



Date: April 6, 2026

ADDENDUM NO: ONE

TO ALL OFFERORS:

REFERENCE: IFB No: **2026-IFB-3041420**
Commodity: **Summer 2026 Roofing**
IFB Closing On: **April 14, 2026, at 2:00 PM ET**

Please note the Pre-Bid Conference with clarifications and/or changes made to this solicitation attached:

1. Please see attached Addendum One, dated April 9, 2026, which includes the Pre-Bid questions, agenda, attendance sheet, and revised drawing A-2.
2. All other terms and conditions of the solicitation remain unchanged. Sealed bid packages must be received in accordance with the solicitation requirements by **2:00 pm on Tuesday, April 14, 2026**. Late bids will not be considered.
3. **A signed acknowledgement of this addendum** must be received by this office attached to your bid document. Signature on this addendum does not constitute your signature on the original bid document. The original bid document must also be signed.

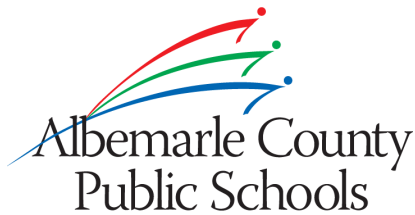
Sincerely,
Vidhi Danak
Office of Procurement

Name of Firm

Signature/Title

Date

Printed Name



April 9, 2026

ADDENDUM NO.: ONE

TO ALL BIDDERS:

REFERENCE: IFB No: 2026-IFB-3041420
Dated: February 28, 2026
Commodity: Summer 2026 Roofing Projects Broadus Wood
Elementary School Scottsville Elementary School Partial
Roof Replacements
IFB Closing On: April 14, 2026, at 2 PM

Please note the clarifications and/or changes made to this solicitation:

Sheet A2:

Added Roof E,F,G Roofing Assembly Detail

Prebid Questions:

1. Question concerning Specification Section 02070.1.1.A.1.a. states 'Refer to drawings and Division 1 Specification Section "Summary of the Work" for existing roof system materials.' Summary of the Work Section appears to be absent from specifications. Please clarify roof sections existing assemblies.
 - a. **Broadus Wood ES and Scottsville ES low-slope roof sections have two layers of 1.5" polyisocyanurate insulation with taper on top. 60mil EPDM is fully adhered to that insulation, according to asbuilt drawings from the 2003 re-roofing project (BWE) and 2004 original construction (SCO). Core cuts were not done to verify.**
2. Question concerning Drawing Sheet A-2. A-2 depicts new roofing assemblies for roof sections B, C, D, H, & I, but nothing for roof sections E, F, and G. Please provide the new roofing assemblies for the missing sections.
 - a. **The assembly is question was inadvertently cut off when inserted into the drawing sheet. Sheet A-2 has been re-issued with this addendum.**
3. Question concerning Drawing Sheet A-2. A-2 General Plan Note 8 states 'Roofs to receive 3 layers of 2" flat polyiso and tapered used as crickets only.' The New Roof assemblies depicted on A-2 are not matching what is stated in this roof note. Please clarify.
 - a. **The note has been edited to reflect intent that sloped roof decks receive 3 layers of 2". Drawing Sheet A-2 is re-issued with this addendum.**

Please see attached Pre-Bid Agenda, Attendance Sheet, and Revised Drawing A-2.

A signed acknowledgement of this addendum must be received by this office attached to your bid. Signature on this addendum does not constitute your signature on the original proposal document. The original proposal document must be signed also.

**ALBEMARLE COUNTY PUBLIC SCHOOLS
PRE-BID CONFERENCE AGENDA
IFB #2026-IFB-3041420**

PROJECT: Summer 2026 Roofing Projects Broadus Wood Elementary
School & Scottsville Elementary School Partial Roof Replacement

LOCATION: SCO & BWE

DATE: March 23, 2025; 9:00 a.m.

1. INTRODUCTIONS and SIGN-IN

2. PROJECT PERSONNEL:

Purchasing:	Vidhi Danak 434-296-5854
Owner's Rep:	April Nelson 434-301-1028
Architectural/Engineering Firm:	Grimm + Parker
Architectural/Engineering Rep	Mike Thomas 434-270-0143

3. PROJECT SCOPE

The project is generally described as removal of existing roof systems, and the installation of a fully adhered EPDM roof system over tapered insulation. Work includes all flashings and metalwork associated with single ply installations. Broadus Wood has an additional component of a shingle roof replacement.

Cost Range: \$100,000 - \$500,000

4. SCHEDULE

Bids Due: Tuesday, April 14, 2026 at 2:00 p.m.

Construction Start: June 1, 2026

NOTICE TO PROCEED: by May 2026

Construction Finish (Substantial Completion): July 31, 2026

Construction Finish (Final Completion): August 30, 2026

Delivery Times:

Coordinate with PM *72 hours* notice;

No restrictions when school is not in session (mid-June through late-August)

Damages for Delay per Supplemental General Conditions (Item 2 – Section 42):

\$1,000 /calendar day for Substantial Completion and

\$500 / calendar day for Final Completion.

5. BID DOCUMENTS

Plans, project specifications, Addendums, Bid tabulations and other documents are available at: <http://www.albemarle.org/departments.asp?department=purchasing>

Plans

Project Manual

Addenda

6. BID REQUIREMENTS

A. INSTRUCTIONS TO BIDDERS

1. Pre-Bid Question Form and Procedures
2. Read Full instructions
3. Withdrawal or Modification of Bids (see Item 6 in Instructions for proper procedure)
4. Instructions to Bidders
5. Bid Guarantee. Any bid, including the Total Base Bid plus all Additive Bid Items, which exceeds one hundred thousand dollars (\$100,000) shall be accompanied by a Bid Bond payable to the Owner as obligee in an amount equal to five percent (5%) of the amount of the bid.

B. REQUIREMENTS:

1. Bid Form

COMPLETE All Parts:

Base Bid: Lump sum price for all labor, equipment, and materials necessary for construction of the project, complete and in accordance with the Plans and Specifications.

The contract shall be awarded on a lump sum basis to the lowest responsive, responsible bidder whose Bid provides the lowest total project cost to the Owner.

Acknowledge addenda – the last addendum will be posted on Thursday, 04/09/26;
This includes acknowledgement ON the bid form AND attachment of the signed cover sheets for the addenda WITH the bid paperwork.

2. Bid Bond is required for this project
3. State Corporation Commission & Registered Agent Form
4. Vendor Data Sheet
5. Certification of Crimes Against Children
6. Ensure a company officer or an officially authorized person signs the Bid Form
7. Ensure the bid bond identifies the name and address of an attorney-in-fact who is appointed to act on behalf of the surety within the Commonwealth of Virginia. The address shall be within the Commonwealth of Virginia. The attorney-in-fact shall affix to the bond a certified and current copy of the power of attorney (Instructions to Bidders, 5. Bid Guarantee, (a), 3rd and 4th sentences).

C. BID RECEIPT:

1. Clearly marked
2. Confirmation of bid location, date and time:

Purchasing Office, Albemarle County Office Building

401 McIntire Road, Charlottesville, VA

Bids Received by 2:00 pm on April 14, 2026

Bids Opened and Read virtually at 2:30 pm on April 14, 2026 via Microsoft Teams link provided in project manual.

NOTE: No bids will be accepted after 2:00 pm

Bids and bid modifications MAY NOT BE FAXED.

3. Alternatively, electronic bids may be submitted in .pdf format (Adobe) by submitting all required bid documents, and posted addenda, electronically by 2:00 pm on April 14, 2026, or as modified by an addendum hereto, through the Albemarle County Procurement Intake Form on the Albemarle County Procurement Solicitations Page:

<https://www.albemarle.org/government/finance/procurement/solicitations>

4. Bid Receipt Protocol if Building is Closed – refer to the 2nd paragraph in the Invitation for Bids: If the County of Albemarle is closed for business at the time scheduled for bid opening, for whatever reason, sealed bids will be accepted and opened on the next scheduled business day, at the originally scheduled time).

5. Address of County website for determining whether building is closed: <https://www.albemarle.org/>

7. CONTRACT DOCUMENTS

General Conditions, Supplemental General Conditions, School Special Conditions, Contract;

NOTE: AC Mark-ups are now 10% and 10% for GC and SC Changes;

8. SPECIAL CONCERNS
 - A. Owner Occupancy; Existing Building Operations take precedence;
No contact with students, faculty, staff
 - B. Work Hours, Deliveries and Noise Ordinance
 - B. Protection of Adjacent Areas including landscaping & facilities (Contractor Responsibility)
 - C. OSHA / VOSH Regulations (where applicable).

9. JOBSITE SAFETY AND PROTECTION
(The following will be reviewed and approved by Owner, Review specifics' that might affect COST)
 - Access
 - Site Limitations
 - Staging, Storage, and Lay-Down Area
 - Utilities (*use of Owner's Water and Power is allowed but shall not be abused*)
 - Temporary Offices not required
 - Contractor Parking
 - Delivery Times
 - Sanitary Facilities (contractor-furnished portable toilet)
 - Exterior Enclosure-Control Partitions

10. ADMINISTRATION
 - A. Retainage: 5%
 - B. Coordination through Owner's Representative
 - B. First Payment requires receipt and approval of Schedule, Schedule of Values and Submittal log

11. Addenda: Final Addenda *posted 4/9/2026*. Note the deadline for final questions is 4/7/2026 to ensure they can be answered in the final addendum.

12. Procedural Pre-Bid- Questions or Items to be Clarified?

13. Building Walk Through of Project Areas
Additional Field Visits may be coordinated directly with April Nelson
© 434-310-1028



THE SCHOOL BOARD OF ALBEMARLE COUNTY, VIRGINIA
BUILDING SERVICES
PRE-BID CONFERENCE ATTENDEES

Project: Summer 2026 Roofing Projects Broadus Wood Elementary School
Scottsville Elementary School Partial Roof Replacement

Location: 7868 Scottsville Rd, Scottsville, VA 24590

Date: March 23, 2026

Name:	DANIEL ULVINEN
Organization:	RELIANCE ROOFING AND WATERPROOFING, INC.
Phone No.:	540-940-1609
Fax No.:	
E-Mail:	DANIEL @ RELIANCE RFB. COM

Name:	Kenneth Blanks - Roof Systems of VA, Inc.
Organization:	501 Richmond Highway, Richmond, VA 23224
Phone No.:	Phone: 804-231-2875; E-mail: kenny@roofsys.com
Fax No.:	
E-Mail:	

Name:	FREDDY VASQUEZ
Organization:	ELYON CONSTRUCTION LLC
Phone No.:	703-652-8478
Fax No.:	
E-Mail:	FREDDY @ ELYONCONSTRUCTION.COM

Name:	CODY RICHARDSON
Organization:	AAR OF NC
Phone No.:	336 512 0793
Fax No.:	
E-Mail:	PC @ AARNC.COM

Name:	Randy Scott
Organization:	Cenvar Roofing
Phone No.:	434-841-4925

Fax No.:	
E-Mail:	

Name:	April Nelson
Organization:	ACPS
Phone No.:	434-310-1028
Fax No.:	
E-Mail:	anelson@k12albemarle.org

Name:	
Organization:	
Phone No.:	
Fax No.:	
E-Mail:	

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Organization:	
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THE SCHOOL BOARD OF ALBEMARLE COUNTY, VIRGINIA
BUILDING SERVICES
PRE-BID CONFERENCE ATTENDEES

Project: Summer 2026 Roofing Projects Broadus Wood Elementary School
Scottsville Elementary School Partial Roof Replacement

Location: 185 Buck Mountain Rd, Earlysville, VA 22936

Date: March 23, 2026

Name:	RANDY SCOTT
Organization:	CENVAR ROOFING
Phone No.:	434-841-4925
Fax No.:	
E-Mail:	r.scott@cenvarroofing.com

Name:	FREDY VASQUEZ
Organization:	ELYON CONSTRUCTION
Phone No.:	703-652-8478
Fax No.:	
E-Mail:	FREDY@ELYONCONSTRUCTION.COM

Name:	DANIEL ULWINEN
Organization:	RELIANCE ROOFING AND WATER-PROOFING, INC.
Phone No.:	540-940-1609
Fax No.:	
E-Mail:	DANIEL@RELIANCERFI.COM

Name:	April Nelson
Organization:	ACPS
Phone No.:	434-310-1028
Fax No.:	
E-Mail:	anelson@k12albemarle.org

Name:	
Organization:	
Phone No.:	

Name:	Kenneth Blanks - Roof Systems of VA, Inc.
Organization:	501 Richmond Highway, Richmond, VA 23224
Phone No.:	Phone: 804-231-2875; E-mail: kenny@roofsys.com
Fax No.:	
E-Mail:	

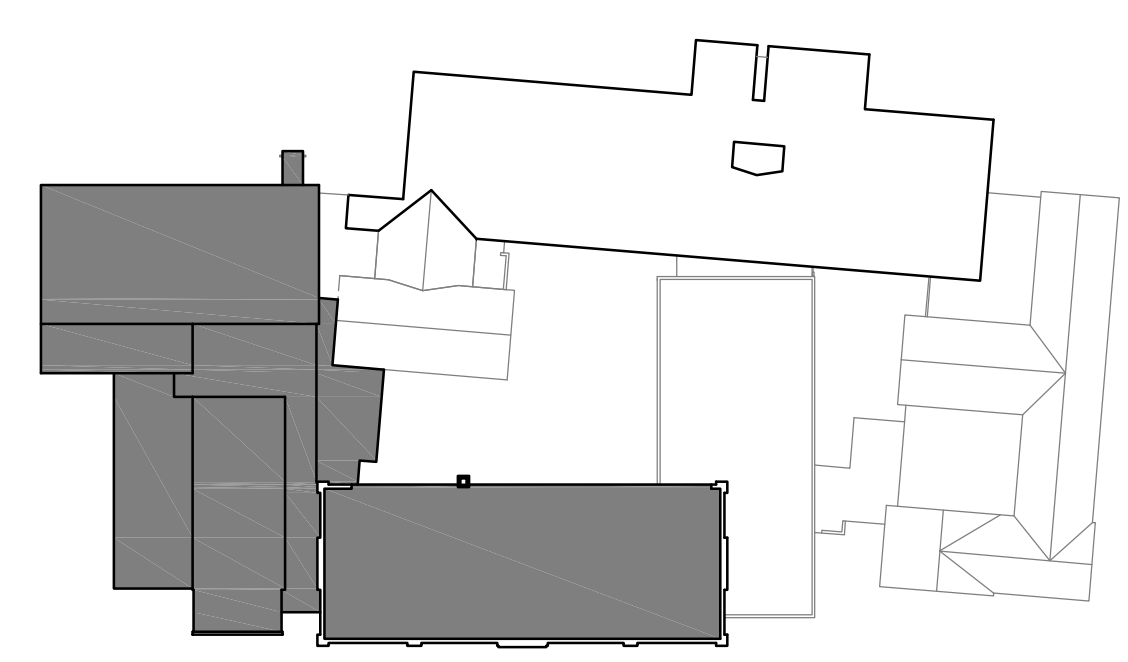
Name:	CODY RICHARDSON
Organization:	AAR of NC
Phone No.:	386 512 0793
Fax No.:	
E-Mail:	CPC@AARNC.COM

Name:	
Organization:	
Phone No.:	
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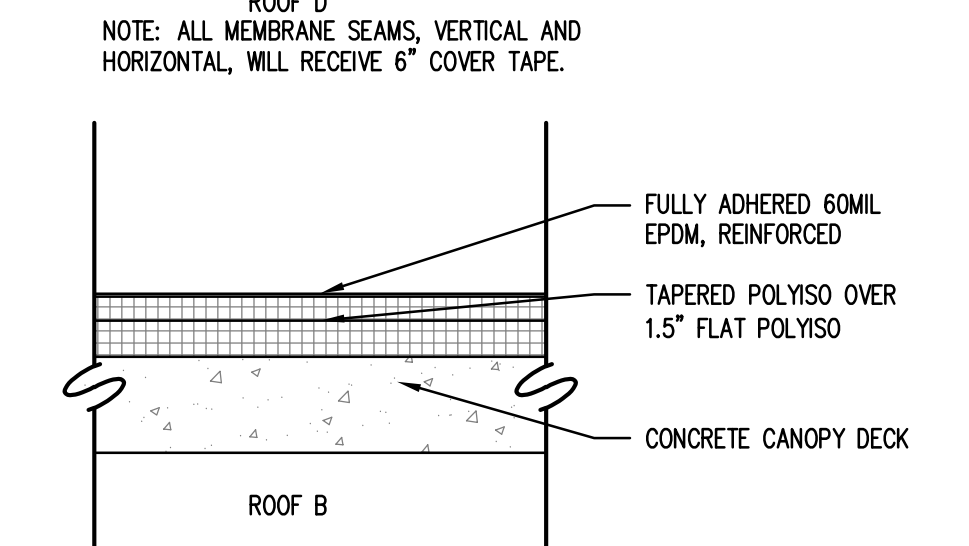
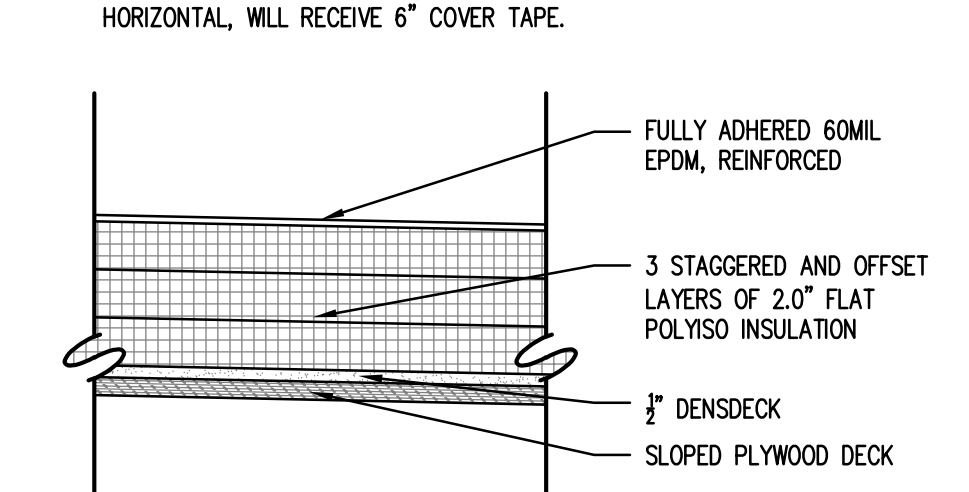
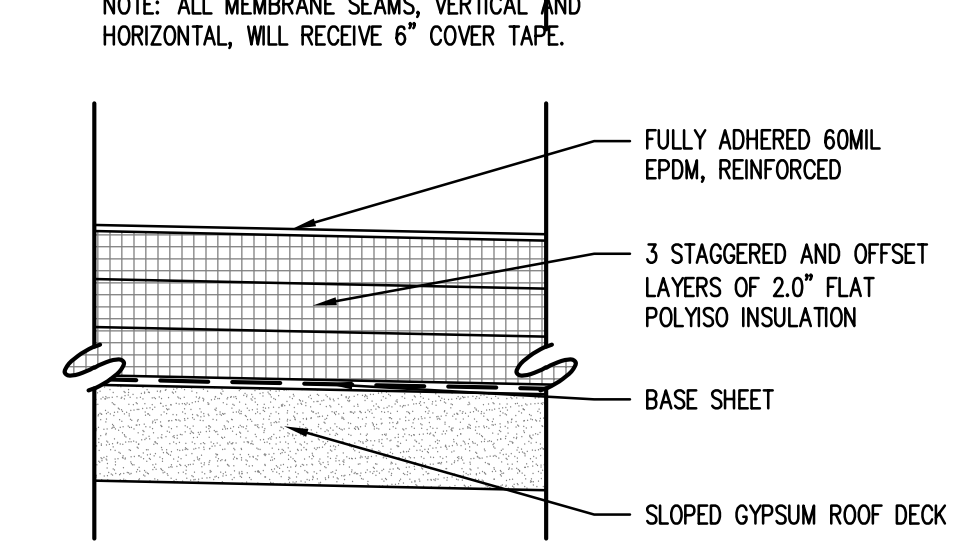
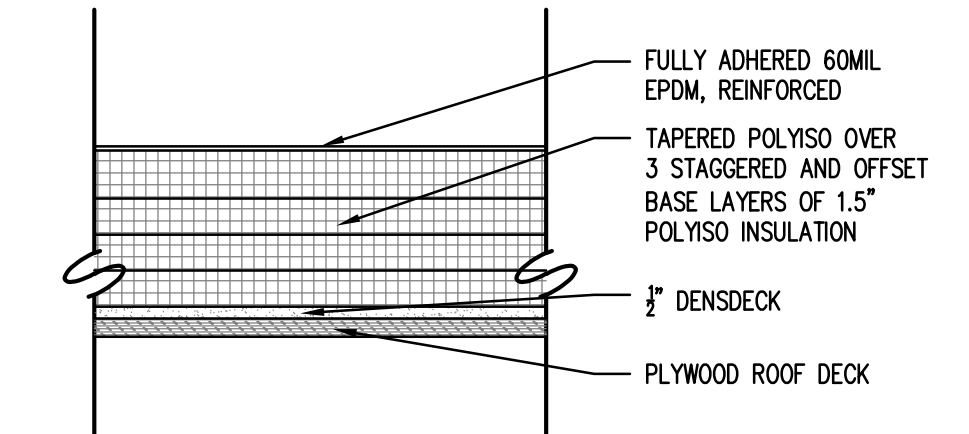
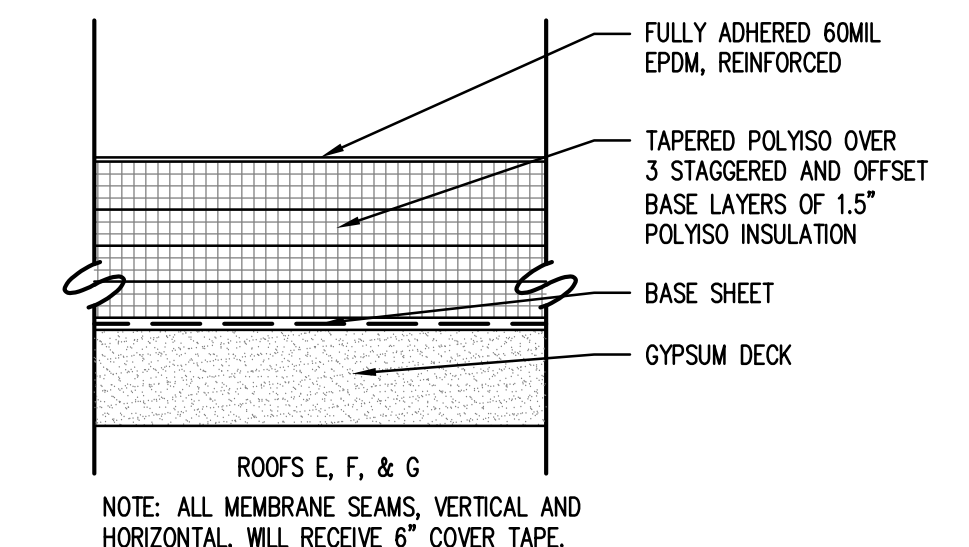
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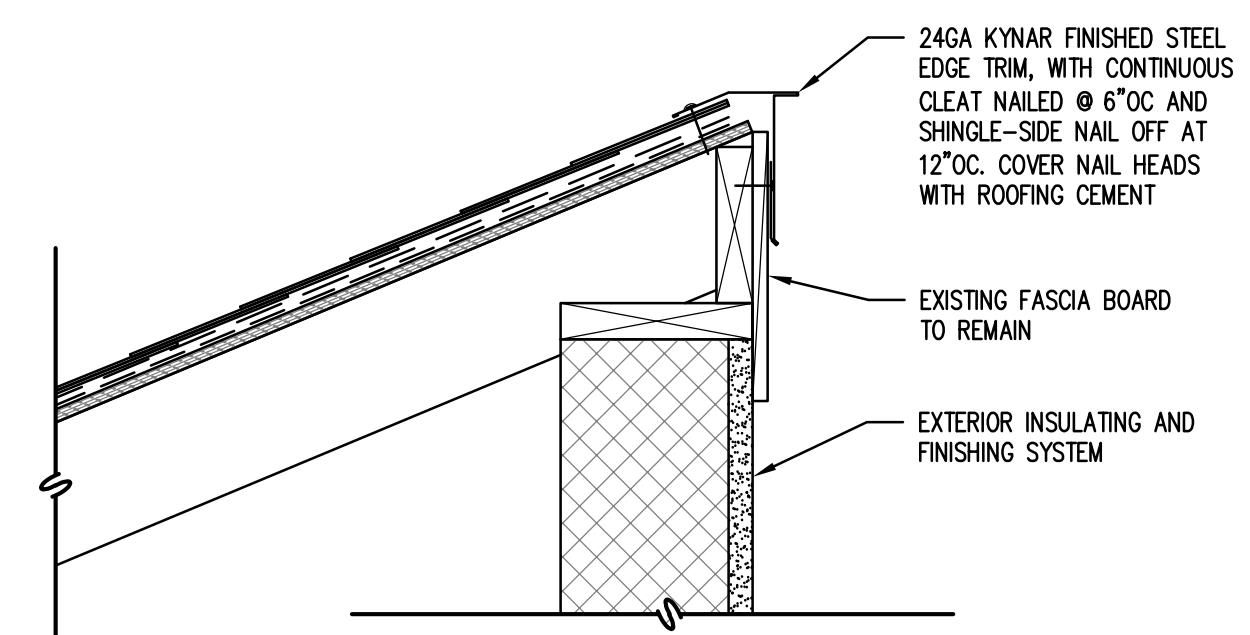


- GENERAL PLAN NOTES**
- COORDINATE ALL NEW WORK WITH ANY MECHANICAL ELECTRICAL AND DEMOLITION WORK.
 - REMOVE ALL BUILT-UP ROOFING, FLASHINGS, INSULATION, ASSOCIATED MATERIALS, (UNLESS OTHERWISE NOTED) DOWN TO STRUCTURAL DECKING. PROPERLY DISPOSE OF OFF-SITE. OWNER TO EVALUATE DECK PRIOR TO RECOVERING. IF DETERIORATED DECKING OR UNEVEN DECKING IS ENCOUNTERED, IMMEDIATELY NOTIFY THE PROJECT MANAGER.
 - PROTECT EXISTING AIR INTAKES DURING CONSTRUCTION FROM DUST, DEBRIS, OODR & FUMES. COORDINATE ALL SHUTDOWN WITH ALBEMARLE COUNTY PROJECT MANAGER.
 - PROTECT ALL FINISHED SURFACES DURING CONSTRUCTION. PATCH FINISHES AFFECTED / DAMAGED BY NEW WORK.
 - CHECK ALL ROOF DRAINS FOR PROPER DRAINAGE PRIOR TO PLACEMENT OF NEW MATERIALS.
 - USE 1/2"-12" TAPERED POLYSO FOR CRICKETS AT SLOPED DECKS TO PROMOTE POSITIVE FLOW TO ROOF DRAINS (TYP.) → DENOTES SLOPE DIRECTION.
 - EXTEND PLUMBING VENTS TO BE 12" MINIMUM ABOVE NEW FINISHED ROOF. REPLACE ANY EXISTING VENT EXTENSIONS THAT ARE DAMAGED.
 - SLOPED ROOF DECKS SHALL RECEIVE 3 LAYERS OF 2.0" FLAT POLYSO, AND TAPER USED AS CRICKETS ONLY.
 - EXISTING METAL THROUGH WALL FLASHING SHALL REMAIN AS RECEIVER FOR NEW COUNTERFLASHING. ANY COUNTERFLASHING DAMAGED BY CONTRACTOR SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
 - ALL MEASUREMENTS ON PLAN DRAWINGS SHALL BE VERIFIED BY THE ROOFING CONTRACTOR ON SITE. ALL MEASUREMENTS ON DRAWINGS ARE APPROXIMATE.
 - TESTING FOR ASBESTOS WAS DONE AND NO ACM'S WERE FOUND. ADDITIONALLY, NOTIFY PROJECT MANAGER IMMEDIATELY IF OTHER SUSPECT MATERIALS ARE FOUND.
 - ALL APPROXIMATE RIDGE HEIGHTS ARE TAKEN FROM THE ROOF DECK. CONTRACTOR TO VERIFY IN FIELD. SEE SPECIFICATIONS FOR BASE LAYER POLYSOCYANURATE INSULATION FASTENING TO DECK.
 - ALL CUT EDGES OF NEW COVER TAPE INSTALLATIONS SHALL RECEIVE A CONTINUOUS BEAD OF APPROVED SEALANT.
 - INSTALL NEW CRICKET ON HIGHER SLOPE SIDE OF ALL SIGNIFICANT CURBS. SEE PLAN FOR LOCATIONS.
 - VERIFY HEIGHT ABOVE DECK OF ALL METAL COPING AND GRAVEL STOP COMPONENTS. VERIFY PROPER COVERAGE OF EXISTING STRUCTURAL COMPONENTS AT NOTED ROOF EDGE CONDITIONS.
 - CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL ROOF TOP EQUIPMENT. COORDINATE ANY VARIATIONS IN PLAN WITH OWNER REPRESENTATIVE.
 - CONTRACTOR IS RESPONSIBLE FOR DISCONNECTING AND RECONNECTING ALL ELECTRICAL EQUIPMENT. ALL OCCUPANTS AFFECTED BY THESE SHUTOFFS SHALL BE NOTIFIED MIN. 2 WEEKS IN ADVANCE.
 - ROOFING MATERIALS SHALL HAVE A FIRE CLASSIFICATION RATING OF CLASS A (ASTM E108 OR UL 790 TESTING STANDARDS - PER VUSBC SECTION 1505.1).
 - CAREFULLY SUPPORT EXISTING CONDUIT AND CONDENSATE LINES DURING INSTALLATION OF NEW ROOF. RE-POSITION WITH NEW PIPE SUPPORTS UPON COMPLETION. SUPPORT SPACING 8'-0" MAXIMUM. CONTRACTOR MUST MAINTAIN AS OPERATIONAL. WITHOUT INTERRUPTION, ALL MECHANICAL UNIT CONDENSATE LINES. CONTRACTOR MUST PROVIDE OWNER ITS PLAN FOR CONTINUANCE PRIOR TO SEVERING THE EXISTING LINE(S).

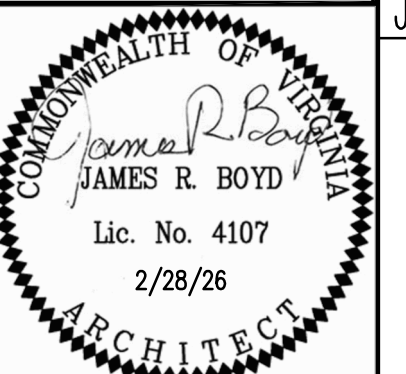
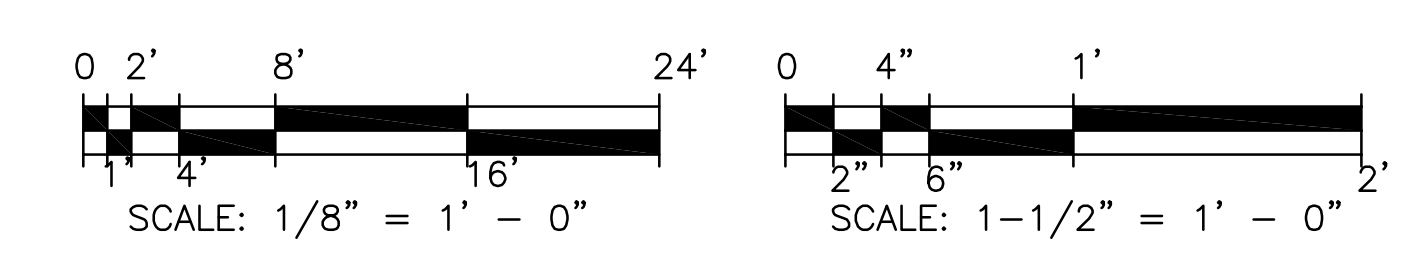


2 DETAIL, NEW ROOF SYSTEMS
SCALE: 1-1/2" = 1' - 0"

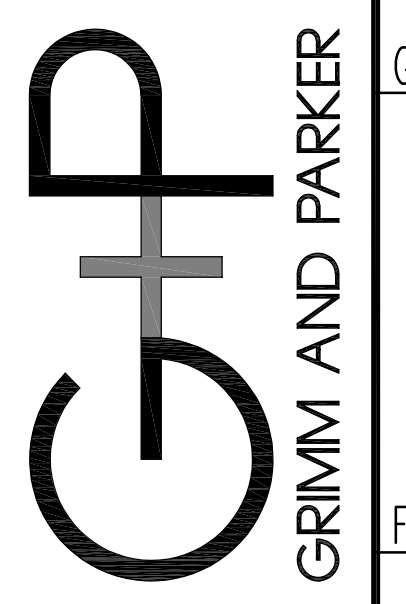
KEYED NOTES
1 NOTE: EXISTING SLEEPERS TO RECEIVE FIELD WRAP FLASHING.



1 PARTIAL ROOF PLAN, ROOFS B, C, D, E, F, G, H, AND I
SCALE: 1/8" = 1' - 0"



123 East Main Street
Charlottesville, VA 22902
Tel: 404-296-5355
www.grimmandparker.com



GP# 22030.06

PARTIAL ROOF REPLACEMENT
IFB# 2026-IFB-3041420
185 BUCK MOUNTAIN ROAD
EARLYSVILLE, VA