

**TOWN OF STEPHENS CITY  
FREDERICK COUNTY, VIRGINIA  
STEPHENS CITY SCHOOL HOUSE RENOVATION**

**ADDENDUM #4**

**February 18, 2025**

**THRASHER PROJECT #060-10197**

TO WHOM IT MAY CONCERN:

A Pre-Bid Conference was held on Tuesday, January 28, 2025, on the above-referenced project. The following are clarifications and responses to questions posed by contractors for the above-referenced project.

**A. GENERAL**

None

**B. SPECIFICATIONS**

None

**C. DRAWINGS**

C1.00

**D. QUESTIONS AND RESPONSES**

**1. QUESTION**

Please clarify if the existing roof is not part of this contract.

***RESPONSE***

Replacement of the existing roof is not part of this contract.

**2. QUESTION**

Will there be any 3rd party special inspections? If so what requirements do those 3rd party inspection agencies have to meet in order to perform the inspections as needed?

***RESPONSE***

All special inspections are listed in the table on sheet S-0.02.

**3. QUESTION**

I took a qualified concrete floor finisher to the jobsite this morning. His opinion is that with all of cracks, uneven floors, and the condition of the floors themselves, he feels that the best solution is to pour a new 3" floor and then polish it as specified.

In reviewing his suggestion, I do feel that is the best solution to get a great floor for the lower-level offices. Please address this option and let us know. I am open to any questions you may have.

***RESPONSE***

Include a new 3 inch polished concrete floor in base bid.

**4. *QUESTION***

Is an asbestos report available? Is the GC required to supply a report and abatement if needed?

***RESPONSE***

An asbestos report will be provided to the awarded contractor. Abatement is not anticipated for this project.

**5. *QUESTION***

Sheet FP3.01 refers to fire line connection / tie in on civil plans; however the civil plans do not show the pipe size or connection point please supply the required additional information

***RESPONSE***

See revised C1.00 drawing attached to this addendum.

**E. CLARIFICATIONS**

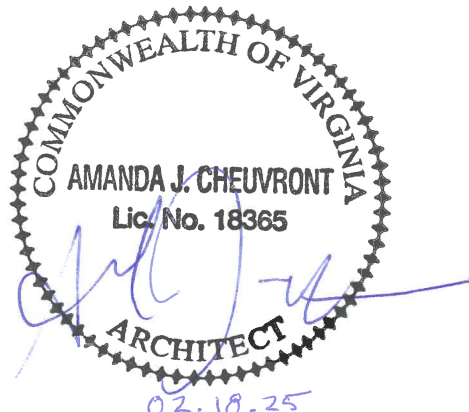
None

If you have any questions or comments, please feel free to contact me at your earliest convenience. As a reminder, bids will be received until 2:00 p.m. on **Tuesday, February 25, 2025**, at the Town of Stephens City located at 1033 Locust Street, Stephens City, VA 22655. Good luck to everyone and thank you for your interest in the project.

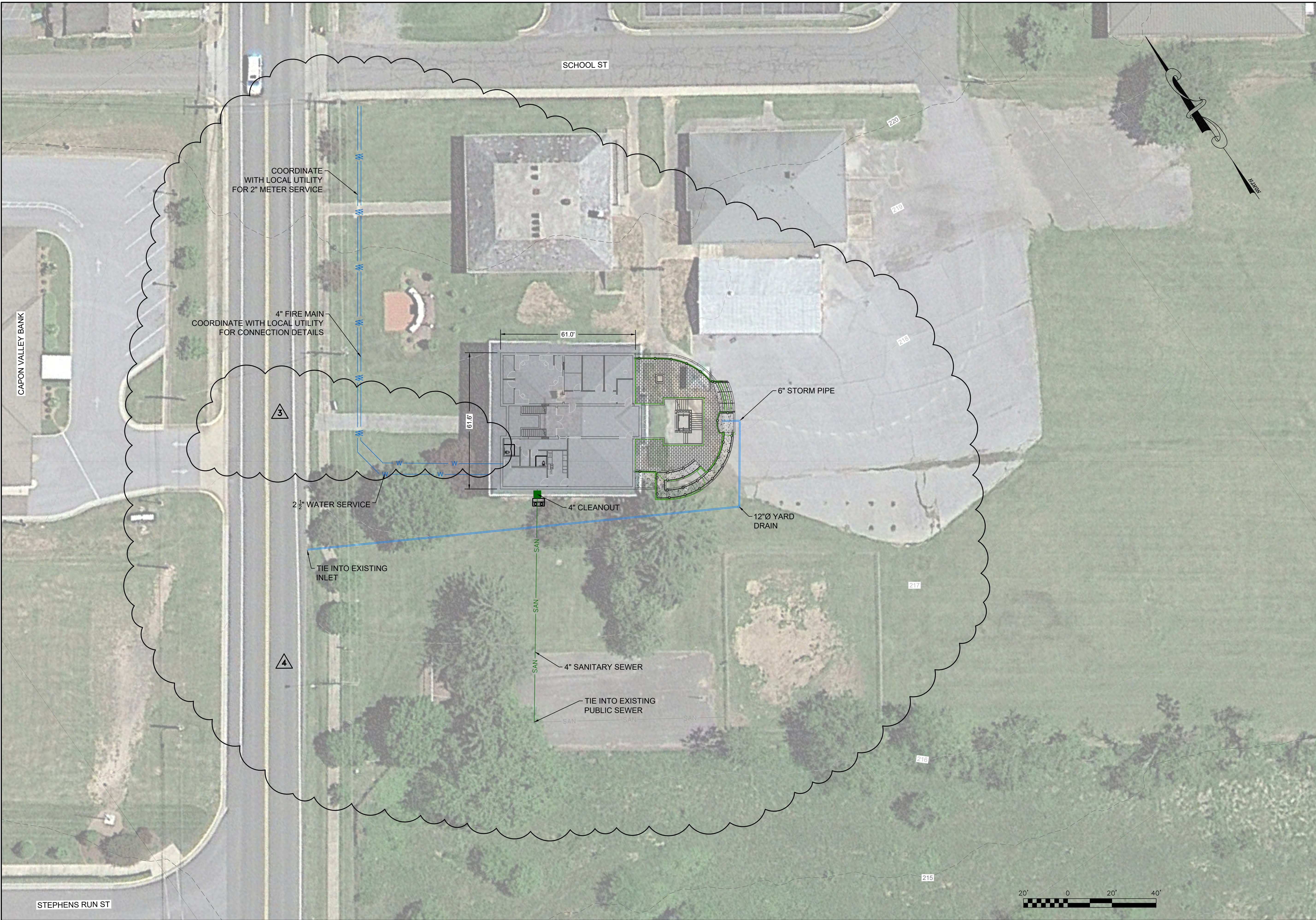
Sincerely,

THE THRASHER GROUP, INC.

AMANDA CHEUVRONT, AIA, NCARB  
Project Manager



CAD FILE: R:\060\060-10197-00-Stephen's City-School House Renovation-Town Of Stephens City-Drawing\DWG\060-10197-Site-Plan.dwg  
 PLOT DATE/TIME: 2/18/2025 3:57 PM  
 LAYOUT: C1.01-SITE PLAN  
 USER: bruce deproot



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NO.	BY	DATE	DESCRIPTION
4	BD	2-18-25	ADDENDUM #4 UTILITY REVISIONS
3	BD	2-12-25	ADDENDUM #3 WATERLINE CONNECTION NOTE

**STEPHENS CITY SCHOOLHOUSE RENOVATION**  
 TOWN OF STEPHENS CITY  
 STEPHENS CITY, VIRGINIA  
 JANUARY 13, 2025  
 CONSTRUCTION DOCUMENTS

DRAWN: DATE:  
 CHECKED: DATE:  
 APPROVED: DATE:  
 PROJECT No. 060-10196

SITE PLAN  
 SHEET No. C1.00

