



BALZER
& ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

1208 Corporate Circle
Roanoke, VA 24018
540.772.9580
www.balzer.cc

Roanoke
Richmond
New River Valley
Staunton
Harrisonburg
Lynchburg

WOOD HAVEN TECHNOLOGY PARK CLEARING/GRADING PROJECT IFB #2020-02

B&A Project #04180095.01
July 14, 2020

ADDENDUM # 1 & PRE- BID MEETING NOTES:

- Item No. 1:** Selected Contractor shall be responsible for posting required sureties and necessary agreements to obtain a Land Disturbance Permit from Roanoke County. The surety amount for the Erosion and Sediment Control Agreement is \$254,320.00 and the surety amount for the Site Agreement is \$95,040.00.
- Item No. 2:** Selected contractor shall be responsible for posting required surety and necessary permit paperwork and permit fee to obtain a Land Use Permit from VDOT. The surety amount is \$85,250.00 and the permit fee amount is \$100.00.
- Item No. 3:** The contractor will be required to post a performance bond with the owner for the full contract amount of the project.
- Item No. 4:** Owner will obtain VSMP permit and pay applicable fees. Owner to provide the SWPPP document. Selected contractor shall be responsible for maintenance of the SWPPP and all required site inspections for the entire project duration.
- Item No. 5:** Owner will be contracting directly with a 3rd party geotechnical testing company to provide construction testing services. Selected contractor shall be responsible for coordinating directly with the 3rd party testing firm to schedule testing and inspections as required for the project.
- Item No. 6:** Unit price for removal of unsuitable materials indicated on bid form shall include removal of material, disposal off-site, and replacement with acceptable on-site material as approved by the geotechnical engineer.
- Item No. 7:** The site is intended to be balanced with no material to be transported to or from the site. The owner and engineer will work with the selected Contractor to adjust the pad elevation to account for any excess cut or fill anticipated.



Item No. 8: Following completion of grading operations, topsoil shall be placed over all disturbed areas and the entire disturbed area shall be permanently stabilized. Standard topsoil depth to be 4". Depending on the amount of suitable topsoil available on the site, the Owner and Engineer will work with the Contractor to determine appropriate topsoil depths for pad areas and slope areas on the site.

Item No. 9: There is currently a VDOT project for Interstate 81 improvements under construction that will impact the disturbed area within the right-of-way to the north of the site. Applicable plan sheets have been uploaded to the WVRIFA website. Selected contractor will be responsible for all work within the proposed disturbed area that is not included in the VDOT scope of work, including, but not limited to, clearing, grading, erosion control, limited access fencing, and landscaping. Please note that proposed VDOT elevations are not indicated on the plan view but are shown on the cross sections on sheet L01 and align with the proposed VDOT cross sections.

Item No. 10: Selected Contractor will be required to coordinate schedule and construction activities with the adjacent VDOT project along Interstate 81. The anticipated sequence of activities is as follows:

- VDOT will complete clearing and grading activities for their project.
- Selected contractor to complete additional clearing and grading activities within the right-of-way.
- Area to be fully stabilized and limited access fence restored (with access gate as indicated on plans).
- Selected contractor to install landscaping.

Schedule shall be coordinated to minimize the amount of time that the existing right-of-way is impacted.

Item No. 11: Selected contractor shall be responsible for all construction stakeout required for the project, as well as final storm sewer and stormwater management as-builts required for acceptance by Roanoke County. Storm sewer and stormwater management as-builts shall be surveyed in accordance with Roanoke County requirements.

Item No. 12: Bidders are required to indicate their proposed schedule on the Bid Form. Proposed schedule may be used in the evaluation of bids.

Item No. 13: Please note that the outfall pipe size for the SWM Basin shown on the detail on sheet C06.1 should be a 30" Class III RCP with rubber gasket watertight joints to match the Sediment Basin B detail.

Item No. 14: Retainage for the project will be 5%. This will be paid to the selected Contractor upon final acceptance of the project by the Owner, Roanoke County, and VDOT.

Item No. 15: Any bidder interested in accessing the site for subsurface investigation or other purposes shall make request to the owner by email to purchasing@wvrifa.org. Bidder may be required to provide Certificate of Insurance listing the Owner as additional insured.



Item No. 16: Areas shown as Phase II on sheet C02 of the plans generally reflect future grading that will occur as part of a later project to expand the development pad. Only work that is specifically shown on these plans is part of this project and this bid. Removal of existing gravel road shown on sheet C02 within this area is included with this project and bid. All grading, ESC measures, etc. shown on sheets C03 and C04 (Phase I ESC and Phase II ESC) are part of this scope of work.

Item No. 17: There will not be a specific quantity of rock and/or unsuitable soils utilized to compare bids. The Owner will consider base bid, unit costs, schedule, and other factors to evaluate potential risk and determine the bid that is in their best interests. The Owner reserves the right to accept or reject any Bid.

Thank you for your interest in this project. Please submit any additional questions or clarifications in writing to purchasing@wvrifa.org by Thursday, July 23rd at 12 noon.

Thank you for your interest in this project.

Christopher Burns, P.E.
Balzer & Associates, Inc.

Cc: B&A File
Western Virginia Regional Industrial Facilities Authority (WVRIFA)