

Sycamore Avenue NW Public Works Pole Barn

ITB# 16-12-02A

Pre-Bid Notes

September 23, 2016

Construction consists of a pole barn, including but not limited to building pad, heating, Electrical etc., as specified.

Bids Due by October 3, 2016, at 2:00p.m., in the Purchasing Division

This is a lump sum project. Schedule of Values is provided for reference, and invoicing purposes, to allow for progress payments on the lump sum contract.

Time for Completion: 180 days completion and 30 days for final acceptance on project.

Contractor may substitute an all metal structure in lieu of a wood pole barn, as indicated in the Special Conditions. Building Permit already prepared and paid for; the Successful Bidder may obtain the Permit upon issuance of a Notice to Proceed.

Where are drawings and specs found? Drawings and specs are online at www.roanokeva.gov/purchasing. Click on Open Bids and Proposals to view the solicitation.

Last date for questions: 7 days before bid due, per Instructions to Bidders
The City has included in the special conditions, an option to allow potential bidders to request to substitute the designed timber pole barn with a prefabricated metal building. As stated in the bid documents, substitutions will be considered if submitted in accordance with the bid documents.

VENDOR QUESTIONS

Question 1: If contractor elects metal building, is the spread footing design taken into account?

As stated in the bid documents, should a Bidder elect to submit an approved equivalent, prefabricated metal building, it is the responsibility of the bidder to include all associated costs, including but not limited to the preparation of foundation. The spread footer foundation detail is in place in the event that rock is encountered.

Question 2: Can certain items on the schedule of values be combined?

Lump sum items on the schedule of values can be combined for estimation purposes. The Lump Sum bid price will be the bid price considered for award.

Question 3: Will the heating system fuel be gas or propane?

The City has not yet determined if heating will be gas or propane. The contractor is responsible only for the preparation for hook up to the heating system. The equipment specified is gas and/or propane.

Question 4: What material are the walls and ceiling of the enclosed bay constructed of?

The enclosed bay gets plywood and metal siding. The ceiling is plywood in the enclosed bay.

Question 5: Of what material can the roof be constructed of?

As specified, metal roofing is acceptable, however, the City will consider alternate materials if presented to the City for acceptance.

Question 6: Do the walls on each side of the enclosed bay extend to the roof sheathing or do they stop at the bottom chord of the truss?

Either is acceptable—the only requirement is for the bay to be fully enclosed in compliance with code.

Question 7: Is the plywood to be painted in the interior?

There is no painting required.

Question 8: The drawing calls for a shingle roof and the specification call for a metal panel roof. Which is correct? If the shingle roof is required, what is the specification for the shingles?

The City is open to accepting shingle roofing and has not specified shingling. If you have a product that you would like to submit, the project manager will consider the product. Please share this information as soon as possible.

Question 9: There is no way to manufacture a wood truss to support a point load of 300 pounds on the bottom chord. What is the point load supporting?

The intent was to provide an allowance for someone hanging a small piece of equipment from the roof. The truss, which is 30', has been designed to carry a 300 pound load anywhere in the outer 1/3 of the truss. It was accomplished with a 2x6 BC and 2x4s elsewhere as designed.