

INVITATION TO BID

Sealed bids are hereby solicited for:

SUPPLY AND INSTALLATION OF REPLACEMENT LIGHTING AT HOTEL ROANOKE AND CONFERENCE CENTER

The Hotel Roanoke Conference Center Commission and the Hotel Roanoke, L.L.C. hereby invite Bids pursuant to VA. CODE ANN. § 2.2-4301 from firms and persons to supply and install upgraded lighting systems, fixtures and features.

Bid requirements, Specifications and General Conditions are contained in the Details of Invitation to Bid, which is incorporated by reference into this Invitation to Bid. The selection process shall be by competitive sealed bidding.

The Details of Invitation to Bid may be picked up between 8:30 a.m. and 4:30 p.m. at the office of Joseph Oliveira, Director of Engineering, Hotel Roanoke & Conference Center, 110 Shenandoah Avenue, Roanoke, VA 24016. Prospective Bidders may also obtain copies of the Details of Invitation to Bid by emailing Mr. Oliveira at joliveira@hotelroanoke.com.

Sealed Bids must be received by Larry Johnson, Director of Finance, Hotel Roanoke & Conference Center, at 110 Shenandoah Avenue, Roanoke, Virginia 24016, before 2:00 p.m. on December 11, 2024. Bids will be opened and announced to the public shortly after 2:00 p.m. by Mr. Johnson on that date. Questions or comments concerning this Invitation to Bid shall be directed to Mr. Oliveira.

THIS PUBLIC BODY DOES NOT DISCRIMINATE AGAINST FAITH-BASED ORGANIZATIONS.

Subject: Official Communication #1 and Official Addendum #1 and #2

Communication #1:

The series of questions, below, have been asked by bidder/s and thus will be shared with all, so all communications gathered and answered are equitable.

Bid documents state contractor must have an office staffed with qualified technicians within 25 miles of the Hotel. We can provide an affidavit stating we will be on site within 24hrs of a service call. Will that suffice? **After consulting with our Conference Center attorney for clarity, this is our official response, which is now officially Addendum #1**: Bidders may satisfy the qualified service provider requirement by demonstrating that either (A) they have a qualified employee located within a 25 mile radius of the Conference Center or (B) they have a written arrangement or written agreement in effect with a Subcontractor who is a qualified service provider and who has a workplace or office within that 25 mile radius. The Contractor must provide written documentation satisfactory in form and content to the Owners concerning its compliance with this Addendum Number 1 prior to execution of the Contract.

Bid documents require all work (including ballroom) to be completed within 30 days of the commencement date. Bid documents read as calendar days, is this negotiable? **The commencement date wouldn't be issued until the awarded contractor has all materials in hand. When the commencement date begins, the 30 day clock begins with the exception of working around the conference center business demands. IE: If the business demands of the conference center halts any portion of the project and hold up production, the time is not lost but adds back the lost time. Make sense?**

As-Builts-for clarification, as-built modifications are expected to be hand drawn on construction plans not updated CAD drawings? **Correct**

Scope of Work Clearly defined – Bid Documents reference drawings from Gibson Engineering, these drawings clearly show areas that are marked out on the small map we were presented at our walk through. We need clarification on exactly what areas are getting new lighting and controls, and what areas are getting new drop ceiling and tile. **Please see color coded area on attached layout. Yellow is: Grid, tile, fixtures and control replacement areas. Orange is grid and tile only, however, we are desiring an add-alternate bid for the fixtures in these locations, as well. *Official Addendum #2 (attached)**

Control System – Have you received a design for the control systems from Lutron or NLight? If not, is the design fee and engineered stamped drawings for the new system covered by the owner or contractor? **The blueprints issued cover the design circuitry, however, if additional design fees or stamped drawings are expected, this will be the responsibility of the awarded contractor.**

Control System – Do the controls need to be hard wired or are wireless systems acceptable? **Hard wired only.**

Control System – Desired scenes, will a turnover meeting where scenes are set be required or will desired scene settings be provided prior to install? **Scenes to be determined when we startup begins.**

Control System – New system in all likelihood will not match existing control panel footprints throughout the building. What solution is desired to cover any scarring or holes from existing control panels? **The Conference Center will handle minor wall and/or VWC repairs at control locations that don't match-up exactly.**



THE HOTEL ROANOKE & CONFERENCE CENTER

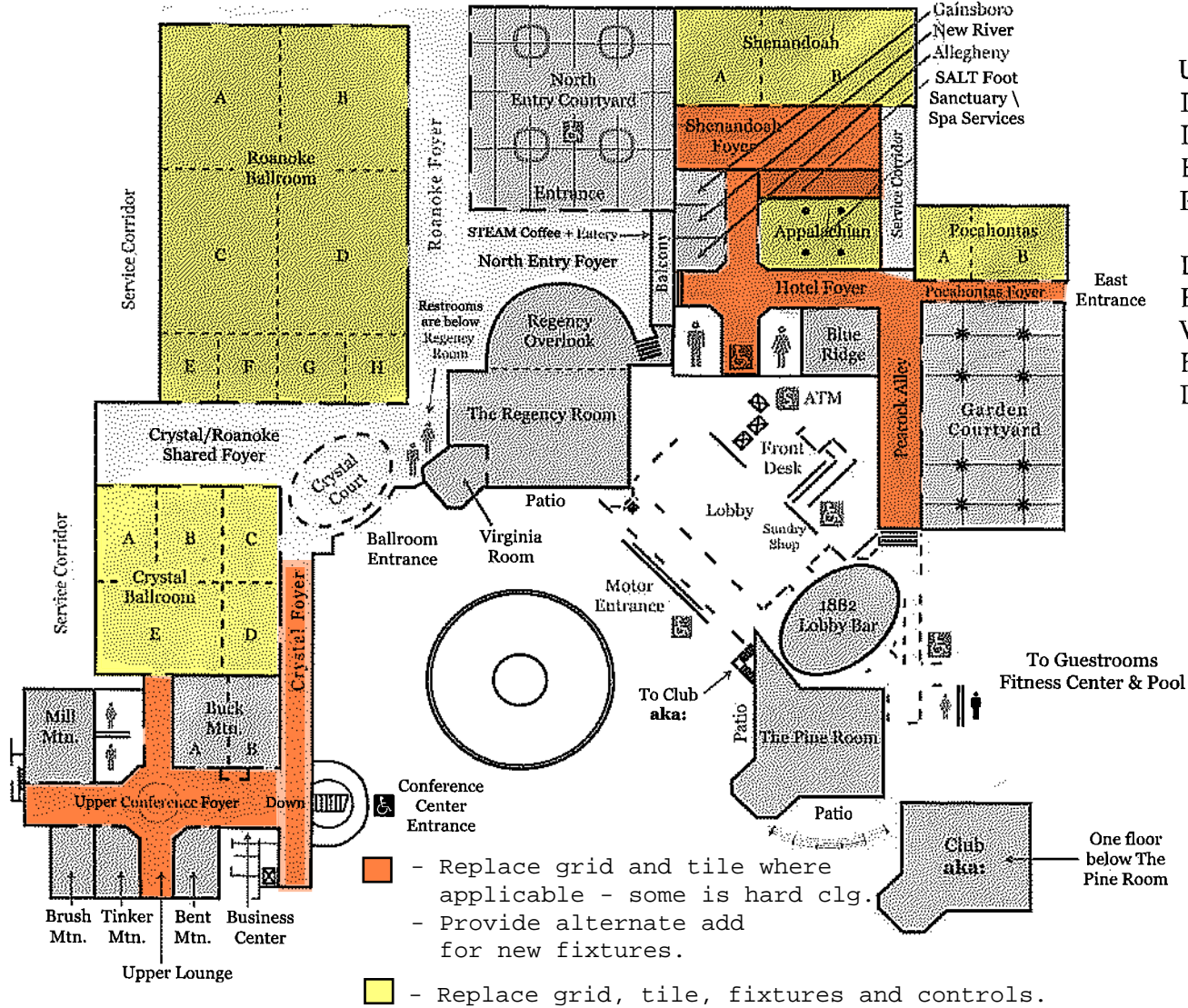
110 Shenandoah Ave • Roanoke, VA 24016 • (T) 540-985-5900 • (F) 540-853-8290 • www.HotelRoanoke.com

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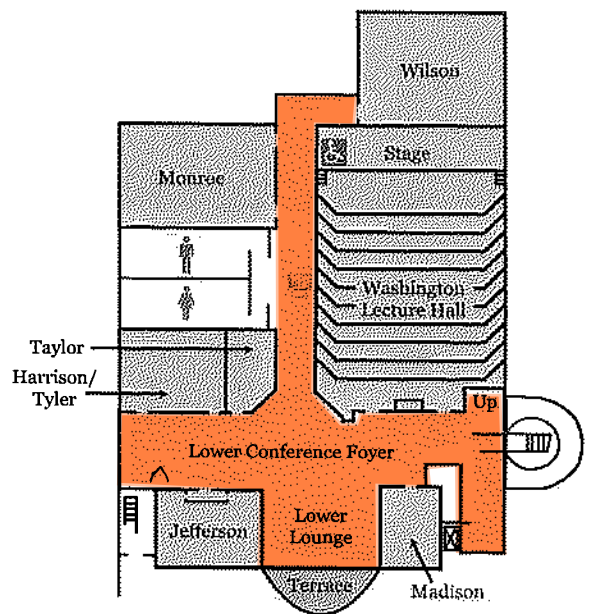
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- Replace grid and tile where applicable - some is hard clg.
- Provide alternate add for new fixtures.
- Replace grid, tile, fixtures and controls.

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Accommodations & Services

- 63,000 square-foot state-of-the-art conference center
- 329 elegant guest rooms, including 19 suites
- High-speed internet, wired and wireless availability
- The historic Regency Room
- The Pine Room & 1862 Lobby Bar
- Club aka:
- Complete fitness center & outdoor pool
- Complimentary shuttle with Roanoke-Blacksburg Reg. Airport

= Wheelchair accessible ramp or lift

Subject: Official Communication 2

Communication 2

Attached, please find a series of questions that have been asked by bidder/s and thus will be shared with all, so all communications gathered and answered are equitable.

1) Areas of Work –

a. In many of the areas shown in orange on the layout map there are fixtures in gypsum ceilings in addition to the ACT. Are the lights in gypsum intended to be replaced as well? **Yes**

i. If yes, the existing fixtures likely contain large housings above the ceiling. Are these required to be removed from the building, or can be left “abandoned” above the ceiling? Due to limited access to above, removal will require cut and patch of the gypsum ceiling at many fixture locations. **Leaving the old disconnected fixture-housing in the ceiling is fine as long as it is done safely and is with-in code.**

ii. If yes, the new light fixtures cannot be guaranteed to cover all existing paint lines from the old fixtures. Should full painting of all bulkheads be included in these areas to provide a quality finished appearance?

Yes, if needed

iii. The round conference “atrium” with stairs that leads from upper to lower levels is not colored on the map to be included. There are numerous fixtures in this area in gypsum ceilings. Are they to be included? **Yes**

b. The “Peacock Alley” and “Pocahontas” rooms are shown to be part of the scope and currently has only gypsum ceiling with no known access to above. This will likely require cutting and patching at each light fixture and subsequent painting of the entire ceiling. Can you confirm this is what is desired? **Yes**

c. The Appalachian room is shown colored yellow on the map (to be included), but during our walkthrough it was noted that this room has already been remodeled. Should it be included in this project? **No, Since this room is already stand-alone, It should be left out of the project. This room was color coded on the map mistakenly.**

d. The orange areas show alternate add for new fixtures, but it does not specifically list controls in these areas. As the new fixtures will not function with the existing controls, can you confirm that new controls should be included in these locations too? **Yes**

2) Lighting Controls

a. As the electrical drawings provided were completed before the yellow and orange map, there are now included “hotel” areas which are not shown in the electrical drawings. Existing drawings will be needed for the control vendor to accurately draw and price. Can you please provide existing plans for these areas? **Upon review, it was decided that all hotel meeting rooms that are included in this project are to be made stand alone with local, in room controls. All public areas, IE; Peacock alley and adjacent hall ways will need to be configured with New Controllers as discussed in original scope.**

3) Sprinkler Covers – In many of the areas there are sprinkler heads (covers) in both the acoustic ceiling tile system and gypsum bulkheads. Are we to include replacement of heads in both systems, or only the ACT areas? **Only the sprinkler covers in the ACT**

4) Schedule – Based on the limitation to after hours work and need to return each area to a finished state at the end of each shift, it will be nearly impossible complete this project in 30 days. Could an extension to 60 working days be allowed? **Not at this time**

5) General Notes

a. The scope of work , Part 1, page 1, 3rd bullet point states that “all scrap must be taken off property each day”. Could a dumpster and/or closed storage container be placed in the parking lot during the project for this use? **Yes, in our valet lot. Location to be set by D.O.E.**

b. Can a storage container be placed in the parking lot for storage of new materials? **Yes, The same as above (question 5a.)**

6) Bid Date

a. With the distribution of the new layout map and subsequent questions which resulted, can the bid date be extended? An additional week would be most appreciated to achieve accurate pricing. **With the numerous RFI requests, and in an effort to receive the best and most accurate bid prices, we have determined that adding a week to the bid due date will be acceptable. An official AND separate addendum will be forthcoming after this communication email.**

CTHBT
ARCHITECTS
 114 Sisseton Street
 Charlotte, NC 28202
 FAX (703) 533-2525
 PHONE (703) 533-6666

ISSUE DATES
 OCTOBER 4, 1993

ET
ENGINEERS
INCORPORATED
 1345 GARDNER LANE
 DALLAS, TEXAS 75240
 (817) 788-2130



**HOTEL ROANOKE
 CONFERENCE CENTER
 COMMISSION**

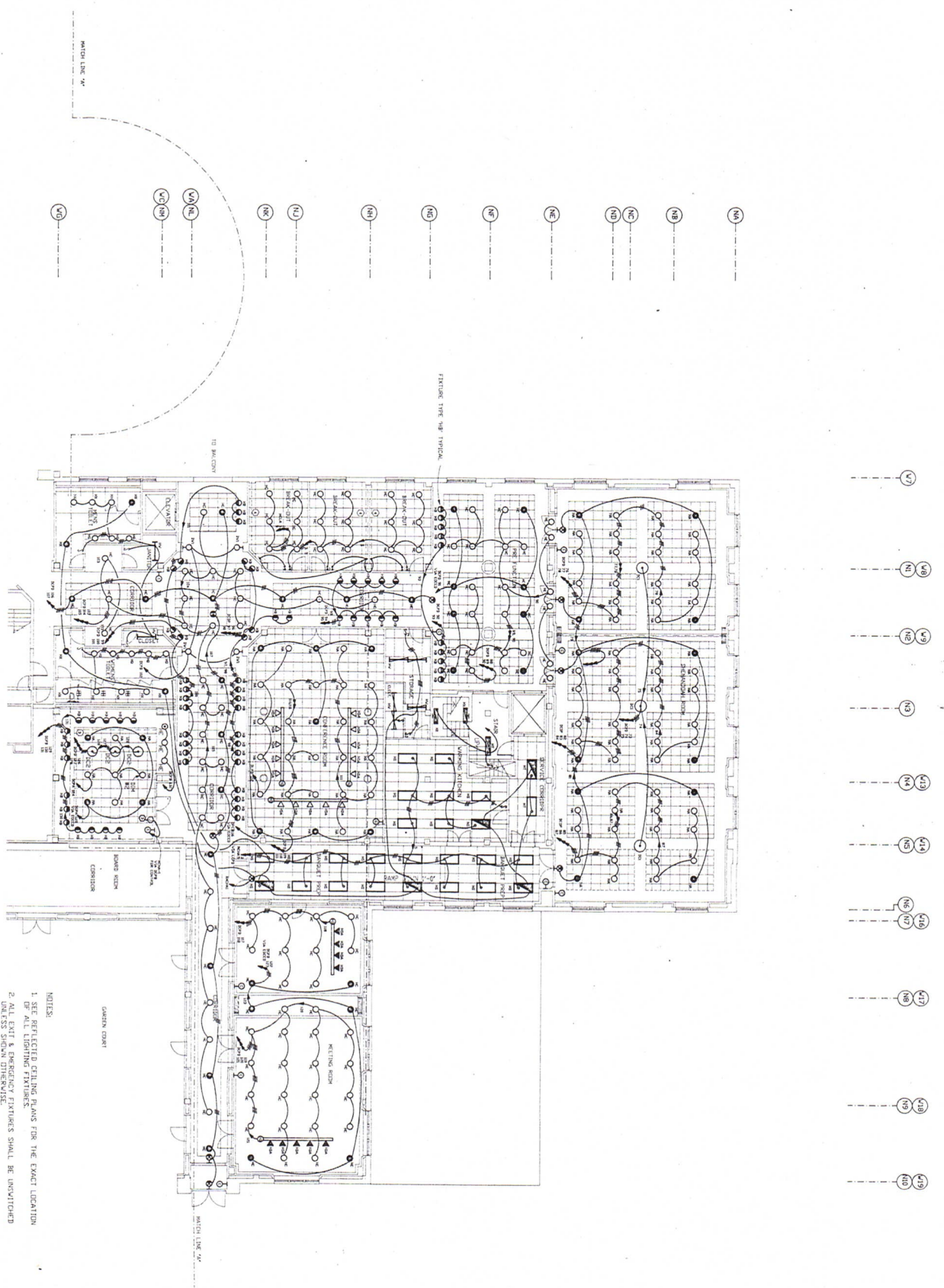
**HOTEL
 ROANOKE**

**NORTH WING
 MAIN LEVEL
 CHEZZANINI**

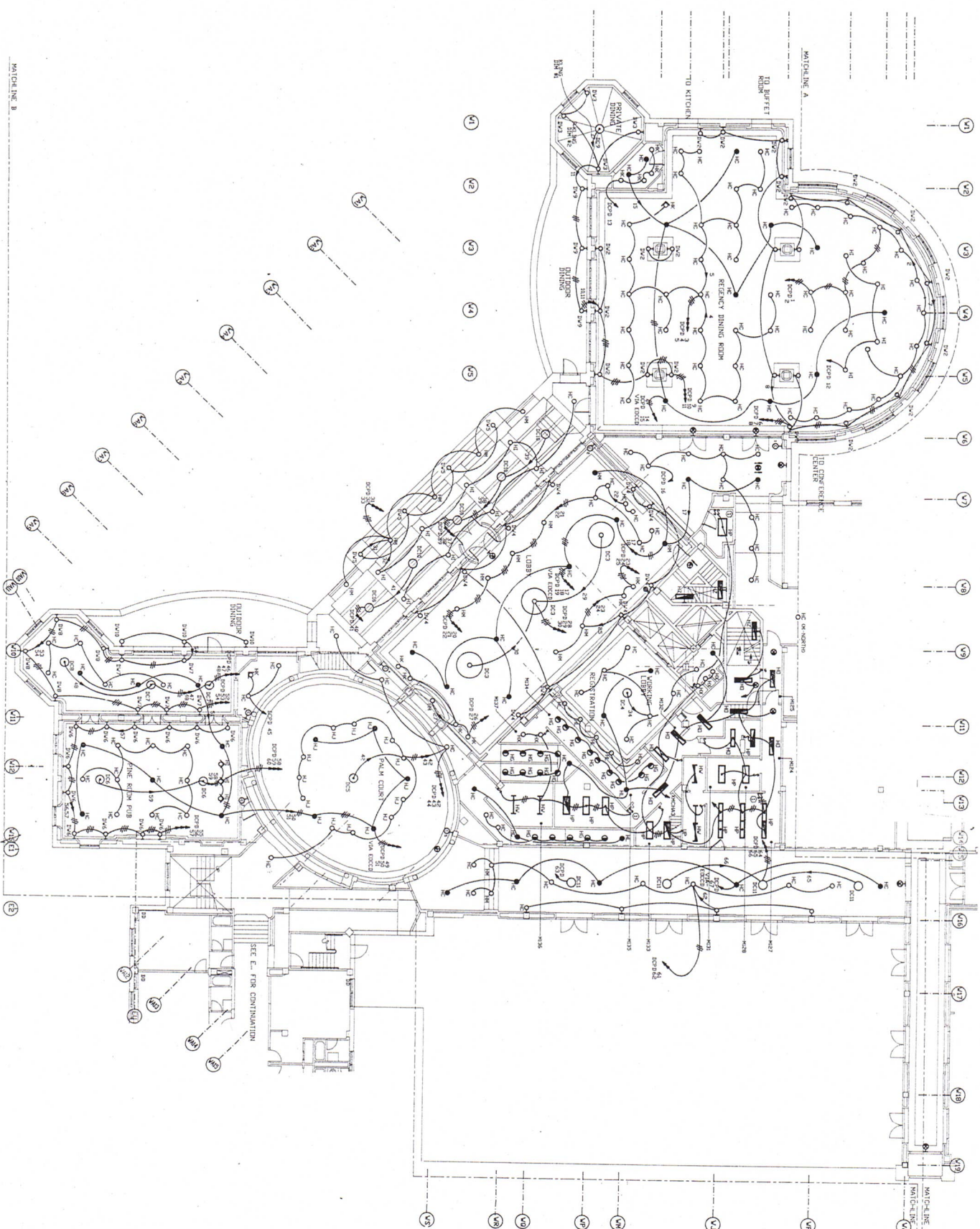
LIGHTING PLAN

PROJECT 8900741
 DATE OCTOBER
 SCALE 1/8" = 1'-0"

E1.04



- NOTES:
1. SEE REFLECTED FIXTURE PLANS FOR THE EXACT LOCATION OF ALL LIGHTING FIXTURES.
 2. ALL LIGHTING FIXTURES SHALL BE UNOCCUPIED UNLESS SHOWN OTHERWISE.
 3. PROVIDE EXTERIOR STOP FLOURESCENT FIXTURE TYPE "MR" CONTINUOUSLY ALONG GRID BORDERS IN BOARD ROOM CORRIDOR AND CONTROL AS DIRECTED.
 4. PROVIDE WALL WASH FLOURESCENT FIXTURES TYPE "MR" CONTINUOUSLY ON WALLS NOTED BETWEEN EXTERIOR WALL/CORRIDOR AND WING CORRIDOR AT CORRIDOR, CONTROL AS DIRECTED AS NOTED.

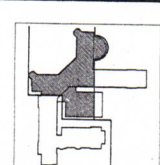


CTBT ARCHITECTS
 26204
 Charlotte, (704) 333-6686
 Telephone: (704) 333-6686
 Fax: (704) 333-2928

ISSUE DATES
 OCTOBER 4, 1993



**HOTEL ROANOKE
 CONFERENCE CENTRAL
 COMMISSION**



**HOTEL
 ROANOKE**

WEST WING
 MAIN LEVEL
 (MEZZANINE)
 LIGHTING PLAN

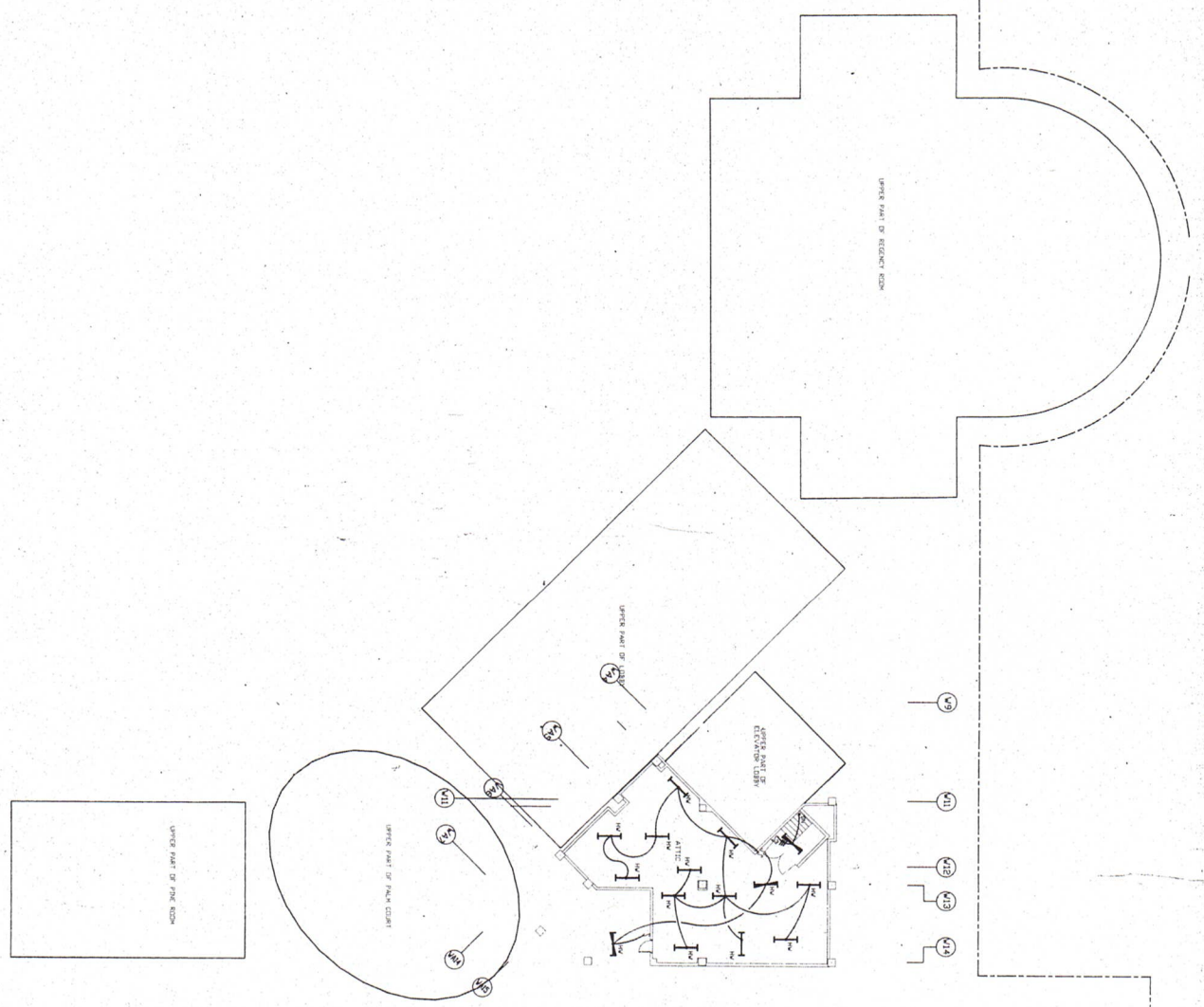
PROJECT 92007-11
 DATE OCTOBER
 SCALE 1/8" = 1'-0"

E1.05

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MATCHLINE B

MATCHLINE W



SEE SHEET AB FOR CONTINUATION

MATCHLINE W
MATCHLINE P

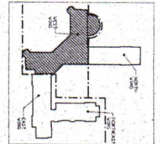
CTBAT
ARCHITECTS
 114 Charlotte, 28502
 Telephone (704) 333-6088
 Fax (704) 333-5530

ISSUE DATES
 OCTOBER 15, 1993

ETI
ENGINEERS
INCORPORATED
 1314 GARDEN LAKE
 COLUMBIA, SC 29210
 (803) 798-7700



HOTEL ROANOKE
CONFERENCE CENTER
COMMISSION



HOTEL
ROANOKE

FIRST FLOOR
LIGHTING PLAN

PROJECT 88907
DATE 02/05/93
SCALE 1/8" = 1'-0"

APPENDIX NO. 1
E106

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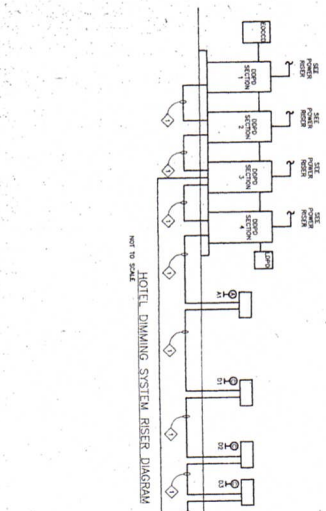


DIMMING SYSTEM SCHEDULE PANEL DCPD

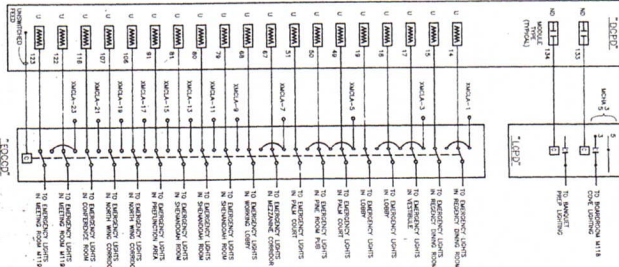
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DIMMING SYSTEM RISER DIAGRAM FEEDER SCHEDULE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	EST. PRICE	EXT. PRICE
1	1/2" EMT (10' MAXIMUM SPAN) OR EQUIV.	1	EA	100.00	100.00
2	3/4" EMT (10' MAXIMUM SPAN) OR EQUIV.	1	EA	150.00	150.00
3	1" EMT (10' MAXIMUM SPAN) OR EQUIV.	1	EA	200.00	200.00
4	1 1/2" EMT (10' MAXIMUM SPAN) OR EQUIV.	1	EA	250.00	250.00
5	2" EMT (10' MAXIMUM SPAN) OR EQUIV.	1	EA	300.00	300.00
6	2 1/2" EMT (10' MAXIMUM SPAN) OR EQUIV.	1	EA	350.00	350.00
7	3" EMT (10' MAXIMUM SPAN) OR EQUIV.	1	EA	400.00	400.00
8	3 1/2" EMT (10' MAXIMUM SPAN) OR EQUIV.	1	EA	450.00	450.00
9	4" EMT (10' MAXIMUM SPAN) OR EQUIV.	1	EA	500.00	500.00
10	4 1/2" EMT (10' MAXIMUM SPAN) OR EQUIV.	1	EA	550.00	550.00
11	5" EMT (10' MAXIMUM SPAN) OR EQUIV.	1	EA	600.00	600.00
12	5 1/2" EMT (10' MAXIMUM SPAN) OR EQUIV.	1	EA	650.00	650.00
13	6" EMT (10' MAXIMUM SPAN) OR EQUIV.	1	EA	700.00	700.00
14	6 1/2" EMT (10' MAXIMUM SPAN) OR EQUIV.	1	EA	750.00	750.00
15	7" EMT (10' MAXIMUM SPAN) OR EQUIV.	1	EA	800.00	800.00
16	7 1/2" EMT (10' MAXIMUM SPAN) OR EQUIV.	1	EA	850.00	850.00
17	8" EMT (10' MAXIMUM SPAN) OR EQUIV.	1	EA	900.00	900.00
18	8 1/2" EMT (10' MAXIMUM SPAN) OR EQUIV.	1	EA	950.00	950.00
19	9" EMT (10' MAXIMUM SPAN) OR EQUIV.	1	EA	1000.00	1000.00
20	TOTAL	20		17000.00	17000.00



NOTES: THIS DIAGRAM ONLY:
1. DIMMERS SHALL BE AS SHOWN.
2. ALL DIMMERS SHALL BE 120VAC.
3. ALL DIMMERS SHALL BE 120VAC.
4. DIMMERS SHALL BE AS SHOWN.
5. DIMMERS SHALL BE AS SHOWN.
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18. DIMMERS SHALL BE AS SHOWN.
19. DIMMERS SHALL BE AS SHOWN.
20. DIMMERS SHALL BE AS SHOWN.



DIMMING PANEL "DCPD" AUXILIARY CONTROL SINGLE LINE DIAGRAM

NOT TO SCALE

ISSUE DATES
OCTOBER 4, 1993

REVISIONS
▷ OCTOBER 6, 1993



ENGINEERS
INCORPORATED
1345 SOUTH 301
AVENUE
SUITE 200
CHARLOTTE, N.C. 28203
(703) 748-2200

HOTEL ROANOKE
CONFERENCE CENTER
COMMISSION

HOTEL
ROANOKE

NOTES AND
LIGHTING FIXTURE
SCHEDULE

PROJECT 92007-11
DATE OCTOBER
SCALE 1/8" = 1'-0"
E1.08

LIGHTING FIXTURE SCHEDULE NOTES

- U1. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) REQUIREMENTS. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- U2. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- U3. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- U4. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- U5. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- U6. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- U7. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- U8. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- U9. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- U10. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

"D" SERIES - DECORATIVE SCENES

TYPE	LOCATION	VOLTAGE	ATTITUDE	IS CONTROLLED
D1	RECEPTION AREA (D)	100V	MEDIUM	IS CONTROLLED
D2	CONFERENCE ROOM (D)	100V	MEDIUM	IS CONTROLLED
D3	OFFICE (D)	100V	MEDIUM	IS CONTROLLED
D4	CONFERENCE ROOM (D)	100V	MEDIUM	IS CONTROLLED
D5	CONFERENCE ROOM (D)	100V	MEDIUM	IS CONTROLLED
D6	CONFERENCE ROOM (D)	100V	MEDIUM	IS CONTROLLED
D7	CONFERENCE ROOM (D)	100V	MEDIUM	IS CONTROLLED
D8	CONFERENCE ROOM (D)	100V	MEDIUM	IS CONTROLLED
D9	CONFERENCE ROOM (D)	100V	MEDIUM	IS CONTROLLED
D10	CONFERENCE ROOM (D)	100V	MEDIUM	IS CONTROLLED

LIGHTING

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NO.	CONF. ITEM	INDICATED	NOTES
L1	RECEPTION AREA (D)	OSRAM	OSRAM 35W-35T11	OSRAM	X	12 3/4"
L2	CONFERENCE ROOM (D)	OSRAM	OSRAM 35W-35T11	OSRAM	X	9 3/4"
L3	OFFICE (D)	OSRAM	OSRAM 35W-35T11	OSRAM	X	9 3/4"
L4	CONFERENCE ROOM (D)	OSRAM	OSRAM 35W-35T11	OSRAM	X	9 3/4"
L5	CONFERENCE ROOM (D)	OSRAM	OSRAM 35W-35T11	OSRAM	X	9 3/4"
L6	CONFERENCE ROOM (D)	OSRAM	OSRAM 35W-35T11	OSRAM	X	9 3/4"
L7	CONFERENCE ROOM (D)	OSRAM	OSRAM 35W-35T11	OSRAM	X	9 3/4"
L8	CONFERENCE ROOM (D)	OSRAM	OSRAM 35W-35T11	OSRAM	X	9 3/4"
L9	CONFERENCE ROOM (D)	OSRAM	OSRAM 35W-35T11	OSRAM	X	9 3/4"
L10	CONFERENCE ROOM (D)	OSRAM	OSRAM 35W-35T11	OSRAM	X	9 3/4"

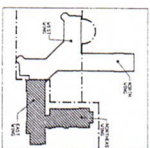
CTHEL
ARCHITECTS
 114
 Charlotte, 28202
 Telephone: (704) 333-6688
 Fax: (704) 333-2828

ISSUE DATES
 OCTOBER 4, 1993

EI
ENGINEERS
INCORPORATED
 174 S. 2ND ST.
 SUITE 200
 CHARLOTTE, NC 28202
 (704) 786-2820



HOTEL ROANOKE
CONFERENCE CENTER
COMMISSION



HOTEL
ROANOKE

EAST WING
MAIN LEVEL
MEZZANINE
LIGHTING &
POWER PLAN

PROJECT 92007.A1
 DATE 07/08/93
 SCALE 1/8" = 1'-0"

E2.01

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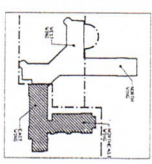
CTH
ARCHITECTS
 444
 Telephone: (704) 333-6666
 FAX: (704) 333-2820

ISSUE DATES
 OCTOBER 4, 1993

**ENGINEERS
 INCORPORATED**
 1245 GARDNER LANE
 COLUMBIA, S.C. 29210
 (803) 799-7600



**HOTEL ROANOKE
 CONFERENCE CENTER
 COMMISSION**



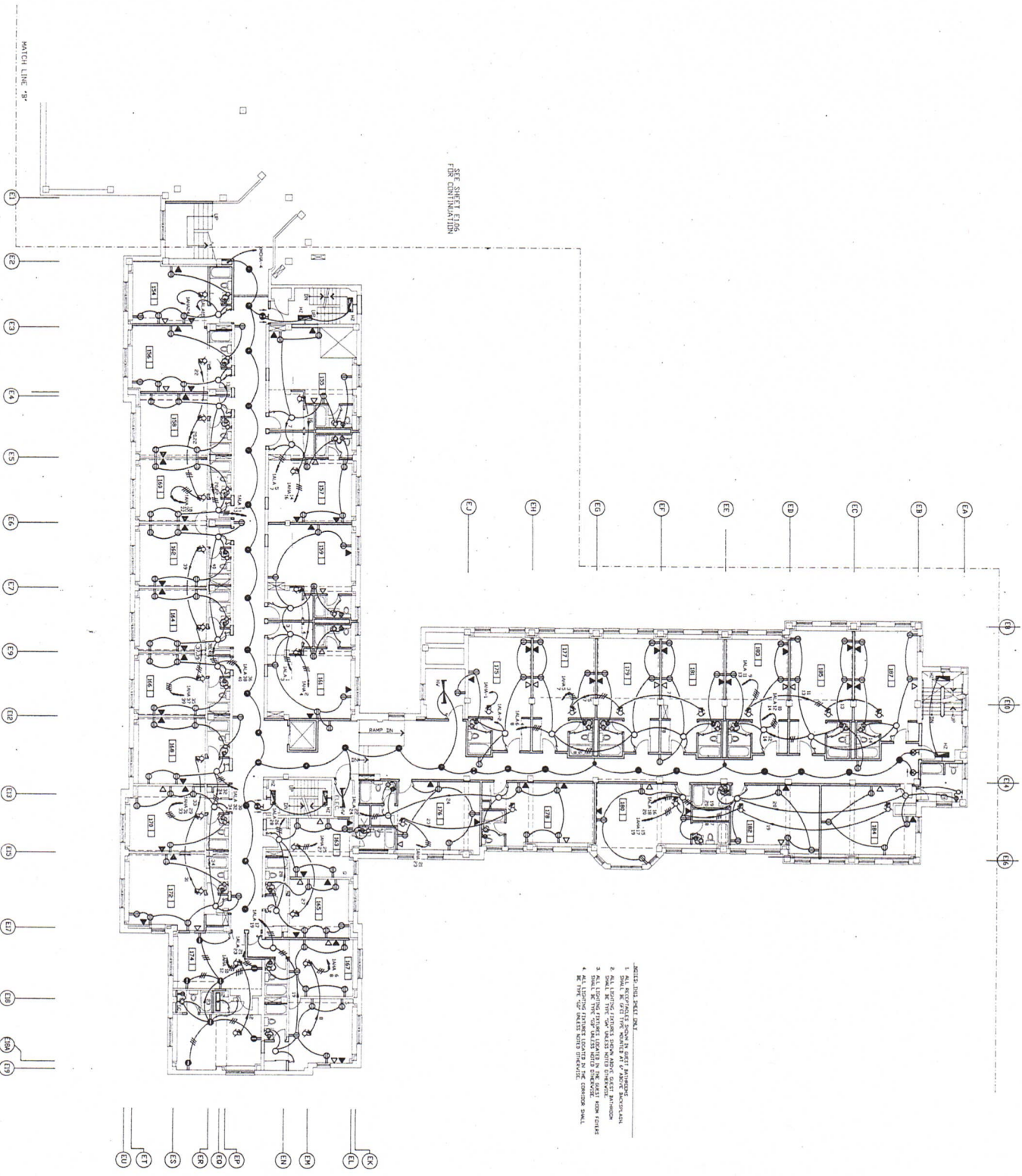
**HOTEL
 ROANOKE**

**NORTHEAST AND
 FIRST FLOOR**

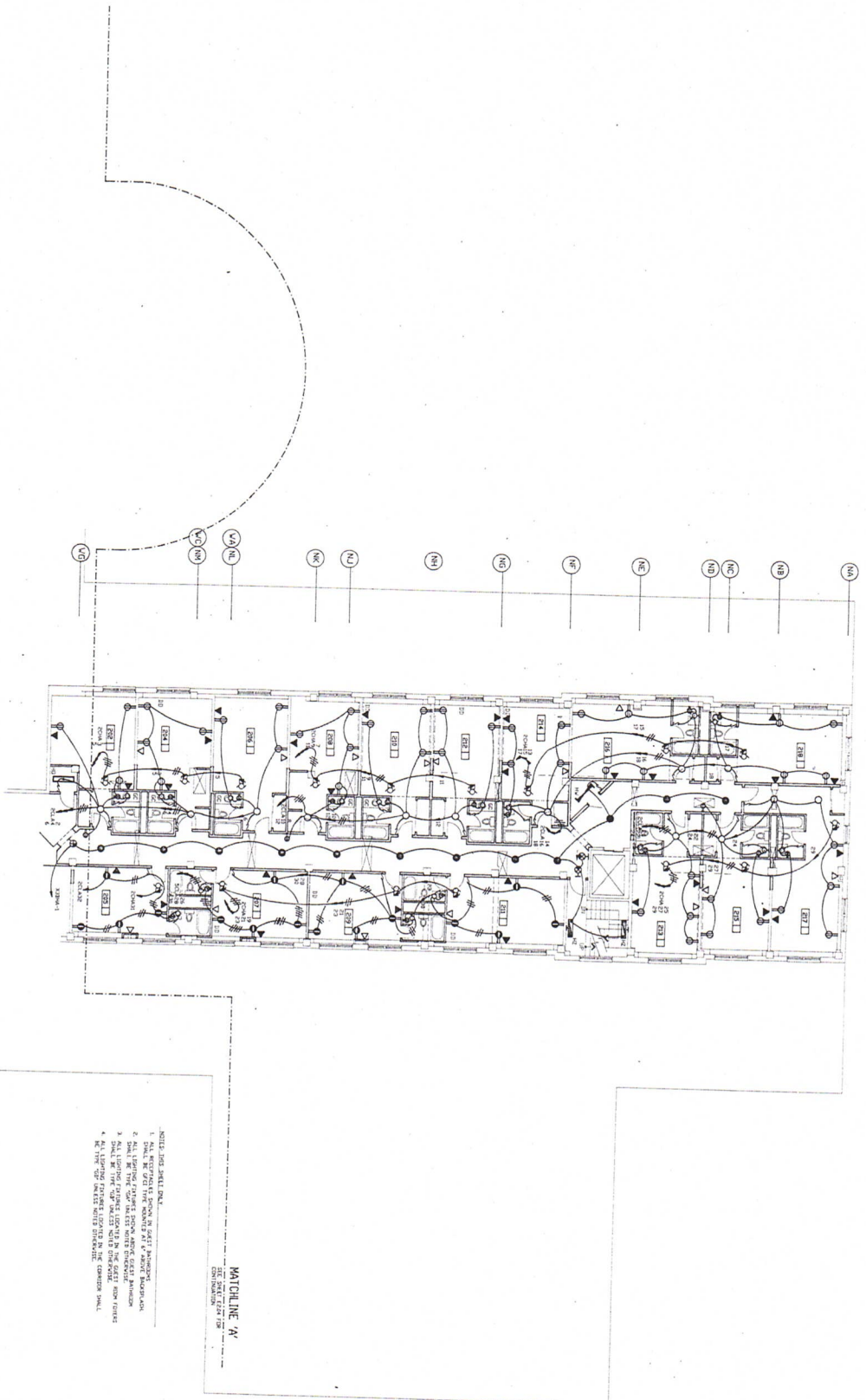
**LIGHTING &
 POWER PLAN**
 PROJECT 92007.11
 DATE OCTOBER
 SCALE 1/8" = 1'-0"

E.2.02

©1993 CTH ARCHITECTS



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- NOTES: SEE SHEET 100
1. ALL NEW WIRING TO BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72).
 2. ALL WIRING TO BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72).
 3. SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES HAVING JURISDICTION.
 4. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72).

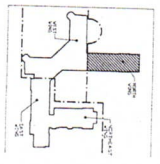
MATCHLINE A

CTHROTT
ARCHITECTS
 44 Street
 Charlotte, NC 28202
 Telephone: (704) 333-6666
 Fax: (704) 333-9229

ISSUE DATES
 OCTOBER 4, 1993



HOTEL ROANOKE
 CONFERENCE CENTER
 COMMISSION



HOTEL
 ROANOKE
 NORTH WING
 SECOND FLOOR

LIGHTING AND
 POWER PLAN

PROJECT
 DATE
 SCALE

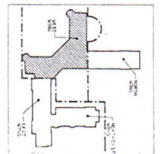
E2.03

CTH
ARCHITECTS
 114 Charlotte, 28205
 Telephone: (704) 253-0886
 Fax: (704) 253-2550

ISSUE DATES
 OCTOBER 4, 1993

EMI
ENGINEERS
INCORPORATED
 100 S. GARDNER LANE
 SUITE 200
 CHARLOTTE, NC 28203
 (803) 798-7800

HOTEL ROANOKE
CONFERENCE CENTER
COMMISSION

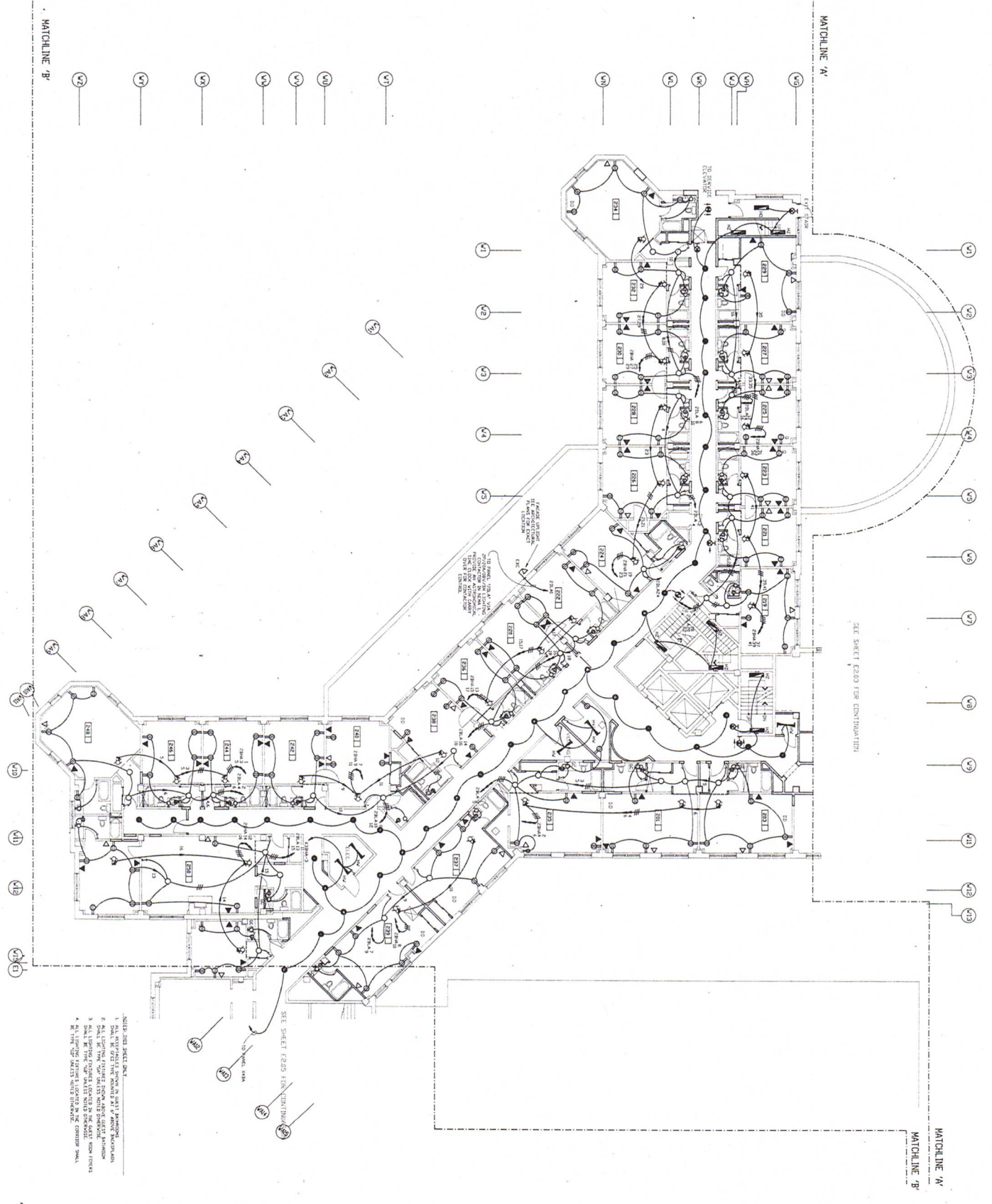


HOTEL
ROANOKE
WEST WING
SECOND FLOOR
LIGHTING AND
POWER PLAN

PROJECT: 02007-11
 DATE: 02/93
 SCALE: 1/8" = 1'-0"

E2.04

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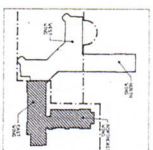
CTHOL ARCHITECTS
 14 Charlotte Street
 Charlotte, N.C. 28202
 Telephone: (704) 333-6666
 Fax: (704) 333-2926

ISSUE DATES
 OCTOBER 4, 1993

CEI ENGINEERS INCORPORATED
 1345 SOUTHWEST ANNE COLLETON, S.E. 28210
 (919) 399-9999



HOTEL ROANOKE CONFERENCE CENTER COMMISSION



HOTEL ROANOKE

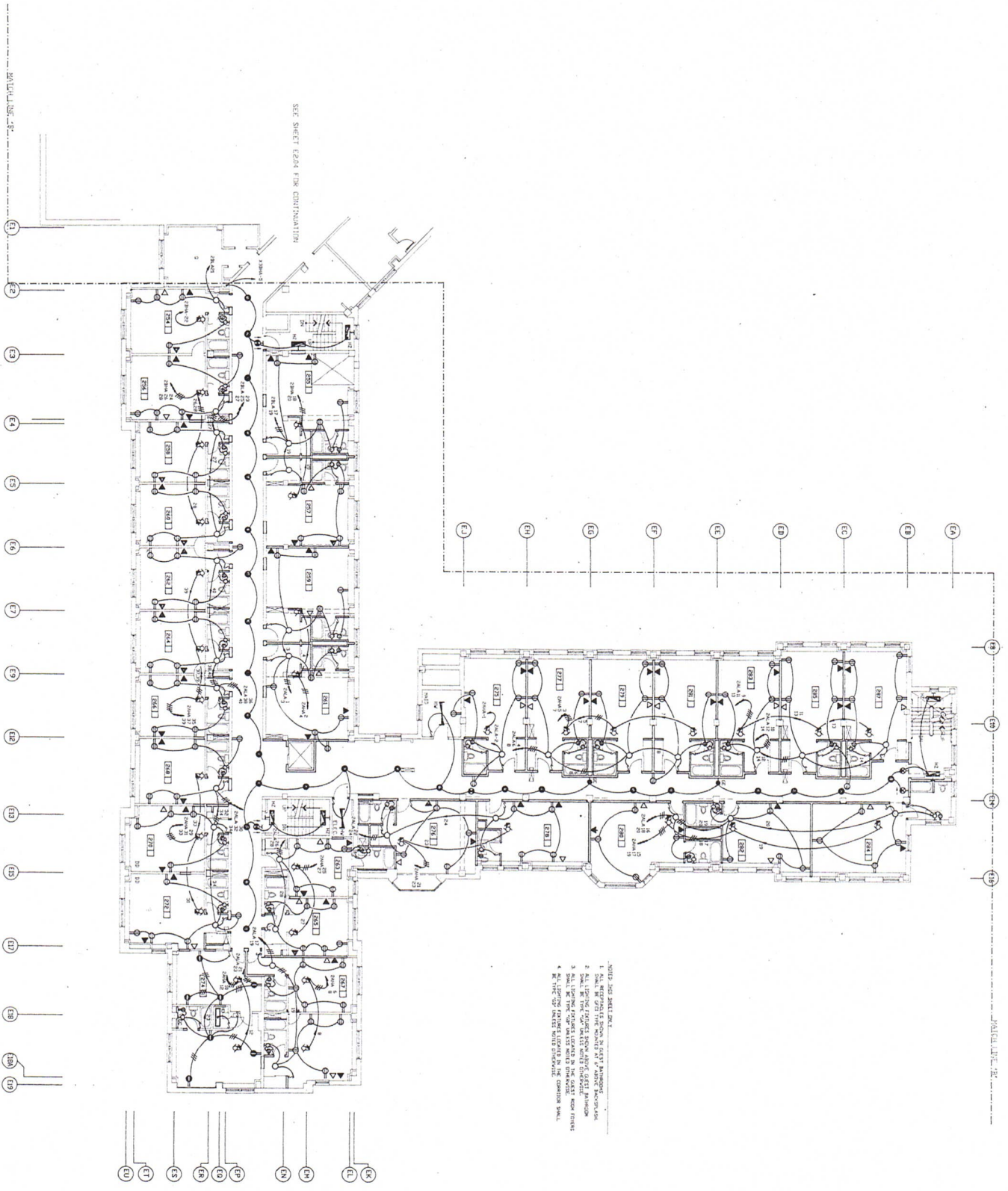
NORTH-EAST AND SECOND FLOOR

LIGHTING AND POWER PLAN

PROJECT 32007.11
 DATE OCTOBER 1993
 SCALE 1/8" = 1'-0"

2.05

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Subject: Official Addendum #3 (Extension of due date for sealed bids) for the Lighting Project at The Hotel Roanoke & Conference Center

The original Invitation to Bid and Instructions to Bidders (7.2) for the Conference Center Lighting Project states;

“Sealed Bids must be received by Larry Johnson, Director of Finance, Hotel Roanoke & Conference Center, at 110 Shenandoah Avenue, Roanoke, Virginia 24016, before 2:00 p.m. on December 11, 2024. Bids will be opened and announced to the public shortly after 2:00 p.m. by Mr. Johnson on that date.

Official Addendum #3:

Extension of the due date for Sealed Bids for the Lighting Project at The Hotel Roanoke & Conference Center

“Sealed Bids must be received by Larry Johnson, Director of Finance, Hotel Roanoke & Conference Center, at 110 Shenandoah Avenue, Roanoke, Virginia 24016, before 2:00 p.m. on December **18**, 2024. Bids will be opened and announced to the public shortly after 2:00 p.m. by Mr. Johnson on that date.