

COUNTY OF FLUVANNA

132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
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www.fluvannacounty.org

ADDENDUM NO. 3 TO ALL BIDDERS:

Reference – Invitation to Bid: IFB # 2025-03

Commodity: Fluvanna County Historic Courthouse Phase 2 Restoration Project

IFB Dated: October 24, 2025
Addendum 3 Dated: November 25, 2025
For Delivery to: 132 Main Street
P.O. Box 540
Palmyra, VA 22963-4179
Original Bid Due: November 24, 2025 at 2:00 pm EST
Revised Bid Due: December 4, 2025 at 2:00 pm EST

This Addendum No. 3 is prepared and posted to respond to additional inquiries since the posting of Addendum No 2.

Q1: Can you please provide clarification on the leveling to be completed under the existing concrete slab supporting brick paving? Photos I took during the pre-bid meeting do not clearly indicate an area of the ramp that is significantly unlevel and the top of the ramp is flush with the stone door threshold. Additionally, I have not been able to identify information in the plans or specifications that calls out how much the ramp needs to be raised and or what part.

A1: While not significantly unlevel, the walking surface of the ramp has sunken on its east side (the side away from the building) where it meets the side wall that the railing is installed into. The change in level ranges approximately from ½" to 1". The drawings/specs indicate that bidders should assume work along the full length of the landing and walk which meet the south and east walls of the ramp. After it is raised, the walking surface shall be flush with these side walls.

Q2: Drawing P-100, A fixture replacement for the service sink is given but nothing for the toilet or lavatory. Can you please specify type of replacement toilet and laboratory or provide pictures for reference.

A2: Please refer the following fixtures as the basis of design selections:

Water closet: American Standard 215AA104.020 or similar

<https://www.americanstandard-us.com/products/cadet-r-pro-two-piece-1-28-gpf-4-8-lpf-chair-height-elongated-toilet-less-seat?variant=43622285344815>

Lavatory Sink: American Standard 0124024.020 or similar

<https://www.americanstandard-us.com/products/comrade-r-wall-hung-sink-with-4-inch-centerset-wall-hanger-included?variant=43622231048239>

Lavatory Faucet: American Standard 5500145.002 or similar.

<https://www.americanstandard-us.com/products/monterrey-r-4-inch-centerset-cast-faucet-with-lever-handles-0-5-gpm-1-9-lpm?variant=43622209486895>

Q3: Are there any close-up pictures available of the attic space, wood framing for the bell tower and the bell tower itself? There are a few photos I have found in the historic structures report but any additional pictures would be helpful.

A3: Seventy-five (75) attic photos were previously uploaded to the Fluvanna County website [Bids and RFPs | Fluvanna County Virginia](#). Additional photographs of the bell tower and northeast chimney are available here and will also be posted individually to the Fluvanna County website: <https://www.dropbox.com/scl/fo/0q0v08zs7modfusvg7p2y/ABwEreFPSoDWmo9Acjwpuak?rlkey=76maoocbdrklceo15pvc3nv4e&st=i84bob9o&dl=0>

Q4: I see in the specifications that you all are looking to have an addressable fire alarm system installed for this project. I also saw several mentions of a sprinkler system and monitoring of that system. Can you clarify whether or not there will be a sprinkler system installed?

A4: No sprinkler system will be installed.

Q5: Can you please forward the dimension of the NE chimney that is to be deconstructed/reconstructed as well as how many wythes thick it is and if it has a flue/liner.

A5: The northeast chimney measures approximately 1'-4 1/2" l x 2'-1 1/2" w x 8'-3" h. The height measurement is for the full height to be reconstructed – from the attic floor to the top of the chimney. The number of wythes is not known. Assume that the chimney walls are two wythes thick. The presence of flue liner is not known. Assume a modern flue liner is present.

Q6: Drawing AD101 and AD201 Keynote 02.52 – REMOVE STUCCO DOWN TO EXISTING BLOCK SUBSTRATE. Keynote indicates removal of what is essentially all stucco.

Then on Drawing A201, Keynote 09.01 Indicates that 100% of the stucco finish coat is assumed to be put back.


Can you please clarify what Unit Price No. 5 for stucco patching should be applied to if all exterior stucco is to be removed and replaced?

A6: Notes 02.52 and 09.21 (as opposed to the referenced 09.01) refer to the modern stucco at the rear basement stair. As the drawings indicate, this modern stucco is to be removed and replaced in its entirety. Refer to HazMat survey report for additional information on this stucco. Meanwhile, 09.01 refers to the stucco finish coat replacement and substrate repair at the historic columns and pilasters. Unit Price No. 5 is applicable to the repairs at the historic columns and pilasters. Refer to the specifications for further information on the difference between the stucco work at these locations.

The County extends an invitation to all contractors and subcontractors to schedule a follow up site visit to thoroughly inspect the building and gather additional information required to prepare their proposals.

Note: A signed acknowledgment of this addendum must be received at the location indicated on the IFB either prior to the bid due date and hour or attached to your bid. Signature on this addendum does not substitute for your signature on the original bid document. The original bid document must be signed.

Sincerely,


Linda Mills

Fluvanna County Procurement Officer

Name of Firm: _____

BY: _____
Signature of duly authorized representative

Title: _____

Date: _____