain in force until Owner's final acceptance of Project, Builders' Risk Insurance that fully covers any loss or damage to Project.

O. Changes in the Work

The Owner may make changes in the drawings and specifications or scheduling of the Contract within the general scope at any time. If such changes add to or deduct from the Contractor's cost of the Work, the Contract price shall be adjusted accordingly. All such Work shall be executed under the conditions of the original Contract except that any claim for extension of time caused thereby shall be included as part of the negotiated change order.

The Contractor shall be prepared to justify any price for Extra Work by providing detailed breakdown and supporting documents when requested by the Owner.

1. If sub-contractor does the actual Work, the mark-up shall be limited to a maximum of 15%. If the subcontractor does not enter into the Work he shall not be added into the cost. General Contractor mark-up shall be limited to a maximum of 10%.

2. If the General Contractor is solely responsible for the Work the maximum mark-up shall be limited to 10%."

P. Extension of Time:

(a) Extension of time stipulated in the Contract for completion of the Work will be made when formally approved Change Orders, fully executed by the Owner, Architect, and Contractor, when such changes in the Work increase the overall scope; when the Work is suspended; or when the Work of the Contractor is delayed on account of physical conditions or acts of others which could not have been foreseen by, or which were beyond the control of the Contractor, his subcontractors or suppliers, and which were not the result of their fault or negligence.

(b) NO TIME EXTENSION WILL BE GRANTED BY THE OWNER UNLESS THE FOLLOWING PROCESS IS FOLLOWED. If, during any month the Contractor is unable to Work for reasons beyond the Contractor's control and believes the Contractor is due an extension; the Contractor shall submit in writing, along with the Contractor's monthly request for progress payments, a request for the extension which clearly explains the circumstances which the Contractor feels justifies and extension. The request will be reviewed by the Owner and a written response, granted or rejecting the

request, will be issued. Any request for days older than the current month will be dismissed without consideration. Time extensions shall constitute a formal change to Contract terms and conditions and a formal Change Order (AIA Form G701 in its latest edition) shall be issued by the Owner accordingly and as specified herein.

Q. Different Site Conditions:

The Contractor shall promptly, and before the conditions are disturbed, give a written notice to the Contract Administrator of-

- Subsurface or latent physical conditions at the site which differ materially from those indicated in this contract; or
- Unknown physical conditions at the site, of an unusual nature, which differ materially from those ordinarily encountered and generally recognized as inhering in work of the character provided for in the contract.

The Owner's Representative(s) shall investigate the site conditions promptly after receiving the notice. If the conditions do materially so differ and cause an increase or decrease in the Contractor's cost of, or the time required for, performing any part of the work under this contract, whether or not changed as a result of the conditions, an equitable adjustment shall be made under this clause and the contract modified in writing, accordingly. No request by the Contractor for an equitable adjustment to the contract under this clause shall be allowed, unless the Contractor has given the written notice required; *provided*, that the time prescribed in this paragraph for giving written notice may be extended by the Issuing Office. No request by the Contractor for an equitable adjustment to the contract for differing site conditions shall be allowed if made after final payment under this contract.

R. Site Investigations and Conditions Affecting Work:

The Contractor acknowledges that it has taken steps reasonably necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to (1) conditions bearing upon transportation, disposal, handling, and storage of materials; (2) the availability of labor, water, electric power, and roads; (3) uncertainties of weather, river stages, tides, or similar physical conditions at the site; (4) the conformation and conditions of the ground; and (5) the character of equipment and facilities needed preliminary to and during work performance. The Contractor also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including all exploratory work done by the Owner, as well as from the drawings and specifications made a part of this contract. Any failure of the Contractor to take the actions described and acknowledged in this paragraph will not relieve the Contractor from responsibility for estimating properly the difficulty and cost of successfully performing the work, or for proceeding to successfully perform the work without additional expense to the Owner. The Owner assumes no responsibility for any conclusions or interpretations made by the Contractor based on the information made available by the Owner. Nor does the Owner assume responsibility for any understanding reached or representation made concerning conditions, which can affect the work by any of its officers or agents before the execution of this contract, unless that understanding or representation is expressly stated in this contract.

S. Correction of Work

The Contractor shall promptly correct Work rejected by the Owner or Architect/Engineer or failing to conform to the requirements of the Contract Documents, whether observed before or after Substantial Completion and whether or not fabricated, installed or completed. The Contractor shall bear costs of correcting such rejected Work, including additional testing and inspections and compensation for the Owner's and Architect's/Engineer's services and expense made necessary thereby.

Within two (2) years after the date of Substantial Completion of the Work or designated portion thereof, or after the date for commencement of warranties established by Section III. BB., or by terms of an applicable special warranty required by the Contract Documents, the Contractor shall correct it promptly after receipt of written notice from the Owner to do so unless the Owner has previously given the Contractor a written acceptance of such condition. The period of two (2) years shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual performance of the Work. This

obligation under this section IV. S. shall survive acceptance of the Work under the Contract and termination of the Contract. The Owner shall give such notice promptly after discovery of the condition.

T. Suspension of Work

The Owner may at any time suspend the Work, or any part thereof, by giving a ten (10) day notice to the Contractor in writing or in the case of an emergency, immediately. The Work shall be resumed by the Contractor within ten (10) days after the date fixed in the written notice from the Owner to the Contractor to do so. The Owner shall reimburse the Contractor for expenses incurred as a result of such suspension.

U. Material and Workmanship:

All equipment, material, and articles incorporated into the work covered by this contract shall be new and of the most suitable grade for the purpose intended, unless otherwise specifically provided in this contract. Any references in the specifications to equipment, material, articles, or patented processes by trade name, make, or catalog number, shall be regarded as establishing a standard of quality and shall not be construed as limiting competition.

All work under this contract shall be performed in a skillful and workmanlike manner. Owner may require, in writing, that the Contractor remove from the work any employee the Contract Administrator deems incompetent, careless, or otherwise objectionable.

V. Permits and Responsibilities:

The Contractor shall, without additional expense to Owner, be responsible for obtaining any necessary licenses and permits required to complete work under this contract, and for complying with any Federal, State, and municipal laws, codes, and regulations applicable to the performance of the work. The Contractor shall also be responsible for all damages to persons or property that occurs as a result of the Contractor's fault or negligence. The Contractor shall also be responsible for all materials delivered and work performed until completion and acceptance of the entire work, except for any completed unit of work, which may have been accepted under the contract.

W. Material and Appliances

Unless otherwise stipulated, the Contractor shall provide and pay for all materials, labor, water, tools, equipment, light, power, transportation and other facilities of a quantity and quality necessary for the execution and completion of the Work. The Contractor shall, if required, furnish satisfactory evidence as to the kind and quality of materials.

The Contractor shall promptly notify in writing the Owner representative if any change in materials as specified is contemplated or proposed. Any such proposed change shall be promptly investigated, and if found to be necessary and/or acceptable, the Contract shall be formally modified. Any change in materials shall be made at the Contractors own risk unless approved as prescribed above.

X. Superintendence by Contractor:

At all times during performance of this contract and until the work is completed and accepted, the Contractor shall directly superintend the work or assign and have on the worksite a competent superintendent, who is satisfactory to the Owner, and has authority to act for the Contractor.

Y. Owner's Representative's Status

The Owner Representative shall at all times have access to the Work whenever it is in preparation or progress, and the Contractor shall provide proper facilities for such access and for inspection.

The Owner Representative shall perform technical inspection of the Work Owner Representative has authority to stop the Work whenever such stoppage may be necessary to insure the proper execution of the Contract. Owner

Representative shall also have authority to reject all Work and materials which do not conform to the Contract and to decide questions which arise in the execution of the Work.

Notwithstanding such inspection, the Contractor will be held responsible for the acceptability of the finished Work. If the specifications, the Owner Representative's instructions, laws, ordinances, or any public authority require any Work to be specially tested or approved, the Contractor shall give the Owner timely notice of its readiness for inspection, and if the inspection is by an authority other than the Owner, of the date fixed for such inspection. If any Work required to be inspected should be covered without proper approval or consent it must, if required, be uncovered for examination and properly restored at the Contractor's expense.

Reexamination of any Work may be ordered, and if so ordered, the Work must be uncovered by the Contractor. If such Work is found to be in accordance with the Contract, the Owner shall pay the cost of reexamination and replacement. If such Work is not in accordance with the Contract, the Contractor shall pay such cost.

The Owner Representative's presence and actions do not replace the legal requirements of the State and/or local building codes. Notwithstanding the Owner Representative's actions or instructions, the Contractor shall adhere to all building code requirements regarding inspection and approvals.

Whenever work being done by the Owner's forces, utility companies, or by other contractors' forces is contiguous to Work covered by this Contract, the respective rights of the various interests involved shall be established by the Owner Representative to secure the completion of the various portions of the Work in general harmony.

The Owner Representative shall, within a reasonable time after presentation to him, make decisions in writing on all matters relating to the execution and progress of the Work or the interpretation of the specifications and/or drawings.

In making these decisions, the Owner Representative, shall have authority to make interpretations and minor changes as to the scope of Work not involving extra cost, and not inconsistent with the purpose of the Work. If the Contractor claims that any such instructions involve extra cost, he shall give written notice thereof within ten (10) days, after the receipt of such instruction. Except in an emergency endangering life and/or property, no extra cost shall be accepted by the Owner unless pursuant to a formal modification to the Contract.

Z. Employees:

The Contractor shall at all times enforce proper discipline and order among his employees, and shall seek to avoid employing on the Work any unfit person or anyone not skilled in the Work assigned to him. The Owner reserves the right to require the Contractor to remove from the Project any employee whose actions are detrimental and disruptive to the Project. Proper discipline and order includes the wearing of appropriate clothing; inappropriate messages such as drug, sex, tobacco or alcohol messages depicted on clothing will not be tolerated and will result in immediate removal of the employee from the job site. All NNPS properties are tobacco free; smoking is banned from all school property. Adequate sanitary facilities shall be provided by the Contractor. The Contractor shall be responsible for complying with all OSHA, Virginia OSHA, NFPA, NEC, etc. requirements. Contractor shall provide to the Owner's Representative, its Employee Worker Safety Program prior to receiving the Notice to Proceed.

AA. Certification for Contractors in Direct Contact with Students

In accordance with the Code of Virginia, prior to making an award for services that require direct contact with students, the Contractor and any employee who will have direct contact with students must certify (i) that he has not been convicted of a felony or any offense involving the sexual molestation or physical or sexual abuse or rape of a child; and (ii) whether he has been convicted of a crime of moral turpitude. "Direct contact with students" is defined as "being in the presence of students during regular school hours or during school-sponsored activities" **A signed certification to this effect must be completed prior to Contractor entering the Owner premises . Contractor is responsible to obtain signed certifications for any subcontractors performing Work under this Contract.**

BB. Other Contracts:

Owner may undertake or award other contracts for additional work at or near the site of the Work under this contract. The Contractor shall afford other contractors reasonable opportunity for the introduction and storage of materials and the execution of Work, and shall properly connect and coordinate his Work with theirs. If the proper execution or results of any part of the Contractor's Work depends upon the Work of any other contractors, the Contractor shall inspect and promptly report to the Owner Representative any defects in such Work that render it unsuitable for such proper execution and results. The Contractor shall fully cooperate with the other contractors and with Owner employees and shall carefully adapt scheduling and performing the work under this contract to accommodate the additional work, heeding any direction that may be provided by the Contract Administrator. The Contractor shall not commit or permit any act that will interfere with the performance of work by any other Contractor or by Owner employees.

CC. Protection of the Public and of Work and of Property

The Contractor shall provide and maintain all necessary watchmen, flagmen, barricades, and signage in accordance with requirements of the law and of the Owner Representative and take all reasonable precautions for the protection and safety of the public. Contractor shall continuously maintain reasonable protection of all Work from damage, and shall take all reasonable precautions to protect property from injury or loss arising in connection with this Contract. The Contractor shall take reasonable precautions to protect private property adjacent to the project from such nuisances as debris and excessive noise. Contractor shall make good any damage, injury or loss to his Work and to the property Owner resulting from lack of reasonable protective precautions, except such as may be caused by agents or employees of the Owner.

Emergency Work

In a situation which affects the safety of life, or of the Work, or of adjoining property, the Contractor is, without special instructions or authorization from the Owner Representative, permitted to act at his discretion to prevent such threatening loss or injury. Contractor shall also act, without appeal, if so authorized or instructed by the Owner Representative. Any compensation claimed by the Contractor on account of emergency Work, shall be determined by mutual agreement and is subject to the notification requirements. Claims shall be submitted to the Owner no later than the current month's scheduled Project progress meeting.

DD. Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements:

The Contractor shall preserve and protect all structures, equipment, and vegetation (such as trees, shrubs, and grass) on or adjacent to the work site, which is not to be removed and which does not unreasonably interfere with the work required under this contract. The Contractor shall only remove trees when specifically authorized to do so, and shall avoid damaging vegetation that will remain in place. If any limbs or branches of trees are broken during contract performance, or by the careless operation of equipment, or by workmen, the Contractor shall trim those limbs or branches with a clean cut and paint the cut with a tree-pruning compound as directed by the Contract Administrator.

The Contractor shall protect from damage all existing improvements and utilities (1) at or near the work site, and (2) on adjacent property of a third party, the locations of which are made known to or should be known by the Contractor. The Contractor shall repair any damage to those facilities, including those that are the property of a third party, resulting from failure to comply with the requirements of this contract or failure to exercise reasonable care in performing the work. If the Contractor fails or refuses to repair the damage promptly, the Contract Administrator may have the necessary work performed and charge the cost to the Contractor.

EE. Environmental Consideration

Any costs or expenses associated with environmentally related violations of the law, the creation or maintenance of a nuisance, or releases of hazardous substances, including, but not limited to, the costs of any cleanup activities, removals, remediation, responses, damages, fines, administrative or civil penalties or charges imposed on Owner, whether because of actions or suits by any governmental or regulatory agency or by any private party, as a result of the storage, accumulation, or release of any hazardous substances, or any noncompliance with or failure to meet any federal, state or

local standards, requirements, laws, statutes, regulations or the law of nuisance by Contractor (or by its agents, officers, employees, subcontractors, consultants, sub-consultants, or any other persons, corporations or legal entities employed, utilized, or retained by Contractor) in the performance of this Contract or related activities, shall be paid by Contractor. This paragraph shall survive the termination, cancellation or expiration of this Contract.

FF. Hazardous Materials

By acceptance of this Contract, the Contractor certifies that it has provided a list of any hazardous material to be delivered under this Contract. The hazardous material shall be properly identified and include any applicable identification number, such as National Stock Number or Special Item Number. Additionally, the Contractor agrees to update this list during performance of the Contract, whenever the Contractor determines that any other material to be delivered under this Contract is hazardous. Failure of the Contractor to disclose this information is grounds for termination.

GG. Copyright/Patent Indemnity:

The Contractor shall pay all royalty and license fees relating to the items covered by this contract. In the event any third party shall claim that the manufacture, use and sales of the goods supplied under this contract constitute an infringement of any copyright, trademark, or patent, the Contractor shall indemnify Owner and hold Owner harmless from any cost, expense, damage or loss incurred in any manner by Owner on account of any such alleged or actual infringement.

HH. Partial Occupancy or Use

The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented by the insurer and authorized by public authorities having jurisdiction over the Work. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. Immediately prior to such partial occupancy or use, the Owner, Contractor, and Architect/Engineer shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

II. Payments withheld prior to prior to Final Acceptance of Work

As a result of discovered evidence, the Owner may withhold or nullify the whole or part of any certificate of payment to such extent as may be necessary to protect himself from loss caused by:

- (a) Defective Work not remedied.
- (b) Claims filed or reasonable evidence indicating probable filing of claims by other parties against the Contractor.
- (c) Failure of the Contractor of making payments properly to subcontractors or for material or labor.
- (d) Damage to another Contractor.

JJ. Correction of Work before Final Payment

The Contractor shall promptly remove from the premises all materials and work rejected by the Owner's Representative as failing to meet Contract requirements, whether incorporated in the Work or not, and the Contractor shall promptly replace materials and/or re-execute Work in accordance with the Contract and without expense to the Owner and shall bear the expense of making good all Work of other Contractors destroyed or damaged by such removal or replacement.

All removal and replacement Work shall be done at the Contractor's expense. If the Contractor does not take action to remove such condemned Work and materials within ten (10) days after written notice, the Owner may remove them and store the material at the expense of the Contractor. If the Contractor does not pay the expense of such removal and storage within ten (10) after written notice, the Owner may, upon ten (10) days written notice, sell such materials at

at auction or at private sale and shall pay to the Contractor any net proceeds thereof, after deducting all the costs and expenses that should have been borne by the Contractor.

KK. Cleaning Up

The Contractor shall remove at its own expense from the Work site and from all public and private property all temporary storage structures, rubbish, and waste materials resulting from his operations. This requirement shall not apply to property used for permanent disposal of rubbish or waste materials in accordance with permission for such disposal granted to the Contractor by the Owner Representative where such disposal is in accordance with local ordinances.

LL. Acceptance and Final Payment

(a) Upon receipt of written notice that the Work is substantially completed or ready for final inspection and acceptance, the Owner's Representative [the Project Manager and the Architect/Engineer (when assigned to the Project)] will promptly make such inspection, and when the Owner Representative finds the Work acceptable under the Contract and the Contract fully performed or substantially completed, The Owner and Architect/Engineer (when assigned to the Project) shall promptly issue a certificate signed by both the Owner and Architect/Engineer (when assigned to the Project), stating that the Work required by this Contract has been completed or substantially completed and is accepted by him under the terms and conditions thereof, and the entire balance found to be due the Contractor, including the retained percentage, less a retention based on the estimate of the fair value of the claims against the Contractor and the cost of completing the incomplete or unsatisfactory items of Work with specified amounts for each incomplete or defective item or Work, is due and payable. The date of substantial completion of a project or specified area of a project is the date when the construction is sufficiently completed in accordance with the Contract as modified by any change orders agreed to by the parties so that the Owner can occupy the Project or specified area of the Project for the use for which it is intended.

(b) The making and acceptance of the final payment shall constitute a waiver of all claims by the Owner, other than those arising from unsettled claims or from faulty Work appearing within the guarantee period provided in the Special Conditions, from the requirements of the Drawings and Specifications, or from manufacturer's guarantees. It shall also constitute a waiver of all claims by the Contractor, except those previously made and still unsettled.

MM. Claims for Extra Compensation

If Contractor encounters work and services not included in this Contract or any supplement thereto but which in the opinion of Contractor is necessary for the successful completion of the Contract and requires extra compensation, Contractor shall, before it begins the work on which it bases its claim, promptly notify the Project Manager and Architect/Engineer (if assigned to the Project) in writing of its intention to perform the work and to make claim for extra compensation. Notification by Contractor under the terms of this paragraph shall not be construed as proving the validity of the claim. No claim for extra compensation will be filed or considered unless notification is given as herein set forth.

Upon written notification to the Owner; the Project Manager and Architect /Engineer (if assigned to the Project) shall promptly review any claim for extra compensation. If a claim is accepted by Owner it shall be paid as extra work in accordance with the terms of a formal Change Order executed by all parties before such work is begun.

The amounts claimed as extra compensation by Contractor shall be separately itemized, become a part of the claim, and serve as documentation thereto. The amounts itemized shall be in sufficient detail to enable the Owner to analyze the need for the extra work and the costs claimed for the work.

Attachment A
IFB 011-0-2026/SB
Center for Student Success Multi-Purpose Room Renovation

BID FORM

In compliance with solicitation dated October 14, 2025, the undersigned proposes to furnish all labor equipment and materials and perform all work in strict accordance with all requirements for:

The above scope of work to be performed at the dollar amount(s) stated herein.

The undersigned agrees and assures that:

- . All prices stated herein shall be firm for a period of _____ calendar days.
(90 days minimum)
- . If bidder's response is accepted and a purchase order issued, bidder will accept same and fulfill requirements in strict compliance with all terms and conditions.
- . If in acceptance of bidder's response, bidder is required to furnish a payment bond and a performance bond; and/or a certificate of insurance, bidder will execute and furnish same within five (5) calendar days of such notice, and that failure to do so will mean forfeiture of any surety bidder may have been required to post as part of bidder's response.
- . Bidder's business is organized as a stock or nonstock corporation, limited liability company, business trust, or limited partnership or registered as a registered limited liability partnership and is authorized to transact business in the Commonwealth as a domestic or foreign business entity if so required by Title 13.1 or Title 50 of the code of Virginia, as amended, or as otherwise required by law.
- . If a Contractor, Bidder is registered with the Commonwealth of Virginia as a
Class _____; Registration No. _____;
- . Bidder meets all licensing and permit requirements to conduct business in the City of Newport News, Virginia

Attachment A

IFB Project No. 011-0-2026/SB

Submitted By:

Company Name _____

Street Address _____

City/State/Zip _____

Phone _____ FAX _____

Date: _____

Federal ID # _____ SCC Registration # _____

DUNS # _____

The BIDDER, in compliance with the Invitation For Bids (IFB 011-0-2026/SB) and having carefully examined the Conditions of the Contract, Specifications, Drawings, and Addenda numbers (s) _____ (Bidder to insert Addenda number(s); if none, so state) and having carefully examined the site and all conditions affecting the Work, HEREBY PROPOSE to furnish all labor, materials and equipment, and to complete the project in accordance with the Contract Documents, within the time set forth therein, and for the Bid price stated herein. Said price shall cover all expenses incurred in performing the work required by the Contract Documents, of which this proposal is a part.

PART A:

_____ DOLLARS
(Written)

(\$ _____ USD)
(Figure)

TOTAL LUMP SUM BASE BID AMOUNT (Sum of PART A) IS:

_____ DOLLARS
(written)

(\$ _____ USD)
(Figure)

Discrepancies between multiplication of units of work and unit prices will be resolved in favor of unit prices, discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in the favor of the correct sum. Discrepancies between words and figures will be resolved in favor of words. AWARD WILL BE BASED ON LUMP SUM BASE BID AMOUNT (SUM OF PARTS A).

Attachment A

The undersigned agrees that if awarded a Contract, bidder will commence work within **10** calendar days after the date of notice to proceed letter, and that bidder will complete all work, as specified (to include codes inspection and Owner acceptance) shall be substantially completed on or before **August 7, 2026** and final completion shall be completed on or before **September 7, 2026**, acknowledging the Owner's right per Section IV L., of the Contract Documents, to assess Liquidated Damages of One Thousand Dollars **\$1,000 USD** per day.

(For individual trading
in his individual name) _____
(Print)

(Signature)

(For use by an individual
trading under trade name) _____
(Print)

(Signature)

Trading as _____
(Print)

(Signature)

(For use by partnership) _____
(Partnership Name Printed)

(Partner/Signature)

(For use by a corporation) _____
(Corporate Name Printed)

By _____
(Corporate Officer Signature)

(Name Printed)

Indicate Official Position

Attest: _____
Corporate Secretary

(Name Printed)

Attachment A

CERTIFICATION REGARDING DEBARMENT

This is to certify that this person/firm/corporation is not now debarred or enjoined by the Federal Government or by the Commonwealth of Virginia or by any other state, or by any town, city, or county, from submitting Bids on contracts for construction covered by this solicitation, nor are they an agent of any person or entity that is now so debarred or enjoined.

Name of Official

Title

Firm or Corporation

Date

ATTACHMENT B

CERTIFICATION OF COMPLIANCE WITH CODE OF VIRGINIA, §22.1-296.1

I, _____, a duly authorized representative and officer of

of _____ (Contractor's name), in accordance with the Code
of Virginia, §22.1-296.1, do certify that _____ (Contractor's
name)

hereby certify that the employees, subcontractors, partners, and representatives who will be in direct contact with students (i) have not been convicted of a felony or any offense involving the sexual molestation or physical or sexual abuse or rape of a child; and (ii) has not been convicted of a crime of moral turpitude. "Direct contact with students" is defined as "being in the presence of students during regular school hours or during school-sponsored activities."

Any person making a materially false statement regarding any such offense shall be guilty of a Class 1 misdemeanor and, upon conviction, the fact of such conviction shall be grounds for the revocation of the contract to provide such services and, when relevant, the revocation of any license required to provide such services. NNPS shall not be liable for materially false statements regarding the certifications required by the state code.

Contractor is responsible for ensuring that each of its employees, subcontractors, partners, and representatives who will be in direct contact with students have certified the above and shall maintain such certifications on file for the duration of the contract period.

I do understand the above information and certify that the above statements are true.

(Contractor's Authorized Office – Signature)

(Contractor's Authorized Officer – Printed Name)

(Title)

(Date)

ATTACHMENT C

CONTRACTOR QUESTIONNAIRE FORM

The following questions shall be answered in full by the Bidder:

1. Name of Company: _____

Trade Name (if different from Company Name) _____

Principal Office Address: _____

Telephone No (s). _____

Fax No(s). _____

Email Address(es) _____

a. If a Corporation, answer the following:

When _____ Incorporated: _____

What State: _____

Virginia State Corporation Commission # _____

b. If an Unincorporated Organization, answer the following:

Date of Organization: _____

Names and addresses of Owners or

Members: _____

Type and State of Organization: _____

c. If a Partnership, state whether the Partnership is General or Limited:

Names and Addresses of Owners or Partners:

ATTACHMENT C

2. Experience:
- a. How many years has this Bidder been in business as a Contractor under its present business name? _____
 - b. What prior names of this Bidder, if any?

3. How many years experience in this type of construction work has this Bidder have?
- a. As a Contractor? _____
 - b. As a Subcontractor? _____
4. Provide a list of uncompleted Contracts/Projects at present held by this Bidder? (attach supplemental sheet if necessary)

Contract/Project	Type of Work	Amount	% Complete

5. List the Bidder's crew foremen and supervisors proposed for this Project and their years of related experience:

Name	Years of Experience	Dates of Employment with Bidder

6. What construction equipment does this Bidder own that is available for the proposed work? (attach supplemental sheet if necessary)

ATTACHMENT C

7. Does this Bidder plan to subcontract any part of this work? If so, list name, address, years' experience, and type and amount of work to be performed by each subcontractor. This section is optional for bidders to complete. Subcontractor list shall be reviewed and approved by the Owner within ten (10) days of issuance of the Notice of Award and before the Notice to Proceed is issued.

8. Provide a list of projects similar in character and scope to the Work specified under this Contract which have been successfully completed by this Bidder during the past three years. (attach supplemental sheet if necessary)

(The term "completed" means accepted and final payment received from the Owner or authorized representative)

Location & Type of Work	Owner's Name and Address	Contact person (name and telephone)	Date Completed	Contract Price

9. Have you ever performed work for a municipal corporation, local governing body, or similar agency previously? (If all such bodies are listed under 8, this question need not be completed.)

10. Bidder Responsibility:

- a. Has this Bidder ever failed to complete any work awarded to it?_____ If yes, give name of Owner, name of Bonding Company and circumstances:

ATTACHMENT C

- b. Is this Bidder debarred or enjoined by the Federal Government or by the Commonwealth of Virginia or by any other state, or by any town, city, or county?

Yes _____ No _____ If yes, please provide details:

- c. Has this Bidder ever had any judgements entered against it for breach of contract for construction? _____ if yes, please provide details:

- d. Give a summary of your financial statement. (List assets and liabilities, use an insert sheet if necessary)

11. State approximate largest dollar volume of work performed by this Bidder in one year:

12. Give two (2) Banking Institution References:

- a. Name: _____

Address: _____

Credit Available: _____

- b. Name: _____

Address: _____

Credit Available: _____

13. List three (3) material suppliers and amount of credit available:

- a. Name: _____

Address: _____

Credit Available: _____

ATTACHMENT C

b. Name: _____

Address: _____

Credit Available: _____

c. Name: _____

Address: _____ Credit

Available: _____

14. List insurance coverage (attach certificate of insurance in required Project amount)

15. Bonding reference: List surety company and highest coverage:

16. Have you or your authorized representative, personally inspected the location of the proposed Work, and do you have a clear understanding of the requirements of the Bid Documents?

The undersigned hereby authorizes and consents to any person, firm or corporation to furnish any information requested by the Owner in verification of this statement of contractor's qualifications. Also, if it is the apparent low Bidder, the undersigned hereby agrees to furnish the Owner upon request, a complete and current financial statement:

Contractor: _____

By: _____ (Sign and Print Name)

Title: _____ Date: _____



PURCHASING DEPARTMENT

Newport News Public Schools

757-591-4525/ FAX 757-591-4593

12465 WARWICK BOULEVARD • NEWPORT NEWS, VIRGINIA 23606-3041

**November 4, 2025
Addendum #1
FOR IMMEDIATE ATTENTION**

ADDENDUM NO. 1 TO ALL BIDDERS:

Reference – Invitation for Bid:	IFB #011-0-2026/SB Campus for Student Success Multi-Purpose Room Renovations
For Delivery To:	Newport News Public Schools
Bids Due:	November 14, 2025 at 2:00 PM EST

The above is hereby changed to read:

- 1. Update to II. Special Instructions to Bidders, Letter J., Bid Submittal Requirements, #4:** The following is updated to hereby read, “Bids received by telephone, telegraph, facsimile, email, or any means of electronic transfer other than eVA shall not be accepted.” Only in person, mailed, or bids submitted through eVA shall be accepted.
- 2. Pre-Bid Questions and Responses:** See the following responses.
- 3. Drawings and a Supplemental Architectural Sketch:** See the following.
- 4. Changes to Specifications:** See the following.

All other provisions of the IFB shall remain unchanged.

Sincerely,
Shannon Bailey, VCCO, VCO
Director of Procurement
shannon.bailey1@nn.k12.va.us
757-591-4560 x10752



November 3, 2025

ADDENDUM NO. 1

Invitation to Bid: IFB #011-0-2026/SB
QE Project Number 42025321 Campus For Student Success Multi-Purpose Room Renovations
Receipt Date/Time: November 14, 2025, at 2:00 PM
Opening Date/Time: November 14, 2025, at 2:00 PM
Subject: Questions and Responses to Bidder questions, Specifications, and Drawings Revisions

Prospective Bidder and Others Concerned,

The following changes, corrections, deletions, clarifications, and/or additions constitute Addendum No. 1. The following items represent changes, modifications, and/or clarifications to the Contract Documents for this project. This Addendum shall become a part of the Contract Documents, and all Bidders shall acknowledge its inclusion in their bid.

This Addendum consists of the following:

Six typed pages (Addendum revisions)
Eleven pages of Drawings and a Supplemental Architectural Sketch
Nineteen pages of Specifications (SECTION 230500 HEATING, VENTILATING AND AIR CONDITIONING)

General:

1. Please note the official street addresses for the building is as follows:

Center for Student Success, 747 Adams Drive, Newport News, VA 23601.

Summary of Bidding Questions and Responses:

The following are questions that were received by the Procurement Officer and the related answers have been provided by Quinn Evans and their consultant team. When the answer does not modify the contract documents, there will be no "addendum change" to the contract documents. Where the answer changes the contract documents, either a revised drawing will be issued, or an addendum narrative will be provided to modify the drawings or specifications.

1. QUESTION 1: Drawing A104, Detail 7/A104 – The window detail does not indicate what type of window sill is to be installed. Please provide window sill type and size.

Answer: Please refer to the attached drawing A104, revised October 31, 2025, that is attached to this Addendum, which provides for the revisions noted.

2. QUESTION 2: Drawing S101, Detail 1/S101/S101 – The detail shows the base plate size as 11" x 12" and the note shows the size as ¾" x 11" x 11". Please clarify the base plate size.

Answer: refer to the attached revised drawing S101, revised October 31, 2025.

November 3, 2025

3. QUESTION 3: Drawings S101 and S201, The RTU equipment stand is shown on S101 and there is an alternate RTU alternate Mechanical Unit Support. Please clarify that we are to utilize the RTU equipment stand on S101.

Answer: please note that Alternate Support Detail has been deleted as indicated on the attached revised drawing S201, revised October 31, 2025.

4. QUESTION 4: Specification Section 097723, Paragraph 2.02.E Panel Thickness. This paragraph states to reference the Schedule on Drawing. We do not see a Fabric-Wrapped panel on the drawings. Please provide the required panel thickness for the Fabric Wrapped Panels.

Answer – Panels shall be 1-1/2 inches thick. The specifications will be revised in the Addendum.

5. QUESTION 5: Drawing G101, General Work Note #1 – Note 1 states to Refer to Specification Section 01010 Summary of Work. This specification section does not exist in the Project Manual. Please provide clarification.

Answer: Reference specification section “011000 Summary”. This will be clarified in the Addendum.

6. QUESTION 6: Specification section 011000, Paragraph 1.10.B – During the site visit the Architect stated that loud noisy work would have to be done after hours. Paragraph 1.10.B states to Notify Owner not less than two days and Obtain Owners written permission. The specifications do not indicate that noisy work must be done after hours. Please clarify.

Answer: The requirements of the specification will not be revised. Construction work shall not interfere with instruction.

7. QUESTION 7: Drawing A104, Door Schedule – The door schedule HM Frame header and jamb details call out Drawing A105. It appears that all of the door frame header and jamb details are on Drawing A104 not A105. Please clarify.

Answer: Correct. Please refer to the attached drawing A104, revised October 31, 2025, that is attached to this Addendum, which provides for the revisions noted.

8. QUESTION 8: Drawing A103, Detail 112/A103 and Specification Section 260534 Electrical Boxes and Fittings. The specifications for device box depth in the new work indicate a minimum of 1-1/2 inches for a single device and 2-1/8 inches for more than one device. Clearance between the ceramic tile and the face of GWB is 1-1/2". Please provide clarification on how to properly install device boxes and plaster rings with a total depth of 1-1/2 inches, considering the presence of ceramic tile and CMU block behind the finished walls.

Answer: Refer to General Notes on A102, Note 4, that requires selective demolition for routing of piping and conduit if additional depth is required for routing utilities.

9. QUESTION: when will the contractor sign in sheet be released to the attendees?

Answer: the attendees have been posted on eVA.

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10. QUESTION: will there be an opportunity to schedule an additional site visit?

Answer: please forward inquiries to Shannon Bailey, Procurement Officer, shannon.bailey1@nn.k12.va.us , with NNPS.

11. QUESTION: how will the existing door frames be handled when it comes to furring out the walls and running GWB over the wall tiles?

Answer: Refer to the revised drawing A104, revised October 31, 2025, that is attached to this Addendum, which indicates the conditions noted in the question above.

12. QUESTION: are there any details or as-builts that tell us what needs to be demolished under the stage. Wall construction under stage?

Answer: The conditions noted in the construction documents for this project relied upon the existing building documents for the South Morrison Elementary School Project, Newport News, VA, dated November 6, 1959, as prepared by Samuel N. Mayo, AIA. Existing building documents will be made available to the contractor that is awarded the project.

13. QUESTION: A102 Demolition Floor Plan, demo keynote #1 says to remove the six-inch CMU left wall entirely. It & its corresponding right side wall both have 4' wainscot that runs up the step to the stage door. How is the right-side wall wainscot to be treated.

Answer: Refer to the revised drawing A102, revised October 31, 2025, that is attached to this Addendum, which provides for additional references to partition type requirements at the area in question.

14. QUESTION: Detail 5/A104 Head Detail for 102.2 is listed as existing frame. There is no existing door in this location - correct?

Answer: The door and frame for opening 102.2 consists of a new frame and door conditions. The intent is to have the new frame match the existing profiles of the existing frames within the project.

15. QUESTION: after demolition, can the supports be abandoned in place where they are above ceiling?

Answer: For example, the suspension system relating to the existing ceilings that are to be removed shall have the entire assembly removed (ceiling tile, grid system, and suspension wires). With respect to any structural systems or components, they shall all remain in place.

16. QUESTION: at exterior entry demolition, will existing small roof remain?

Answer: The existing canopy roof above the exterior exit stairs (that indicates that the stairs are to be removed on 1/A102), the small canopy roof shall remain as is and shall not be removed.

17. QUESTION: where mech units are removed, can interior CMU be straight cut or will it need to be toothed in?

Answer: interior CMU can be straight cut (since it is not exposed) and the new exterior brick masonry infill shall be toothed into the existing brick masonry.

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18. QUESTION: where interior stairs are removed, please provide detail on how deep it is required to be removed and how is the concrete patch required to be installed for terrazzo?

Answer: Coordinate the depth required relating to the demolition of the stairs with the requirements for the replacement concrete slab that is noted on the structural drawings.

Refer to plan detail 5/A102 for limits of flooring finishes for the new VCT. Assume surface preparation of the existing concrete slab will be required at the wall demolition noted on Demolition Floor Plan 1/A102 (refer to demolition note #1).

19. QUESTION: do the existing (to remain) roof vents vent from a bathroom exhaust?

Answer: Existing roof vents serve bathrooms and janitor closets near the rooftop unit.

20. QUESTION: I noticed that all of Division 27 have been pulled out of this scope - is that because you already have a contractor assigned to that work?

Answer: The telecommunications cabling, which includes data, voice, video, audio/video cabling that is intended to form a complete system will be performed through an allowance noted in "012100 Allowances," article 3.03.B.

CHANGES TO SPECIFICATIONS

1) Section 087100 – DOOR HARDWARE

- a) Article 2.05.A.5.a: DELETE "Sargent Manufacturing (SA) – 10X Line" and ADD "BEST Peaks locks, and if there are any additional electrical rooms, provide Corbin Russwin core."

2) Section 097723 FABRIC_WRAPPED PANELS

- a) Article 2.02.E: DELETE "Reference Schedule on Drawings" and ADD "1-1/2."

3) Section 230500 HEATING, VENTILATING AND AIR CONDITIONING

- a) DELETE the entire section and ADD the replacement section that is attached to this addendum. The changes in this section are as follows:
- i) Article 2.06.D Heat Trace: ADD this article in its entirety.
 - ii) Article 2.08.B.a: DELETE the paragraph and replace it with the following.
 - (1) Article 2.08.B.a: "a. Packaged Rooftop Unit shall be mounted on spring mountings, including the neoprene acoustical pad within a rigid housing that includes vertical limit stops to prevent spring extension when weight is removed and temporary steel spacers between the upper and lower housings. Housings should serve as blocking during erection. When the equipment is at full operating weight, the springs shall be adjusted to assume the weight and the spacers removed, without changing the installed and operating heights. All restraining bolts shall have large rubber grommets to provide cushioning in the vertical as well as horizontal modes. The hole through the bushing shall be a minimum of 0.75" (20mm) larger in diameter than the restraining bolt. Horizontal clearance on the sides between the spring assembly and the housing shall be a minimum of 0.5" (12mm) to avoid bumping and interfering with the spring action. Vertical limit stops shall be out of contact during normal operation. Housings and springs shall be powder coated and hardware electro-galvanized. Mountings shall be SLRSO as manufactured by Mason Industries, Inc."

CHANGES TO DRAWINGS

1) Drawing G101 – LEGENS, SYMBOLS, ABBREVIATIONS, & GENERAL NOTES

November 3, 2025

- a) GENERAL WORK NOTES, Note 1: DELETE 01010 and ADD 011100.
- 2) **Drawing A102 – DEMO PLAN, NEW WORK PLAN, & RCP**
 - a) DELETE the drawing and ADD the revised drawing A102, revised October 31, 2025, that is attached to this addendum.
- 3) **Drawing A103 – WALL SECTION, DETAILS, & INTERIOR ELEVATIONS**
 - a) DELETE the drawing and ADD the revised drawing A103, revised October 31, 2025, that is attached to this addendum.
- 4) **Drawing A104 – DOOR SCHEDULE AND DETAILS/ROOF DETAILS**
 - a) DELETE the drawing and ADD the revised drawing A104, revised October 31, 2025, that is attached to this addendum.
 - b) Refer to the attached Supplemental Architectural Sketch SA-1, dated October 31, 2025, that shall add the following door jamb details to drawing A104: ADD detail 14/A104 and 15/A104.
- 5) **Drawing S101 – STRUCTURAL PLANS AND SECTIONS**
 - a) DELETE DRAWING and ADD drawing S101, revised October 31, 2025, that is attached to this addendum.
- 6) **Drawing S101 – STRUCTURAL PLANS AND SECTIONS**
 - a) DELETE DRAWING and ADD drawing S101, revised October 31, 2025, that is attached to this addendum.
- 7) **Drawing S201 – TYPICAL DETAILS**
 - a) DELETE DRAWING and ADD drawing S201, revised October 31, 2025, that is attached to this addendum.
- 8) **Drawing M101 – FLOOR PLANS – NEW WORK - MECHANICAL**
 - a) DELETE DRAWING and ADD drawing M101, revised October 31, 2025, that is attached to this addendum. Changes that are included in this revised drawing include are as follows, but are not limited to;
 - i) **FLOOR PLANS – NEW WORK – MECHANICAL** – REVISED on drawings. Rooftop unit location shifted plan South along with ductwork modifications on the roof and on the floor plan. Section A revised to accommodate changes to floor plans. Indicated by revision triangle number 1.
 - ii) **“NEW WORK NOTES”** Note 7 – REVISED to read “PROVIDE FULL PERIMETER RAIL WITH SPRING ISOLATORS. REFER TO “ROOFTOP UNIT SUPPORT AND VIBRATION ISOLATION DETAIL” ON DRAWING M402. Indicated by revision triangle number 1.
 - iii) **“NEW WORK NOTES”** Note 14 – **ADDED:** CONTRACTOR SHALL CUT HOLE THROUGH ROOF FOR HOT WATER PIPING, INSULATE AND PROVIDE HEAT TRACE. CONTRACTOR TO PROVIDE PITCH POCKET, FLASH AND SEAL ALL PENETRATIONS WATERTIGHT. REFER TO HEAT TRACE DETAILS ON DRAWING M-402. Indicated by revision triangle number 1.
- 9) **Drawing M402 – FLOOR PLANS – MECHANICAL DETAILS**
 - a) DELETE DRAWING and ADD drawing M402, revised October 31, 2025, that is attached to this addendum. Changes that are included in this revised drawing include are as follows, but are not limited to;

November 3, 2025

- i) **MECHANICAL DETAILS – REMOVED** detail on drawings. ROOFTOP UNIT MOUNTING DETAIL and **ADDED** “ROOFTOP UNIT SUPPORT AND VIBRATION ISOLATION DETAIL.” Indicated by revision triangle number 1.
- ii) **MECHANICAL DETAILS – ADDED** details on drawings. HEAT TRACE CABLE STAND OFF DETAIL,” “HEAT TRACE ORIENTATION DETAIL,” “TYPICAL HEAT TRACE CABLE – TEE FITTINGS DETAIL” AND “HEAT TRACE THERMOSTAT CONTROLLER DETAIL.” Indicated by revision triangle number 1.

10) Drawings M501 – AUTOMATIC TEMPERATURE CONTROLS

- a) DELETE DRAWING and ADD drawing M501, revised October 31, 2025, that is attached to this addendum. Changes that are included in this revised drawing include are as follows, but are not limited to;
 - i) **AUTOMATIC TEMPERATURE CONTROLS – ADDED** on drawings. Heat trace sequence added to control diagram. **Indicated by revision triangle number 1.**

11) Drawings E301 – ROOF PLANS, DEMOLITION AND NEW WORK, HVAC POWER

- a) DELETE DRAWING and ADD drawing E301, revised October 31, 2025, that is attached to this addendum. Changes that are included in this revised drawing include are as follows, but are not limited to;
 - i) **NEW WORK NOTES**” Notes 37 - **ADDED** to read “PROVIDE ELECTRICAL CONNECTION TO HEAT TRACE VIA THERMOSTAT FURNISHED BY MECHANICAL CONTRACTOR. COORDINATE EXACT LOCATION OF HEAT TRACE CONNECTION WITH MECHANICAL CONTRACTOR PRIOR TO RUNNING CONDUIT AND CONDUCTORS. COORDINATE ALL ADDITIONAL REQUIREMENTS WITH SUPPLIER OF EQUIPMENT.” Indicated by revision triangle number 1.
 - ii) **“NEW WORK NOTES”** Note 7 – REVISED to read “PROVIDE FULL PERIMETER RAIL WITH SPRING ISOLATORS. REFER TO “ROOFTOP UNIT SUPPORT AND VIBRATION ISOLATION DETAIL” ON DRAWING M402. **Indicated by revision triangle number 1.**
 - iii) **“ROOF PLAN – NEW WORK – HVAC POWER” - REVISED** on drawings. Heat trace electrical connection added, and circuit number provided. **Indicated by revision triangle number 1.**

12) Drawings E401 – PANEL SCHEDULES AND RISER DIAGRAM

- a) DELETE DRAWING and ADD drawing E401, revised October 31, 2025, that is attached to this addendum. Changes that are included in this revised drawing include are as follows, but are not limited to;
 - i) **“PANEL “LMP” - REVISED** on drawings. Circuit number 17 revised on schedule and notes added to the bottom of panel. **Indicated by revision triangle number 1.**

ATTACHMENTS:

Specification: Section 230500 – Heating Ventilation & Air Conditioning

Drawings: A102, A103, A104, S101, S201, M101, M402, M501, E301, E401, and Supplemental Architectural Sketch all revised October 31, 2025.

END OF ADDENDUM 1.



ATTACHMENTS

SECTION 230500
HEATING, VENTILATING AND AIR CONDITIONING

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions, Division 1 Specification Sections and Section 230100 "Mechanical General Provisions" apply to this Section.
- B. Refer to Specification Sections 230900 "Automatic Temperature Controls" and the Control Diagrams on the Contract Drawings for additional requirements and coordination between equipment and controls.

1.02 WARRANTY-GUARANTEE

- A. Contractor shall furnish written warranty, countersigned and guaranteed by the General Contractor, stating that work executed under this Section of the Specifications shall be free from defects of material and workmanship for a period of 12 months from date of Substantial Completion of the building. Refer to Section 230100 for additional warranty period responsibilities.

1.03 SUBMITTALS

- A. Submit manufacturer's performance data and unit details on all products specified below or indicated on Contract Drawings.

1.04 PROTECTION OF EQUIPMENT AND MATERIAL

- A. All equipment and material not specifically designed for exterior installation shall not be delivered to the job site until an indoor, dry location is available for storage. All equipment and material shall be covered and protected from dirt, debris, moisture, paint, coatings, and damage of any kind. Store off the floor, in a location approved by the Owner, to prevent contact with water.

PART 2 - PRODUCTS

2.01 HEAT GENERATION (NOT USED)

2.02 REFRIGERATION (NOT USED)

2.03 AIR HANDLING EQUIPMENT

- A. Transfer Exhaust Fan (TF-1):
 - 1. Ceiling fans shall be constructed of galvanized steel, with forward curved direct-drive centrifugal fans. Provide factory-wired plug-type disconnect, gravity back-draft damper, and ceiling grille. Provide ceiling grille where indicated.
- B. Packaged Air Conditioning Unit (RTU-1)
 - 1. Packaged air conditioning units shall be accordance with the following specifications and capacities as shown on the plans. Provide unit manufactured by TRANE: Horizon - Model OA or approved equal.

2. Packaged rooftop unit shall include compressors, coils, filters, supply fans, exhaust fans, dampers, air-cooled condenser coils, condenser fans, reheat coil and unit controls.
3. Unit shall be specifically designed for outdoor applications and include a weatherproof cabinet. Each unit shall be completely factory assembled and shipped in one piece. Packaged units shall be shipped fully charged with R-454B refrigerant and oil.
4. Unit shall be factory run tested prior to shipment. Factory test shall include refrigeration circuit run test, unit control system operations checkout, refrigerant leak test and final unit inspection.
5. Unit components shall be labeled, including refrigeration system components and electrical and controls components.
6. Estimated sound power levels (dB) shall be shown on the unit ratings sheet.
7. Installation, Operation, and Maintenance manual shall be supplied within the unit.
8. Laminated color-coded wiring diagram shall match factory installed wiring and shall be affixed to the interior of the control compartment's hinged access door.
9. Unit nameplate shall be provided in two locations on the unit, affixed to the exterior of the unit and affixed to the interior of the control compartment's hinged access door.
10. General:
 - a. The supply and return openings shall be horizontal airflow. Cooling performance shall be rated in accordance with ETL testing procedures. All units shall be factory assembled, internally wired, fully charged with R-454B, and 100 percent run tested to check cooling operation, fan and blower rotation, and control sequence before leaving the factory. Wiring internal to the unit shall be colored and numbered for simplified identification. Units shall be ETL listed and labeled, classified in accordance with UL 1995/CAN/CSA No. 236-M40 for Central Cooling Air Conditioners.
 - b. Casing
 - 1) Unit casing shall be constructed of zinc-coated, heavy gauge, galvanized steel. Exterior surfaces shall be cleaned, phosphatized, and finished with a weather-resistant baked enamel finish. Unit's surface shall be tested at a minimum of 672 hours in a salt spray test in compliance with ASTM B117. Unit shall have a 2-inch thick Antimicrobial Insulation. All insulation edges shall be either captured or sealed. The unit's base pan shall have no penetrations within the perimeter of the curb other than the raised downflow supply/return openings to provide an added water integrity precaution, if the condensate drain backs up. The top cover shall be one piece construction or, where seams exist, it shall be double-hemmed and gasket-sealed. The ribbed top adds extra strength and enhances water removal from unit top.
 - c. Drain Pan
 - 1) The drain pan shall be a single-walled assembly made of Type 304 stainless steel. It shall be sloped in two planes and is fully drainable. The coils shall be mounted above the drain pan to allow easy inspection and cleaning of the drain pan.
 - d. Supply and Exhaust Fans and Motors
 - 1) Fan motor shall be direct drive type with factory installed Variable Frequency Drive. All motors shall be thermally protected. All indoor fan motors meet the U.S. Energy Policy Act of 2005 (EPACT). Fan shall be a high efficiency backward curved impeller.

- e. Condenser Fan
 - 1) Condenser fans shall be controlled via VFD to maintain adjustable pressure to increase reheat capacity where applicable and low ambient control.
 - 2) Provide with condenser hail guards.
- f. Dampers – Low Leak
 - 1) The outside air damper shall have a unit-controlled actuator with parallel-blades. The blade construction shall be 14-gage galvanized steel, roll-formed airfoil-type.
- g. Return Air
 - 1) Dampers shall be low-leak. Each damper shall have a unit-controlled actuator. Inputs shall be provided for unoccupied economizer control, based upon a comparison of the outside air stream to a dry bulb reference point an information-only diagnostic message on the human interface and will allow continued unit operation.
- h. Filters
 - 1) 2-inch MERV-8 filters shall be installed just upstream of the evaporator coil. In addition, 2-inch aluminum mesh mist eliminators shall be located in the intake hood.
 - 2) A Filter Status switch shall indicate when filters require cleaning or replacement.
- i. Sensors
 - 1) A factory installed combination outdoor air sensor located in the outdoor air hood is designed to sense both outdoor air temperature and relative humidity for use by the microprocessor controller to make required ventilation, cooling, dehumidification and heating decisions.
- j. Compressors
 - 1) Unit shall have direct-drive, hermetic, digital scroll type compressors with centrifugal type oil pumps. Motor shall be suction gas-cooled and shall have a voltage utilization range of plus or minus 10 percent of unit nameplate voltage. Internal overloads shall be provided with the scroll compressors. Crankcase heaters shall be included. Compressor shall be able to fully modulate from 20 percent to 100 percent.
- k. Evaporator and Condensing Coils
 - 1) Internally finned copper tubes mechanically bonded to a configured aluminum plate fin shall be standard. Coils shall be leak tested at the factory to ensure the pressure integrity. The evaporator coil and condenser coil shall be leak tested to 500 psig and pressure tested to 500 psig. The condenser coil shall have a

fin design with slight gaps for ease of cleaning. Evaporator coil will have six interlaced rows for superior sensible and latent cooling.

I. Hot Water Heating:

- 1) The hot water coil shall be ARI performance certified and shall bear the ARI symbol. Tubes are to be mechanically expanded into fins (secondary surface) for maximum heat transfer. Materials shall be 5/8" diameter x (0.020) wall thickness. Secondary surface (fins) shall be of the plate-fin design using aluminum with die-formed collars. Fin design shall be waffle in a staggered tube pattern to meet performance requirements. Collars shall hold fin spacing at specified density, and cover the entire tube surface. Fins shall be free of oils and oxidation. The coil shall have MPT connections constructed of copper. Water valves are field supplied and installed.

m. Controls

- 1) Unit is completely factory-wired with necessary controls and contactor pressure lugs for power wiring. Units have a Multi Zone VAV control device with a display. Microprocessor controls are provided for all 24-volt control functions. The resident control algorithms will make all heating, cooling and/or ventilating decisions in response to electronic signals from sensors measuring outdoor temperature and humidity. The control algorithm maintains accurate temperature control, minimizes drift from set point, and provides better building comfort. A centralized micro-processor (UC600) will provide anti-short cycle timing for a higher level of machine protection. Terminals are provided for a field installed dry contact or switch closure to put the unit in the Occupied or Unoccupied modes. A factory provided static pressure sensor will be shipped with the unit for installation inside the supply ductwork.

- n. Short Circuit Withstand Rating of the unit electrical enclosure shall be 65,000 Amps. Rating shall be published in accordance with UL508.

o. Roof Curbs

- 1) Provide factory supplied roof curb, heavy gauge zinc coated steel with supply and return air gasketing. Ship knocked down, and provide instructions for easy assembly.
- 2) Curb shall be manufactured in accordance with the National Roofing Contractors Association guidelines for rooftop equipment support.

p. Warranty

- 1) Refer to Specification section 230100 for additional warranty information.

2.04 UNITARY EQUIPMENT (NOT USED)

2.05 TERMINAL EQUIPMENT (NOT USED)

2.06 HVAC PIPING AND SPECIALTIES

A. Piping

1. Water and HVAC drain piping shall be provided as specified below. Where options of different materials are given for the same service, contractor shall select materials and use them uniformly throughout the system. Contractor shall submit experience with all of the materials and joining methods specified.
2. Hot Water piping:
 - a. Above ground
 - 1) Type L copper (2" and under)
 - 2) Schedule 40 threaded black steel (2" and under)
3. Condensate drain piping
 - a. On rooftop and exterior to building
 - 1) Schedule 40 PVC
4. Type L copper pipe shall conform to ASTM B42 and be assembled with wrought-copper soldering fittings using 95-5 solder or with press fittings as specified herein.
5. Schedule 40 PVC pipe shall be assembled in strict accordance with manufacturer's instructions. Solvent cement shall conform to ASTM D2564.
6. Press Fittings:
 - a. Copper and copper alloy press fittings shall conform to material requirements of ASME B16.18 or ASME B16.22 and NSF/ANSI Standard (NSF 61). Sealing elements for press fittings shall be factory installed EPDM.
 - b. Press fittings 1/2" – 2" press end shall have a leak-before-press feature, which assures leakage from inside the system past the sealing element of an unpressed connection. Fittings 2-1/2" – 4" press end shall have a factory installed means for visual inspection of completed press.
 - c. Copper press fitting joints shall be made in accordance with the manufacturer's installation instructions. The tubing shall be fully inserted into the fitting and the tubing marked at the shoulder of the fitting. The fitting alignment shall be checked against the mark in the tubing to ensure the tubing is fully inserted in the fitting. The joints shall be pressed using the pressing tool and jaws or jaw set, approved by the fitting manufacturer.
 - d. Fitting installer shall be trained by the fitting manufacturer's factory representative.
 - e. Press connected fittings shall be by VIEGA "ProPress," NIBCO "Press System," AALBERTS "Apollo Press," or equal.
7. Piping shall be run concealed, except where no ceiling is provided. Coordinate installation of piping with other disciplines. Locate all piping tight against structure where possible. No piping shall be installed below mechanical equipment, or within mechanical or electrical equipment clearance requirements.
8. Pitch hydronic piping to vent at high points and provide accessible drains at low points.

B. Valves:

1. Valves 2" size and under shall be bronze with soldered ends, rough bodies, and finish trim. Valves 2-1/2" size and over shall be iron-body, bronze-mounted with flanged ends, except where specifically indicated. Catalog numbers indicated below are NIBCO. Valves with equivalent characteristics by APOLLO, or MILWAUKEE are acceptable.

Size	Pipe Material	Ball/Butterfly
2" and under	Copper	S-585-70-66NS
2-1/2" and over	Copper/Steel	LD-2000

2. Balancing valves 2" and smaller shall be NIBCO "S-585-70-66NS". Valves shall be complete with memory stops. Acceptable alternate valves include MILWAUKEE "BA-150S-MS," or APOLLO "70-200-27."

C. Automatic Balancing Valves

1. Provide automatic measuring and balancing valves where indicated for pipe sizes 1/2" to 12". Valves shall be NUTECH "AB," IMI "AC," or CALEFFI "Series 121" for valves 1/2" through 2".
2. The GPM for the automatic flow control valves shall be factory set and shall automatically limit the rate of flow to within 5% of the specified amount.
3. For 1/2" - 2", the flow cartridge shall be removable from the Y-body housing without the use of special tools to provide access for cartridge change out, inspection, and cleaning without breaking the main piping. (Access shall be like that provided for removal of a Y-strainer screen).
4. True operating range of 2 - 32 psid required. The design flow should be achieved at the minimum psi differential. A 50% safety factor applied to the lower operating range is not acceptable.
5. Each valve shall have two P/T ports.
6. All automatic flow control devices shall be supplied by a single source.
7. Five-year product warranty and free first year cartridge exchange.
8. The internal wear surfaces of the valve cartridge shall be Ultrason composite or stainless steel.
9. The flow cartridge design shall incorporate a stainless-steel spring which requires no adjustment screw or shims. A crimped sheet-metal design is not acceptable.
10. The internal flow cartridge shall be permanently marked with the GPM.
11. For 1/2" through 2" pipe sizes: The valve shall consist of a brass Y-type body, O-ring-type union, and integral brass body ball valve with memory stop. The ball valve ID shall be minimum standard port (one size smaller than valve connection size) Reduced port valves are not acceptable.
12. For 2-1/2" and larger flanged connections: Ductile-iron body suitable for mounting wafer style between standard 150# or 300# flanges. The long flange bolts and nuts shall be provided with each automatic flow control valve.
13. All valves shall be factory leak tested at 100 psi air underwater.
14. Ratings:

1/2" through 2" pipe size:	600 psig at 250°F
2-1/2" through 12" pipe size:	600 psig at 250°F
15. Where indicated on the plans, the differential pressure across the automatic flow control valve shall be measured for flow verification and to determine the amount of system over-heading or under-pumping. Where over-heading exists the ball valve shall be throttled to bring the flow cartridge back within the control range. The valve memory stop shall be set so the valve can be used for isolation and reopened to the balanced position.
16. The flow shall be verified by measuring the differential pressure across the coil served or the wide-open temperature control valve and calculating the flow using the coil or valve Cv.
17. A differential pressure test kit shall be supplied to verify flow and measure over-heading. The kit shall consist of a 4-1/2" diaphragm gauge equipped with 10-foot hoses and P/T adapters, all housed in a vinyl case. Calibration shall be 0-35 PSID for 2-32 PSI spring range or 0-65 PSID for 5-60 PSI range.

18. Install automatic flow control valves on the return lines of coils as indicated on the plans. Balancing valve on supply side is not acceptable. Submit proposed piping arrangement for approval by the Engineer.
19. The standard ports and handles shall clear 1" thick insulation. Handle and port extensions are required for over 1" thick insulation.
20. Install, on the supply side of coils, a Y-strainer with a brass blow-down valve with 3/4" hose end connection with cap and chain.

D. Heat Trace:

1. Provide heat trace on all hot water piping within rooftop unit and on all exterior piping serving rooftop unit. Coordinate required length with installed piping. Install heat trace prior to field insulating of piping.
2. Heater shall be HEAT TRACE PRODUCTS "2700 Series," CHROMALOX "SRL," or THERMON "BSX."
3. The heater in combination with the interconnecting components shall be UL Listed. The self-regulating heater shall consist of two (2) #16 AWG tinned-copper bus wires embedded in parallel in a self-regulating polymer core that varies its power output to respond to temperatures all along its length, allowing the heater to be crossed over itself without overheating, to be used directly on plastic pipe and to be cut to length in the field. The heater shall be covered by a tinned-copper metallic over-shield and a thermoplastic elastomer over-jacket. The heater and equipment protection shall conform with NEC Code. The heater shall operate on line voltages as shown on the Contract Drawings without the use of transformers. The heater shall be selected by the manufacturer and installed to maintain a minimum water temperature of 35°F at an ambient temperature of -10°F.
4. The heater shall be sized according to this table. The required heater output rating is in watts per foot when engaged at 40°F. (Heater selection based on 1" fiberglass insulation on metal piping).

Pipe Size

6" or less

1 strip – 8 watts/lf

5. Power connection and seal, splice, and tee kit components shall be supplied by the manufacturer and applied in the field.
6. The BAS shall monitor each heat trace circuit. The BAS shall monitor the heat trace system using the controller's integral alarm contact.
7. Run the heater linearly along the underside of the pipe after piping has been successfully pressure tested. Secure the heater to piping with fiberglass tape.
8. Install heating cable strictly in accordance with manufacturer's recommendations. Provide wrapping per manufacturer's recommendations for valves, fittings, etc. Also provide additional coverage for locations where pipe goes below grade.
9. Apply "electric traced" signs to the outside of the thermal insulation, one every 10 linear feet.
10. All piping that is protected by heating cable shall have insulation. Insulation shall extend 12" into heated space or 12" beyond the area where water normally stands in the pipe.
11. Coordinate the location and amperage of the heat tracing circuits with the Division 26 installer.
12. Contractor shall be responsible for a complete working system.
13. After installation and before and after installing thermal insulation, subject heat tape to testing using a 1,000-VDC megger and 12-volt DC test to verify cable paths. Minimum

insulation megger resistance reading should be 20 to 1,000 megohms regardless of length. Provide field test report to the Engineer after each successful test.

14. After the final layout for exterior piping has been created by the Contractor, the Contractor shall submit the layout to the Heat Trace Cable manufacturer to determine the required heat trace length. If it exceeds the circuit maximum listed in the schedule, the Contractor shall coordinate an additional circuit with Heat Trace Cable manufacturer.
15. If the Contractor chooses to have the Heat Trace supplier install the heat trace cable and/or Thermostat Controller, Division 26 Contractor shall complete the power wiring. Refer to “Heat Trace Thermostat Controller Detail” on the Contract Drawings for more information.
16. A terminal controller shall control each heat trace circuit. The controller shall be supplied and installed by the contractor. The controller shall be equipped with an ambient temperature sensor and a contact for alarm monitoring via the BAS. The controller shall enable the heater when an ambient temperature of less than 40°F is sensed. The controller shall disable the heater when an ambient temperature of greater than 40°F is sensed.
 - a. Controller shall include two-pole contactor and be rated for maximum 30A current at 120-277 VAC. Controller shall provide ambient and line-sensing local thermostat control modes. Controller shall provide alarms for high/low current, high/low temperature, sensor loss, power loss, and ground fault. Controller shall include normally-closed dry-contact alarm output to tie into BMS system as binary/digital input.
 - b. The heat trace control system shall include self-check capabilities which shall be verified by a PDF report delivered to the Engineer after system start up. Report shall use data from system operation with all heat trace installed on the circuit and shall include values for average voltage, voltage drop, inrush current, steady-state current, inrush ground fault current, steady-state ground fault current and if applicable temperature sensor readings. Report shall be verified prior to system hand-off.
 - c. The heat trace controller shall provide ground-fault equipment protection (GFEP). Default to 30 mA with settable trip threshold up to 300 mA. Heat trace controller shall include self-test and reset capabilities that can be accessed locally from the controller.
 - d. Heat trace controller shall have Modbus connectivity with RS485 connection. System shall have the option to connect via BACnet MSTP or BACnet IP using an external gateway.
 - e. Heat trace controller shall be FRIO “S1-A-0001,” TRACON “FPT-130,” or POWERTRACE “ETC-1.”

2.07 AIR DISTRIBUTION

A. Ductwork:

1. Provide all ducts, plenums, connections, dampers, and related items required to form a complete system as indicated on drawings and specified herein.
2. All ductwork shall be constructed of sheet metal unless otherwise indicated.
3. Sheet-metal ducts shall be fabricated from G90 galvanized-steel sheets, and shall be of gauges called for and as detailed in 2020 SMACNA Manual, HVAC Duct Construction Standards (Metal and Flexible). All ductwork from variable air volume air handlers to the inlet of VAV terminal boxes shall be 3" w.g. pressure class construction and shall be single wall rectangular and single wall round. All ductwork pressure class construction shall be as indicated on the drawings and shall be single wall rectangular or single wall round.

Medium pressure ductwork shall be double wall with 3" insulation encapsulated between inner and outer sheet metal shells.

4. Duct sealing requirements shall be Class A for all ductwork.
5. Round duct and fittings shall be manufactured by a company for whom the manufacture of spiral duct and welded fittings has been a principal business for at least 15 years. Contractor fabricated round spiral duct and fittings shall not be acceptable.
6. All companies being considered as potential suppliers of duct and fitting components shall submit drawings and dimension data for approval. These submittals shall serve as a basis for acceptance or rejection of products.
 - a. All fittings furnished for use on a project shall be identical to the approved submittal data.
 - b. Any fittings rejected by the project engineer shall be replaced with fittings equal to the original approved submittals. All expenses incurred in the replacement of fittings that do not conform to these requirements shall be the responsibility of the installing contractor.
7. All medium-pressure supply duct shall be of round spiral lock seam construction where indicated. Steel round duct shall be of standard spiral with 2C corrugations for all duct greater than 14" diameter (without intermediate ribs) or single-rib construction and shall be provided with gauges according to the following 2020 SMACNA HVAC DCS, except no 28-gauge material is allowed:

Diameter (inches)	Standard Spiral Gauge		Single-Rib Spiral Gauge 0-10" w.g.
	0-2" w.g.	2-10" w.g.	
3-8	28	26	--
9-14	28	26	28
15-26	26	24	28
27-36	24	22	28
37-42	22	20	28

8. Duct shall be provided in continuous, un-joined lengths wherever possible. Except when interrupted by fittings, round spiral duct sections shall not be less than 12 feet long. Round spiral pipe and fittings greater than 24" diameter shall have flanged connections. All double-wall rectangular ductwork shall have flanged connections. Flanges for double-wall duct shall also hold the inner liner of dual wall duct concentric without the use of additional couplings or spacers.
9. Duct shall be double-wall, spiral, lock seam construction. Where rectangular take-offs for registers are shown, a tack-welded factory- installed take-off shall be provided. Exposed duct shall have "paint grip" finish suitable for field painting. Exposed ductwork shall be "Architectural" grade and shall receive special care in construction and shipping.
10. Double-wall round shall be used where indicated and shall be of spiral lock seam construction with an airtight outer pressure shell, a 3" thick insulation layer, and a solid inner liner that completely covers the insulation throughout. Fittings to have solid inner liner.
11. Unless otherwise specified, all double-wall duct and fittings shall be a minimum G90 galvanized sheet metal. All spiral pipe used for inner and outer shells shall have 3 intermediate ribs and be fabricated in accordance with ASTM A525 and A527 specifications in the following minimum gauges:

Nominal Duct Size	Inner/Outer Shell (Gauge)	Inner Shell (Gauge)
3-24	26	26
25-34	24	26

35-42	22	26
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12. Fittings for double-wall duct shall be of the following minimum gauges:

Nominal Duct Size	Inner/Outer Shell (Gauge)	Inner Shell (Gauge)
3-34	22	24
35-48	20	22

13. Round fittings may be spot welded and bonded.

14. Insulation shall have the following UL rating:

- a. Flame Spread: 10-20
- b. Fuel Contributed: 10-15
- c. Smoke Developed: 0-20

15. Round spiral duct and fittings shall be "UNITED MCGILL CORPORATION," "VORTEX METAL MANUFACTURING," "HAMLIN SHEET METAL," "SEMCO MANUFACTURING," "LINDAB," or "EASTERN SHEET METAL."

16. Round ductwork shall not be delivered to the job site until just prior to erection. Ductwork with dents or other damage shall not be accepted. Double-wall acoustically-lined ductwork shall be removed from the job site and shall not be used if liner is allowed to become wet to any degree.

17. Rectangular low velocity ductwork shall be constructed from galvanized steel sheets of lock form quality per ASTM A653 with a G90 zinc coating (0.60 oz/ft²), unless otherwise shown on the contract documents. Sheets shall be free of pits, blisters, slivers, and ungalvanized spots.

18. Insulated-flexible acoustical air ducts shall be FLEXMASTER USA "1M," THERMAFLEX "M-KE," or equal, suitable for up to 10" w.g. positive pressure and rated velocity of 5500 FPM. Flexible ductwork shall meet NFPA 90A standards, conform to UL standard 181, and be ETL listed Class 1 air duct. Flexible duct shall have a flame spread of less than 25 and smoke developed of less than 50. Flexible ductwork shall be fabricated with a polyethylene or chlorinated polyethylene inner film, wrapped in 2" thick with a thermal conductance of R-6 fiberglass insulation, with an outer reinforced metallized vapor barrier. The inner film shall be supported by a corrosion resistant galvanized steel helix formed and mechanically locked to the polyethylene fabric. The inside bend radius shall be 1/2 x inside diameter in all sizes. Flexible branch ductwork to diffusers shall be limited to maximum length of 5 feet long and maximum velocity of 600 feet per minute. Contractor to provide proper flex duct size to ensure velocity limit is not exceeded. Support flexible ducts a minimum of every 4 feet. Supports shall not compress or constrict the flexible duct. Refer to the diffuser installation details on the drawings.

19. Provide flexible connections of fiberglass between ducts and air-handling unit connections and fan powered VAV boxes. Connector shall be constructed using double lock gripping fingers at metal to fabric contact. Connector shall be rated airtight and watertight up to 10" w.g. positive to 10" w.g. negative pressure. Provide flexible connections, not less than 4 inches wide, constructed of approved fireproof, waterproof, non-asbestos, glass fabric, at the inlet and outlet connection of each fan unit, securely fastened to the unit and to the ductwork by a 24-gauge galvanized steel band provided with tightening screws. Insulation on flexible connections shall be stretched over the metal band and taped to the inlet and outlet connections of the VAV terminal unit. There shall be no metal-to-metal contact at flexible connections. There shall be no stretching of the flexible material at flexible connections. Flexible duct connections at variable air volume terminals shall be a maximum of 3 feet long. The connection shall be UL listed, to meet NFPA 90A and 90B requirements and the following applications:

- a. Indoor: Neoprene coated glass fabric, minimum 30 oz./sq.yd.
 - b. Outdoor: U.V. resistant Hypalon coated glass fabric, minimum 24 oz./sq.yd.
 - c. Flexible connections shall be DUCTMATE "ProFlex," DURODYNE "Flexible Duct Connector," KINETICS "KINFLEX," or equal.
20. Space suspended duct hangers and roof mounted duct supports every 4 feet, maximum. Insulated duct shall have saddle hangers. Suspended duct hangers attached to the side of the ductwork are acceptable. Refer to duct support details on the drawings.
 21. Fabricate ductwork with airtight joints, presenting smooth surface on inside, neatly finished on outside. Unless otherwise indicated, provide square or rectangular elbows and provide double wall turning vanes in all elbows. Deflecting vanes shall be double wall blades, fit into side rails, and screw or rivet to duct elbow in field. Blades and side strips shall be small or large double vanes as detailed in SMACNA Duct Manual. Turning vanes shall be DUCTMATE "ProRail," AERODYNE "H-E-P Turning Vanes," DURODYNE "Vane and Rail" or equal.
 22. Construct, brace, and support ducts and air chambers in a manner that they will neither sag nor vibrate to any perceptible extent when fans are operating at maximum speed or capacity.
 23. Provide sandwich type or square framed access doors for service temperature and pressure required, where indicated and where not indicated, in locations and of sizes which shall afford easy access to multi-blade dampers, smoke detectors, fire dampers, and other equipment and devices requiring inspection and servicing. Access doors shall be installed to avoid lights, piping, conduit, ceiling grid, etc., to provide unobstructed access. Access doors shall be installed on the underside of the ductwork. Access doors shall be a minimum of 24" x 18" where possible. Access doors in all factory fabricated ductwork shall be factory installed and sizes and locations shall be identified on the ductwork shop drawing submittal. Duct access doors shall be DUCTMATE "Sandwich Access Door," GREENHECK "CAD-10," ACUDOR "CD-5080," or equal.
 24. Connect ductwork to intake and discharge louvers, dampers, and other work installed in various trades requiring sheet-metal connections.
 25. Make sheet-metal connections to masonry work airtight and watertight in approved manner.
 26. Provide opposed-blade dampers for control of air volume and for balancing system, where indicated or required. Dampers shall be of sheet metal at least one gauge heavier than duct and reinforced; shall be installed in an accessible location. Provide indicating quadrant and locking device for adjusting and locking dampers in position. Provide extended shafts on all volume dampers greater than the thickness of the insulation to provide free movement of damper positioner. Stiffen duct at damper location; install damper in manner to prevent rattling.
 27. Where dampers are located above inaccessible ceilings, provide remote cable operated volume damper for control and balancing of air volume. The damper shall be constructed of galvanized steel. The inner wire of the casing shall be stainless steel with tensile strength of 260,000 lbs. For application where the diffuser or grille is installed in hard ceiling below 16'-0" AFF, the adjustable controller shall be installed on either the diffuser or grille face, or mounted to the ceiling surface. Otherwise, provide 50' cable and locate adjustable controller concealed in wall with 3-3/4" cover plate. A list of acceptable manufacturers is listed below:

Manufacturer	Damper Model	Diffuser/Ceiling Mounted Controller	Wall Mounted Controller
UNITED ENERTECH	BO-RI	BO-150	BO-702
DURODYNE	DuroZone	CSB	WSB
METAIRTECH	RT-250	RT-CCM	RT_CCS

28. Provide square to round transition fittings with balancing dampers at all round duct take-offs to supply diffusers and registers.
29. Duct sizes are inside free area. Increase duct sizes as required.
30. Ductwork and accessories shall not be delivered to the job site until just prior to erection and shall be stored in an approved manner.
31. All ductwork shall be internally cleaned by vacuuming prior to installation.
32. All ductwork open ends shall be sealed with polyethylene and duct tape during construction after hanging.

B. Grilles, Registers, and Diffusers:

1. Refer to drawings for types, material, models, finishes, and manufacturers. Air devices shall have performance characteristics (throw, noise, and pressure drop) equal to air devices scheduled on the drawings. Provide performance data with submittal. PRICE, TITUS, GREENHECK, or equal.
2. Grille and register frames and louvers shall be one-piece construction.
3. Paint interior surfaces of ducts behind grilles and registers with flat black enamel.

C. Dynamic 1.5 Hour Fire Dampers:

1. This section contains dynamic curtain-style fire dampers meeting requirements of UL 555 7th Edition. Fire dampers shall be GREENHECK "DFD-110," RUSKIN "DIBD2," POTTORFF "VFD-10D," or equal.
2. Submit the following manufacturer's product data:
 - a. Include UL ratings for fire resistance, velocity, differential pressure, size limitations and mounting orientation.
 - b. Indicate materials, construction, and dimensions.
 - c. Verify conformance to latest versions of NFPA 80, 90A, and 101.
 - d. Include pressure drop data for all damper sizes in accordance with AMCA 500-D test figures 5.2 (Ducted Inlet, Free Outlet), 5.3 (Ducted Inlet, Ducted Outlet) and 5.5 (Free Inlet, Free Outlet).
 - e. Include a copy of UL Installation Instructions.
3. Dampers shall be tested, rated, and labeled in accordance with UL 555 (Seventh Edition), Listing R13317.
4. Performance:
 - a. Dampers shall have a UL 555 fire resistance rating of 1½ hours.
 - b. Each fire damper shall be equipped with a factory installed heat responsive device (fusible link) rated to close the damper when temperature at the damper reaches 165°F.
 - c. Dampers shall have a minimum UL 555 differential pressure rating of 4 in. w.g.
 - d. Dampers shall have a minimum UL 555 velocity rating of 2000 fpm.
5. Construction
 - a. Frame: Galvanized steel in gauges required by manufacturer's UL listing.
 - b. Blades: Galvanized steel curtain style.
 - c. Sleeve: Damper shall be supplied with a factory sleeve.
 - d. Retaining Angles: Damper shall be supplied with factory retaining angles sized to provide installation overlap in accordance with the manufacturer's UL listing.
 - e. Fire Closure Device: Damper shall be supplied with fusible link.
 - f. Mounting: Dampers shall be mounted horizontally or vertically depending on the application. Refer to the Contract Drawings for required orientation.

- g. Finish: Galvanized steel.
- 6. Installation
 - a. Install dampers in accordance with manufacturer's UL Installation Instructions, labeling, and NFPA 90A at locations indicated on the drawings. Any damper installation that is not in accordance with the manufacturer's UL Installation Instructions shall be approved prior to installation.
 - b. Dampers shall be accessible to allow inspection, adjustment, and replacement of components. The sheet metal contractor shall furnish any access doors in ductwork or plenums required to provide this access. The general contractor shall furnish any access doors required in walls, ceilings, or other general building construction. Dampers shall be provided with an access door that is not less than 12 inches square or provided with a removable duct section. Access doors shall be permanently identified on the exterior face with a 1" tall label.
 - c. Install dampers square and free from racking.
 - d. Do not compress or stretch the damper frame into the duct or opening.
 - e. Attach multiple damper section assemblies together in accordance with manufacturer's instructions. Install support mullions as reinforcement between assemblies as required.
 - f. Handle dampers using the frame or sleeve. Do not lift or move dampers using blades, actuator, or jackshaft.
- 7. All fire dampers must be "drop tested" in the presence of a representative of the Newport News Building Inspection Department.

D. Series Fan-Powered Variable Air Volume Terminal Boxes:

- 1. Terminal boxes shall be size, type, and capacity indicated on drawings. TRANE CO., or equal by PRICE, TITUS. Units shall be series fan-powered type as indicated. Units shall be ARI certified. Submit sound level data indicating radiated and discharge NC levels for each terminal unit at design airflows.
- 2. Units shall be complete with insulated casing, electric air valve, and direct digital controls. The direct digital controls shall be furnished by the Temperature Control Contractor and factory installed by the unit manufacturer.
- 3. Casing: Provide 22-gauge, acoustically lined, galvanized-steel casing. Lining shall be 1" thick, 1.5-lb. per cubic foot density, foil faced, fibrous glass which meets requirements of NFPA 90A. Provide access panel for access to air valves.
- 4. Primary Air Valve: Provide cylindrical volume control device with electric actuator. Valve inlet shall be 18 gauge steel cylinder sized to fit standard round flexible ductwork. Maximum leakage rate shall be 1% at 4" w.c. pressure differential. Provide with multiple point averaging flow sensor to provide primary airflow measurement within $\pm 5\%$ of rated unit airflow with 1-1/2 diameters of straight duct upstream of unit. Provide integral flow taps and calibration chart on each unit.
- 5. Fan shall be forward-curved blade, with direct-drive, ECM motor, and disconnect switch.
- 6. Provide 1" fiberglass media filter with filter frame in plenum intake or ducted inlet as indicated.
- 7. Electric Reheat Coil: The coil shall factory provided and mounted on the discharge outlet. The coils have a resistance open-type heater with a disc-type automatic reset thermal primary safety device. Heater element material is nickel-chromium. Provide heaters with the following options:
 - a. Mercury Contactor: An electric heater contact for use with direct digital control or analog electronic controls.

- b. Airflow Switch: An air pressure device designed to disable the heater when the unit fan is off.
 - c. Line Fuse: A safety fuse located in the electric heater's line of power to prevent power surge damage to the electric heater. A line fuse shall be provided for the fan motor to prevent power surge damage to the motor.
 - d. Disconnect Switch: A factory provided disconnect switch with an interlocking door on the heater control panel.
- 8. Units shall have removable access panel or access door for service access.
 - 9. Units shall be installed with strict attention paid to manufacturer's recommended length of straight inlet duct.
 - 10. Automatic Controls: Provide factory-installed automatic (direct digital) controls provided by the control vendor. The control vendor shall furnish and variable volume terminal unit manufacturer shall install Direct Digital Controller. Controller shall provide the sequence of operation specified. Controller shall provide the required signals to achieve pressure independent operation throughout the specified volume range of the unit. Variable volume terminal unit manufacturer shall examine terminal unit locations indicated on drawings and shall locate controllers on most accessible side of unit. All costs associated with factory mounting of vendor's controls shall be included in this Section.

2.08 VIBRATION ISOLATION

- A. Mechanical equipment indicated below shall be isolated from the structure by resilient vibration and noise isolations. Equipment to be isolated includes, but is not limited to, the following:
 - 1. Packaged Rooftop Unit
 - 2. Series Fan-powered VAV
- B. Vibration Isolation Rail System:
 - a. Packaged Rooftop Unit shall be mounted on spring mountings, including the neoprene acoustical pad within a rigid housing that includes vertical limit stops to prevent spring extension when weight is removed and temporary steel spacers between the upper and lower housings. Housings shall serve as blocking during erection. When the equipment is at full operating weight, the springs shall be adjusted to assume the weight and the spacers removed, without changing the installed and operating heights. All restraining bolts shall have large rubber grommets to provide cushioning in the vertical as well as horizontal modes. The hole through the bushing shall be a minimum of 0.75" (20mm) larger in diameter than the restraining bolt. Horizontal clearance on the sides between the spring assembly and the housing shall be a minimum of 0.5" (12mm) to avoid bumping and interfering with the spring action. Vertical limit stops shall be out of contact during normal operation. Housings and springs shall be powder coated and hardware electro-galvanized. Mountings shall be SLRSO as manufactured by Mason Industries, Inc.
- C. Hanger and Guide Supports:
 - 1. Spring Isolators:
 - a. Series fan powered variable air volume terminal units shall be suspended with vibration spring isolators. Isolators shall be MASON "30N," VIBRO-ACOUSTICS "SHRB," KINETICS "SRH," or equal.

- b. Hangers shall consist of rigid steel frames containing minimum 1-1/4" thick neoprene elements at the top and a steel spring seated in a steel washer reinforced neoprene cup on the bottom. The ratio of the spring diameter divided by the compressed spring height shall be no less than 0.8. Springs shall have a minimum additional travel to solid equal to 50% of the rated deflection. The neoprene element and the cup shall have neoprene bushings projecting through the steel box. To maintain stability, the boxes shall not be articulated as clevis hangers, nor the neoprene element stacked on top of the spring. Spring diameters and hanger box lower hole sizes shall be large enough to permit the hanger rod to swing through a 30° arc from side to side before contacting the cup bushing and short circuiting the spring.
- D. Rooftop Acoustical Systems: Provide acoustical material inside the roof curb as indicated on the Contract Drawings. Acoustical material shall be furnished by the isolation curb manufacturer, and consist of the following:
 - 1. Vibration Isolation Rail System: Provide 2 layers of moisture resistant 5/8" gypsum board on top of 3/8" x 1-3/4" foam pads. Foam pads shall be mounted on 2" aluminum channel that extends the width of the curb rail. The aluminum channel shall be installed above the spring isolator to attenuate acoustical vibrations translated through the roof curb.
 - 2. Provide 2" thickness ROCKWOOL "AFB," OWENS-CORNING "705," or JOHNS MANVILLE "Insul-SHIELD" acoustic batt insulation with 2.8 lbs./sf density on top of the gypsum board.
- E. Low Voltage Condensate Overflow Shut-off Switch
 - 1. Low voltage condensate overflow shut-off switches shall be installed on all condensate drain pans as manufactured by RECTORSEAL "AquaGuard," LITTLE GIANT "ACS-2," ASURITY "CC-1," or equal.
 - 2. Mechanical equipment without adequate pan clearance to install a primary drain pan switch shall provide a switch installed on the primary drain pan outlet. The condensate shut-off switch shall detect downstream clogs in condensate drains and interrupts the thermostat circuit to shut off the unit before flooding occurs. Switch shall be RECTORSEAL "Safe-T-Switch," LITTLE GIANT "ACS-5," ASURITY "CS-1," or equal.
 - 3. The condensate shut-off switch shall detect rising water in condensate drain pans and interrupts the thermostat circuit to shut off the unit before flooding occurs. The device shall be installed on the primary drain pan rim with a two-piece clamp system that does not require drilling.
 - 4. The switch shall incorporate a high capacity 5-amp, 24-volt AC magnetic float switch in a fully housed protective cover. The housing shall include a pull up test knob for functional testing of system.
 - 5. The switch shall include an alarm wire to connect to the BAS. The switch shall send an alarm signal to the BAS front-end workstation. The mechanical contractor shall be responsible for coordinating the switch connections with the controls contractor.
 - 6. The switch shall be UL Listed to comply with UL 508.
- F. Bipolar Ionization
 - 1. This section describes the design, performance, and installation of a needlepoint bipolar ionization (NBPI) air purification system intended for use as part of another manufacturer's air handling unit or mounted on the duct as shown on the plans, details, and equipment schedules.
 - 2. Project Design
 - a. Maximum ozone emissions shall be in accordance with limits stated in UL 2998. Provide products listed as UL2998-compliant.

- b. Provide ionization device that does not require preheat protection when relative humidity of entering air exceeds 85%. Device shall be suitable for relative humidity from 0-100%, condensing, without causing damage, deterioration, or dangerous conditions within air ionization system.
 - c. Provide systems that produce positive and negative ions. Unipolar ionization devices are unacceptable.
 - d. Device shall be tested by UL, proving compliance with UL 2998 ozone standard when tested using UL 867 (5th edition) methodology. Perform large chamber testing and peak ozone test for electronic devices in accordance with UL 2998.
 - 1) Demonstrate interior ion concentration levels, both positive and negative collectively, to minimum 2000 ions/cc measured 5 ft from floor where air is delivered from the duct system
 - 2) Provide ionization systems suitable for air exchange rates through full operating range of constant volume or variable air volume (VAV) system.
 - 3) Minimum air velocity: 300 fpm
 - e. Provide ionization device enclosures constructed of corrosion-resistant, non-metallic materials. Configure enclosure without thermal bridging. Provide units certified to UL 2998.
 - f. Provide ionization units having manufacturer's recommended number of electrodes and power generators, sized to system air flow.
 - g. Electrodes shall consist of carbon fiber clusters having minimum 45000 needles each.
 - h. Ionization system shall be energized continuously.
 - i. Additional Design Requirements for Non-Auto Coil Cleaning Installations:
 - 1) Multi-voltage input shall allow 24V or 110-240VAC power supply.
 - 2) Provide magnets for mounting ionization system to fan inlet.
 - 3) Provide integral alarm dry contacts, SPST (NO), rated 0.3 A at 125VAC.
 - j. Additional Design Requirements for Auto Coil Cleaning Installations:
 - 1) Provide electrodes in six-inch sections for field assembly by installer to cover entire finned width of coil.
 - 2) Provide one modular ionization bar for every 5ft. of coil height.
 - 3) Electrode spacing shall be 0.5 to 1 inch apart.
 - 4) Output shall be 140 million ions/cc per inch of bar, measured 1 inch from carbon fiber brushes.
 - 5) Ionization Bars:
 - a) Length shall be 12 ft. maximum
 - b) Provide ac power supply for field installation, capable of powering four ionization bars requiring 20W each.
 - c) Include integral on/off switch and LED "power on" light.
 - d) Include BAS interface alarm dry contacts, SPST (NO), rated 1A at 250VAC.
 - e) Power source shall be 24VAC, 110VAC, or 208-240VAC.
 - f) Power supply enclosure class shall be NEMA 250, Type 4.
 - k. NPBI devices shall be provided with internal short-circuit protection, overload protection, and automatic fault reset circuit breakers.
3. General Installation
- a. Position each electronic air cleaner unit with clearance for service and maintenance. Anchor electronic air cleaners to substrate.

- b. Install air cleaner devices between upstream filter and cooling coil. Where unit configuration does not allow this installation location, air cleaner devices shall be installed upstream or downstream of supply fan.
- 4. Factory-fabricated, modular bipolar ionization device
 - a. Subject to compliance with requirements, provide GPS “i-MOD,” PHENOMENAL AIRE “Series C Universal,” ATMOSAIR “ActiveOx R” or equal.
 - b. Capacity and Characteristics
 - 1) Materials: Composite and carbon fiber
 - 2) Capacity: 50 to 250 cfm per inch of length
 - 3) Voltage selector switch and illuminated on-off switch
 - 4) LED operational status light
 - 5) Six high-voltage output connections
 - 6) Alarm contacts: SPDT, dry
 - 7) Auxiliary terminals for connections of remote ion sensor
 - 8) Temperature range: -40°F to 140°F
 - 9) Relative humidity range: 0-100%
 - 10) Power Entry: UL listed, line cord with three-prong plug
 - 11) Power unit dimensions: 9" L x 3.25" W x 4.75"H
 - 12) Ionizer bar dimensions: 1.6"H x 0.75" W
 - a) Length per section: 6 inches, having nine brushes per section
 - b) Maximum assembled bar length: 144 inches
 - c) Provide rare earth magnets for mounting
 - 13) Power unit weight: 4.63lb
 - 14) Ionizer bar weight: 0.24lb per 6-inch section
 - c. Electrical Characteristics
 - 1) Electrical Listings: UL/ETL
 - 2) Compliance and Certifications: IAQP, UL 867, UL 2043, UL 2998
 - 3) Input voltage: 24V AC or DC, 110VAC, 240VAC
 - 4) Amperes: 0.5A at 24V, 0.12A at 110V, 0.1A at 240V
 - 5) Output power: 5 kV RMS
 - 6) Total ion output: 140 million ions/cc per inch of bar, measured 1 inch from carbon fiber brushes
 - d. Provide ion sensor compatible with ionization device.
 - e. Provide one ionization bar assembly on each coil up to 60 inches in height. Space bars maximum 60 inches apart. Install bar to cover entire finned width of coil to nearest 6 inches without exceeding finned width of coil.
- 5. Auto-cleaning NBPI device for unit mounting
 - a. Subject to compliance with requirements, provide GPS “FC24-AC,” PHENOMENAL AIRE “Series C-6,” ATMOSAIR “ActiveOx R” or equal.
 - b. Capacity and Characteristics
 - 1) Materials: Nonmetallic composite with carbon fiber ion emitters
 - 2) Capacity: 0-2400 cfm
 - 3) Provide integral alarm dry contacts, SPST (NO), rated 1.0A at 250VAC
 - 4) Provide inline on-off switch and programmable autocleaning cycle
 - 5) Temperature range: -20°F to 140°F

- 6) Relative humidity range: 0-100%
- 7) Power unit dimensions: 7.9" L x 1.1" W x 5"H
- 8) Ionizer unit weight: 1.25lb
- c. Electrical Characteristics
 - 1) Electrical Listings: UL
 - 2) Compliance and Certifications: IAQP, UL 867, UL 2043, UL 2998
 - 3) Input voltage: 24VAC to 240VAC
 - 4) Power Consumption: 4W operating, 8W cleaning
 - 5) Output power: 2 kV RMS
 - 6) Total ion output: 300 million ions/cc, measured 1 inch from carbon fiber brushes
- d. Provide rare earth magnets for mounting.
- e. Provide ion sensor compatible with ionization device.
- f. Install ionization emitter perpendicular to air flow direction. Mount so ion emitters are exposed to, and perpendicular to, airstream. Mount ion emitters so airflow passes between them.

PART 3 - EXECUTION

3.01 TESTS

- A. Refer to Section 230593 "Testing, Adjusting and Balancing" for related requirements.
- B. At their discretion, the Owner shall be represented at all tests. Contractor shall provide 48 hours' notice to the Owner prior to the tests unless otherwise specified.
- C. Before insulation is installed and before piping is concealed, test water piping hydrostatically and prove tight under 100 psig pressure. Test pressure shall be held for minimum of 8 hours. An air test in lieu of water may be used when danger of freezing is possible and when approved.

3.02 EQUIPMENT COORDINATION

- A. The Prime contractor shall conduct an HVAC Coordination meeting after submission of the HVAC equipment, fire alarm, and controls submittals to the Engineer, and prior to the return of the reviewed controls submittal to the Prime Contractor. The Prime Contractor shall coordinate the meeting time, date, and location with all parties, provide a written agenda, provide written meeting minutes, and provide a detailed issues summary (if unresolved issues remain open after the meeting).
- B. The Prime Contractor shall provide follow-up action as required with the following in mandatory attendance:
 - 1. Prime Contractor Project Manager and Project Superintendent
 - 2. Equipment manufacturer technical services representative (not a sales representative)
 - 3. Controls contractor technical services representative (not a sales representative)
 - 4. Mechanical engineer
 - 5. Owner's representative
 - 6. Fire alarm system representative
- C. The purpose of this meeting is to review equipment, control sequences, and the selected manufacturer's available control points. Upon completion of this meeting, the General Contractor shall be required to submit a meeting report detailing all discussed issues and coordinated

solutions. Any unresolved issues shall require another mandatory meeting to ensure all items have been considered and coordinated prior to construction.

3.03 DUCTWORK LEAKAGE TESTING

- A. Test all medium pressure supply duct systems to determine the leakage in the systems. The leakage testing shall be performed in accordance with the requirements of SMACNA - ADLTM in presence of Owner or Owner's Representative.
- B. Coordinate test opening size requirements with the test equipment.
- C. Coordinate scheduling of tests and all preparations for tests with the Engineer and Owner. The Contractor's air balancing Contractor and Owner shall witness all leak tests.
- D. All medium pressure supply air ductwork shall be leak tested at 3.0" w.c. Allowable leakage shall be in accordance with SMACNA HVAC Air Duct Leakage Test Manual.
- E. The air balancing Contractor shall review the test results and provide recommendations for repair and/or modification to any systems which do not meet the allowable leakage rate criteria. Once repairs and/or modifications are complete, the Contractor shall repeat the leakage testing. This process shall continue until the system meets or exceeds the allowable leakage rate criteria. Additional testing shall be performed at the Contractor's expense.
- F. Leakage testing shall be performed prior to above ceiling Punch List, insulation of the ductwork and installation of the finished ceilings.
- G. Forward all test results to the Engineer for review. Provide copy of all tests to Owner upon completion.

END OF SECTION

ADDENDUM NO. 1

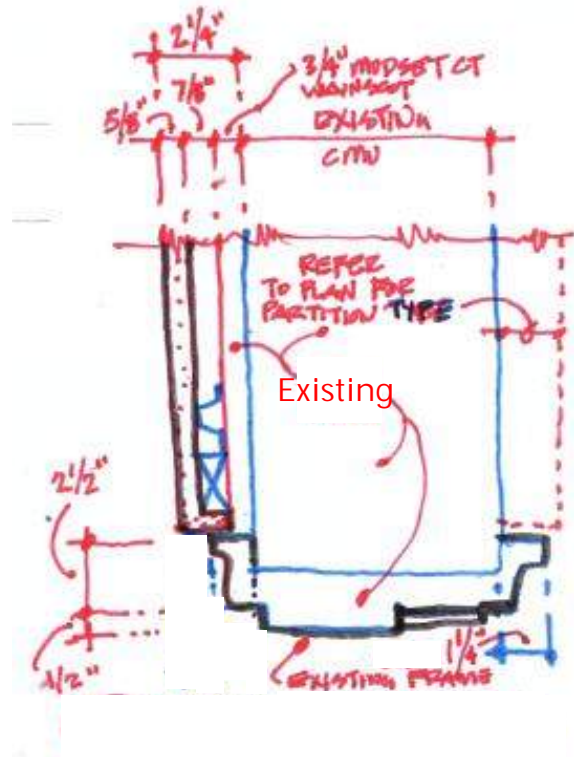
Invitation to Bid: IFB #011-0-2026/SB
QE Project Number 42025321 Campus For Student Success Multi-Purpose Room Renovations

Receipt Date/Time: November 14, 2025, at 2:00 PM

Opening Date/Time: November 14, 2025, at 2:00 PM

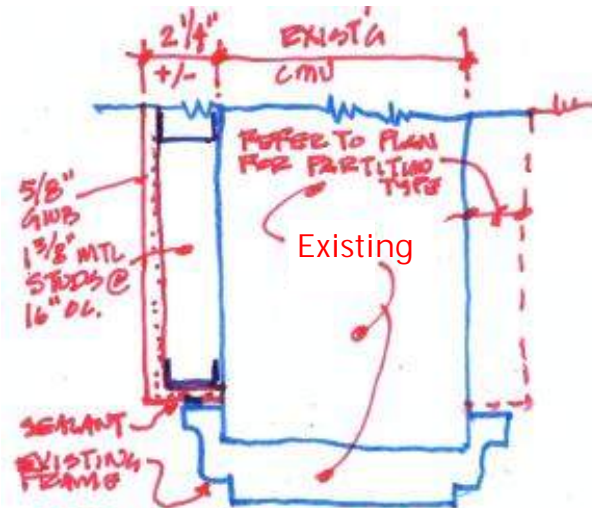
Subject: Questions and Responses to Bidder questions, Specifications, and Drawings Revisions

The sketches below shall be added to drawing A104.



Jamb Detail Typical 14/Drawing A104

Condition noted is from FF to top of CT wainscot @ +4'-6\" AFF



Jamb Detail Typical 15/Drawing A104

Condition noted is above CT wainscot to 4\" above ceiling height.

Supplemental Architectural Sketch SA-1, dated October 31, 2025 **Addendum #1**

GENERAL NOTES

1. DASHED LINES INDICATE EXISTING CONSTRUCTION TO BE REMOVED U.N.O., REMOVAL OF PARTITIONS INCLUDES REMOVAL OF ALL ITEMS FIXED TO PARTITIONS (DOORS, CASEWORK, ELECTRICAL, PLUMBING, ETC). EXTENT OF SELECTIVE DEMOLITION SHALL BE AS REQUIRED FOR INSTALLATION OF NEW WORK. EXISTING WORK TO REMAIN, IF DAMAGED BY DEMOLITION OPERATIONS, SHALL BE REPAIRED TO MATCH ORIGINAL SURFACE CONDITION OR AS INDICATED IN THE DRAWINGS.
2. PRIOR TO REMOVAL OR MODIFICATION OF WALLS OR OTHER LOAD BEARING ELEMENTS, THE ACTUAL SIZE AND LOCATION OF THE STRUCTURAL COMPONENTS AND LOAD BEARING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BY MEANS OF SELECTIVE DEMOLITION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY UNUSUAL OR HAZARDOUS CONDITION INCLUDING BUT NOT LIMITED TO CRACKS, ABSENCE OF BRACING, OR LOOSE ELEMENTS AND COMPONENTS.
3. CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING REQUIRED TO SAFELY SUPPORT ALL LOADS, INCLUDING ROOF LOADS, AND TO MAINTAIN EXISTING FRAMING TO REMAIN IN ITS EXISTING LOCATION WHILE MAKING MODIFICATIONS REQUIRED UNDER THIS CONTRACT. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
4. REFERENCE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR REMOVAL OF ALL EQUIPMENT, FIXTURES, DEVICES, WIRING, PIPING, ETC. DEMOLISH ALL EXISTING WIREMOLD, ABANDONED PIPING AND CONDUIT SHALL BE CAPPED IN CONCEALED LOCATIONS AFTER BEING SECURED IN PLACE. PATCH EXPOSED WALLS BEHIND REMOVED EQUIPMENT, INCLUDING LARGER AREAS OF WALL WHERE ELECTRICAL PANELS ARE BEING REMOVED FROM WALLS TO REMAIN IN PLACE, ACCORDING TO GENERAL NOTE 6A. AT ALL AREAS WHERE NEW PIPING OR CONDUIT IS BEING INSTALLED IN AN EXISTING WALL, DEMOLISH THE EXISTING WALL AS REQUIRED AND PATCH WITH NEW WALL TO MATCH EXISTING. TOOTH-IN NEW MASONRY AS REQUIRED TO ACHIEVE AN "AS NEW" CONDITION.
5. TYPICAL DEMOLITION, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:

- A. WALLS/PARTITIONS: REMOVE ENTIRELY WHERE SHOWN DASHED. WHERE WALLS ARE INDICATED TO REMAIN, REMOVE ALL ITEMS MOUNTED TO WALL. AT INTERSECTIONS OF ONE OR MORE WALLS TO BE REMOVED OR WHERE NEW DOOR OPENINGS ARE CUT, REPAIR REMAINING EXPOSED MASONRY SURFACES BY TOOTHING NEW MASONRY INTO EXISTING COURSING AND/OR REPAIR SURFACE OF DRYWALL TO ACHIEVE AN "AS NEW" CONDITION. WHERE FRAMES, LINTELS, AND PORTIONS OF EXISTING MASONRY WALLS ARE SCHEDULED TO BE REMOVED, REPAIR WALLS BY TOOTHING IN MASONRY. AT ALL LOCATIONS WHERE THIS EXISTING MASONRY IS BRICK, REPAIRS SHALL BE MADE WITH SALVAGED BRICK OR BRICK TO MATCH EXISTING TOOTHED INTO EXISTING COURSING. WHERE PARTITIONS EXTEND BELOW FLOOR, REMOVE PARTITIONS TO 8" MINIMUM BELOW FLOOR AND REPAIR EXISTING SLAB. WHERE NEW PARTITIONS ARE SCHEDULED TO BE INSTALLED AT SAME LOCATION AS REMOVED PARTITION REFERENCE STRUCTURAL DRAWINGS FOR DETAILS.
- B. WALL BASE: REMOVE BASE MATERIAL FROM ALL WALLS/PARTITIONS INCLUDING ALL OF THOSE EXISTING TO REMAIN. PATCH EXISTING SURFACES AS REQUIRED TO RECEIVE NEW BASE MATERIAL.

- C. FLOORS: REMOVE IN ITS ENTIRETY U.N.O. RESILIENT FLOORING (VINYL COMPOSITION TILE), CARPET AND MASTIC. EXISTING FLOORS TO RECEIVE NEW FINISHES SHALL BE PREPARED AS REQUIRED (STRIPPING, GRINDING, FLASH PATCHING, ETC) TO RECEIVE NEW FINISHES. COORDINATE WITH FINISH SCHEDULE. WHERE EXISTING CONCRETE IS NEW FINISH, GRIND SMOOTH AND PATCH EXISTING FLOOR WITH FLOOR LEVELING COMPOUND AND AS REQUIRED IN ALL AREAS WHERE ADJACENT SLABS ARE NOT LEVEL AFTER REMOVAL OF WALLS.
- D. CEILINGS AND BULKHEADS: UNLESS NOTED OTHERWISE REMOVE ALL SUSPENDED ACOUSTIC CEILINGS AND GRID SYSTEMS, EXISTING DRYWALL/PLASTER CEILINGS AND SUPPORT ITEMS.
- E. DOORS: WHERE BOTH DOORS AND FRAMES ARE SCHEDULED TO BE REMOVED, REMOVE DOORS, LINTELS, FRAMES AND RELATED HARDWARE. WHERE DOORS ARE SCHEDULED TO BE REMOVED, REMOVE DOORS AND RELATED HARDWARE. PREPARE EXISTING TO REMAIN FRAMES TO RECEIVE NEW HARDWARE AND PAINT AS REQUIRED. REFERENCE DEMOLITION PLAN LEGEND AND FRAME SCHEDULE FOR EXISTING FRAME TO REMAIN.
- F. FURNISHINGS/EQUIPMENT: CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CASEWORK AND ALL ITEMS AFFIXED TO WALLS INCLUDING BUT NOT LIMITED TO MARKERBOARDS, TACKBOARDS, SHELVING AND BRACKETS. ANY OTHER FURNISHINGS AND BUILT-IN EQUIPMENT, INTERIOR OR EXT, LEFT IN PROJECT AREA AT TIME OF TURNOVER TO CONTRACTOR SHALL BE REMOVED BY THE CONTRACTOR.
6. AT ALL WALL LOCATIONS WHERE EXISTING CHASE WALL HAS BEEN REMOVED AND THE INTERIOR CHASE WALL IS BEING EXPOSED AND SCHEDULED TO REMAIN, REPOINT CMU AND/OR BRICK AS REQUIRED TO ACHIEVE AN "AS NEW" WALL CONDITION.
7. ALL DIMENSIONS INDICATED IN DEMOLITION PLANS ARE TO FINISHED FACE OF NEW OPENING U.N.O. CONTRACTOR TO COORDINATE EXTENT OF DEMO NECESSARY WITH NEW WORK.
8. GRIND SMOOTH AND PATCH EXISTING FLOOR WITH FLOOR LEVELING COMPOUND AND AS REQUIRED IN ALL AREAS WHERE ADJACENT SLABS ARE NOT LEVEL AFTER REMOVAL OF WALLS. PREPARE FOR INSTALLATION OF NEW FINISHES.
9. AT ALL LOCATIONS WHERE THE EXTERIOR ENVELOPE IS BEING DEMOLISHED OR INFILLED, THE CONTRACTOR SHALL PROVIDE SECURITY CLOSURE AND WEATHER PROTECTION IN ORDER TO SECURE THE BUILDING AND PROTECT IT AGAINST THE ELEMENTS.
10. AT ALL NEW RECESSED FIRE EXTINGUISHER CABINETS TO BE INSTALLED IN EXISTING WALLS, DEMOLISH PORTION OF WALL REQUIRED FOR INSTALLATION OF NEW RECESSED FEC. COORDINATE WITH NEW WORK.
11. AT EXTERIOR FACE BRICK DEMOLITION, SALVAGE AND PREPARE EXISTING FACE BRICK FOR REUSE WITHIN EXISTING INFILL.

DEMOLITION KEYNOTES

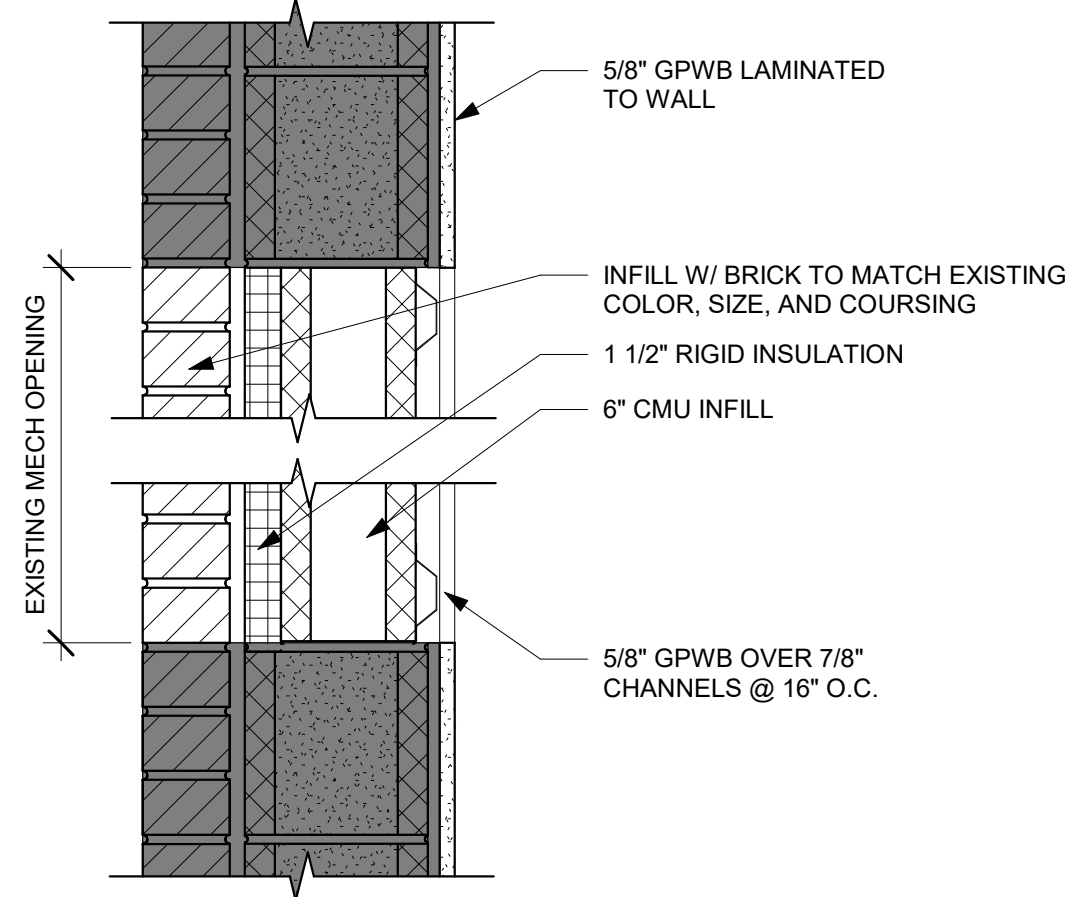
REFERENCE 1/A102

- REMOVE 6-INCH CMU WALL ENTIRELY AND PATCH THE ADJACENT WALL AND FLOOR AS REQUIRED FOR NEW WORK.
- REMOVE EXISTING WINDOW TREATMENT AND HARDWARE.
- REMOVE ALL CURTAINS, TRACK, HARDWARE, PROJECTION SCREENS, HVAC, LIGHTING AND OTHER CEILING MOUNTED COMPONENTS NOT REQUIRED FOR NEW WORK.
- REMOVAL OF EXISTING ELEVATED STAGE FLOOR STRUCTURE: EXISTING TOP OF FINISHED WOOD FLOOR FOR THE STAGE IS 2'-10"+/- (VIF) ABOVE THE MAIN FLOOR ELEVATION. THE EXISTING WALL SECTION DENOTES BACKFILL OF SOIL FILL MATERIALS AND STONE UNDER STAGE AREA. REMOVE ALL FLOOR AND SLAB MATERIALS AND EXCAVATE TO THE LEVEL REQUIRED FOR NEW WORK.

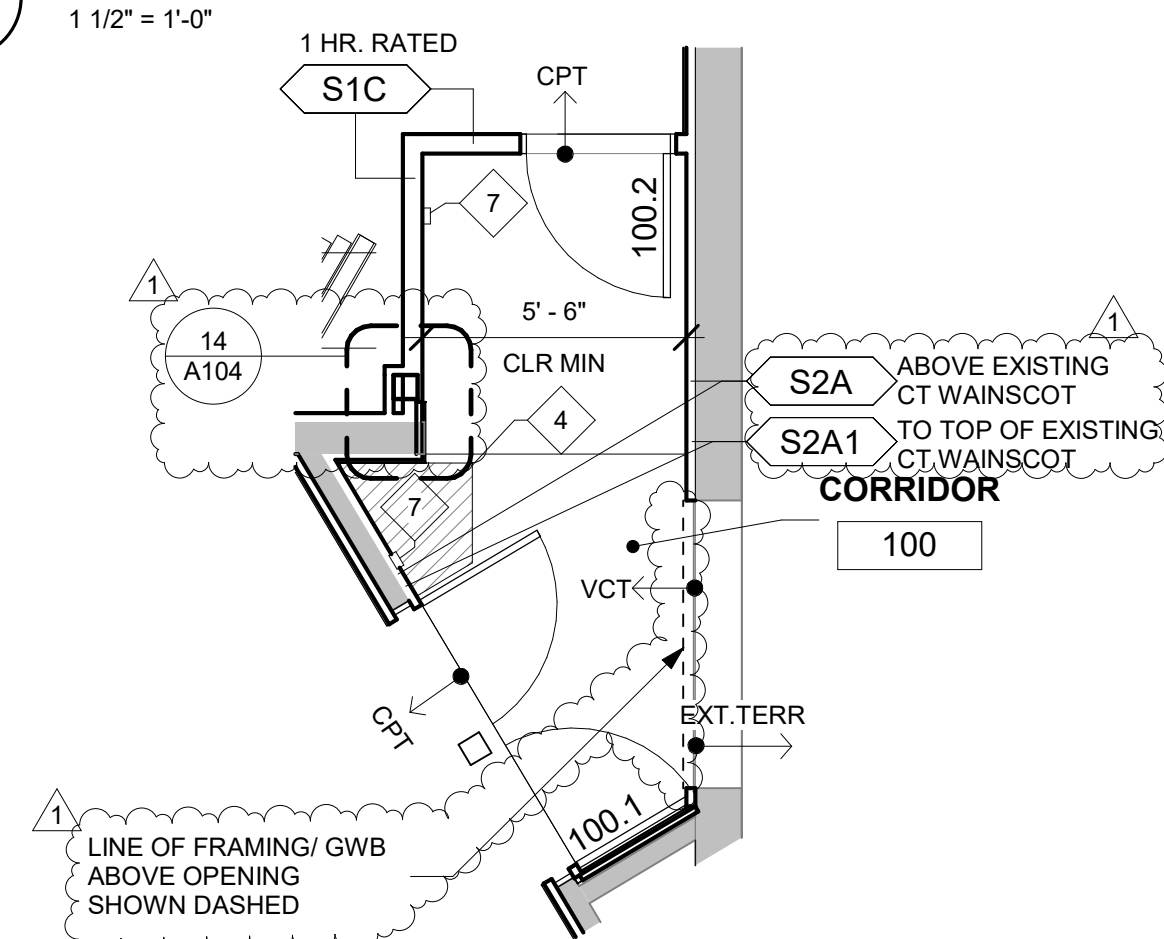
NEW WORK KEYNOTES

REFERENCE 2/A102

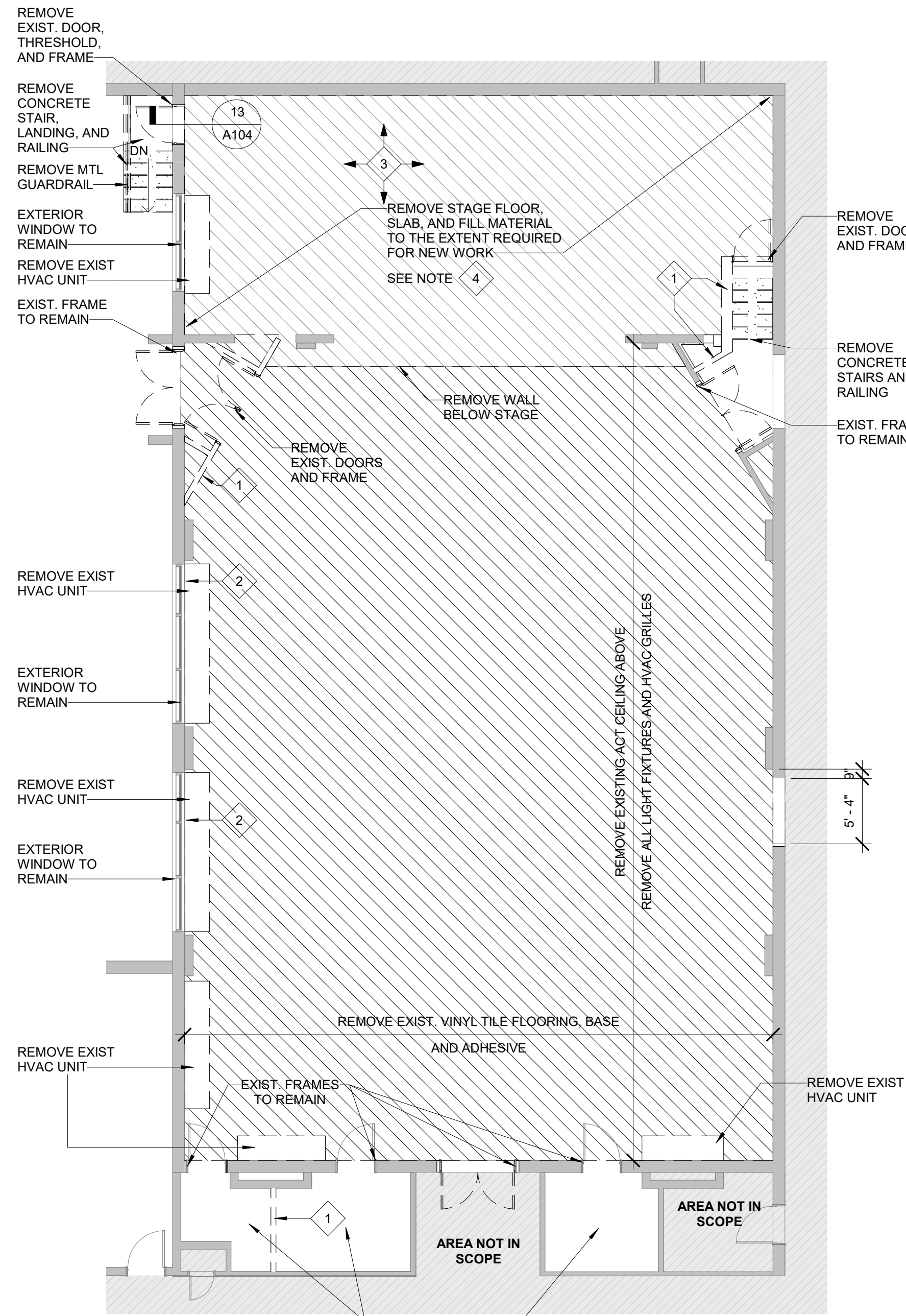
- NEW MASONRY INFILL AT ABANDONED MECHANICAL LOUVER APPROXIMATELY 5'-4" WIDE X 2'-8" TALL - VERIFY DIMENSIONS IN THE FIELD. TOOTH IN NEW BRICK MASONRY TO MATCH EXISTING COLOR AND COURSING.
- AT CONCRETE STAIR DEMOLITION, REMOVE EXISTING CMU IN PLANE OF BUILDING EXTERIOR WALL AND INFILL AREA COVERED BY STAIR AND LANDING WITH NEW FACE BRICK TO MATCH EXISTING EXTERIOR BRICK WALLS.
- TOOTH IN NEW CMU AT NEW OPENING IN EXISTING CMU WALLS TO MATCH EXISTING. APPLIES TO NEW OPENINGS AND HOLLOW METAL DOOR JAMBS (BOTH SIDES) AND HEAD.
- AT REMOVAL OF EXISTING CMU WALLS AT THE NEW OPENING AREA, PATCH TERRAZZO FLOOR SLAB WITH NEW CONCRETE INFILL AND LAMINATE 5/8-INCH GPDW WALL SURFACE OVER EXISTING CMU/TILE WALL. SHIM GYP AS REQUIRED TO PROVIDE A CONSISTENT, VERTICAL SURFACE.
- APPROXIMATE LOCATION OF DUCT PENETRATION ABOVE CEILING. COORDINATE LOCATION MECHANICAL INSTALLATION. REFERENCE DETAILS ON SHEET A104.
- INFILL DUCT LOCATION IN EXISTING 6-INCH CMU WALL. TOOTH IN NEW MASONRY TO MATCH WALL COURSING.
- NEW DOOR ACCESS CONTROL CARD READER, ROUGH IN AS NOTED ON ELECTRICAL DRAWINGS. CABLING AND READER CONTROLS AND HARDWARE BY OWNERS.
- DIGITAL PROJECTOR CONTROL LOCATION. ROUGH IN AS NOTED ON ELECTRICAL DRAWINGS. CABLING, CONNECTIONS AND HARDWARE BY OWNER.
- FURNISH AND INSTALL 6'-0" TALL, 3/4"-INCH FIRE RETARDANT TREATED PANELS ON WALL FOR MOUNTING AV/IT SYSTEMS.



MECH. VENT INFILL DETAIL



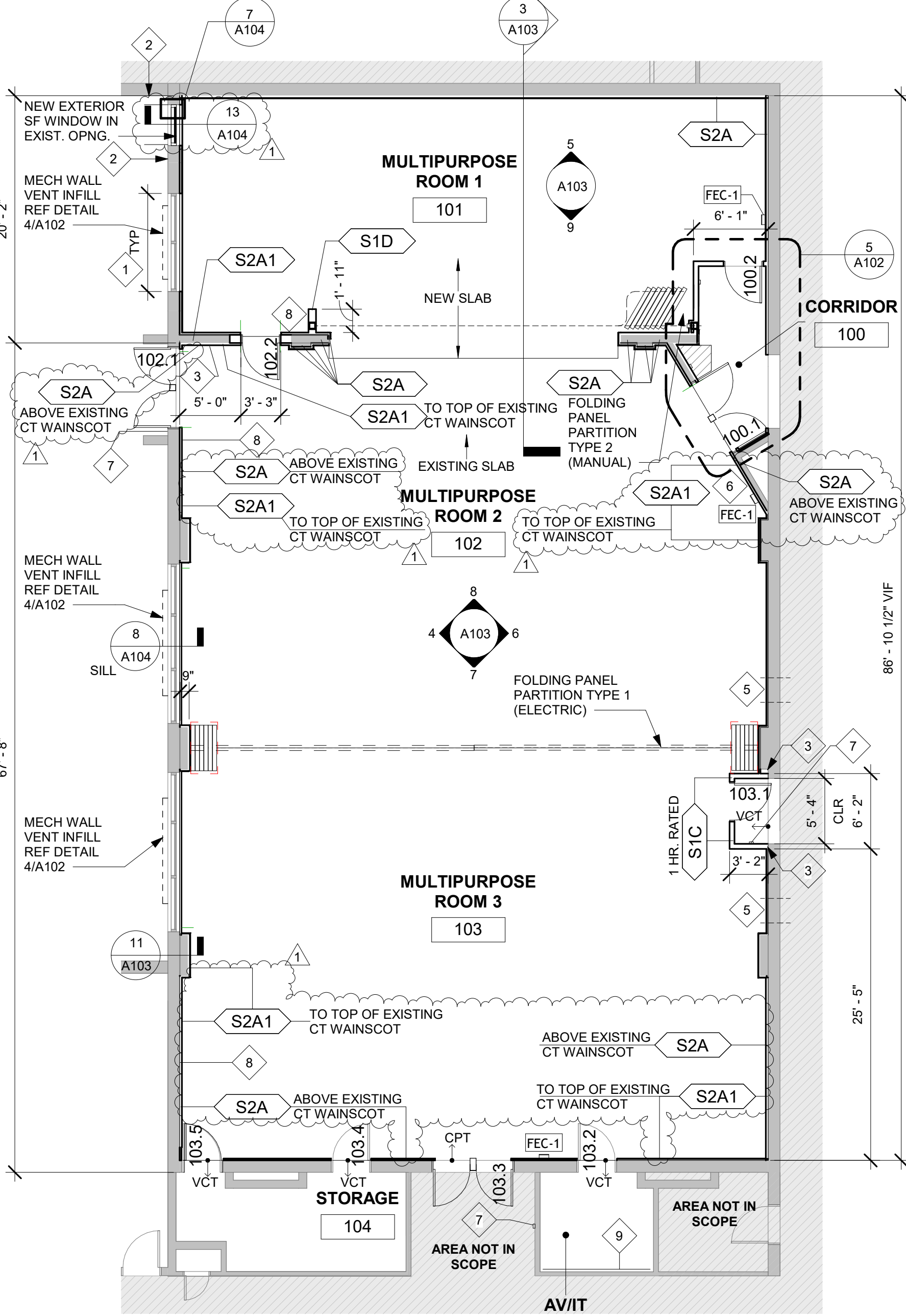
ENLARGED VIEW - NEW WORK



GENERAL DEMOLITION NOTES APPLY TO THIS FLOOR PLAN

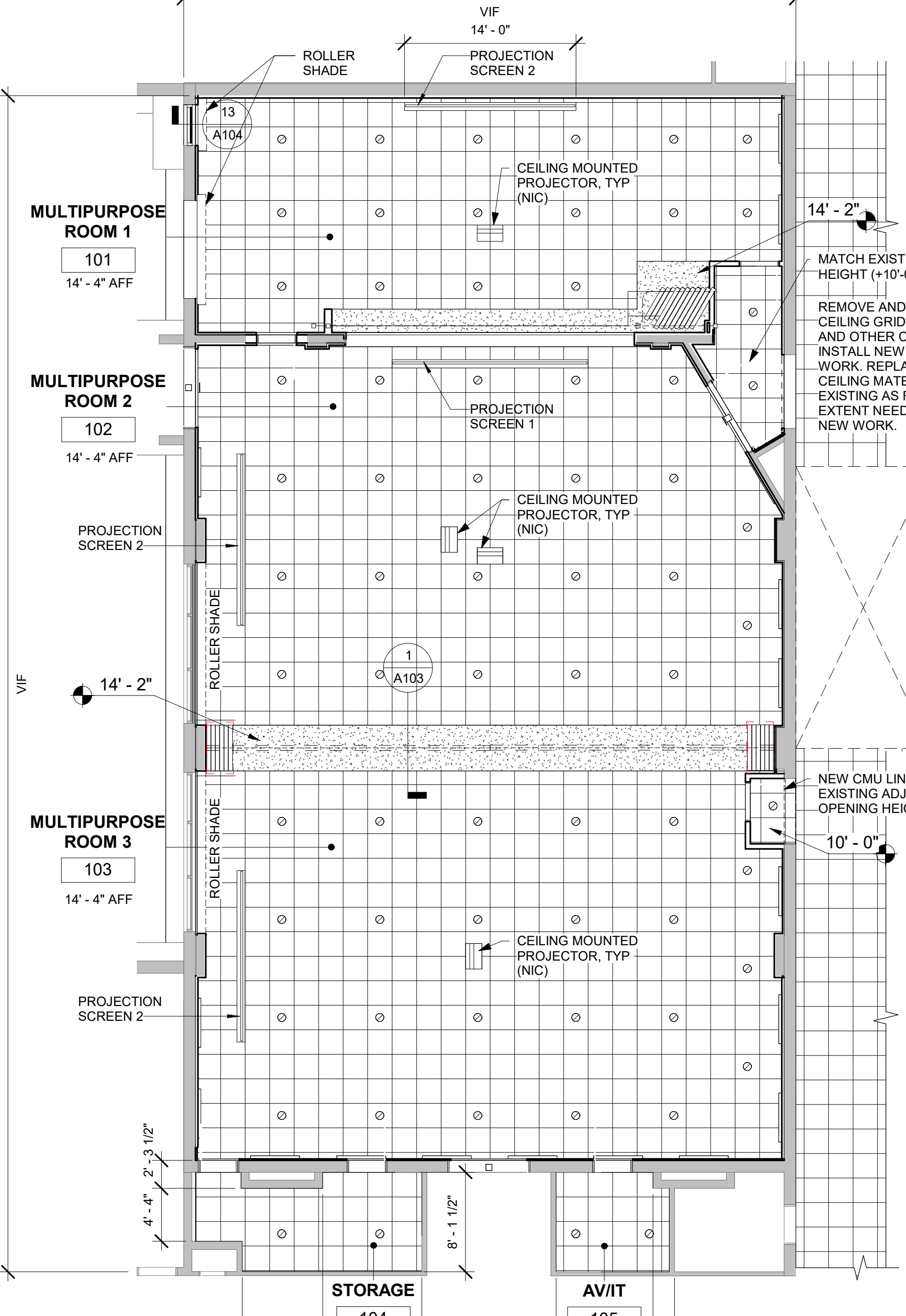
1 DEMOLITION FLOOR PLAN

A102 1/8" = 1'-0"



2 NEW WORK FLOOR PLAN

A102 1/8" = 1'-0"



3 NEW WORK REFLECTED CEILING PLAN

A102 1/8" = 1'-0"

GENERAL NEW WORK NOTES

- DIMENSION ARE TO FINISH FACE UNLESS INDICATED OTHERWISE.
- INTERIOR PARTITIONS TO BE:
 - TYPE **S2A1** UNLESS INDICATED OTHERWISE.
 - ALL INTERIOR EXISTING WALLS TO RECEIVE S2A1 WALL ASSEMBLY ON FULL HEIGHT OF WALL.
 - ALIGNED WITH ADJACENT CONSTRUCTION WHERE SHOWN.
- PAINT ALL NEW AND EXISTING WALLS, HOLLOW METAL DOORS AND FRAMES, AND GWB CEILINGS IN NEW WORK AREA.
- AT ALL NEW ELECTRICAL WALL OUTLET BOXES AND ASSOCIATED CONDUITS, ROUTE OR TRENCH OUT CMU/CERAMIC TILE WALL TO CONCEAL NEW WORK WITHIN FINISHED WALL SURFACE.
- INTERIOR FINISHES (REFERENCE SPECIFICATIONS) AND COLORS:

FLOORS:	CARPET AND VCT
WALL BASE:	RUBBER
WALLS:	FIELD COLOR, PNT-1
WALLS:	ACCENT COLOR, PNT
FABRIC WALL PANEL:	FWP-1
CEILING:	ACT-1
- ALL COLORS SHALL BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.
- ALL GWB WALLS - EGGSHELL FINISH
- ALL CMU WALLS - SEMI-GLOSS FINISH
- GWB CEILINGS AND BULKHEADS - FLAT FINISH
- ALL HM DOORS AND FRAMES - SEMI-GLOSS FINISH
- RUBBER TRANSITION STRIPS - SHALL BE INSTALLED AT NEW AND EXISTING FLOOR FINISH TRANSITIONS.

RCP LEGEND

- | | |
|--|---------------------------------|
| | EXISTING CONSTRUCTION TO REMAIN |
| | PARTITION |
| | ACOUSTIC PANEL CEILING |
| | GYPSUM BOARD CEILING |
| | RECESSED CAN LIGHT |
| | PROJECTOR (NIC) |

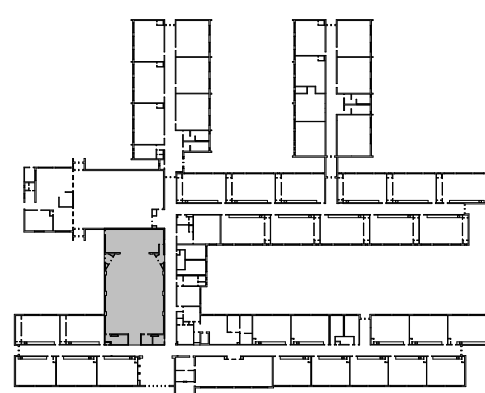
NEW WORK LEGEND

- | | |
|--|---------------------------------|
| | EXISTING CONSTRUCTION TO REMAIN |
| | EXISTING DOOR TO REMAIN |
| | WALL / PARTITION |
| | DOOR |

DEMOLITION LEGEND

- | | |
|--|------------------------------------------------------------|
| | EXISTING CONSTRUCTION TO REMAIN |
| | EXISTING DOOR TO REMAIN |
| | ITEM / CONSTRUCTION TO BE REMOVED, SALVAGED OR REINSTALLED |
| | DOOR TO BE REMOVED, SALVAGED OR REINSTALLED |
| | EXTENT OF SLAB/FLOOR FINISH REMOVAL |

KEY PLAN:



1840 WEST BROAD STREET
SUITE 400
RICHMOND, VA 23220
v 804.788.4774

QUINNEVANS.COM



CAMPUS FOR STUDENT
SUCCESS -
MULTIPURPOSE ROOM
NEWPORT NEWS PUBLIC
SCHOOLS

746 ADAMS DRIVE, NEWPORT NEWS,
VIRGINIA 23601

1 10/31/2025 ADDENDUM 01

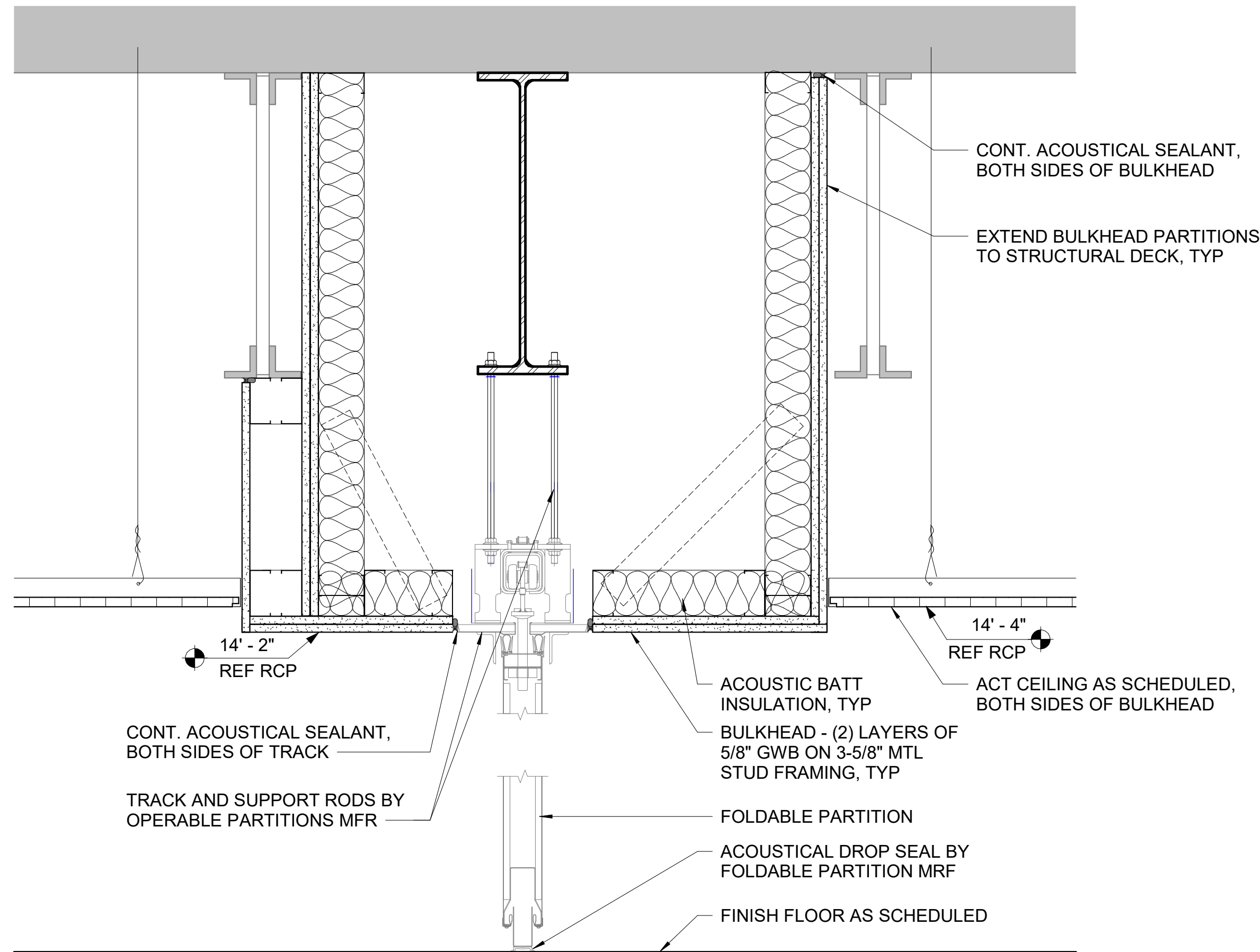
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PROJECT MANAGER:		DRAWN BY:
CT		MN

ISSUED FOR BID: IFB #011-0-2026/SB
QEA No. Project Number 52406380

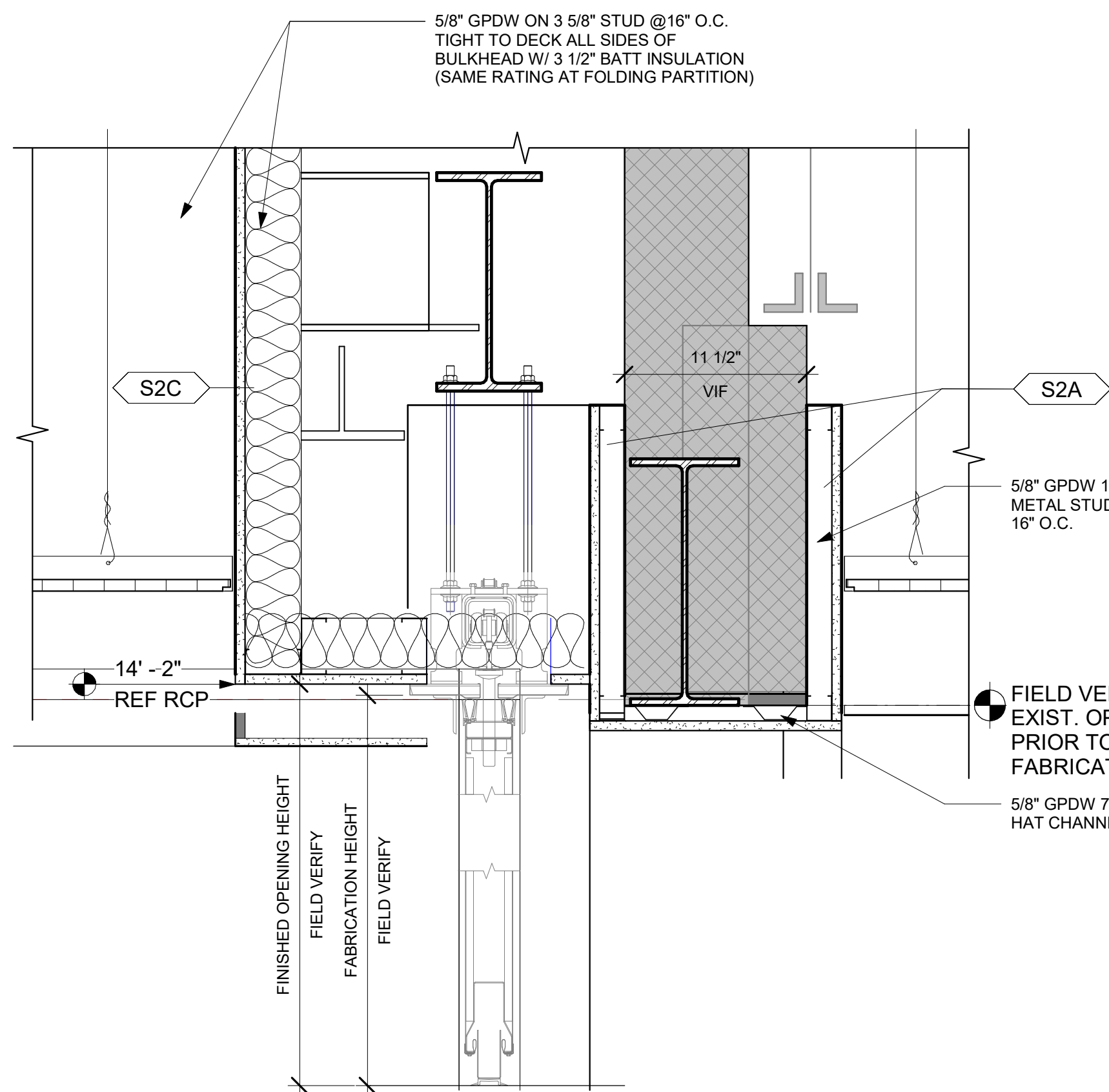
ISSUED FOR BID
OCTOBER 1, 2025

DEMO PLAN, NEW
WORK PLAN, & RCP

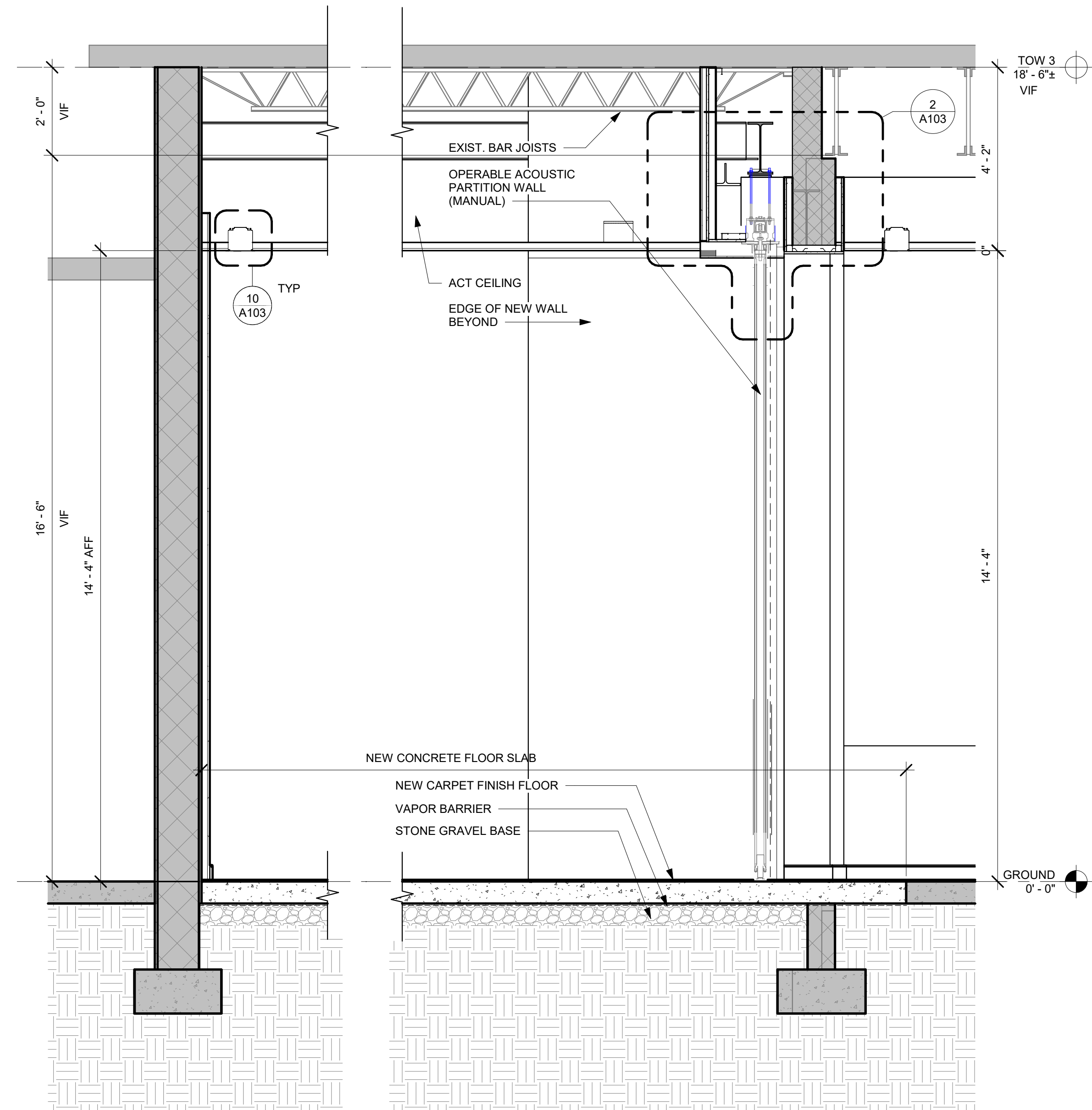
A102



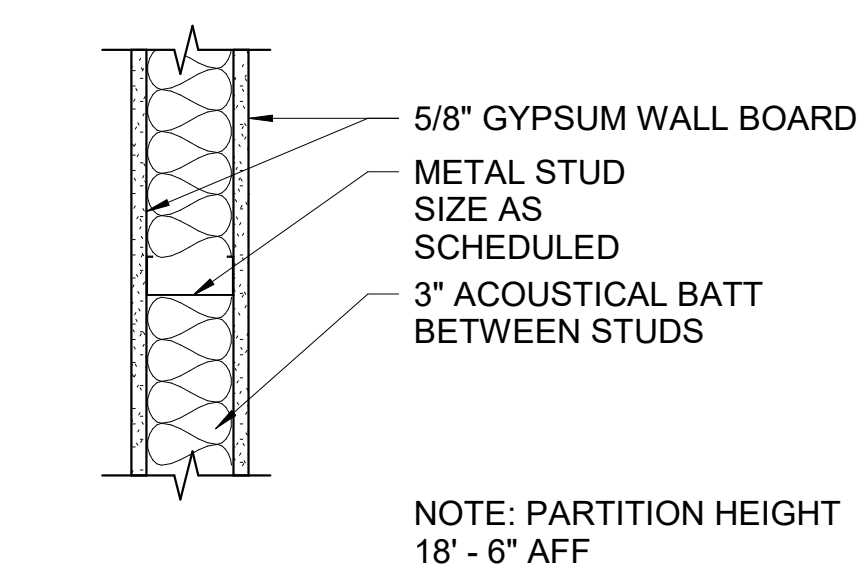
1 SECTION DETAIL - FOLDING PANEL PARTITION PANEL



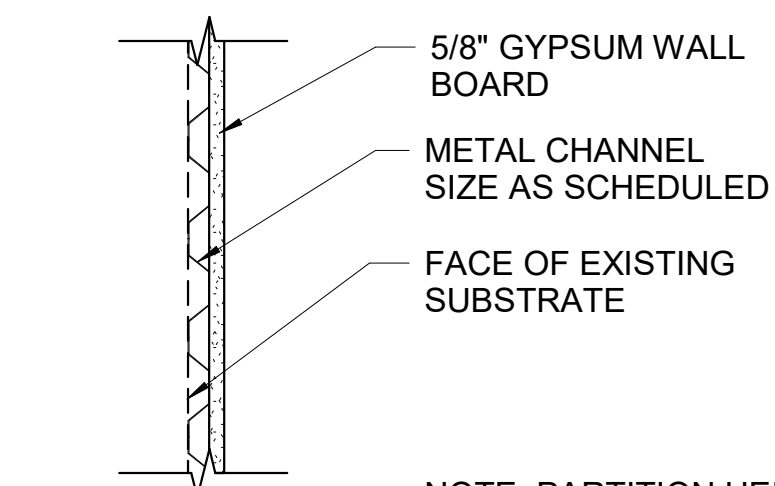
2 OPERABLE PARTITION DETAIL



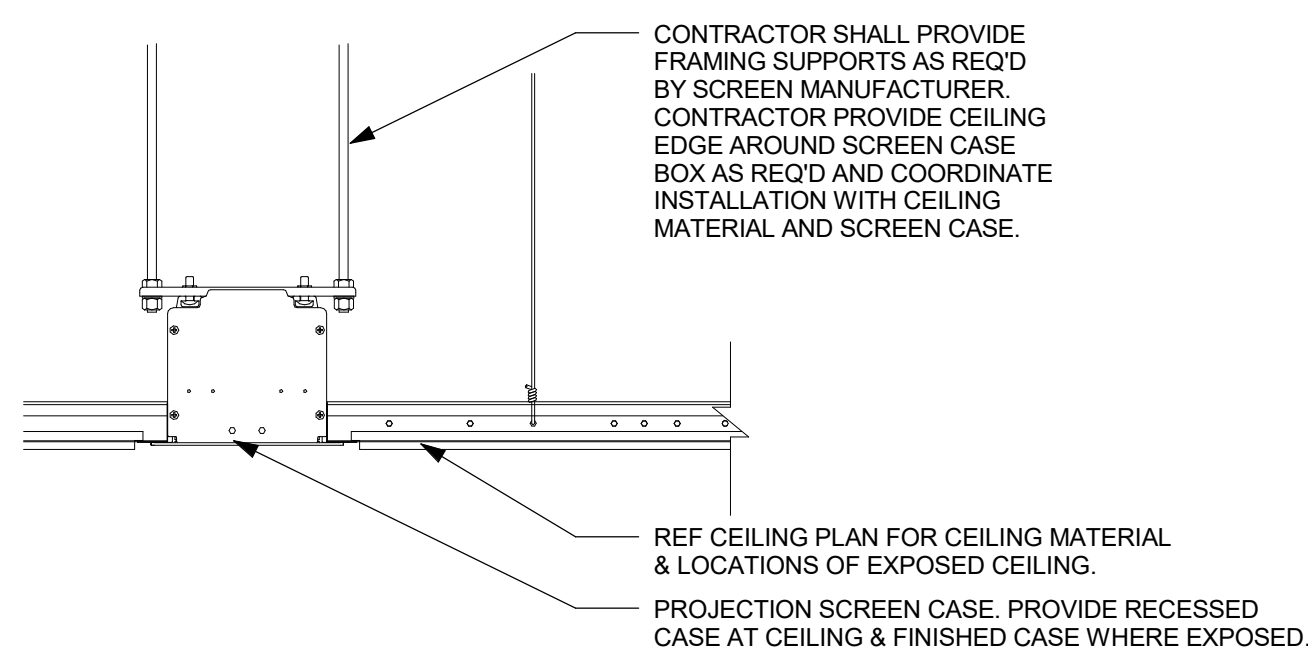
3 WALL SECTION



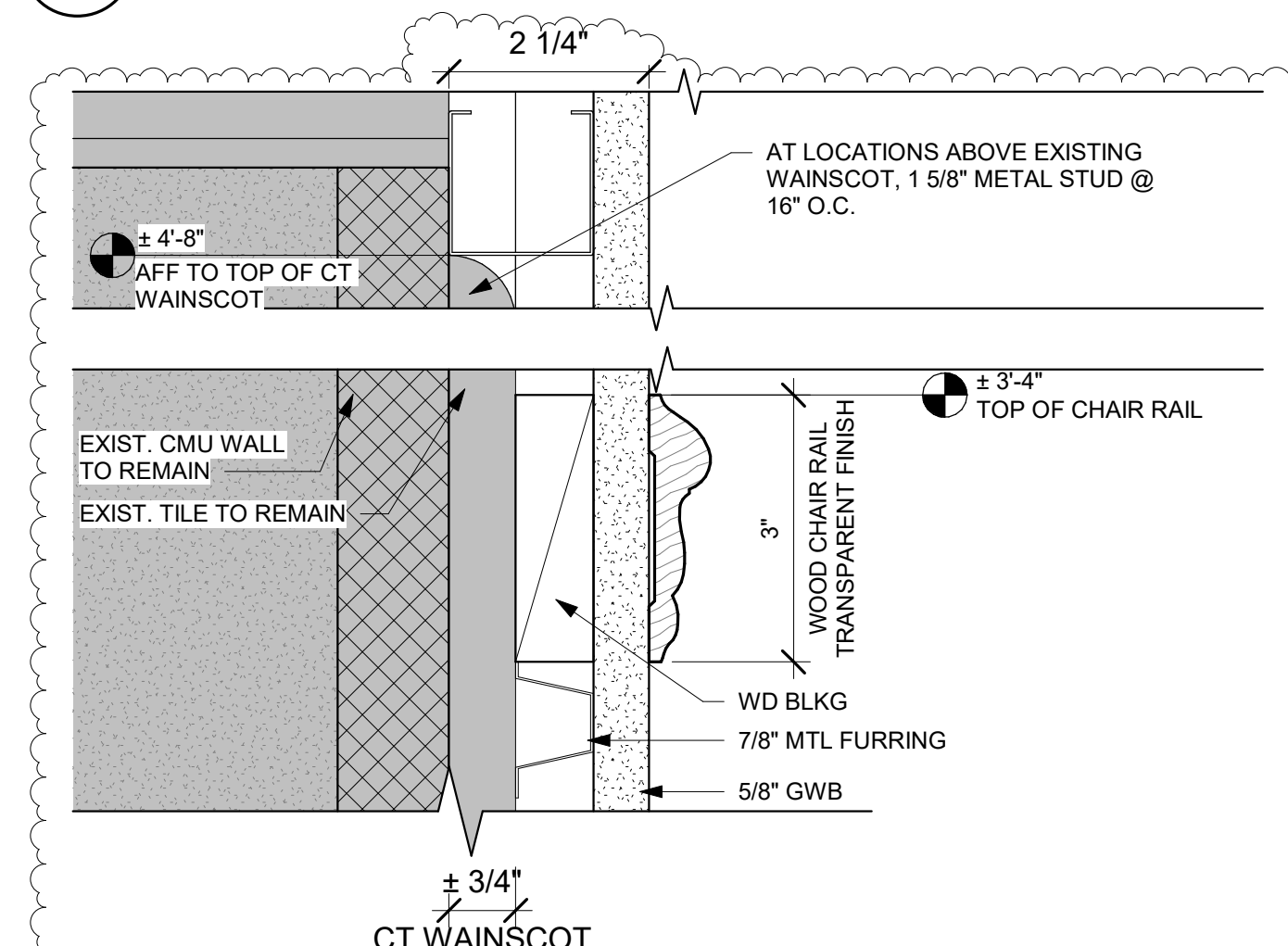
PARTITION - S1						
TYPE	CORE SIZE	ACTUAL WIDTH	UL FIRE TEST	STC	DETAILS	
S1C	3 5/8"	0' - 4 7/8"	NA	60 MIN	TOP	BOTTOM
S1D	6"	0' - 7 1/4"	NA	NA		



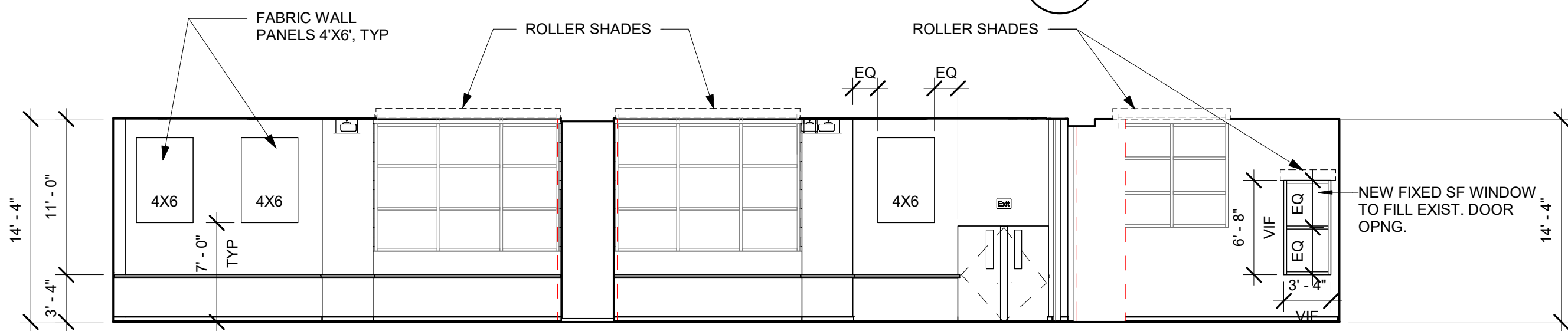
PARTITION - S2						
TYPE	CORE SIZE	ACTUAL WIDTH	UL FIRE TEST	STC	DETAILS	
S2A	1 5/8"	0' - 2 1/4"	NA	NA	TOP	BOTTOM
S2A1	7/8"	0' - 1 1/2"	NA	NA		
S2C	1 5/8"	0' - 4 1/4"	NA	NA		



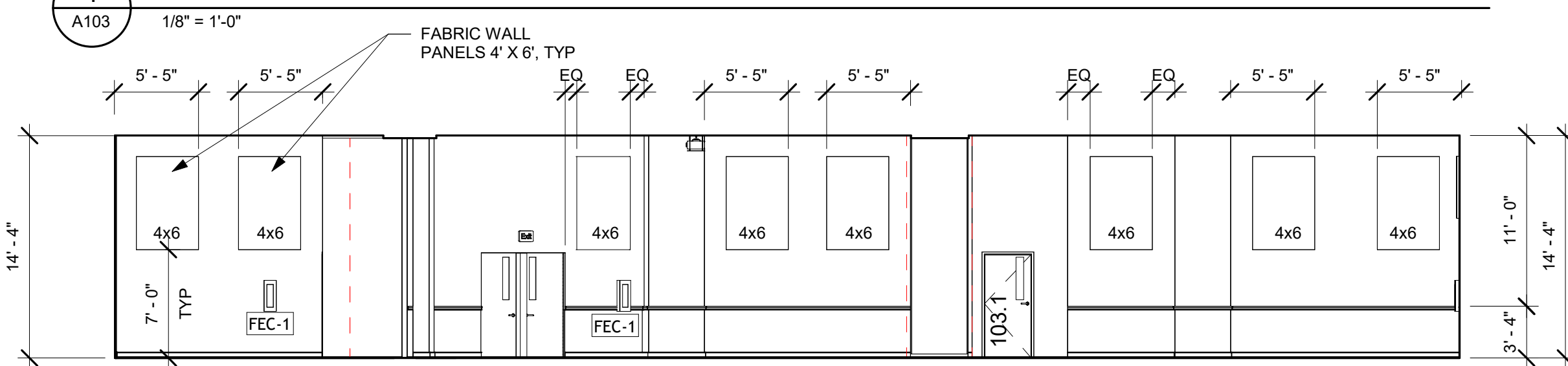
10 PROJECTOR SCREEN DETAIL



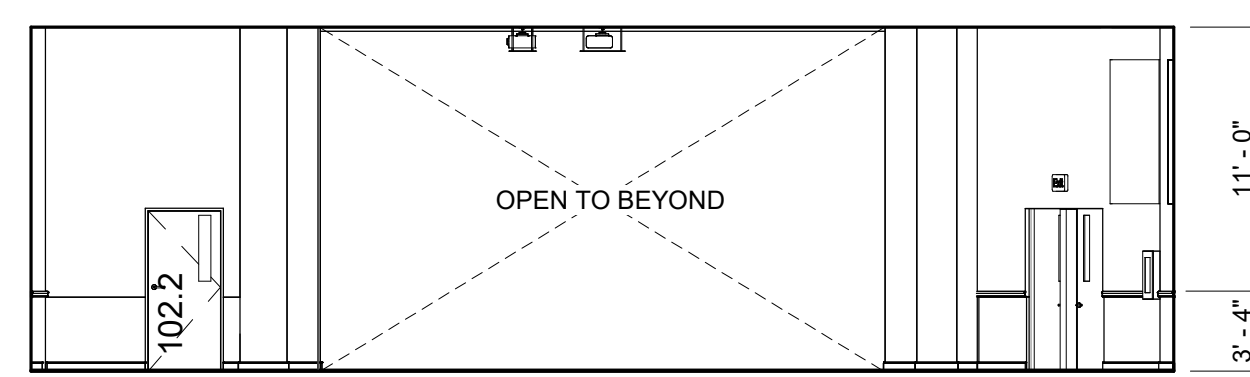
11 CHAIR RAIL DETAIL



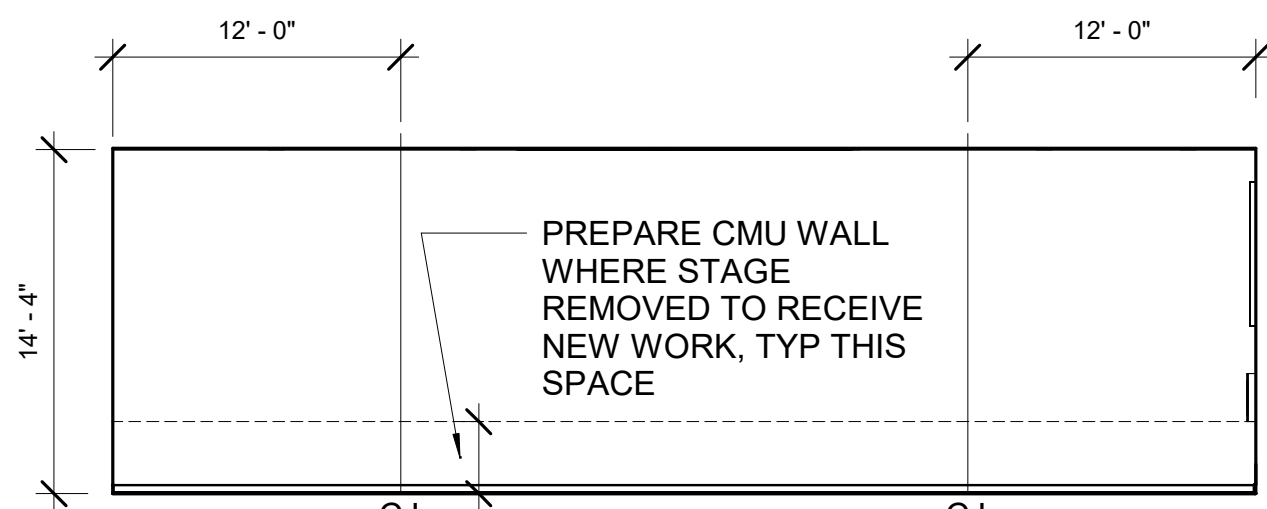
4 INTERIOR ELEVATION - NORTH



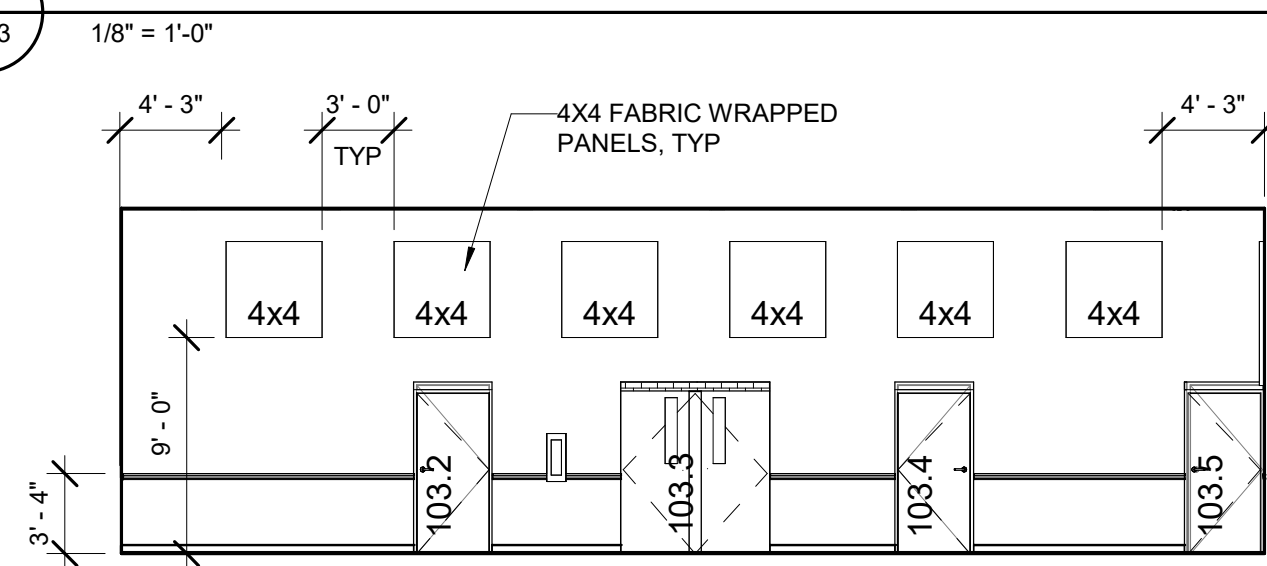
6 INTERIOR ELEVATION - SOUTH



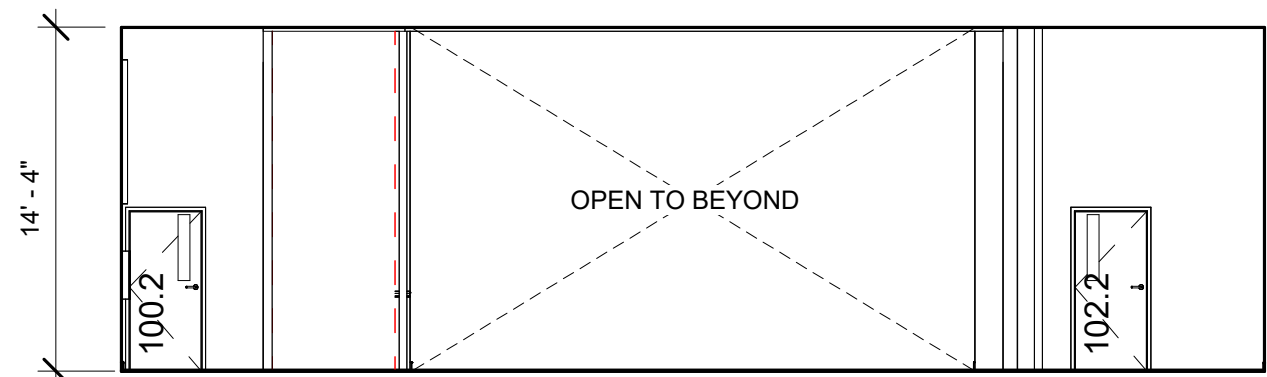
8 MULTIPURPOSE ROOM 2 - EAST



5 INTERIOR ELEVATION - EAST



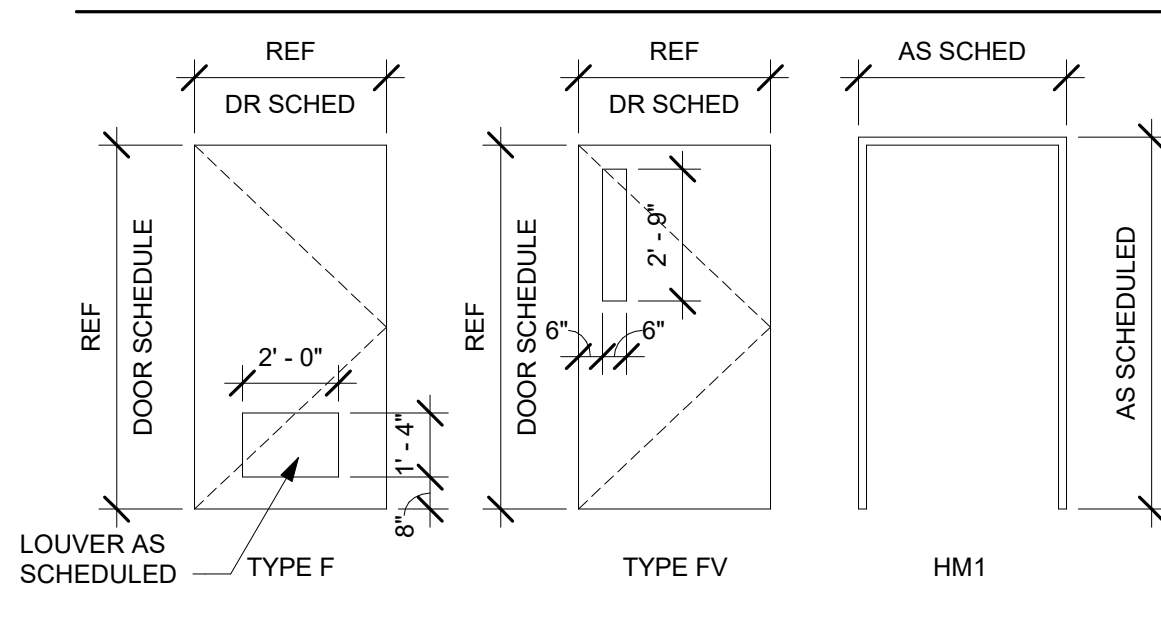
7 INTERIOR ELEVATION - WEST



9 MULTIPURPOSE ROOM 3 - WEST

LOCATION		SIZE			DOOR		DOOR			FRAME						DOOR HDWE	FIRE RATING	NOTES
DOOR NUMBER	LOCATION	W	H	T	TYPE	MAT'L	GLAZING	FINISH	TYPE	MAT'L	FINISH	HEAD	JAMB	SILL				
GROUND																		
100.1	CORRIDOR	6' - 0"	6' - 8"	0' - 1 3/4"	FV	WD	GL-1	PREFIN	EXIST.	HM	PTD.	5/A104	2/A104		3	20 MIN	NEW DOORS IN EXISTING FRAMES; VIF	
100.2	CORRIDOR	3' - 0"	6' - 8"	0' - 1 3/4"	FV	WD	GL-1	PREFIN	NEW	HM	PTD.	4/A104	1/A104		4	20 MIN	NEW DOORS IN EXISTING FRAMES; VIF	
102.1	MULTIPURPOSE ROOM 2	6' - 0"	6' - 8"	0' - 1 3/4"	FV	HM	GL-2	PTD	EXIST.	HM	PTD.	6/A104	6/A104		2	-	REFER TO JAMB DETAILS 14 & 15 ON A104	
102.2	MULTIPURPOSE ROOM 2	3' - 0"	6' - 8"	0' - 1 3/4"	FV	WD	GL-1	PREFIN	NEW	HM	PTD.	5/A104 SIM	2/A104		4	-		
103.1	CORRIDOR	3' - 0"	6' - 8"	0' - 1 3/4"	FV	WD	GL-1	PREFIN	NEW	HM	PTD.	4/A104	1/A104		4	20 MIN		
103.2	AV/IT	3' - 0"	6' - 8"	0' - 1 3/4"	F	WD	-	PREFIN	EXIST.	HM	PTD.	6/A104	3/A104		1	-	PROVIDE DOOR LOUVER WITH 1-FT SQ OF FREE AREA	
103.3	CORRIDOR	6' - 0"	6' - 8"	0' - 1 3/4"	FV	WD	GL-1	PREFIN	EXIST.	HM	PTD.	6/A104	3/A104		3	20 MIN	NEW DOORS IN EXISTING FRAMES; VIF	
103.4	STORAGE	3' - 0"	6' - 8"	0' - 1 3/4"	F	WD	-	PREFIN	EXIST.	HM	PTD.	6/A104	3/A104		1	-	PROVIDE DOOR LOUVER WITH 1-FT SQ OF FREE AREA	
103.5	STORAGE	3' - 0"	6' - 8"	0' - 1 3/4"	F	WD	-	PREFIN	EXIST.	HM	PTD.	6/A104	3/A104		1	-	PROVIDE DOOR LOUVER WITH 1-FT SQ OF FREE AREA	
Grand total: 9																		

DOOR AND FRAME TYPES

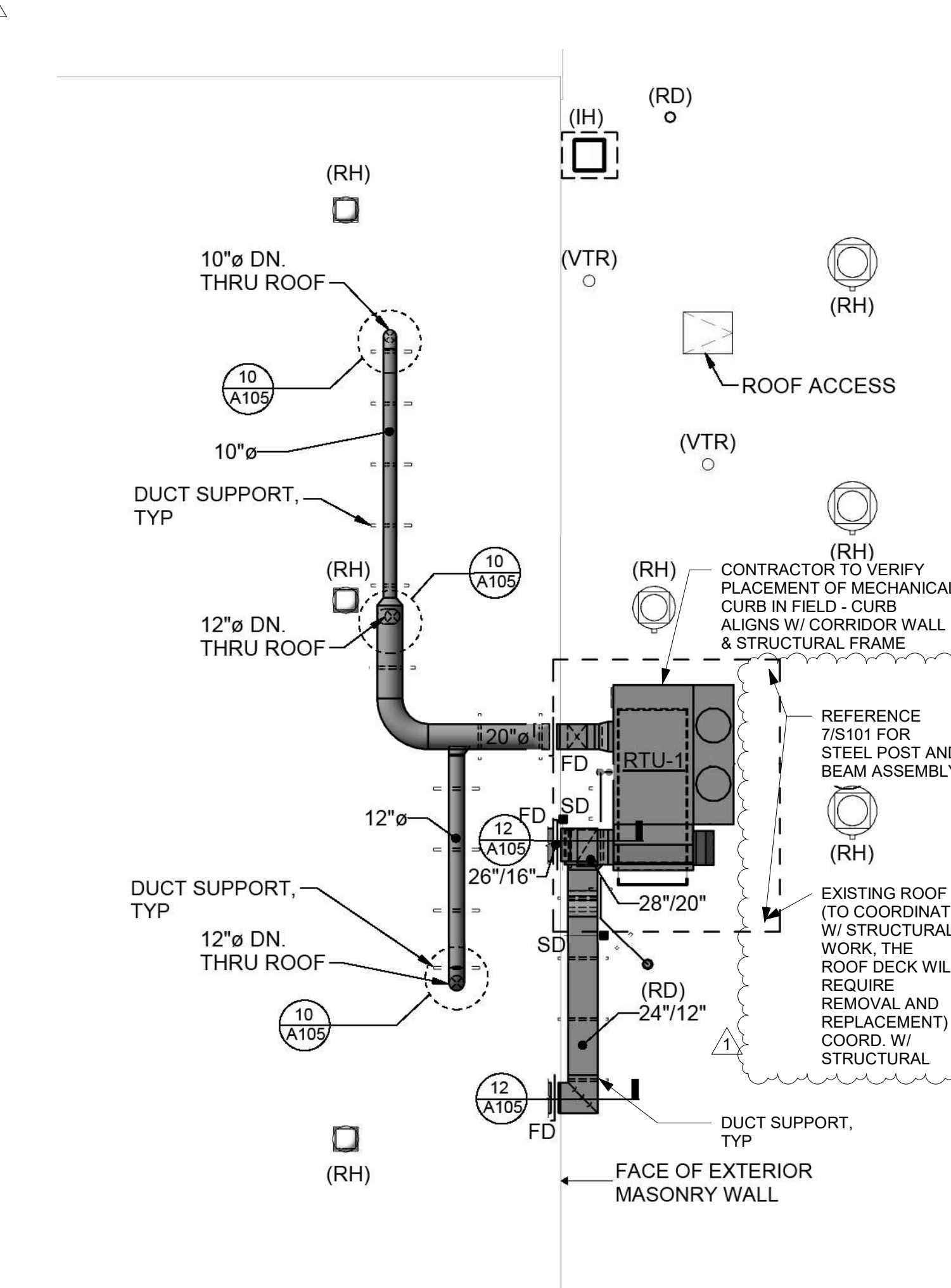
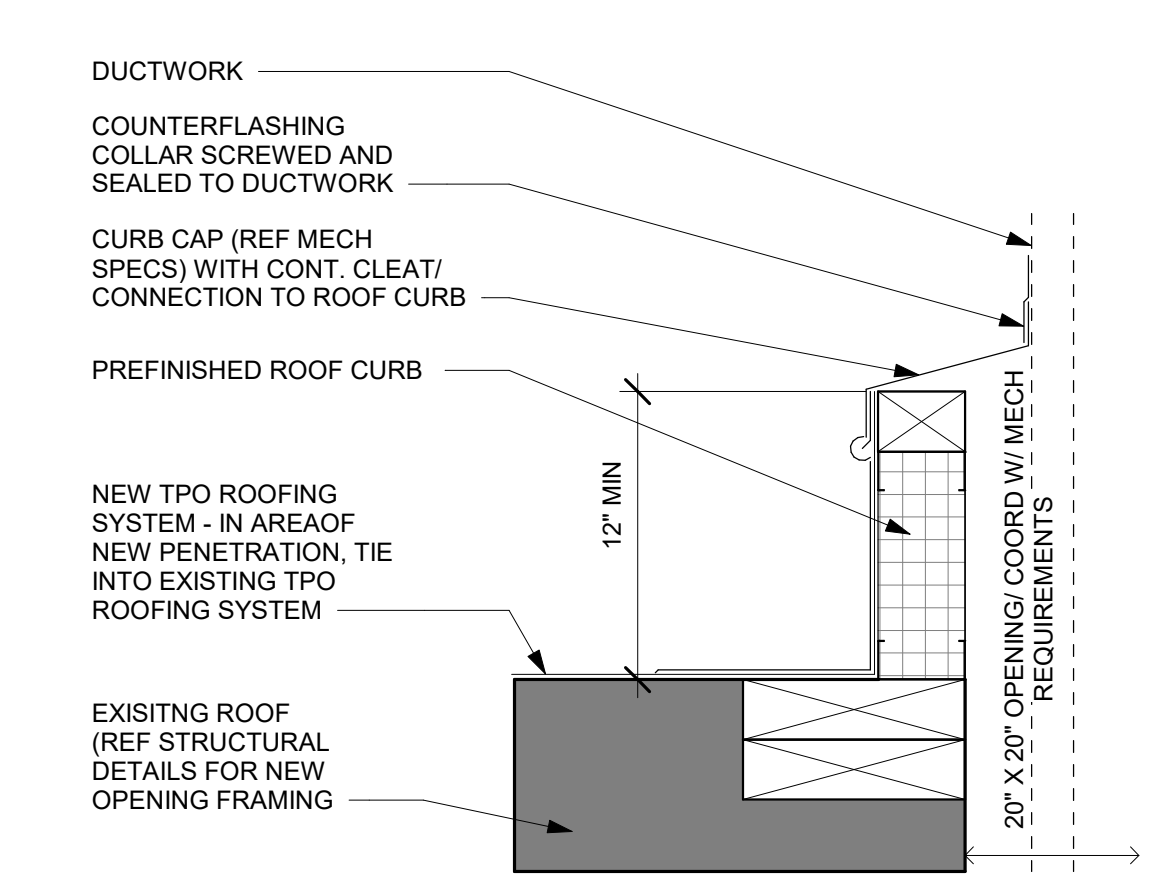
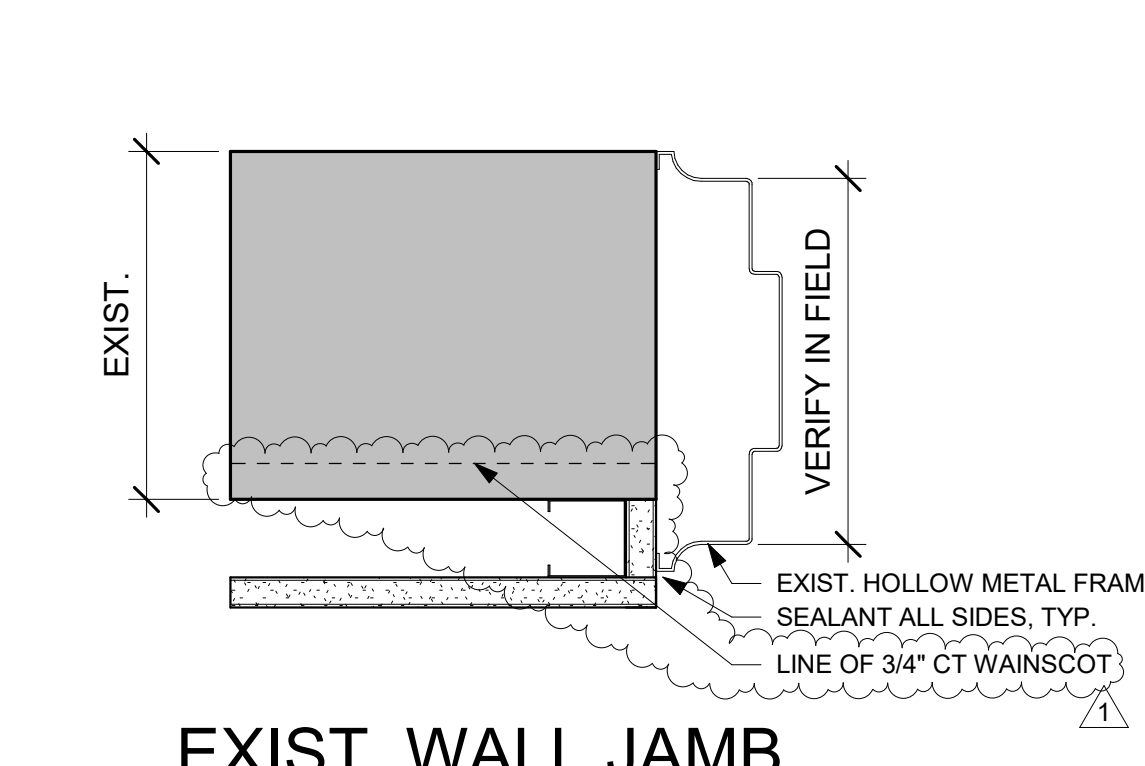
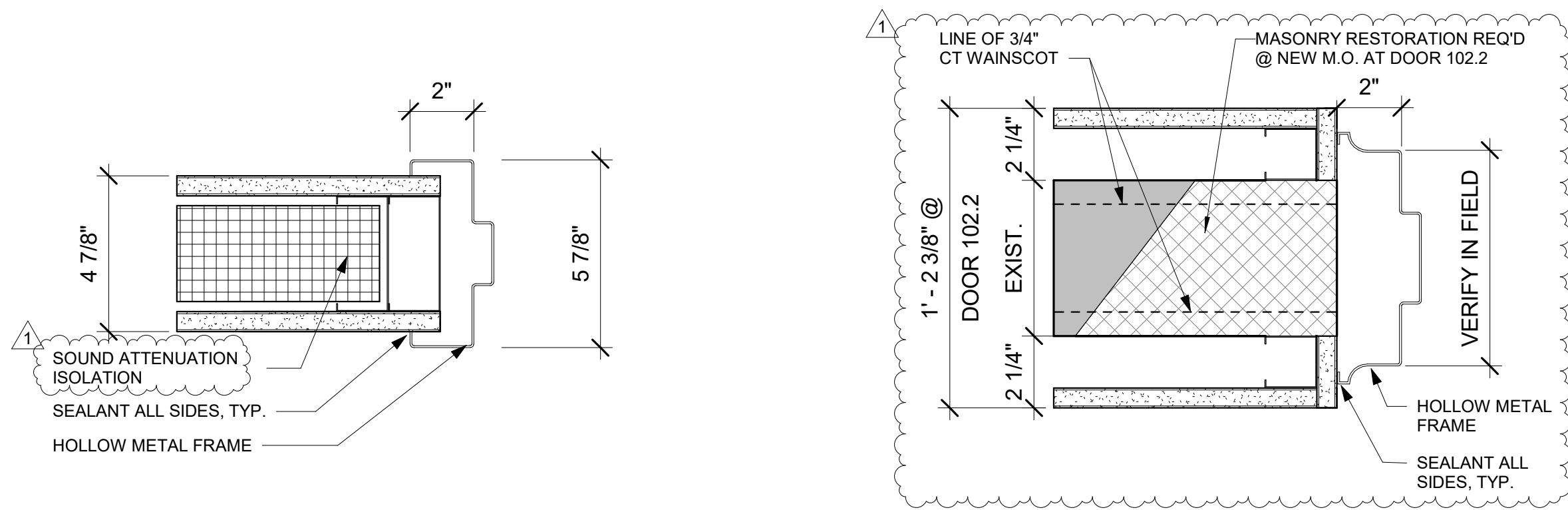


GLAZING TYPES

MARK	DESCRIPTION
GL-1	1/4" CLEAR, TEMEPERED. RATED WHERE REQUIRED
GL-2	1" CLEAR, INSULATED GLASS TINTED TO MATCH EXISTING

TYP. DOOR SCHEDULE NOTES

- FIELD VERIFY EXISTING FRAME DIMESIONS PRIOR TO MANUFACTURING DOORS.
- REFER TO DETAILS 14 AND 15 ON A104 FOR JAMB CONDITIONS RELATING TO EXISTING CT WAINSCOT.



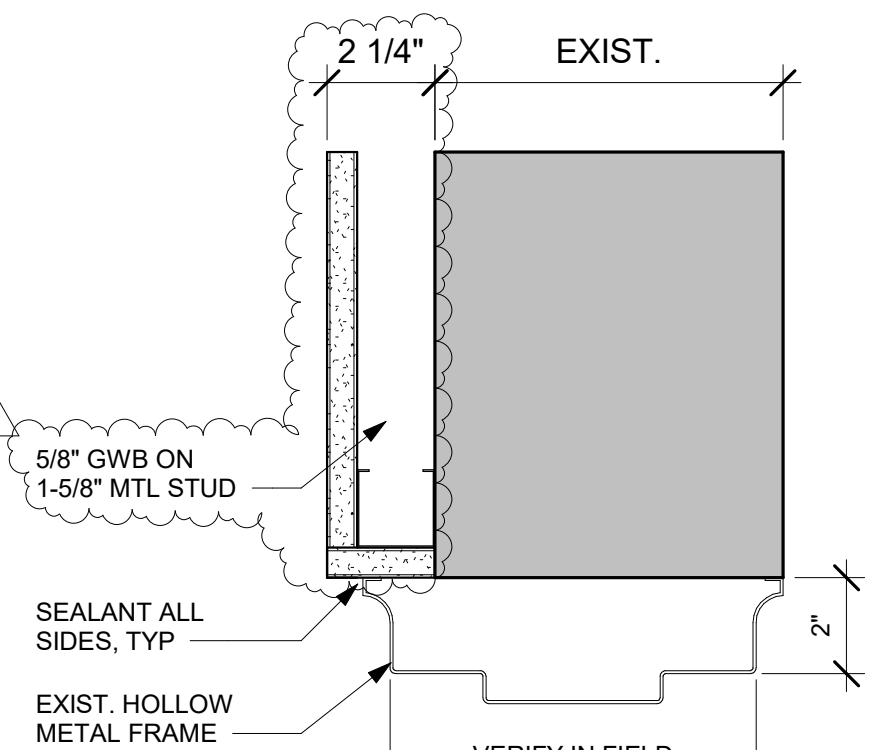
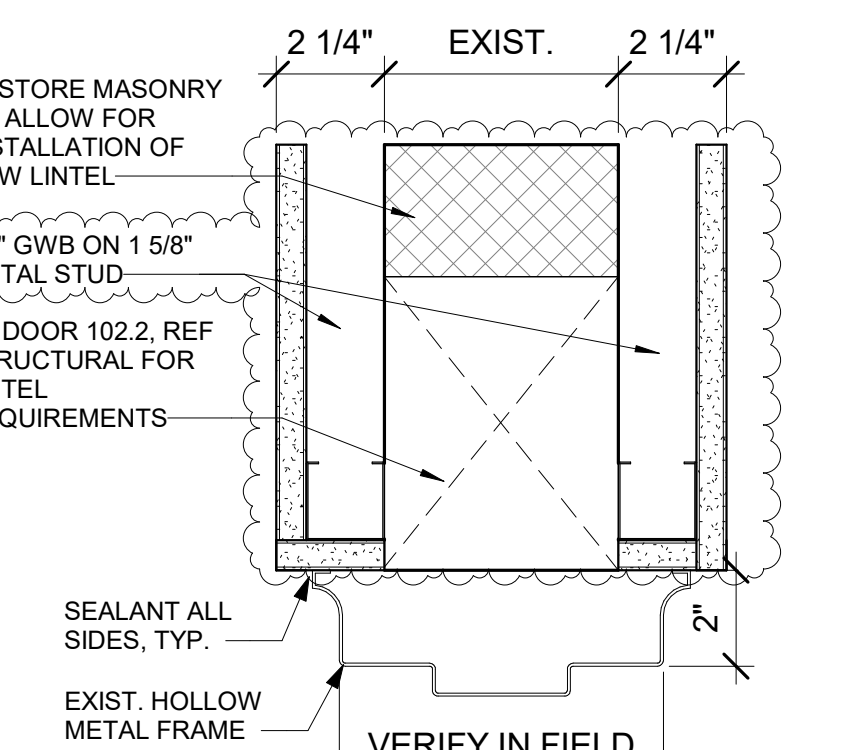
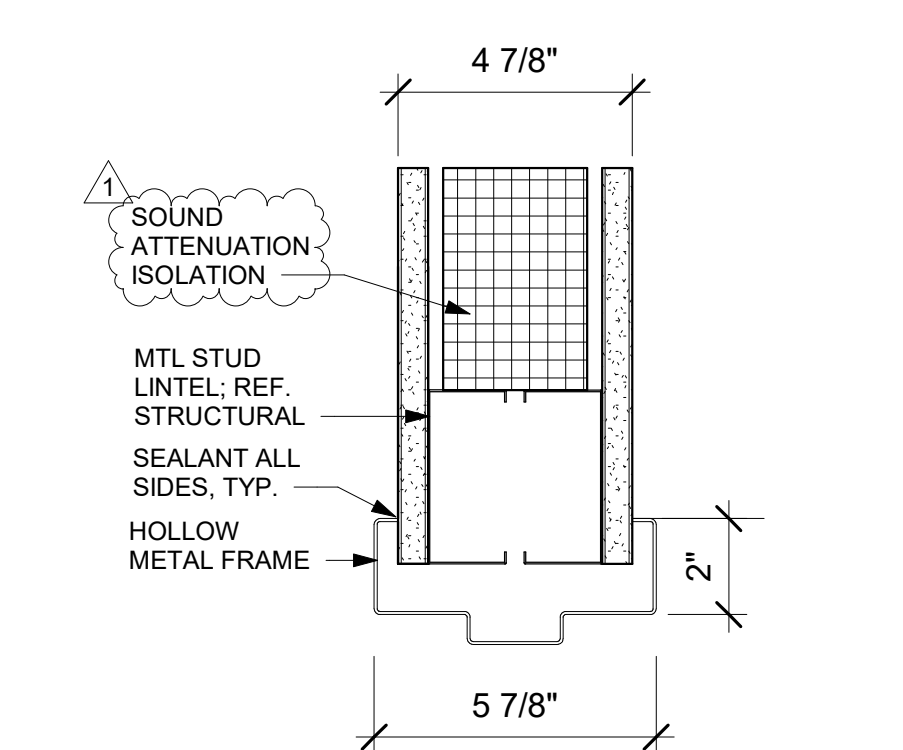
1 JAMB DETAIL
3' x 1'-0"

2 WALL JAMB DETAIL
3' x 1'-0"

3 EXIST. WALL JAMB DETAIL SINGLE
3' x 1'-0"

10 ROOF DETAIL - DUCTWORK
1 1/2" x 1'-0"

F11 ROOF PLAN DIAGRAM
12' x 1'-0"



NOTE: REFERENCE RELIEF HOOD DEMOLITION ON MECHANICAL DRAWINGS. COORDINATE ANY NEW ROOF MEMBRANE PATCHING AS REQUIRED

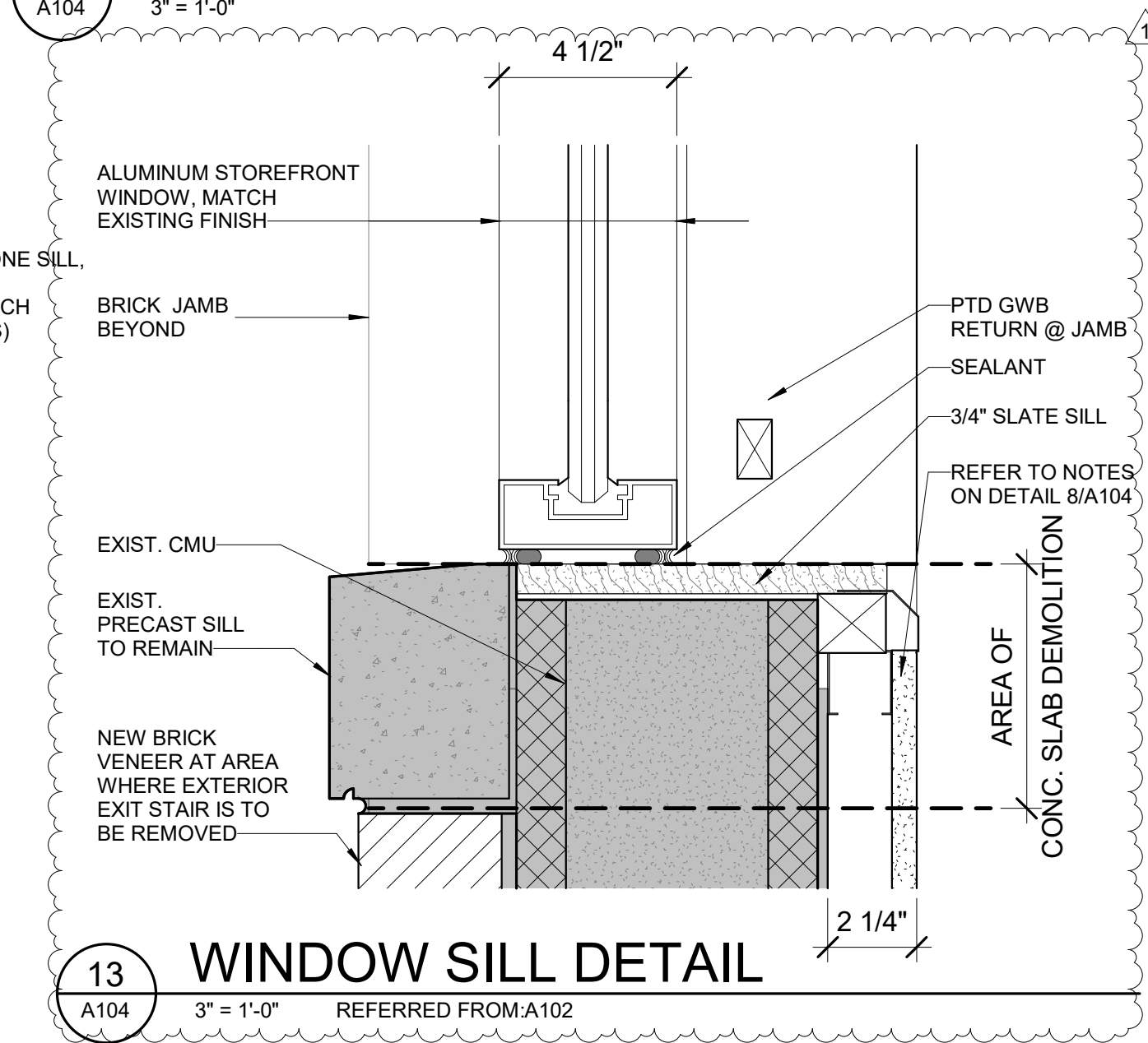
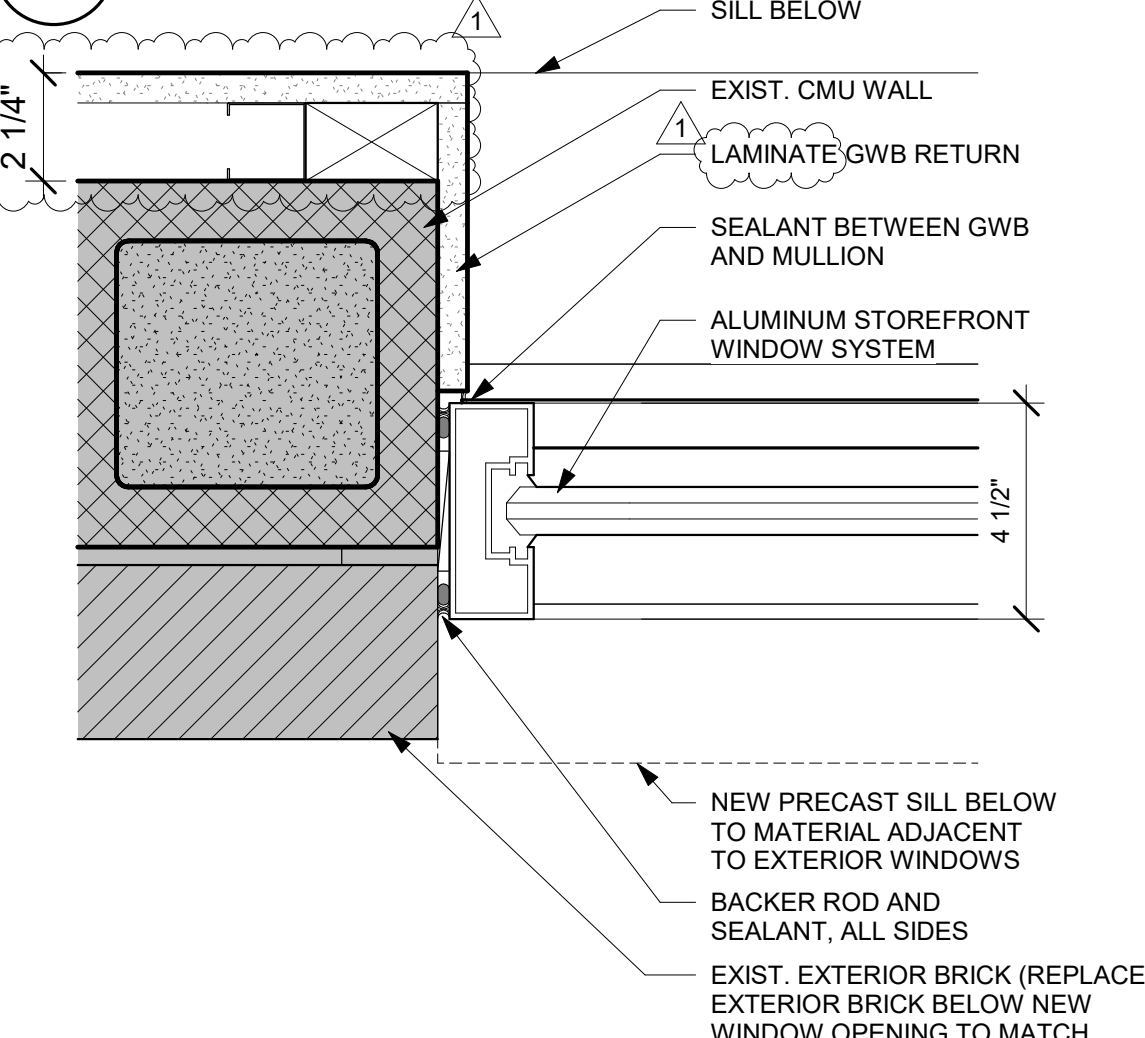
4 GWB ASSEMBLY HEAD DETAIL
3' x 1'-0"

5 EXIST. WALL HEAD DETAIL
3' x 1'-0"

6 EXIST. WALL HEAD DETAIL SINGLE
3' x 1'-0"

12 ROOF DETAIL - THRU WALL OPENING
1 1/2" x 1'-0"

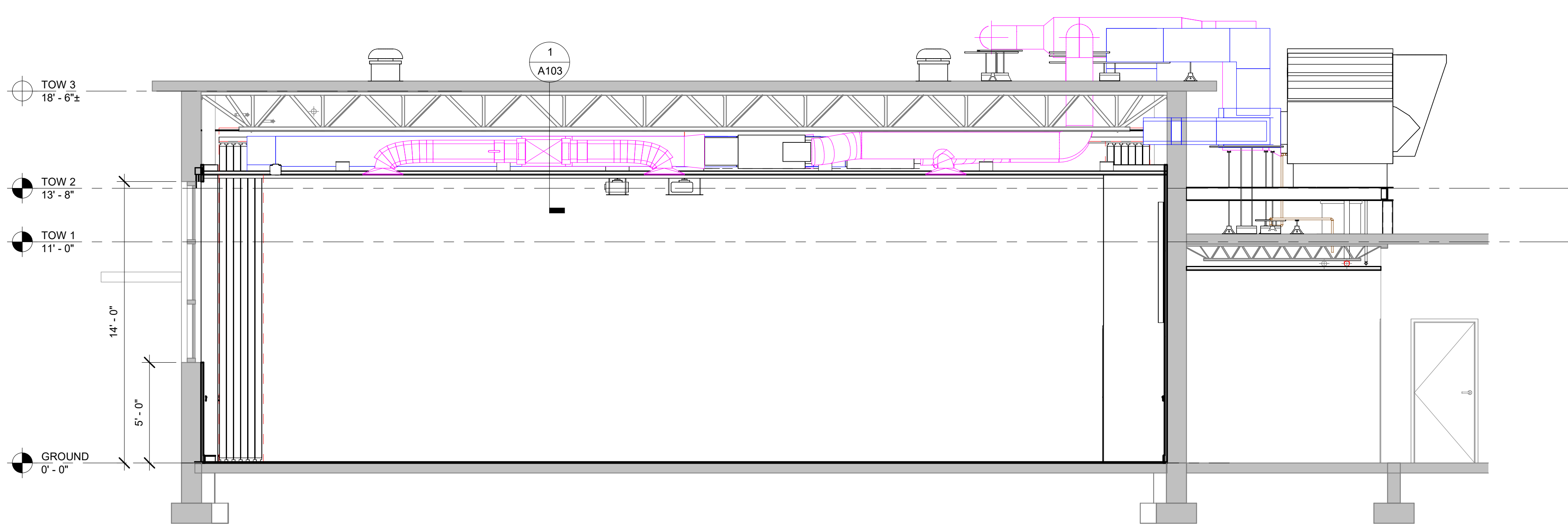
14 PLAN DETAIL
1 1/2" x 1'-0"



7 SF WINDOW JAMB DETAIL (HEAD/SILL SIM)
3' x 1'-0"

8 EXIST. WINDOW SILL DETAIL
3' x 1'-0"

13 WINDOW SILL DETAIL
3' x 1'-0"



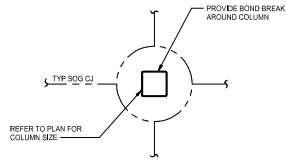
9 HVAC SECTION AT ROOF
1/4" x 1'-0"



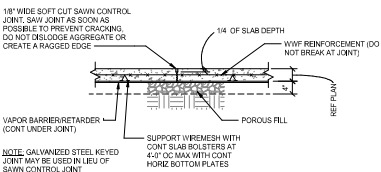
MINIMUM BOLTING SCHEDULE		
BEAM SIZE	# OF BOLTS IN SINGLE SHEAR CONN	# OF BOLT ROWS IN DOUBLE ANGLE CONN
W8	2	2
W10	2	2
W12	3	3
W14	3	3
W16	4	4
W18	5	4
W21	6	5
W24	7	5
W27	8	6
W30	9	6
W33	10	7
W36	10	8
W40	11	9
W44	12	10

- NOTES:
- REFER TO FRAMING PLAN NOTES FOR INSTRUCTIONS REGARDING CONNECTION TYPES ARE TO BE APPLIED.
 - PROVIDE PLATE AND ANGLE CONNECTION MATERIAL MEETING ASTM A572 GRADE 50 K38 STANDARD.
 - AT HEAVY SHEAR TAB (HST) CONNECTION AND SKEWED BENT PLATE (BPL) CONN, PROVIDE 1" DIA ASTM F1552 GRADE F2280 (TENSION-CONTROL) BOLTS.
 - PROVIDE 3/4" DIA ASTM F1552 GRADE F1552 (TENSION-CONTROL) BOLTS AT ALL OTHER CONNECTION TYPES UNO.
 - PROVIDE ASTM F436 WASHERS AT ALL BOLTS.
 - REFER TO INDIVIDUAL CONNECTION DETAILS FOR CORRECT LOCATIONS OF STANDARD ROUND HOLES VERSUS SHORT HORIZONTAL SLOTTED HOLES.
 - WHERE SLIP-CRITICAL CONNECTIONS ARE INDICATED ELSEWHERE IN PROJECT-SPECIFIC SECTIONS AND DETAILS, PROVIDE CLASS A TYPING SURFACES.
 - AT PLANS OF JOIST (P.O.J.) BEAM CONNECTION TO GIRDER, PROVIDE DOUBLE ANGLE (DA) CONNECTION IN LIEU OF SHEAR TAB (ST) CONNECTION. PROVIDE MAXIMUM NUMBER OF BOLT ROWS AT 2" OC SPACING THAT WILL FIT WITHIN THE REMAINING BEAM WEB.

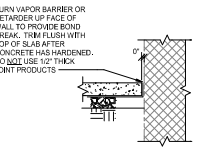
NOTE:
AT CONTRACTOR'S OPTION, 1.5 POUNDS PER CUBIC YARD POLYPROPYLENE MICRO FIBER REINF MAY BE SUBSTITUTED FOR 60S-WT LKX1.4 W/F IN 4" SLAB ON GRADE ONLY.



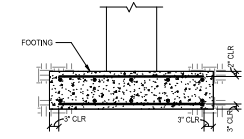
TYPICAL DIAMOND SLAB
JOINT AT COLUMNS
NO SCALE



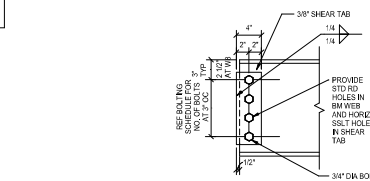
TYPICAL SLAB-ON-GROUND AND
CONTROL JOINT DETAIL
3/4" x 1'-0"



TYPICAL BOND BREAK
AT SLAB-ON-GROUND
3/4" x 1'-0"

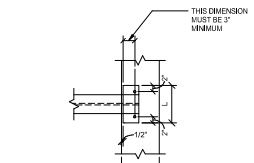


TYPICAL CONCRETE COVER/CLEAR
AT FOOTINGS
3/4" x 1'-0"

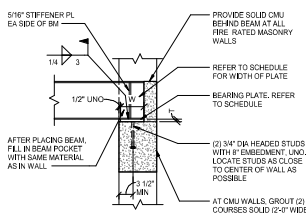


TYPICAL SHEAR TAB CONNECTION (ST)
1 1/2" x 1'-0"

- DETAIL APPLIES AT WIDE FLANGE BEAM CONNECTIONS TO HSS COLUMNS AND OTHER WIDE FLANGE BEAMS OR GIRDERS.
- REFER TO MINIMUM BOLTING SCHEDULE FOR REQUIRED NUMBER OF BOLTS.



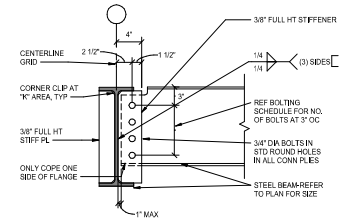
TYPICAL PLAN DETAIL
AT BEARING PLATE
3/4" x 1'-0"



TYPICAL SECTION AT BEARING
PLATE WITH HEADED STUDS
3/4" x 1'-0"

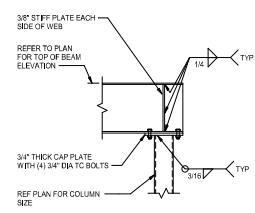
NOTE:
DO NOT WELD BEAM UNTIL FINAL STRUCTURAL FRAME ALIGNMENT IS COMPLETE IN THE AFFECTED AREA.

STEEL BEAM BEARING PLATE SCHEDULE		
MARK	SIZE (TAX/CL)	COMMENTS
BF-A	PL3/4X7X1'-2"	

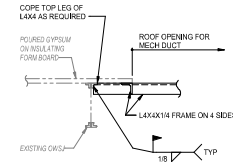


TYPICAL FULL HT STIFFENER
PLATE CONNECTION (SP)
1 1/2" x 1'-0"

- USE WHERE SP CONNECTION TYPE INDICATED ON PLAN.
- REFER TO MINIMUM BOLTING SCHEDULE FOR REQUIRED NUMBER OF BOLTS.



TYPICAL BEAM TO TOP OF
COLUMN CONNECTION AND
BEAM SPLICE DETAIL
3/4" x 1'-0"



TYPICAL FRAMING AT NEW
ROOF OPENING FOR MECH
DUCT
NO SCALE

LINTEL SCHEDULE

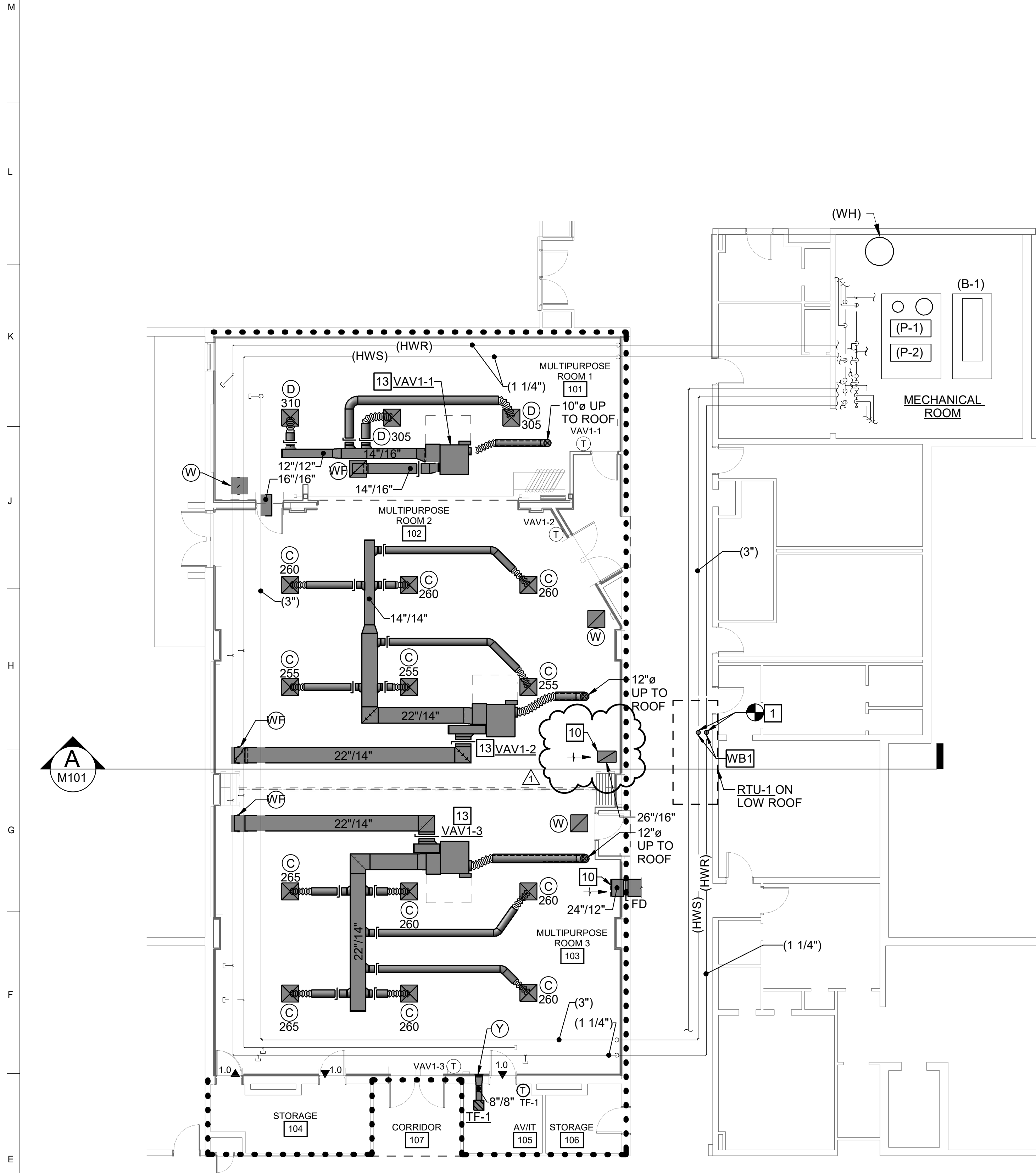
MARK	DESCRIPTION	CONSTRUCTION	LOCATION
L1	12" WIDE X 8" DEEP CMU BOND BEAM WITH (2) #5 BOTTOM		WHERE INDICATED
L2	12" WIDE X 16" DEEP CMU BOND BEAM WITH (2) #5 TOP AND BOTTOM		WHERE INDICATED.

LINTEL SCHEDULE

- REINFORCING BARS IN CMU BOND BEAMS SHALL BE ASTM A615 GRADE 60.
- FILL ALL BOND BEAMS WITH FC AT 28 DAY, 2000 PSI MINIMUM PORTLAND CEMENT GROUT. SHORE BOND BEAMS UNTIL GROUT HAS CURED.
- BEAR ALL CMU BOND BEAMS AND STEEL LINTELS 8" ON SOLID MASONRY EACH END UNLESS NOTED OTHERWISE.
- FOR LINTELS NOT INDICATED USE A SIMILAR LINTEL TYPE INDICATED ABOVE FOR THE SIMILAR WALL TYPE AND SPAN LENGTH.
- LINTELS ARE REQUIRED OVER ELECTRICAL PANEL BOARDS OR ANY RECESSED CABINETS WITH PIPES OR CONDUIT RISING VERTICALLY. INSTALL THE LINTEL A MINIMUM OF 6" (1 FULL BLOCK COURSE) ABOVE THE CEILING.
- REFER TO SPECIFICATION FOR LINTELS IN NON-BEARING STEEL STUD WALLS.
- SHORE EXISTING WALLS AS REQD WHERE NEW LINTELS ARE TO BE INSTALLED WITHIN EXISTING WALLS.
- ALL TRADES CUTTING HOLES IN NEW OR EXISTING CMU WALLS SHALL COORDINATE THEIR WORK WITH THE MASON SO THAT AN APPROPRIATE LINTEL MAY BE PROVIDED AT THE OPENING. AT LOCATIONS ABOVE CEILING, PRECAST CMU OR PRECAST CONCRETE LINTELS MAY BE SUBSTITUTED FOR BOND BEAM LINTELS INDICATED SO LONG AS THE SAME UNIT SIZE AND REINFORCING STEEL IS PROVIDED.

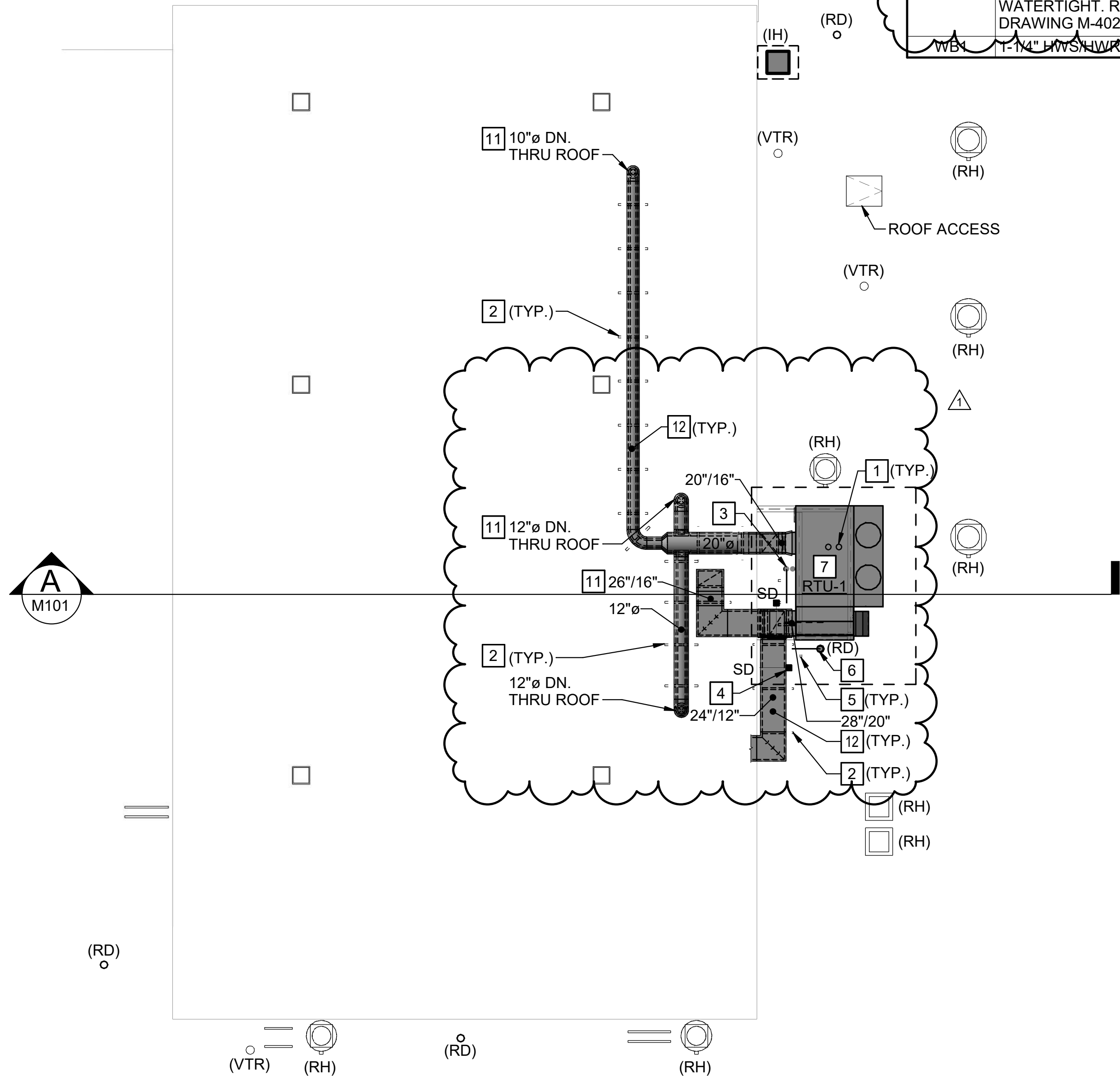


1 2 3 4 5 6 7 8 9 10 11 12



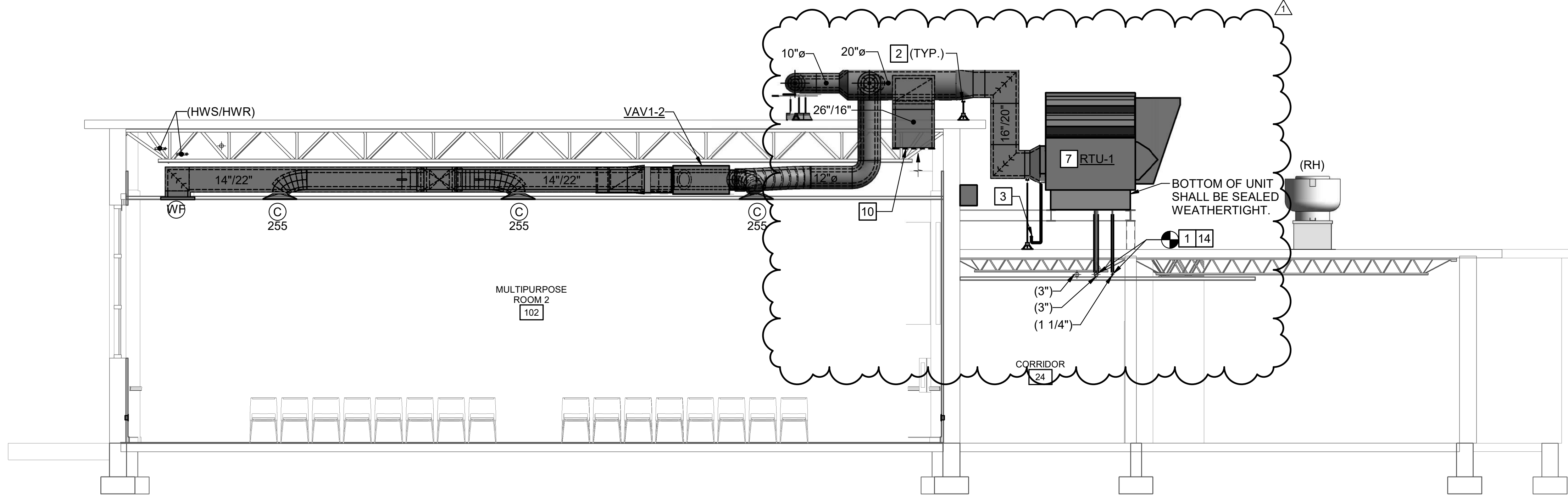
FLOOR PLAN - NEW WORK - MECHANICAL

SCALE: 1/8" = 1'-0"



ROOF PLAN - NEW WORK - MECHANICAL

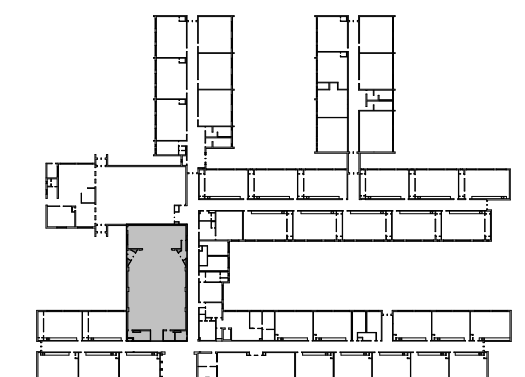
SCALE: 1/8" = 1'-0"



SECTION A

SCALE: 1/4" = 1'-0"

KEY PLAN:



NEW WORK NOTES	
NO.	DESCRIPTION
1	PROVIDE NEW HOT WATER PIPING TO POINT INDICATED INCLUDING INSULATION, HANGERS AND SUPPORTS COMPLETE.
2	REFER TO "ROOF MOUNTED DUCT SUPPORT DETAIL" ON DRAWING M402.
3	REFER TO "CONDENSATE DRAIN TRAP DETAIL" ON DRAWING M402.
4	PROVIDE DUCT MOUNTED SMOKE DETECTOR FURNISHED BY DIVISION 28, INSTALLED BY DIVISION 23. INTERLOCK SMOKE DETECTOR(S) WITH THE FIRE ALARM SYSTEM IN ACCORDANCE WITH SECTION 606.4.1 OF THE VIRGINIA MECHANICAL CODE. REFER TO ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
5	REFER TO "ROOF MOUNTED PIPE SUPPORT DETAIL" ON DRAWING M402.
6	DISCHARGE CONDENSATE DRAIN INTO ROOF DRAIN.

NEW WORK NOTES	
NO.	DESCRIPTION
7	PROVIDE FULL PERIMETER RAIL WITH SPRING ISOLATORS. REFER TO "ROOFTOP UNIT SUPPORT AND VIBRATION ISOLATION DETAIL" ON DRAWING M402.
10	PROVIDE 1" X 1" WIRE MESH AND FRAME OVER OPEN END OF DUCTWORK.
11	PROVIDE ROOF CURB FOR DUCTWORK PENETRATING THE ROOF. REFER TO "DUCT THRU ROOF CURB DETAIL" ON DRAWING M401.
12	PROVIDE DOUBLE WALL DUCTWORK WITH 3" FIBERGLASS INSULATION ENCAPSULATED BETWEEN SOLID INNER WALL FOR ALL DUCTWORK INSTALLED OUTDOORS. REFER TO SPECIFICATION 230500 FOR DUCTWORK REQUIREMENTS. REFER TO SPECIFICATION 230700 FOR WEATHERPROOF COATING DETAILS.
13	REFER TO "TYPICAL SERIES FAN POWERED VAV BOX (WITH ELECTRIC REHEAT COIL) INSTALLATION DETAIL" ON DRAWING M402.
14	CONTRACTOR SHALL CUT HOLE THROUGH ROOF FOR HOT WATER PIPING. INSULATE AND PROVIDE HEAT TRACE. FLASH AND SEAL ALL PENETRATIONS WATERTIGHT. REFER TO HEAT TRACE DETAILS ON DRAWING M402.

QUINN
EVANS

QUINNEVANS.COM

THOMPSON
Consulting Engineers

KEVIN D. ALLEN
Lic. No. 023349
10.01.2025

CAMPUS FOR STUDENT
SUCCESS -
MULTIPURPOSE ROOM
NEWPORT NEWS PUBLIC
SCHOOLS

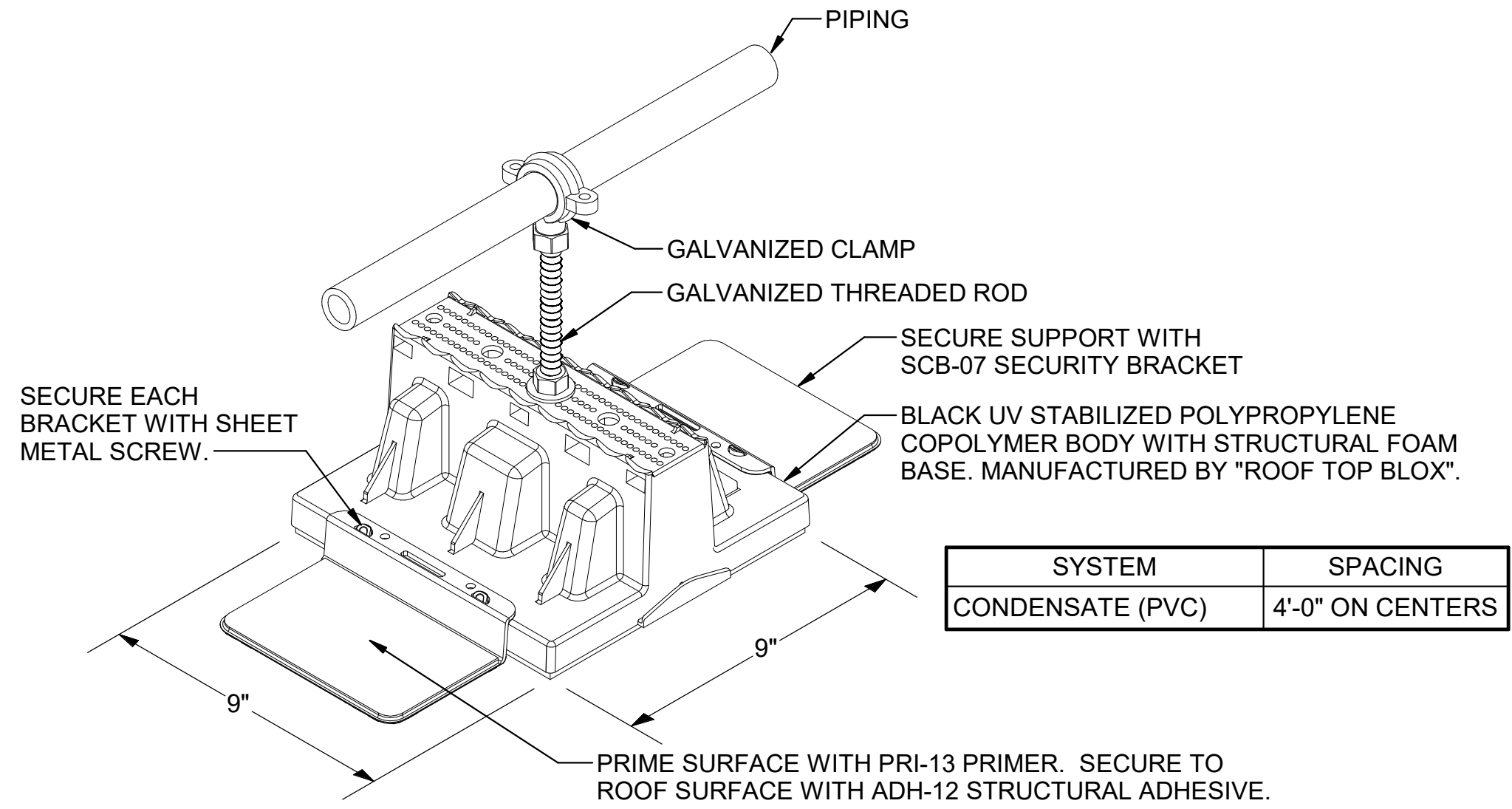
746 ADAMS DRIVE, NEWPORT NEWS,
VIRGINIA 23601

1 10/31/25 Addendum 2
No. Date Description
PROJECT MANAGER: KDA
DRAWN BY: JAR
ISSUED FOR BID: IFB #011-0-2026/SB
QEA No. Project Number 52406380
ISSUED FOR BID
OCTOBER 1, 2025

FLOOR PLANS - NEW
WORK - MECHANICAL

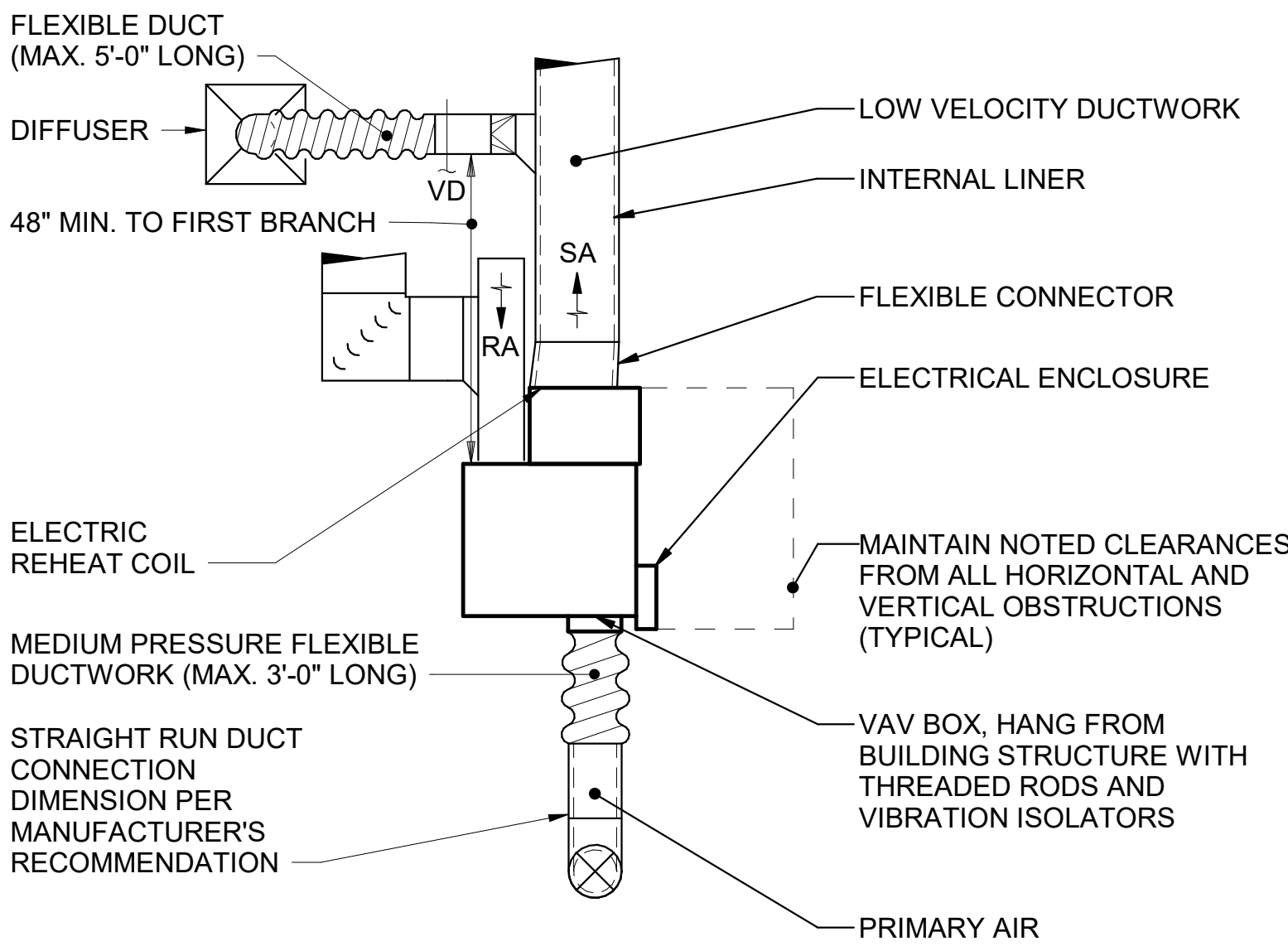
M101

PATYA FILENAME: AutoCAD Desktop/Campus for Student Success/Campus for Student Success - Mechanical - R2.dwg
PLOT DATE & TIME: 10/31/2025 11:23:00 AM



ROOF MOUNTED PIPE SUPPORT DETAIL

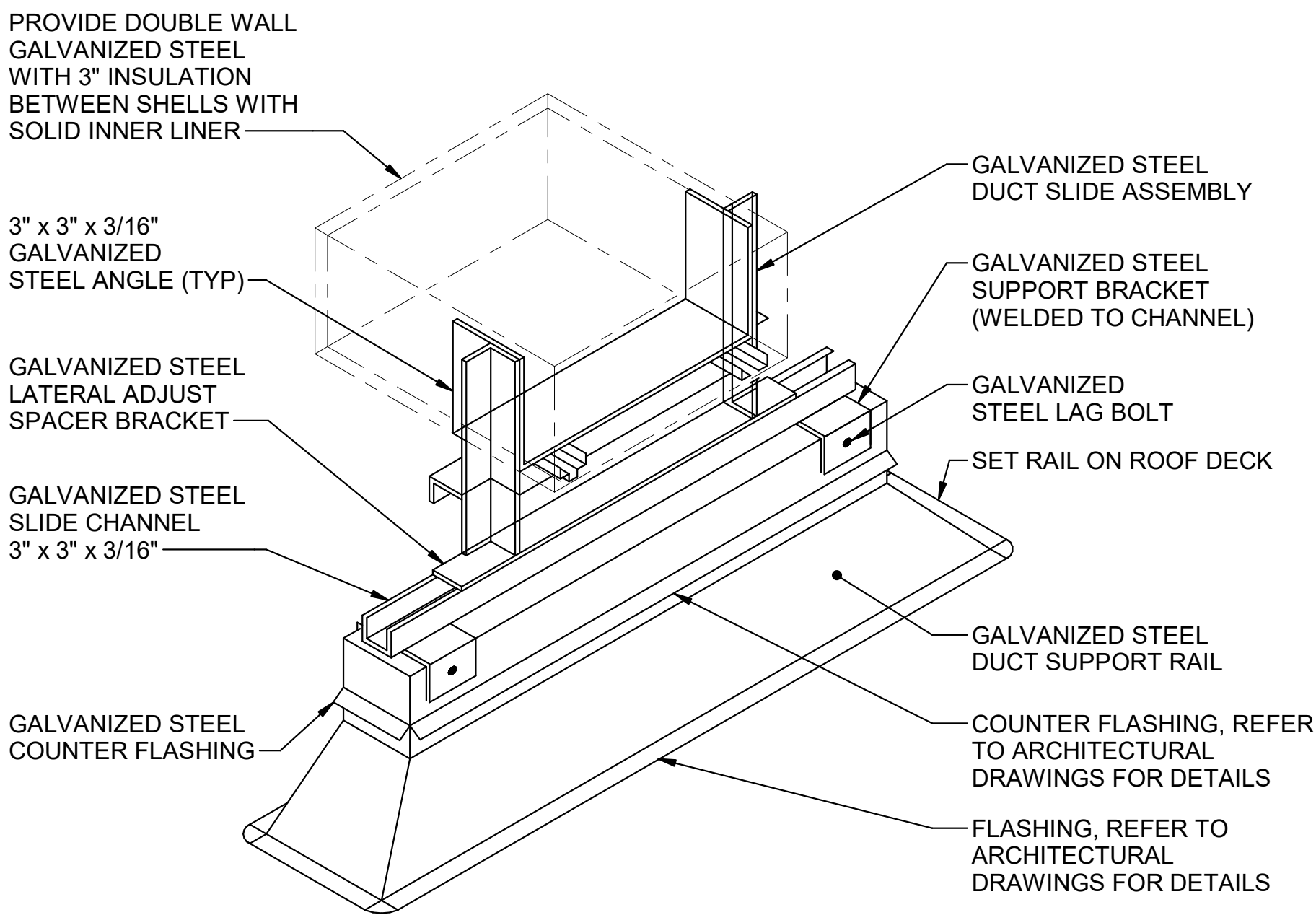
NOT TO SCALE



NOTE: EXTERNALLY INSULATE HOT WATER RE-HEAT COIL AND COIL PIPING CONNECTIONS TO PREVENT CONDENSATION ON PIPING AND U-BENDS WHEN CONTROL VALVE IS CLOSED

TYPICAL SERIES FAN POWERED VAV BOX (WITH ELECTRIC REHEAT COIL) INSTALLATION DETAIL

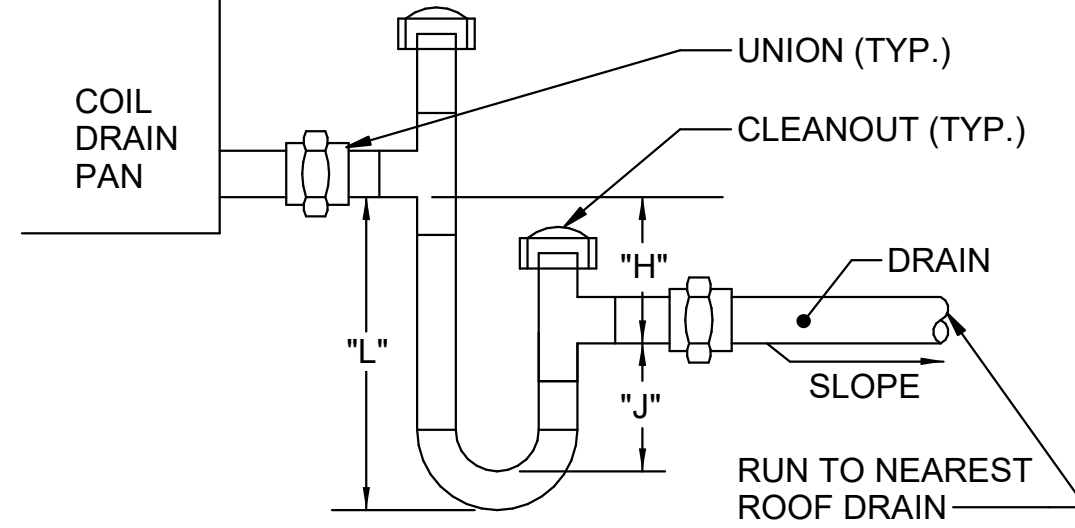
NOT TO SCALE



NOTE: DUCT SUPPORTS SHALL BE SPACED A MAXIMUM OF 4'-0" APART.

ROOF MOUNTED DUCT SUPPORT DETAIL

NOT TO SCALE

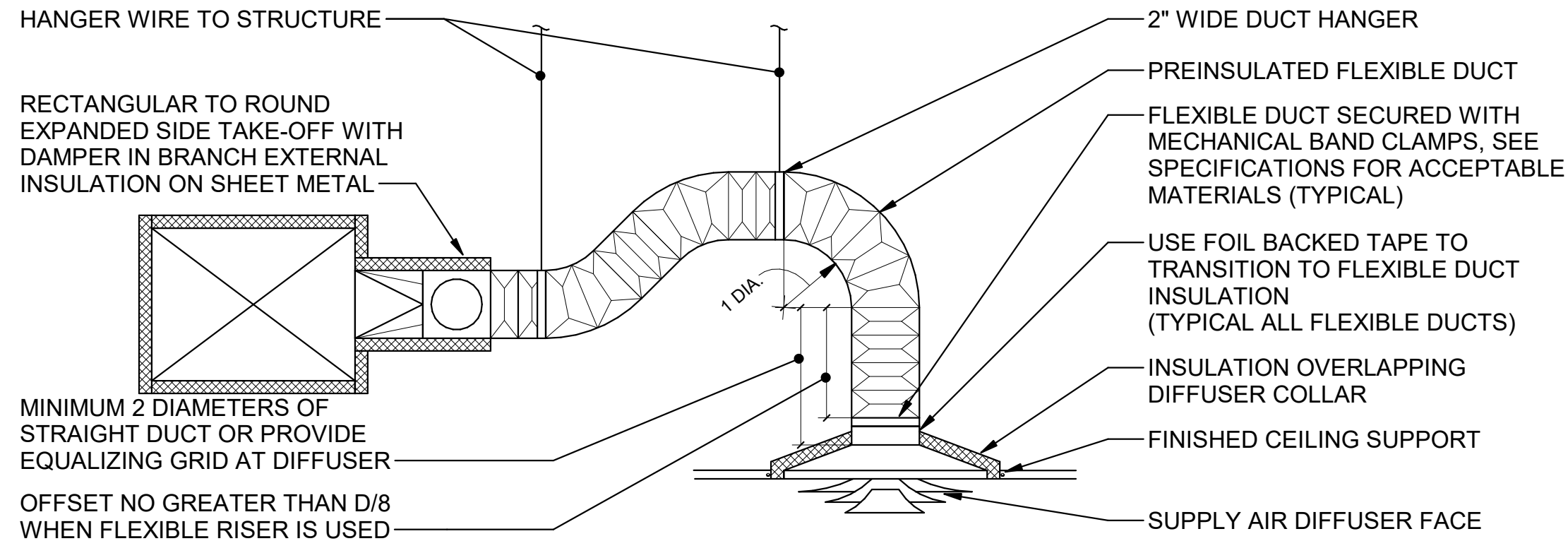


- NOTES:
1. "H" = (1" FOR EACH 1" OF MAXIMUM NEGATIVE STATIC PRESSURE) + 1".
 2. "J" = HALF OF "H".
 3. "L" = H + J + PIPE DIAMETER + INSULATION.
 4. SIZE TRAP IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

COIL CONDENSATE TRAP DETAIL

NOT TO SCALE

(NEGATIVE PRESSURE)



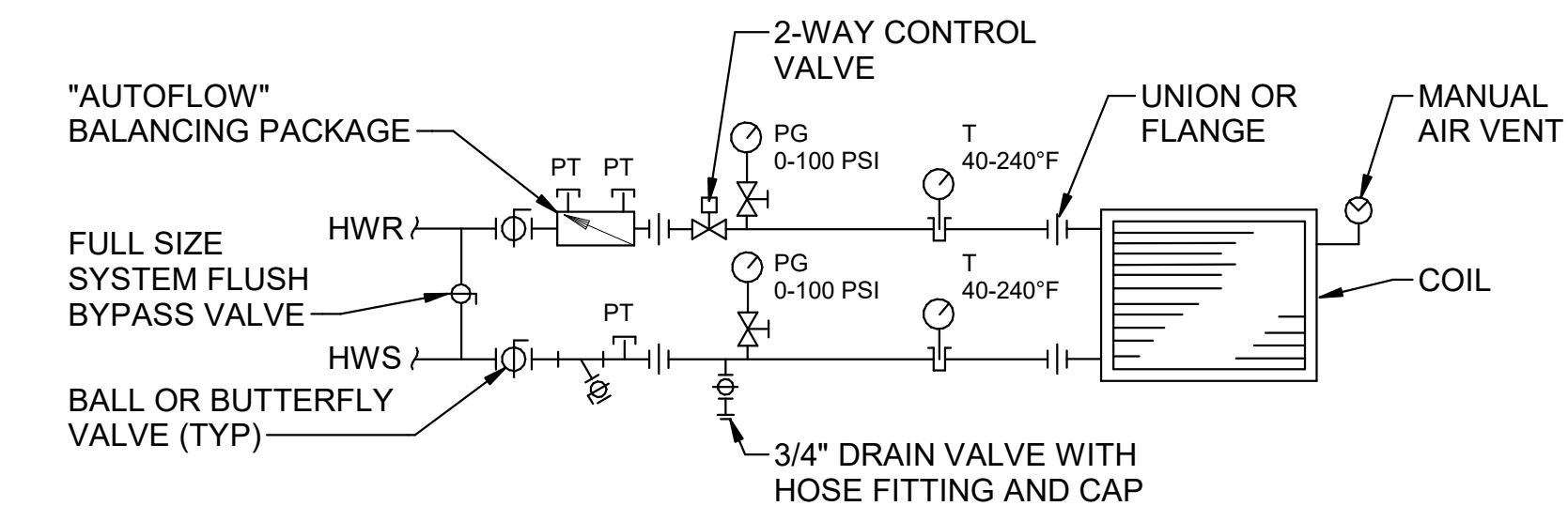
TYPICAL CEILING DIFFUSER INSTALLATION DETAIL

NOT TO SCALE

- NOTES:
1. THIS TYPICAL DETAIL REQUIRES COORDINATION BY THE MECHANICAL CONTRACTOR TO SUIT THE REQUIREMENTS OF THE UNIT PROVIDED. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR MODIFICATIONS OF THESE DETAILS AS REQUIRED TO SUIT THE EQUIPMENT PROVIDED AT NO ADDITIONAL COST.
 2. STEEL FRAMING SHALL HAVE A GALVANIZED COATING ON ALL COMPONENTS INCLUDING HARDWARE.
 3. ISOLATION MANUFACTURER TO SEAL AND STAMP SELECTIONS.
 4. PRIOR TO SUBMISSION OF STRUCTURAL STEEL SHOP DRAWINGS, THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THESE REQUIREMENTS OF THE STEEL FRAMES WITH THE STEEL CONTRACTOR. THE MECHANICAL CONTRACTOR COORDINATION SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - A. COORDINATE THE DIMENSIONS OF THE STEEL FRAMES WITH EACH SPECIFIC PIECE OF EQUIPMENT AND THE APPROVED EQUIPMENT SUBMITTALS.
 - B. COORDINATE THE LOCATION AND QUANTITY OF STEEL FRAME CROSS MEMBERS WITH THE APPROVED HVAC EQUIPMENT AND INSULATION SUBMITTALS.
 - C. COORDINATE THE LOCATION, TYPE, QUANTITY AND ATTACHMENT REQUIREMENTS FOR ISOLATORS WITH THE ISOLATOR MANUFACTURER AND APPROVED SPRING ISOLATOR SUBMITTALS.

ROOFTOP UNIT SUPPORT AND VIBRATION ISOLATION DETAIL

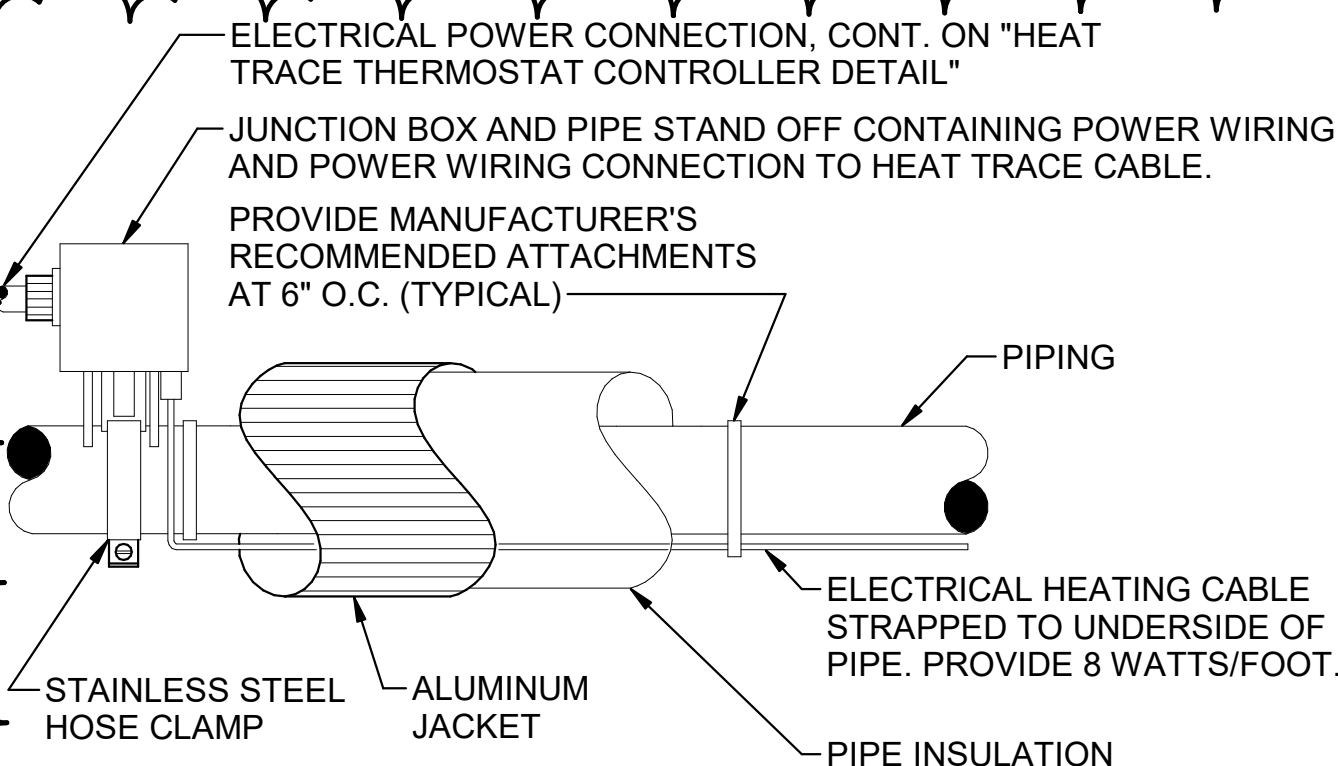
NOT TO SCALE



- NOTES:
1. PROVIDE FOR RTU-1.
 2. ARRANGE PIPING TO PERMIT REMOVAL OF COIL IN RTU-1.

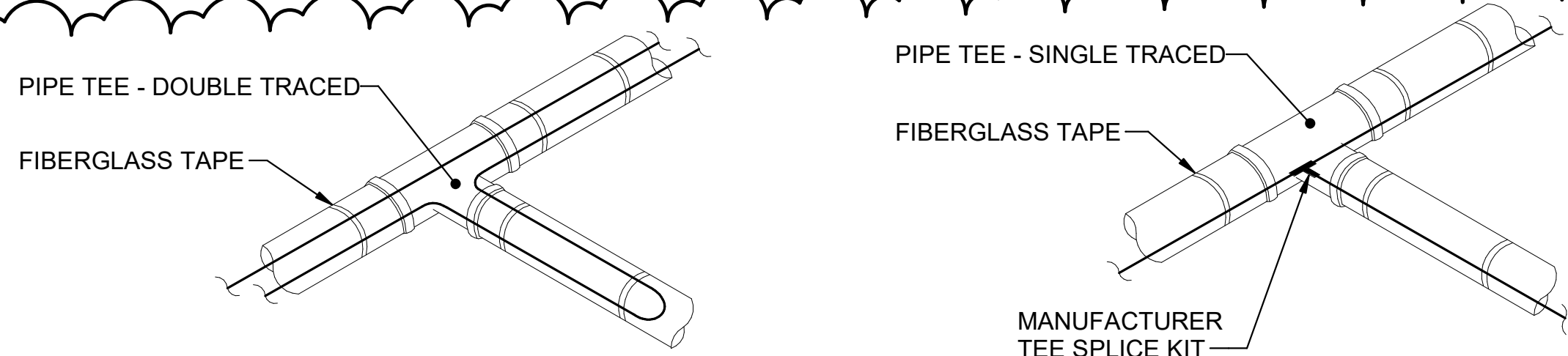
HOT WATER COIL PIPING DIAGRAM - 2 WAY VALVE

NOT TO SCALE



HEAT TRACE CABLE STAND OFF DETAIL

NOT TO SCALE

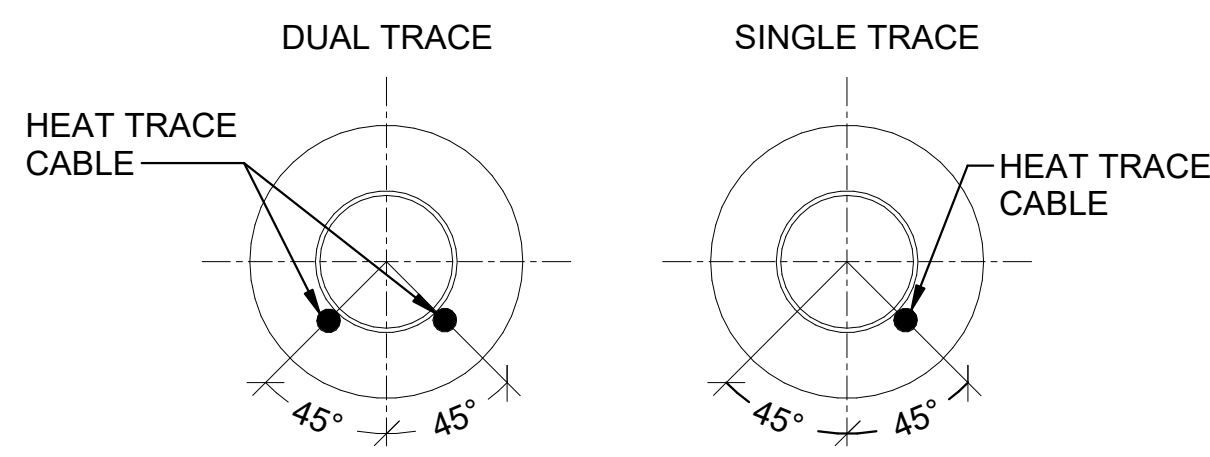


REMARK:

THE BASIS OF DESIGN HEAT TRACE CABLE IS THE HEAT TRACE PRODUCTS, LLC MODEL 2700. THE ABOVE ARE MANUFACTURER RECOMMENDED TRACINGS FOR THE BASIS OF DESIGN HEAT TRACE CABLE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND FOLLOWING THE SUBMITTED HEAT TRACE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

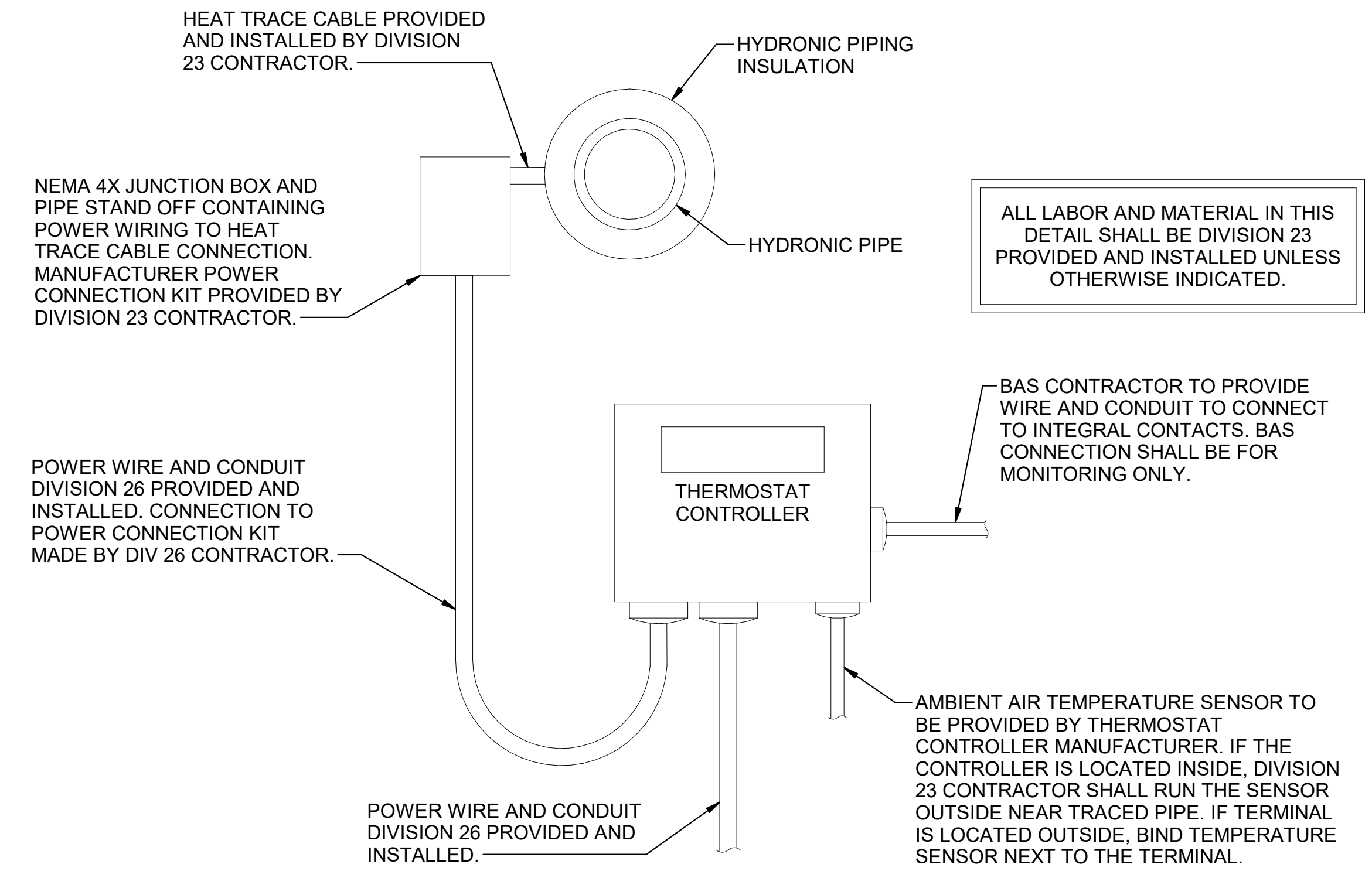
TYPICAL HEAT TRACE CABLE - TEE FITTINGS DETAIL

NOT TO SCALE



HEAT TRACE ORIENTATION DETAIL

NOT TO SCALE



HEAT TRACE THERMOSTAT CONTROLLER DETAIL

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1 10/31/25 Addendum 2

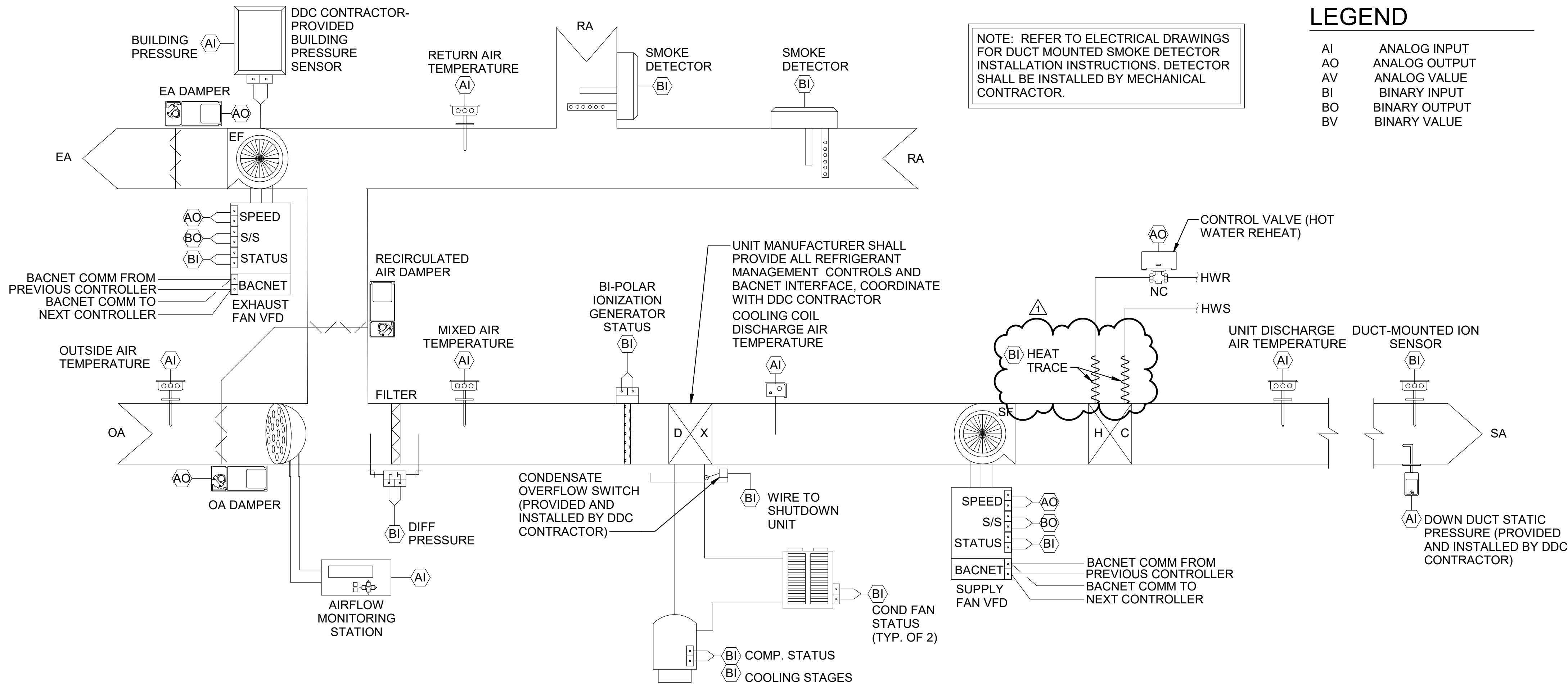
No.	Date	Description
PROJECT MANAGER:	KDA	DRAWN BY: JAR
ISSUED FOR BID: IFB #011-0-2026/SB		
QEA No. Project Number 52406380		

ISSUED FOR BID
OCTOBER 1, 2025

MECHANICAL
DETAILS

M402

PathA FILENAME: Autodesk Docs/Campus for Student Success/Campus for Student Success - Mechanical - RTU-1.rvt
PLOT DATE & TIME: 10/31/2025 11:21 AM



LEGEND

AI ANALOG INPUT
AO ANALOG OUTPUT
BI ANALOG VALUE
BO BINARY INPUT
BV BINARY OUTPUT
BV BINARY VALUE

GRAPHICAL USER INTERFACE MAIN SCREEN

POINT NAME	HARDWARE POINTS				SOFTWARE POINTS		TREND	ALARM	SHOW ON GRAPHIC
	AI	AO	BI	BO	AV	BV			
UNIT ENABLE				X					X
SUPPLY FAN START/STOP				X		X	X		X
SUPPLY FAN STATUS			X			X	X	X	X
SUPPLY FAN SPEED		X					X		X
EXHAUST FAN START/STOP				X		X	X		X
EXHAUST FAN STATUS			X			X	X	X	X
EXHAUST FAN SPEED		X					X		X
OUTDOOR AIR TEMP	X						X		X
COMPRESSOR STATUS	X					X	X	X	X
BUILDING PRESSURE (1)	X						X	X	X
BUILDING PRESSURE SET POINT					X		X		X
OUTSIDE AIR DAMPER POSITION		X					X	X	X
OUTSIDE AIR FLOW	X						X		X
EXHAUST AIR DAMPER POSITION		X					X		X
RETURN AIR TEMPERATURE	X						X	X	X
FILTER STATUS				X				X	X
MIXED AIR TEMPERATURE	X			X			X		X
BIPOLAR ION GENERATOR (1)			X				X		X
COOLING COIL DISCH. AIR TEMP.	X						X	X	X
HOT WATER CONTROL VALVE		X					X		X
DISCHARGE AIR TEMP (UNIT)	X						X	X	X
DUCT-MOUNTED ION SENSOR (1)			X				X	X	X
DOWN DUCT STATIC PRESSURE (1)	X						X	X	X
CONDENSATE SWITCH (1)			X				X	X	X
SMOKE DETECTOR				X			X		X
HEAT TRACE				X			X		X
CONDENSER FAN STATUS			X				X		X

NOTES:
(1) SENSOR PROVIDED AND INSTALLED BY DDC CONTRACTOR.
(2) PROVIDE SECONDARY DATA PAGE IN GRAPHICAL USER INTERFACE CONTAINING ALL POINTS NOT LISTED ABOVE, BUT AVAILABLE THROUGH THE UNIT'S BACNET INTERFACE.

PACKAGED ROOFTOP VAV AIR CONDITIONING UNIT (RTU-1) POINTS LIST

PACKAGED ROOFTOP VAV AIR CONDITIONING UNIT (RTU-1) CONTROL DRAWING

PACKAGED ROOFTOP VAV AIR CONDITIONING UNIT (RTU-1) SEQUENCE OF OPERATION

BUILDING AUTOMATION SYSTEM INTERFACE:

THE BUILDING AUTOMATION SYSTEM (BAS) SHALL SEND THE CONTROLLER OCCUPIED BYPASS, MORNING WARM-UP / PRE-COOL, AND HEAT / COOL MODES. IF COMMUNICATION IS LOST WITH THE BAS, THE CONTROLLER SHALL OPERATE USING DEFAULT MODES AND SETPOINTS. THE BAS SHALL ALSO SEND THE CONTROLLER A DUCT STATIC PRESSURE SETPOINT, DISCHARGE AIR TEMPERATURE SETPOINT, AND VENTILATION AIRFLOW SETPOINT, EACH CALCULATED BY OPTIMIZATION ROUTINES IN THE BAS.

OCCUPIED MODE

THE SUPPLY FAN SHALL RUN CONTINUOUSLY AND THE OUTSIDE AIR DAMPER SHALL OPEN TO CURRENT AIRFLOW SETPOINT. THE UNIT CONTROLLER SHALL CONTROL THE SUPPLY FAN SPEED TO MAINTAIN THE CURRENT DUCT STATIC PRESSURE SETPOINT (ADJ.). THE DX COOLING SHALL STAGE OR THE HW CONTROL VALVE SHALL MODULATE TO MAINTAIN THE CURRENT DISCHARGE AIR TEMPERATURE SETPOINT (55°F, ADJ.). IF ECONOMIZING IS ENABLED, THE OUTSIDE AIR DAMPER SHALL MODULATE TO MAINTAIN THE CURRENT DISCHARGE AIR TEMPERATURE SETPOINT.

COOLING AND HEATING MODES

THE UNIT SHALL UTILIZE THE DISCHARGE AIR TEMPERATURE SENSOR AND DISCHARGE AIR TEMPERATURE SETPOINT TO DETERMINE WHEN TO INITIATE REQUESTS FOR COOLING AND HEATING. WHEN THE DISCHARGE AIR TEMPERATURE FALLS BELOW THE DISCHARGE AIR TEMPERATURE SETPOINT (55°F, ADJ.) AND THE OUTSIDE AIR DAMPER IS AT ITS MINIMUM POSITION, THE UNIT SHALL MODULATE THE HOT WATER CONTROL VALVE TO MAINTAIN THE DISCHARGE AIR TEMPERATURE SETPOINT. WHEN THE DISCHARGE AIR TEMPERATURE RISES ABOVE THE DISCHARGE AIR TEMPERATURE SETPOINT, AND THE OUTSIDE AIR DAMPER IS AT ITS MINIMUM POSITION, THE UNIT SHALL MODULATE THE DX COOLING TO MAINTAIN THE DISCHARGE AIR TEMPERATURE SETPOINT.

WHEN 100% OF THE VAV TERMINAL UNITS ARE IN THE HEATING MODE, AND HOT WATER HEAT HAS BEEN ENABLED AT THE UNIT, THE UNIT SHALL RESET THE DISCHARGE AIR TEMPERATURE UP IN 2°F INCREMENTS UNTIL AT LEAST TWO OF THE VAV TERMINAL UNITS ARE NO LONGER CALLING FOR HEAT.

ECONOMIZER:

THE SUPPLY AIR SENSOR SHALL MEASURE THE DRY BULB TEMPERATURE OF THE AIR LEAVING THE EVAPORATOR COIL WHILE ECONOMIZING. WHEN ECONOMIZING IS ENABLED AND THE UNIT IS OPERATING IN THE COOLING MODE, THE ECONOMIZER DAMPER SHALL BE MODULATED BETWEEN ITS MINIMUM POSITION AND 100% TO MAINTAIN THE DISCHARGE AIR TEMPERATURE SETPOINT. THE ECONOMIZER DAMPER SHALL MODULATE TOWARD MINIMUM POSITION IN THE EVENT THE DISCHARGE AIR TEMPERATURE FALLS BELOW THE DISCHARGE LOW LIMIT TEMPERATURE SETPOINT. COMPRESSORS SHALL BE DELAYED FROM OPERATING UNTIL THE ECONOMIZER HAS OPENED 10-100%.

FREEZE PROTECTION: SHOULD THE AIR TEMPERATURE INSIDE THE UNIT CABINET DROP TO 40°F OR BELOW, THE LWO LIMIT THERMOSTAT SHALL DISABLE THE SUPPLY FAN, THE OUTSIDE AIR AND EXHAUST AIR DAMPERS SHALL CLOSE, THE RETURN DAMPER SHALL OPEN, AND AN ALARM GENERATED. THE HOT WATER CONTROL VALVES SHALL MODULATE OPEN TO MAINTAIN MINIMUM CABINET TEMPERATURE.

REFERENCE DRY BULB:

OUTSIDE AIR TEMPERATURE SHALL COMPARED WITH A REFERENCE DRY BULB SETPOINT. THE ECONOMIZER SHALL ENABLE WHEN THE OUTDOOR AIR TEMPERATURE IS LESS THAN OR EQUAL TO REFERENCE DRY BULB SETPOINT. THE ECONOMIZER SHALL BE DISABLED WHEN OUTDOOR AIR TEMPERATURE IS GREATER THAN REFERENCE DRY BULB SETPOINT + 5.0 DEG. F.

VENTILATION CONTROL:

THE OUTSIDE AIR DAMPER SHALL MODULATE TO MAINTAIN THE CURRENT VENTILATION AIRFLOW SETPOINT, AS MEASURED BY THE OUTSIDE AIRFLOW MONITORING STATION.

SUPPLY DUCT STATIC PRESSURE CONTROL:

THE DUCT STATIC PRESSURE SETPOINT SHALL BE RESET TO THE OPTIMAL SETPOINT COMMUNICATED BY THE BAS. THE BAS SHALL RESET THE DUCT STATIC PRESSURE SETPOINT BASED ON THE POSITION OF THE FURTHEST OPEN VAV DAMPER.

IF FOR ANY REASON THE SUPPLY AIR PRESSURE EXCEEDS THE SUPPLY AIR PRESSURE HIGH LIMIT, THE SUPPLY FAN SHALL SHUT DOWN. THE UNIT SHALL BE ALLOWED TO RESTART THREE TIMES AFTER A 15 MINUTE OFF PERIOD. IF THE OVERPRESSURIZATION CONDITION OCCURS ON THE FOURTH RESTART, THE UNIT SHALL SHUT DOWN AND A MANUAL RESET DIAGNOSTIC IS DISPLAYED AT THE REMOTE PANEL AND/OR THE BAS SYSTEM.

BUILDING PRESSURE CONTROL:

A DIFFERENTIAL PRESSURE TRANSDUCER SHALL ACTIVELY MONITOR THE DIFFERENCE IN PRESSURE BETWEEN THE BUILDING (INDOORS) AND OUTDOORS. IF THE BUILDING PRESSURE INCREASES ABOVE THE DIFFERENTIAL PRESSURE SETPOINT, THE UNIT CONTROLLER SHALL TURN ON THE EXHAUST FAN AND MODULATE THE EXHAUST FAN DAMPER TO CONTROL BUILDING PRESSURE TO THE DIFFERENTIAL PRESSURE SETPOINT. IF THE BUILDING PRESSURE DECREASES BELOW THE DIFFERENTIAL PRESSURE SETPOINT, THE CONTROLLER SHALL DEACTIVATE THE EXHAUST FAN.

SMOKE DETECTOR SHUTDOWN:

THE UNIT SHALL SHUT DOWN IN RESPONSE TO A SIGNAL FROM EITHER SMOKE DETECTOR INDICATING THE PRESENCE OF SMOKE. THE SMOKE DETECTORS SHALL BE INTERLOCKED TO THE UNIT THROUGH THE DRY CONTACTS OF THE SMOKE DETECTORS. A MANUAL RESET OF THE SMOKE DETECTORS SHALL BE REQUIRED TO RESTART THE UNIT.

CONDENSATE OVERFLOW ALARM:

A HARDWIRED, CONDENSATE OVERFLOW CONTACT SHALL BE ELECTRICALLY INTERLOCKED WITH THE SUPPLY FAN. THE DDC CONTROLLER SHALL CLOSE THE OUTSIDE AIR DAMPER AND AN ALARM SHALL BE ANNUNCIATED AT THE BAS.

PACKAGED ROOFTOP VAV AIR CONDITIONING UNIT (RTU-1) CONTROL DIAGRAM

NOT TO SCALE

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PROJECT 446-44

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746 ADAMS DRIVE, NEWPORT NEWS,
VIRGINIA 23601

1 10/31/25 Addendum 2

No. Date Description

PROJECT MANAGER: KDA
DRAWN BY: JAR


ISSUED FOR BID: IFB #011-0-2026/SB
QEA No. Project Number 52406380


ISSUED FOR BID
OCTOBER 1, 2025

AUTOMATIC
TEMPERATURE
CONTROLS

M501

PATYA FILENAME: Autochek-Docs/Campus for Student Success/Campus for Student Success - Electrical - R24.rvt
PLOTING DATE & TIME: 10/29/2025 3:43:08 AM

DEMOLITION NOTES 	
NO.	DESCRIPTION
D1	EXISTING TO REMAIN.
D12	REMOVE ELECTRICAL CONNECTION TO MECHANICAL UNITS. REMOVE DISCONNECT SWITCH. REMOVE CONDUIT AND CONDUCTORS BACK TO PANEL INDICATED. MARK IN PANEL INDEX "SPARE".
D14	SEE ED201 FOR EXACT LOCATION OF PANEL "LA".

NEW WORK NOTES 	
NO.	DESCRIPTION
8	EXISTING WALL MOUNTED RECEPTACLE.
9	PROVIDE 2 #12 AND 1 #12 GND., IN 1/2" CONDUIT FROM EXISTING RECEPTACLE AND TERMINATE AT NEW WALL MOUNTED RECEPTACLE
10	WALL MOUNT EXTERIOR RECEPTACLE AT SAME HEIGHT AS EXISTING RECEPTACLE.
11	COORDINATE EXACT LOCATION OF ELECTRICAL CONNECTION WITH SUPPLIER OF MECHANICAL EQUIPMENT.
12	RUN CONDUIT AND CONDUCTORS BELOW ROOF. COORDINATE WITH MECHANICAL AS TO PATHWAY TO ELECTRICAL CONNECTION WITHIN UNIT.
13	WALL MOUNTED DISCONNECT SWITCH ON EXTERIOR WALL.
21	SEE E201 FOR EXACT LOCATION OF NEW PANEL "HMP".
36	COORDINATE EXACT LOCATION OF DUCT SMOKE DETECTOR WITH MECHANICAL DRAWINGS AND DETAILS FOR DUCTWORK SHOWN ON THE ROOF. SEE "GENERAL FIRE ALARM NOTES" FOR ADDITIONAL INFORMATION.
37	PROVIDE ELECTRICAL CONNECTION TO HEAT TRACE VIA THERMOSTAT FURNISHED BY MECHANICAL CONTRACTOR. COORDINATE EXACT LOCATION OF HEAT TRACE CONNECTION WITH MECHANICAL CONTRACTOR PRIOR TO RUNNING CONDUIT AND CONDUCTORS. COORDINATE ALL ADDITIONAL REQUIREMENTS WITH SUPPLIER OF EQUIPMENT.
38	SEE E201 FOR EXACT LOCATION OF PANELS "HMP" AND "LMP".

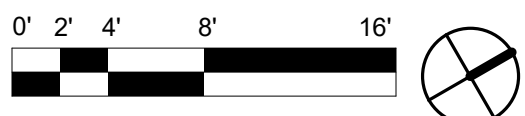
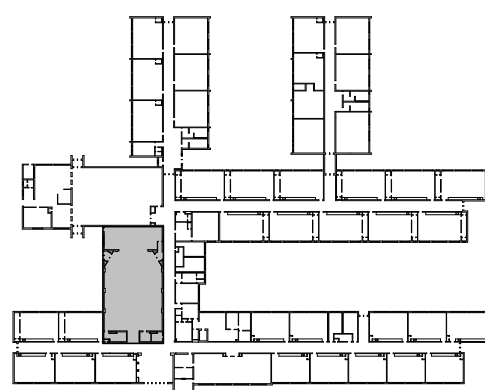
ROOF PLAN - DEMOLITION - HVAC POWER 

SCALE: 1/8" = 1'-0"

ROOF PLAN - NEW WORK - HVAC POWER 

SCALE: 1/8" = 1'-0"

KEY PLAN:



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PROJECT #24-01



**CAMPUS FOR STUDENT
SUCCESS -
MULTIPURPOSE ROOM**
NEWPORT NEWS PUBLIC
SCHOOLS

746 ADAMS DRIVE, NEWPORT NEWS,
VIRGINIA 23601

1 10-31-2025 Addendum 2

No. Date Description

PROJECT MANAGER: DRAWN BY:

ISSUED FOR BID: IFB #011-0-2026/SB
QEA No. Project Number 52406380

ISSUED FOR BID
OCTOBER 1, 2025

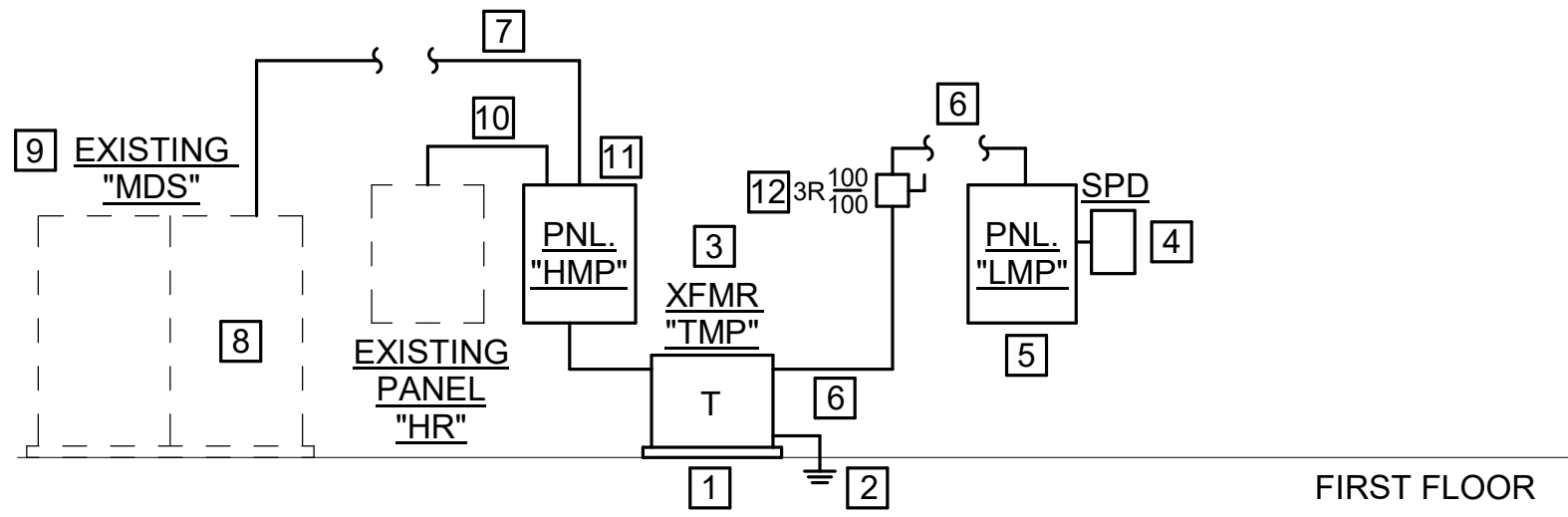
**ROOF PLANS -
DEMOLITION AND
NEW WORK - HVAC
POWER**

E301

PANEL: HMP													
LOCATION: MOUNTING: Surface NEMA: Type 1					VOLTS: 480/277 Wye PHASES: 3 WIRES: 4					KAIC RATING: 18 MAINS TYPE: M.L.O. MAINS RATING: 400 A			
CKT NO	LOAD SERVED	P	C/B TRIP	WIRE SIZE	A	B	C	WIRE SIZE	C/B TRIP	P	LOAD SERVED	CKT NO	
1	LIGHTS	1	20	12	2.6	39.2						2	
3	LIGHTS	1	20	12		3.4	39.2					4	
5	LIGHTS	1	20	12			3.4	39.2				6	
7					25.3	16.8						8	
9	VAV 1-2	3	35	8		25.3	16.8					10	
11							25.3	16.8				12	
13					25.3	36.0						14	
15	VAV 1-3	3	35	8		25.3	36.0					16	
17							25.3	36.0				18	
19	SPARE	1	20	--	0.0	160.0						20	
21	SPARE	1	20	--		0.0	160.0					22	
23	SPARE	1	20	--			0.0	160.0				24	
25	SPARE	1	20	--	0.0	--			--	--	1	SPACE	26
27	SPARE	1	20	--		0.0	--		--	--	1	SPACE	28
29	SPARE	1	20	--			0.0	--	--	--	1	SPACE	30
31	SPACE	1	--	--	--	--			--	--	1	SPACE	32
33	SPACE	1	--	--		--	--		--	--	1	SPACE	34
35	SPACE	1	--	--				--	--	--	1	SPACE	36
37	SPACE	1	--	--	--	--			--	--	1	SPACE	38
39	SPACE	1	--	--		--			--	--	1	SPACE	40
41	SPACE	1	--	--			--	--	--	--	1	SPACE	42
CONNECTED LOAD (AMPS):					305 A	306 A	306 A						
CONNECTED LOAD (KVA):					85 KVA	85 KVA	85 KVA						
TOTAL CONNECTED LOAD (KVA): 254 KVA													
TOTAL ESTIMATED DEMAND LOAD (KVA): 254 KVA													
NOTES:													
STORAGE ROOM													

PANEL: LMP													
LOCATION: AV/IT 105 MOUNTING: Surface NEMA: Type 1					VOLTS: 120/208 Wye PHASES: 3 WIRES: 4					VOLTS RATING: 10 MAINS TYPE: M.L.O. MAINS RATING: 100 A			
CKT NO	LOAD SERVED	P	C/B TRIP	WIRE SIZE	A	B	C	WIRE SIZE	C/B TRIP	P	LOAD SERVED	CKT NO	
1	RECEPTACLES	1	20	12	10.5	1.0						2	
3	RECEPTACLE	1	20	10		10.0	1.0			10	30	3	SPD
5	RECEPTACLE	1	20	10			10.0	1.0					4
7	RECEPTACLES	1	20	12	10.5	9.0				12	20	1	RECEPTACLES
9	PROJECTOR & SCREEN	1	20	12		5.7	5.7			12	20	1	PROJECTOR & SCREEN
11	PROJECTOR & SCREEN	1	20	12			5.7	5.7		12	20	1	PROJECTOR & SCREEN
13	RECEPTACLES	1	20	12	12.0	0.0			--	20	1		SPARE
15	RECEPTACLES	1	20	12		12.0	0.0		--	20	1		SPARE
17	HEAT TRACE *	1	20	10			10.0	0.0	--	20	1		SPARE
19					4.2	--			--	--	1		SPACE
21	FOLDING PANEL PARTITION	3	15	10		4.2	--		--	--	1		SPACE
23							4.2	--	--	--	1		SPACE
CONNECTED LOAD (AMPS):					47 A	39 A	37 A						
CONNECTED LOAD (KVA):					6 KVA	5 KVA	4 KVA						
TOTAL CONNECTED LOAD (KVA): 14 KVA					TOTAL ESTIMATED DEMAND LOAD (KVA): 14 KVA								
NOTES:													
* PROVIDE "GEP" TYPE CIRCUIT BREAKER. SEE "GENERAL NEW WORK NOTES" FOR ADDITIONAL REQUIREMENTS.													

TRANSFORMER SCHEDULE							
TRANSF. NO.	KVA	PRIMARY	SECONDARY	ROOM LOCATION	APPROXIMATE WT.	MOUNTING	REMARKS
XFMR "TMP"	30	480V	208Y/120	STORAGE ROOM	380 LBS.	FLOOR	K4 RATED



PARTIAL POWER RISER DIAGRAM - NEW WORK

NOT TO SCALE

POWER RISER DIAGRAM NOTES - NEW WORK:

- 1 PROVIDE CONCRETE HOUSEKEEPING PAD IN ACCORDANCE WITH SPECIFICATION SECTION 262200.
- 2 PROVIDE 1 #8 COPPER GROUNDING ELECTRODE CONDUCTOR AND CONNECT IN ACCORDANCE WITH N.E.C. ARTICLE 250.
- 3 PROVIDE K4 RATED, 480 VOLT DELTA PRIMARY, 208Y/120 VOLT WYE SECONDARY TRANSFORMER IN ACCORDANCE WITH TRANSFORMER SCHEDULE ON THIS DRAWING AND SPECIFICATION SECTION 262200.
- 4 PROVIDE SURGE PROTECTIVE DEVICE "SPD" IN ACCORDANCE WITH SPECIFICATION SECTION 264313. PROVIDE 4 #10 AND 1 #10 GND. IN 3/4" CONDUIT. CONNECT DEVICE TO CIRCUIT BREAKER INDICATED IN PANELBOARD SCHEDULES.
- 5 PROVIDE NEW PANEL IN ACCORDANCE WITH PANEL SCHEDULE ON THIS DRAWING AND SPECIFICATION SECTION 262416. PROVIDE THIS PANEL WITH DOUBLE NEUTRAL BUSSES.
- 6 PROVIDE 3 #3, 2 #3 NEUTRALS AND 1 #8 GROUND, IN 1-1/2" CONDUIT.
- 7 PROVIDE 3-600 KCML, 1-600 KCML NEUTRAL AND 1 #3 GND. IN 4" CONDUIT.
- 8 PROVIDE 400A-3P CIRCUIT BREAKER IN SPACE 6 IN THE EXISTING "MDS". PROVIDE PRL4 BLANK COVER AND BREAKER CONNECTOR KIT, BREAKER FRAME "PDG3" AND KIT "KPRL4X334S". COORDINATE ALL WORK WITH SUPPLIER OF EQUIPMENT AND PROVIDE A COMPLETE TURNKEY ASSEMBLY FOR CIRCUIT BREAKER IN EXISTING "MDS".
- 9 EXISTING "MDS" IS MANUFACTURED BY WESTINGHOUSE TYPE "POW-R-LINE C", 1200 AMP, MLO, 480Y/277V, 3 PHASE, 4 WIRE WITH KAIC RATING OF 50K.
- 10 PROVIDE 4 #3/0 AND 1#6 GROUND IN 2-1/2" CONDUIT.
- 11 PROVIDE NEW PANEL IN ACCORDANCE WITH PANEL SCHEDULE ON THIS DRAWING AND SPECIFICATION SECTION 262416.
- 12 PROVIDE NEW FUSED DISCONNECT SWITCH.



PARTIAL POWER RISER DIAGRAM - DEMOLITION

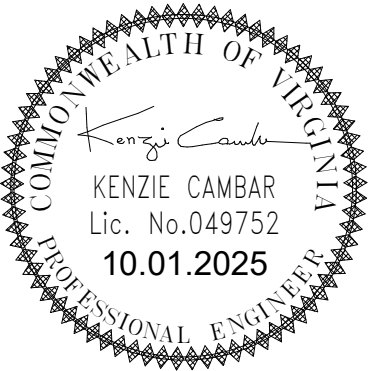
NOT TO SCALE

POWER RISER DIAGRAM NOTES - DEMOLITION:

- 1 EXISTING TO REMAIN.
- 2 REMOVE FEEDER CONDUIT AND CONDUCTORS BACK TO INDICATED CIRCUIT BREAKER IN MDS. ABANDON ALL CONCEALED CONDUIT IN PLACE.
- 3 REMOVE 200A-3P CIRCUIT BREAKER FEEDING PANEL "HR". TURN CIRCUIT BREAKER OVER TO OWNER.

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1 10-31-2025 Addendum 2

No. Date Description

PROJECT MANAGER: DRAWN BY:

ISSUED FOR BID: IFB #011-0-2026/SB
QEA No. Project Number 52406380

ISSUED FOR BID
OCTOBER 1, 2025

PANEL SCHEDULES
AND RISER DIAGRAM

E401



PURCHASING DEPARTMENT

Newport News Public Schools

757-591-4525/ FAX 757-591-4593

12465 WARWICK BOULEVARD • NEWPORT NEWS, VIRGINIA 23606-3041

**November 10, 2025
Addendum #2
FOR IMMEDIATE ATTENTION**

ADDENDUM NO. 2 TO ALL BIDDERS:

Reference – Invitation for Bid:

IFB #011-0-2026/SB

Campus for Student Success Multi-Purpose Room
Renovations

For Delivery To:

Newport News Public Schools

Bids Due:

November 20, 2025 at 2:00 PM EST

The above is hereby changed to read:

- 1. Bid Due Date Extended: Reference Page 1:** Closing Date. The Bid Due Date is hereby changed from November 14, 2025 at 2:00 P.M. EST to **“November 20, 2025 at 2:00 pm EST.”**
- 2. As Built Drawings:** Updated response to Question #12 from Addendum #1 “Are there any details or as-builts that tell us what needs to be demolished under the stage. Wall construction under stage?”

The conditions noted in the construction documents for this project relied upon the existing building documents for the South Morrison Elementary School Project, Newport News, VA, dated November 6, 1959, as prepared by Samuel N. Mayo, AIA.

The as-built drawing for the stage area is on page 3 of this addendum. Please refer to the magnified image on the following page that indicates that the stage concrete slab has been placed on earth fill.

All other provisions of the IFB shall remain unchanged.

Sincerely,
Shannon Bailey, VCCO, VCO
Director of Procurement
shannon.bailey1@nn.k12.va.us
757-591-4560 x10752

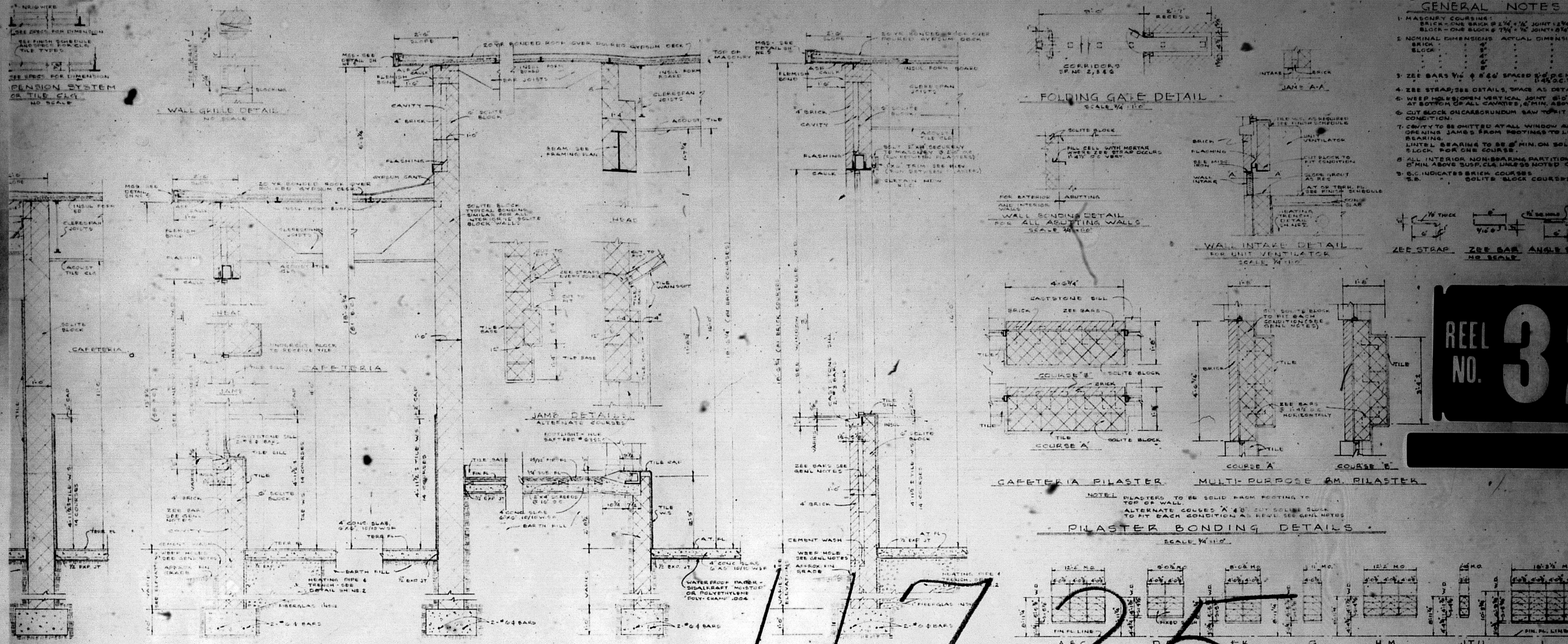
Name of Firm

Signature/Title

Date

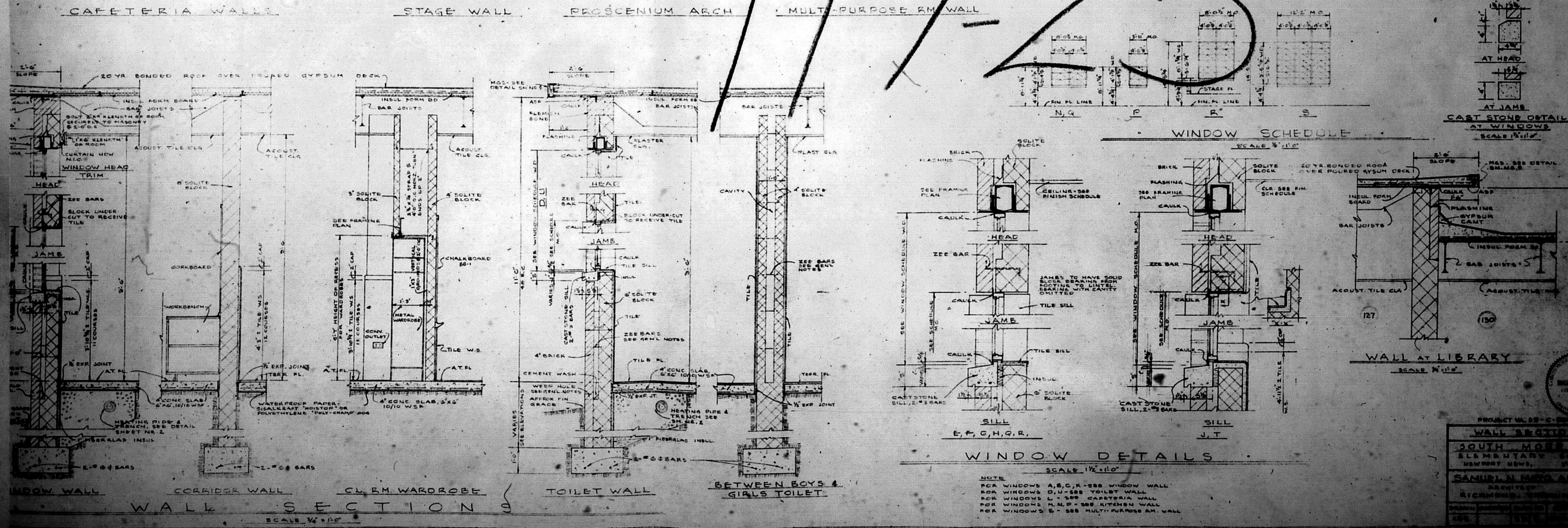
PROSCENIUM ARCH

PROSCENIUM ARCH



- ### GENERAL NOTES
1. MASONRY COURSEWORK: BRICK - ONE BRICK 8 1/4" x 4 1/4" JOINT 3/8"
 2. NOMINAL DIMENSIONS: ACTUAL DIMENSIONS: BRICK 8 1/4" x 4 1/4" x 3 1/2" JOINT 3/8"
 3. ZEE BARS 1/2" x 8 1/2" SPACED 2'-0" ON CENTER
 4. ZEE STRAP: SEE DETAILS, SPACE AS SHOWN
 5. WEED HOLE: OPEN VERTICAL JOINT 8" MIN. AT BOTTOM OF ALL CAVITIES, 6" MIN. ABOVE
 6. CUT BLOCK ON CIRCUMFERENCE: SAW TO FIT CONDITION
 7. CAVITY TO BE OMITTED AT ALL WINDOW AND OPENING JAMBS FROM FOOTINGS TO L.B. BEARING. JAMBS BEARING TO BE 6" MIN. ON SOLID BLOCK FOR ONE COURSE.
 8. ALL INTERIOR NON-BEARING PARTITION: 8" MIN. ABOVE SUSP. CL. UNLESS NOTED OTHERWISE
 9. 0-0 INDICATES BRICK COURSE
 10. 0-0 INDICATES SOLID BLOCK COURSE

REEL NO. **3**



PROJECT NO. 55-C-100
SOUTH MOBILE
ELEMENTARY
NEWPORT NEWS, VA
SAMUEL N. MORGAN
ARCHITECT



PURCHASING DEPARTMENT

Newport News Public Schools

757-591-4525/ FAX 757-591-4593

12465 WARWICK BOULEVARD • NEWPORT NEWS, VIRGINIA 23606-3041

**November 18, 2025
Addendum #3
FOR IMMEDIATE ATTENTION**

ADDENDUM NO. 3 TO ALL BIDDERS:

Reference – Invitation for Bid:

IFB #011-0-2026/SB

Campus for Student Success Multi-Purpose Room
Renovations

For Delivery To:

Newport News Public Schools

Bids Due:

December 1, 2025 at 2:00 PM EST

The above is hereby changed to read:

- 1. Bid Due Date Extended: Reference Page 1:** Closing Date. The Bid Due Date is hereby changed from November 20, 2025 at 2:00 P.M. EST to **“December 1, 2025 at 2:00 pm EST.”**
- 2. Revised Bid Form:** The bid form is hereby updated to incorporate allowances as stated in the Project Manual, Section 3.03 Schedule of Allowances. See the following Attachment A: Revised Bid Form on page 2 of this addendum to include as part of your bid submittal.

All other provisions of the IFB shall remain unchanged.

Sincerely,
Shannon Bailey, VCCO, VCO
Director of Procurement
shannon.bailey1@nn.k12.va.us
757-591-4560 x10752

Name of Firm

Signature/Title

Date

Attachment A
IFB 011-0-2026/SB
Campus for Student Success Multi-Purpose Room
Renovation

REVISED BID FORM

In compliance with solicitation dated October 14, 2025, the undersigned proposes to furnish all labor equipment and materials and perform all work in strict accordance with all requirements for:

The above scope of work to be performed at the dollar amount(s) stated herein.

The undersigned agrees and assures that:

- . All prices stated herein shall be firm for a period of _____ calendar days.
(90 days minimum)
- . If bidder's response is accepted and a purchase order issued, bidder will accept same and fulfill requirements in strict compliance with all terms and conditions.
- . If in acceptance of bidder's response, bidder is required to furnish a payment bond and a performance bond; and/or a certificate of insurance, bidder will execute and furnish same within five (5) calendar days of such notice, and that failure to do so will mean forfeiture of any surety bidder may have been required to post as part of bidder's response.
- . Bidder's business is organized as a stock or nonstock corporation, limited liability company, business trust, or limited partnership or registered as a registered limited liability partnership and is authorized to transact business in the Commonwealth as a domestic or foreign business entity if so required by Title 13.1 or Title 50 of the code of Virginia, as amended, or as otherwise required by law.
- . If a Contractor, Bidder is registered with the Commonwealth of Virginia as a

Class _____; Registration No. _____;
- . Bidder meets all licensing and permit requirements to conduct business in the City of Newport News, Virginia

Attachment A

IFB Project No. 011-0-2026/SB

Submitted By:

Company Name _____

Street Address _____

City/State/Zip _____

Phone _____ FAX _____

Date: _____

Federal ID # _____ SCC Registration # _____

DUNS # _____

The BIDDER, in compliance with the Invitation For Bids (IFB 011-0-2026/SB) and having carefully examined the Conditions of the Contract, Specifications, Drawings, and Addenda numbers (s) _____ (Bidder to insert Addenda number(s); if none, so state) and having carefully examined the site and all conditions affecting the Work, HEREBY PROPOSE to furnish all labor, materials and equipment, and to complete the project in accordance with the Contract Documents, within the time set forth therein, and for the Bid price stated herein. Said price shall cover all expenses incurred in performing the work required by the Contract Documents, of which this proposal is a part.

BASE BID (including the following parts):

PART A: Lump Sum Base Bid in accordance with plans and specifications

PART A = _____ DOLLARS
(Written)

(\$ _____ USD)
(Figure)

PART B: Allowance No. 1: Provide a lump sum allowance of \$150,000.00 for audio/visual systems including sound and video systems within the renovated area to form a complete system. The Base Bid includes all rough in conduit, junction boxes and 120V power where required. The Owner will provide additional descriptions of the systems and equipment to be provided. Allowance shall include the cost of installation and may include electrical work and other associated trades.

PART B = One Hundred Fifty Thousand Dollars and 00/100 _____ DOLLARS
(Written)

(\$150,000.00 _____ USD)
(Figure)

PART C: Allowance No. 2: Provide a lump sum allowance of \$50,000.00 for data and telecommunications cabling to include data, voice, video, audio/video cabling to form a complete system. The Base Bid includes all rough in conduit, junction boxes and 120V power where required. The Owner will provide additional descriptions of the systems and equipment to be provided. Allowance shall include the cost of installation and may include electrical work and other associated trades.

PART C = Fifty Thousand Dollars and 00/100 DOLLARS
(Written)

(\$50,000.00 USD)
(Figure)

TOTAL LUMP SUM BASE BID AMOUNT (Sum of PART A + B + C) IS:

DOLLARS
(written)

(\$ USD)
(Figure)

Discrepancies between multiplication of units of work and unit prices will be resolved in favor of unit prices, discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in the favor of the correct sum. Discrepancies between words and figures will be resolved in favor of words. **AWARD WILL BE BASED ON LUMP SUM BASE BID AMOUNT (SUM OF PARTS A + B + C).**

Attachment A

The undersigned agrees that if awarded a Contract, bidder will commence work within **10** calendar days after the date of notice to proceed letter, and that bidder will complete all work, as specified (to include codes inspection and Owner acceptance) shall be substantially completed on or before **August 7, 2026** and final completion shall be completed on or before **September 7, 2026**, acknowledging the Owner's right per Section IV L., of the Contract Documents, to assess Liquidated Damages of One Thousand Dollars **\$1,000 USD** per day.

(For individual trading
in his individual name) _____
(Print)

(Signature)

(For use by an individual
trading under trade name) _____
(Print)

(Signature)

Trading as _____
(Print)

(Signature)

(For use by partnership) _____
(Partnership Name Printed)

(Partner/Signature)

(For use by a corporation) _____
(Corporate Name Printed)

By _____
(Corporate Officer Signature)

(Name Printed)

Indicate Official Position

Attest: _____
Corporate Secretary

(Name Printed)

Attachment A

CERTIFICATION REGARDING DEBARMENT

This is to certify that this person/firm/corporation is not now debarred or enjoined by the Federal Government or by the Commonwealth of Virginia or by any other state, or by any town, city, or county, from submitting Bids on contracts for construction covered by this solicitation, nor are they an agent of any person or entity that is now so debarred or enjoined.

Name of Official

Title

Firm or Corporation

Date