

**EXHIBIT 1**

**LIST OF DRAWINGS AND  
SPECIFICATIONS**

Patrick Henry Project  
Final Site Plan Partial Release Submission 3/27/2017 Documents

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**Final Site Plan Partial Release Submission 3/27/2017 Documents**

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**DIVISION 2- EXISTING CONDITIONS**

024100 Selective Site Demolition

**DIVISION 31 - EARTHWORK**

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- 311000 Site Clearing
- 312050 Earthwork For Buildings
- 312319 Dewatering
- 313116 Termite Control
- 312500 Erosion and Sedimentation Controls

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- 321218 Permeable Articulation Concrete Block Mat
- 321313 Concrete Paving
- 321600 Concrete Walks
- 321610 Concrete Curbing
- 321700 Road and Parking Accessories
- 321813 Artificial Turf Playing Field
- 321816 Playground Protective Surfacing
- 323100 Fencing
- 323223 Stone Strong Retaining Wall
- 329200 Seeding and Sodding
- 329300 Planting

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- 331000 Water Utilities
- 333900 Sanitary Utility Sewerage Structures
- 334000 Storm Drainage Utilities
- 334600 Subdrainage

## INVITATION TO BID

Patrick Henry PreK – 8 School and Recreation Center Project  
4643 Taney Avenue Alexandria, Virginia

### **DESCRIPTION**

Keller Construction Management is requesting bids for the Early Site Partial Release construction of Patrick Henry PreK-8 School and Recreation Center. The Final Development Special Use Permit (DSUP) drawings and specifications are available on our FTP site per the link below. The project consists of the construction of a new, 155,000 SF school and recreation facility, subsequent demolition of the old school and rec center, and extensive site improvements. The existing school and rec center share the same site and will remain occupied, in-use during construction of the new facilities. Keller Construction Management is the Construction Manager at-Risk (CMr), on behalf of Alexandria City Public Schools (ACPS) and the City of Alexandria Recreation, Parks, & Cultural Activities (RPCA).

### **HOW TO OBTAIN BID DOCUMENTS**

Bid documents may be obtained from the Construction Manager's FTP link below:

Patrick Henry Project Bid Documents: <https://app.box.com/s/v4zluhct6setj7ek6r0lsvsll0vdrod>

### **EARLY SITE BID PACKAGES**

Lump sum bids for the listed private bid packages will be received until **4:00pm** (local time) on **April 13<sup>th</sup>, 2017** by Keller Construction Management, 1012 Rising Ridge Road, Mt. Airy, MD 21771, Phone: (301) 607-8575, Email: [dtremblay@kellercm.com](mailto:dtremblay@kellercm.com), Contact: David Tremblay.

02A – Earthwork

02U – Utilities

02B – Field Engineering

02C – Earthwork and Materials Testing

02J – Block Retaining Walls

02K – Sheeting & Shoring

***ALL REMAINING BID PACKAGES WILL BE BID AT A LATER DATE, ESTIMATED TO BE JUNE 2017.***

### **PRE-BID MEETING**

A pre-bid meeting will be held on **April 5<sup>th</sup>, 2017** at 1:00pm (local time) at the Patrick Henry PreK-8 School and Recreation Center located at 4643 Taney Avenue, Alexandria, Virginia 22304. Pre-bid meeting attendance is strongly encouraged, but not mandatory.

### **PRE-BID QUESTIONS**

The deadline for pre-bid questions, RFIs is **April 6<sup>th</sup>, 2017** at 4:00pm. Answers will be issued to all bidders via Addendum. Send all questions via Email: [dtremblay@kellercm.com](mailto:dtremblay@kellercm.com), Contact: David Tremblay.

### **ADDITIONAL INFORMATION**

Instructions pertaining to the bid bond, performance, and materials payment bond requirements are set forth in Section 00200, "Instructions to Bidders," and compliance with same shall be the responsibility of the Contractor submitting the bid.

The conditions contained in this Notice to Contractors, by their issuance, become a part of the Contract requirements.

ACPS reserves the right to accept any of the bids for Alternate work submitted, and may accept Alternates in any order or combination, unless specifically provided in the Contract Documents.

The Board of Education reserves the right to waive any informalities or immaterial deviations in the bids, or to reject, any or all bids.

**ADDENDUM #1  
(EARLY SITE PACKAGE)**

**PATRICK HENRY PRE K-8  
SCHOOL & REC. CENTER  
ALEXANDRIA CITY PUBLIC SCHOOLS  
ALEXANDRIA, VIRGINIA**

**MOSELEY**ARCHITECTS

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ARCHITECT, MEP, FP & STRUCTURAL ENGINEERS

SPRINGFIELD, VIRGINIA

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**ADTEK ENGINEERS, INC.**

CIVIL ENGINEER

FAIRFAX, VIRGINIA

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**POLYSONICS**

ACOUSTIC CONSULTANT

WARRENTON, VIRGINIA

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**FOODSERVICE CONSULTANT STUDIO, INC.**

FOOD SERVICE CONSULTANT

HENRICO, VIRGINIA

April 10, 2017

A/E's Project # 550502



**ADDENDUM NO. 1**

**EARLY SITE PARTIAL RELEASE**

**APRIL 10, 2017**

Patrick Henry PreK – 8 School and Recreation Center Project  
4643 Taney Avenue Alexandria, Virginia

**GENERAL:**

Planholders are requested to attach this Addendum to the inside front cover of each Project Manual. Inform all concerned that the Bidding Documents are modified by this Addendum.

Receipt of this Addendum must be acknowledged on the Bid Form.

The following modifications and clarifications are hereby made a part of the Bidding Documents and supersede or otherwise modify the provisions of the published *Project Manual* and *Drawings*, dated January 27, 2017 (Civil drawings dated 12/19/2016 with Partial Release revisions dated 3/27/17).

Refer to the Drawings and Specification Sections, if any, attached to this Addendum, which are hereby made a part of this Addendum.

**ANNOUNCEMENTS:**

1. The 02J Block Retaining Walls bid package is being withdrawn at this time and will be bid separately upon receipt of the P.E.-stamped delegated design shop drawings. Revised bid announcement expected the week of April 17.
2. The 02K Sheeting & Shoring bid package was previously awarded and the information herein is simply for reference.
3. The CAD files Civil-Base and Ex-Survey are being provided as REFERENCE ONLY and bidders must sign and return the attached Electronic CAD Request Forms.

**MODIFICATIONS TO THE SPECIFICATIONS:**

1. Added 00300 Bid Form including Alternates and Unit Prices
  2. Added 00600 Bond Forms
  3. Add the following paragraph 1) to Scope 00990-02U 2.c.
    - c. The 2U Utilities Trade Contractor will furnish and install all site utilities shown on the civil, mechanical, plumbing, and electrical drawings unless specifically excluded in this scope of work, including all street taps to existing mains and all “off-site” utility work.
- 1) *1* Virginia American Water will perform all “off-site” waterline installs from the street taps to existing mains and extending new waterlines to the property line. This work will be paid for by the Owner. The 2U Utilities Trade Contractor shall assist the Construction Manager and Owner with the onsite Coordination for the Utility Companies work with regards to the 2U Utilities Trade Contractors scope of work, and existing school activities.**

**MODIFICATIONS TO THE CONTRACT DRAWINGS:**

1. Updated sheet index for C-4.01.10 to be part of partial release – C-0.00.01
2. Added water drinking fountain & jug filler notation – C-3.05.01
3. Changed waterline to 1.5" – C-3.05.01 & C-3.05.02
4. Changed quick-coupler spacing to 125' max – C-3.05.02
5. Removed water fountain & associated sanitary piping – C-3.05.02
6. Sheet now part of partial release – C-4.01.10

**ATTACHMENTS:**

**1. SPECIFICATION SECTIONS:**

00300	BID FORM
00600	BOND FORMS AIA A312

**2. DRAWING SHEETS:**

C-0.00.01	SITE COVER SHEET
C-3.05.01	UTILITY PLAN – 1 PHASE 3
C-3.05.02	UTILITY PLAN – 2 PHASE 3
C-4.01.10	RETAINING WALLS #2 - #4 PROFILES

**3. SUPPLEMENTAL INFORMATION**

- Pre-Bid Meeting Agenda
- Pre-Bid Sign-In Sheet, dated 4/5/17
- CAD Request Form ADTEK (bidders required to sign and return with bid form)
- CAD Request Form Moseley (bidders required to sign and return with bid form)
- For Reference Only – CIVIL-BASE.dwg
- For Reference Only – EX-SURVEY.dwg
- For Reference Only – Construction Schedule\* dated 2/24/17  
*\*This is a DRAFT schedule for reference, it is subject to change as the project is still in design. It provides general durations only.*
- For Reference Only - PH 50% CD SET VOL 2\*\*  
*\*\*The 50% CD drawings are being provided for reference for general scope of Architectural, Structural, and MEP Work. These drawings are subject to change as the project is still in design.*
- Addendum No. 1 RFIs / Question and Answer Log

**END OF ADDENDUM NO. 1**