

# Roanoke County Public Schools

## Maintenance

5937 Cove Road  
Roanoke, VA 24019  
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### Addendum No. 2

#### Modular Classrooms Cave Spring High School Renovation

Friday, September 7, 2018

#### **BID OPENING TIME CHANGE:**

BID OPENING TIME has been changed from September 11, 2018 @ 10:00 AM until September 11, 2018 @ 2:00 PM

#### **Modular Classroom Addendum #2 Questions**

- 1.) I am seeking a clarification in the ramp question. Four feet between handrails would be minimum for code, which would make the ramps at least five feet wide, is this what Roanoke County Public Schools is intending?

Answer: YES

- 2.) Does Roanoke County Public Schools require dehumidification in the HVAC units?

Answer: NO

- 3.) Based on this site plan and the decking, should the modular provider assume that all buildings are to be set level. If yes how can I maintain ADA accessibility when there is a 3 to 4' grade difference on the main run?

Answer: NO there is no reason that all the modular buildings be set to the same grade. The only time it would seem beneficial is if two units are sharing a deck/platform.

- 4.) For the complex option, would it be acceptable to bid ADA ramps to grade that would meet all code requirements and likely be a less expensive option for egress?

Answer: YES

- 5.) Can a vendor provide a bid on only one or two of the five options?

Answer: YES

- 6.) Based on this site plan it is our code interpretation that there may not be enough egress or fire department access. Has Roanoke County Public Schools verified that this plan will meet egress for life safety, fire department access or is the site plan already approved?

Answer: YES. Roanoke County Public Schools is responsible for the site plan and has met with the Fire Marshal regarding access.

- 7.) Based on requirements 3.4 provide a “turnkey” project, is the modular provider responsible for final electric, final plumbing, sidewalks grading?

Answer: No. RCPS will make the electric and plumbing connections. Modular provider is responsible for boxes and pull strings within the modular units. RCPS will provide sidewalks. Modular provider is responsible for platforms, ramps and footers.

- 8.) Will poured footers be required for aluminum ramps to grade?

Answer: This is a building code question that I do not have the answer for. Please contact the Roanoke County Building Department.

- 9.) Is the basis of award solely on price, or will the Roanoke County Public Schools consider classroom availability, timely delivery and experience on large swing space projects in order to meet project scheduled and turnover date?

Answer: Pricing is the determining factor due to this being a Invitation For Bid. If a Modular Provider cannot meet the delivery date giving within the IFB then RCPS has the right to refuse their bid.

- 10.) If Roanoke County Public Schools decides an option with complexes is the best solution, will they work with the modular vendor to facilitate permitting getting new site plans generated and incorporating the modular provider’s sizes into the plans?

Answer: YES

- 11.) I have spoken to the building department in Roanoke County, in order for the modular provided to get building permits; there will have to be an approved site plan, including fire department access and storm water management. Is the Roanoke County Public Schools responsible for putting together these plans for approval?

Answer: YES

- 12.) Based on amount of poured footings and amount of land disturbance, the Building Department may require full storm water management plan. If this is the case will, Roanoke County Public Schools be responsible for the plan and tying in gutters and downspouts to drain or to meet storm water management requirements?

Answer: Stormwater management will not be required. The project has been tied to the school renovation project regarding SWM. There may be some temporary E&S measures (silt fence or straw bales) to prevent erosion.

13.) If storm water management is required, will the modular provider be responsible for installing gutters on the buildings?

Answer: Not required.