



**RFP#2021-01 AE for Blue Bell Building
Addendum #2**

Reference: RFP#2021-01

Commodity: Architectural and Engineering Services for Municipal Building

Dated: September 21, 2020

Proposals Due: September 30, 2020 2:00PM EST

All communications referred to this solicitation must be made in **writing** via the Question Form in the solicitation to:

Amanda Amos, Procurement Coordinator
County of Orange, Virginia
112 W. Main Street
P.O. Box 111
Orange, VA 22960
E-mail: aamos@orangecountyva.gov

Note: A signed copy of this addendum must be received at the location indicated in the solicitation either prior to the bid due date and hour or attached to your response documents. Signature on this addendum does not substitute for your signature on the original response documents. The original response documents must be signed. RESPONSES NOT RECEIVED BY THE DATE AND TIME REQUESTED, FOR ANY REASON WAHTSOEVER, WILL BE REJECTED AS UNTIMELY.

Name of Firm

Signature/Title of Representative

Date

Attachments:

#1 Question & Answers

#2 Boundary Survey

#3 Parcel Report

Orange County, Virginia
RFP#2021-01 Architectural & Engineering Services for
Municipal Building Renovations
Addendum 2



Question	Answer
<p>#1, Item 3 An “attached property record” is mentioned in Addendum 1, none appeared. Would you please provide?</p>	<p>Attached</p>
<p>RFP IV b.i Would you please identify what existing conditions documents Owner has or has access to (example: surveys, property condition reports, ESA Phase I (and II)? Will Offerors be provided such documents with sufficient time to review and ask questions prior to Sept 21 deadline for questions?</p>	<p>See attached boundary survey. No other documents are known to exist.</p>
<p>RFP IV b.i What responsibility does the selected firm have for identification and mitigation of hazardous materials that may be present?</p>	<p>Identify hazardous materials during the evaluation phase. Include mitigation in the design of renovated areas.</p>
<p>RFP IV b.i Does Owner have, or have access to any drawings of the existing building and if so will those be made available to the selected firm?</p>	<p>No</p>
<p>RFP IV a.viii Is there an existing program, needs analysis or existing/proposed FF&E tabulation for the proposed vocational technical center planned for the 6000sf space? If so, will they be provided to Offerors with sufficient time to review and ask questions prior to Sept 21 deadline for questions? If not, will those tasks be required of the selected firm?</p>	<p>A partial program exists. No formal assessment of the proposed program has been completed. Information on the required square footage was compiled from other localities.</p>

NOTES:

- 1.) SOURCE OF MERIDIAN: VIRGINIA STATE PLANE GRID NORTH NAD 83 NORTH ZONE BASED UPON GPS OBSERVATION PERFORMED ON OCTOBER 30, 2019.
- 2.) THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED ON NOVEMBER 4, 2019.
- 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT AND ALL EASEMENTS AND ENCUMBRANCES THAT MIGHT BE DISCLOSED IN A TITLE SEARCH MAY NOT BE SHOWN.
- 4.) UTILITIES SHOWN ARE BASED UPON:
 - ___ SUE QUALITY LEVEL D, ASCE 38-02 - COMPILED RECORDS ONLY
 - ___ SUE QUALITY LEVEL C, ASCE 38-02 - VISIBLE EVIDENCE IN CONJUNCTION WITH COMPILED RECORDS.
 - ___ SUE QUALITY LEVEL B, ASCE 38-02 - FIELD DESIGNATION OF UNDERGROUND UTILITIES PERFORMED BY (DAA; MISS UTILITY, TICKET # _____; OTHER) AND VISIBLE EVIDENCE IN CONJUNCTION WITH COMPILED RECORDS.
 - ___ SUE QUALITY LEVEL A, ASCE 38-02 - TEST PITS AT LOCATIONS SHOWN HEREON PERFORMED BY (DAA; OTHER) IN CONJUNCTION WITH FIELD DESIGNATION OF UNDERGROUND UTILITIES PERFORMED BY (DAA; MISS UTILITY, TICKET # _____; OTHER), VISIBLE EVIDENCE AND COMPILED RECORDS.
 - ___ X NO SUE WAS PERFORMED OR REQUESTED FOR THIS SURVEY. UTILITIES SHOWN HEREON ARE BASED ON FIELD OBSERVATION ONLY.
- 5.) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X (UNSHADED) BASED ON A SCALED LOCATION ON FIRM PANEL #51137C0300D_EFFECTIVE DATE: JANUARY 2, 2008. THIS FLOOD DETERMINATION IS NOT A RECOMMENDATION BY DRAPER ADEN ASSOCIATES TO NOT PURCHASE OR PURCHASE FLOOD INSURANCE COVERAGE AND DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOOD DAMAGE.
- 6.) MATTERS PERTAINING TO ARCHEOLOGICAL OR HISTORIC FEATURES, WETLANDS OR FLOOD CONDITIONS, IF ANY, HAVE NOT BEEN ADDRESSED AS PART OF THIS SURVEY.
- 7.) NOT ALL OF THE IMPROVEMENTS LOCATED OR SHOWN.

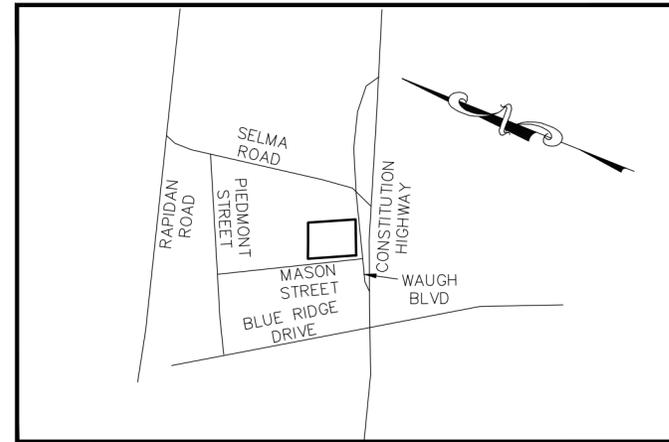
LEGEND

- | | | | |
|---|---------------------|-------|-------------------------|
| ○ | ROD FOUND | --- | PROPERTY LINE |
| □ | MONUMENT FOUND | —ohp— | OVERHEAD POWER LINE |
| ● | ROD SET | —oht— | OVERHEAD TELEPHONE LINE |
| ⊗ | ELECTRIC POWER POLE | ▨ | BUILDING |
| ▨ | ASPHALT | -X-X- | FENCE (AS NOTED) |
| ▨ | CONCRETE | ▨ | GRAVEL |

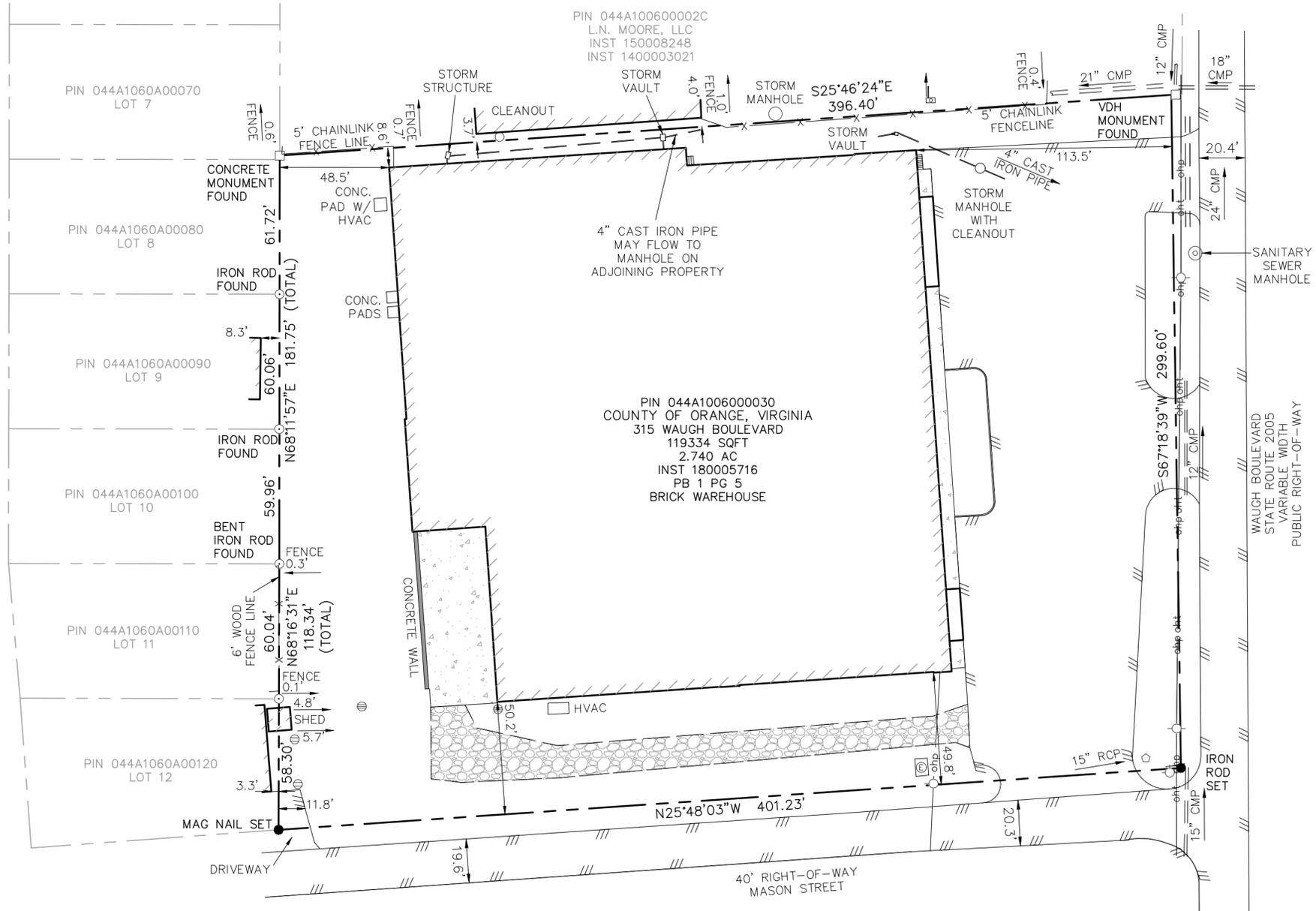
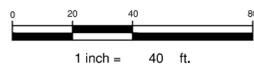
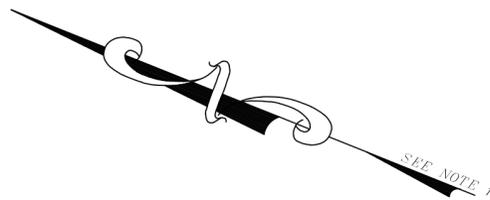
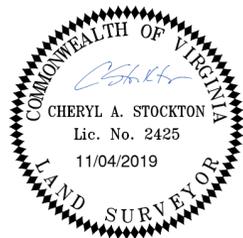
DRAPER ADEN ASSOCIATES REVIEW

THESE PLANS HAVE BEEN SUBJECTED TO TECHNICAL AND QUALITY REVIEWS BY:

NAME: DERECK PERRY	<i>Derek Perry</i>	NOVEMBER 12, 2019
SURVEY PARTY CHIEF	SIGNATURE	DATE
NAME: DAVID JORDAN	<i>David Jordan</i>	NOVEMBER 12, 2019
PROJECT MANAGER	SIGNATURE	DATE
NAME: CHERYL STOCKTON	<i>Cheryl Stockton</i>	NOVEMBER 8, 2019
QUALITY REVIEWER	SIGNATURE	DATE



VICINITY MAP
Scale: 1"=1000'



Draper Aden Associates
Engineering • Surveying • Environmental Services

110 Avon Street
Charlottesville, VA 22902
434-295-0700 Fax: 434-295-2105
www.daa.com

• Raleigh, NC
• Fayetteville, NC
• Northern Virginia
• Virginia Beach, VA
• Richmond, VA
• Blacksburg, VA
• Hampton Roads, VA

BOUNDARY SURVEY
PIN 044A1006000030
PROPERTY OF
THE COUNTY OF ORANGE, VIRGINIA
ORANGE, VIRGINIA

REVISIONS
DESIGNED BY: DAJ
CHECKED BY: CAS
SCALE: 1" = 40'
DATE: 11/04/2019
PROJECT NUMBER: 19060505-010503



315 WAUGH BLVD

Parcel Information

[Click Here to View Official Property Card](#)

Parcel ID: 044A1006000030

Tax Map: 044

Block: 60

Parcel Address 1: 315 WAUGH BLVD

Legal Description 1: 44A-BK60-3 ORANGE
KNITTING MILL

Legal Description 2:

District: TOWN OF ORANGE

Topology: ROLLING /SLOPING

Class: LOCAL GOVT

PRN/Link: 9217

Double Circle: 00

Lot: 0003

Parcel Address 2: N/A

Deed: DB-2018-5716

Will: NONE

Plat: NONE

Utilities: NONE

Owner Information

Owner: COUNTY OF ORANGE VIRGINIA

Owner Address: P O BOX 111

Owner City, ST Zip: ORANGE VA 22960

Current Valuation

Assessment Year: 2020

Exempt: Yes

Current Land: \$125,000

Current Building: \$793,700

Current Improvements: \$16,000

Current Total: \$934,700



Sales History

Sale Date	Grantor	Sale Price	Instrument	Number of Tracts
N/A	N/A	N/A	OLD DEED BOOK-355-695	N/A
12/21/2018	STEROBEN ASSOCIATES	N/A	DEED BOOK- 2018-5716	N/A

Land Segments

Segment	Description	Size	Adj Rate	Value
1	COMMERCIAL	2.740	\$125,000	\$125,000



Main Structures

Year Built	Construction Style	Rooms	Bedrooms	Cost Per Sq Ft	Heated Sq Ft	Depreciation Schedule
1960	INDUSTRIAL	N/A	N/A	13.64	57187	MANUAL DEPREC

Main Structure Attributes

Type	Code	Value
A/C	A/C	\$0
BASEMENTS	NONE	\$0
CARPORTS	NO CARPORT	\$0
CONDITION	AVERAGE	\$0
ELECTRIC	PUBLIC ELECTRIC	\$0
EXTFIN	METAL	\$0
EXTFN2	BRICK	\$0
FLOOR	CONCRETE	\$0
FLOOR	TILE	\$0
FOUNDATION	CONCRETE	\$0
FUEL	OIL	\$0
GARAGES	NONE	\$0
GAS	NO PUBLIC GAS	\$0
HEAT	F. AIR	\$0
ROOF MATERIAL	METAL	\$0
ROOF TYPE	GABLE	\$0
WALL	PANELED	\$0
WALL	UNFINISHED	\$0

Main Structure Sections

Section	% Cmpl	Class	Description	Area	Story Height	Year Built	Effective Year	Value
1	100	B04	OFF BLDG-METAL	4092.00	2.00	1960	1960	\$153,4
2	100	I03	INDUSTRIAL-METAL	43504.00	1.00	1960	1960	\$570,9
3	100	I02	INDUSTRIAL-CINDERBLK	5103.00	1.00	1960	1960	\$57,4
4	100	C23	DOCK	132.00	1.00	1960	1960	\$594
5	100	C23	DOCK	618.00	1.00	1960	1960	\$2,78
6	100	B04	OFF BLDG-METAL	396.00	1.00	1960	1960	\$7,42
7	100	C23	DOCK	168.00	1.00	1960	1960	\$756
8	100	C23	DOCK	72.00	1.00	1960	1960	\$324



Other Structures

Sec	Description	Class	Grade	Area	Base Rate	Depreciation	Story Height	Year Built	Value
1	DRIVEWAY- ASPHALT	I209	SOUND VALUE	N/A	N/A	MANUAL	1	N/A	\$16,000