

ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL EXPANSION AND RENOVATION
CHARLOTTESVILLE, VA
Architect's Project No: 632552

BID FORM (*AD-05)

BID REQUEST NO.: 2501

DATE: May 30, 2025

TO: Attn: Adrienne Bergey, Finance and Procurement Manager
Albemarle-Charlottesville Regional Jail
160 Peregrory Lane
Charlottesville, VA 22902

FROM: Kenbridge Construction Co., Inc.
Bidder's Name
1101 East Fifth Avenue, P.O. Box 480
Bidder's Address
Kenbridge, Virginia 23944
Bidder's Address

FOR: Albemarle-Charlottesville Regional Jail Expansion and Renovation

Having carefully examined the site, and all of the Bidding and Contract Documents, and in compliance with the "Invitation to Bid," "Instructions to Bidders," and "Supplementary Instructions to Bidders," the undersigned proposes to provide all labor, materials, supplies, equipment, services, and perform all Work necessary for the construction of this Project in accordance with the Bid Documents, dated April 28, 2025, prepared by Moseley Architects, PC.

Complete this Bid Form in blue or black ink or by computer. Discrepancies in the multiplications of units of work and the unit prices will be resolved in favor of the correct multiplication of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.

PART A: SUBTOTAL BASE BID PRICE: (*AD-05)

The **Subtotal** Base Bid Price includes all Work required by and in strict accordance with the Bid Documents for this Project, not including Part B Lump Sum Allowances or Part C Quantity Allowances, for the Lump Sum of:

\$ 63,284,000 (Figures only).

PART B: LUMP SUM ALLOWANCES: (Reference Section 012100 – Allowances)

- | | |
|---|--------------|
| 1. Lump Sum Allowance No. 1: Interior and Exterior Panel Signage: | \$10,000.00 |
| 2. Lump Sum Allowance No. 2: Hazardous Materials Remediation: | \$150,000.00 |
| 3. Lump Sum Allowance No. 3: Sourcing Image Rights | \$5,000.00 |
| 4. Lump Sum Allowance No. 4: Architectural Door Hardware | \$135,000.00 |

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PART C: QUANTITY ALLOWANCES: (Reference Sections 012100 – Allowances and 012200 – Unit Prices)

1. Quantity Allowance No. 1: Moisture Vapor Treatment:

Estimated quantity of 6,000 s.f. at \$ 7.00 per s.f. (in-place unit price/measure) =

\$ 42,000.00 (Figures only).

TOTAL BASE BID PRICE

(inclusive of Part A Base Bid Price + all Part B Lump Sum Allowances + all Part C Quantity Allowances) =

\$ 63,626,000.00 Figures only.

ALTERNATE BID PRICES: (Reference Section 012300 – Alternates)

1. Alternate #1 Bid Price: Existing Roofing Replacement: Provide all work associated with removal of existing roof and replacement with TPO membrane roofing, in strict accordance with the Bid Documents:

\$ 1,600,000.00 (Figures only)

- ~~2. Alternate #2 Bid Price: Elevator Removal and Replacement (Elevator #3): Provide all work associated with removal of existing elevator and all associated components and machinery, and replacement with new holeless hydraulic elevator, in strict accordance with the Bid Documents: (*AD-05)~~

~~\$ _____ (Figures only)~~

3. Alternate #3 ~~#2~~ Bid Price: Exterior Freezer Replacement: Provide all work associated with removal of existing exterior freezer and furnish and installation of new freezer, in strict accordance with the Bid Documents: (*AD-05)

\$ 175,000.00 (Figures only)

- ~~4. Alternate #4 Bid Price: Electrical Systems: Provide all work associated with additional electrical work including power and distribution, lighting fixtures, and lighting controls, in strict accordance with the Bid Documents: (*AD-05)~~

~~\$ _____ (Figures only)~~

ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL EXPANSION AND RENOVATION
CHARLOTTESVILLE, VA
Architect's Project No: 632552

RECEIPT OF ADDENDA

We acknowledge the receipt of the following Addenda:

Addendum No.	<u>1</u>	, dated	<u>03/31/25</u>
Addendum No.	<u>2</u>	, dated	<u>04/16/25</u>
Addendum No.	<u>3</u>	, dated	<u>05/12/25</u>
Addendum No.	<u>4</u>	, dated	<u>05/19/25</u>
Addendum No. 5		, dated	05/26/25
Addendum No. 6		, dated	05/27/25

TIME OF COMPLETION

Based upon a Notice to Proceed within forty-five (45) calendar days from the opening of the bid, Work included in this Contract shall be Substantially Complete no later than 31 months from the Notice to Proceed date and finally complete no later than sixty (60) calendar days thereafter. The project has multiple phases, refer to Phasing Sheet G3.1 for more detailed scheduling for each phase.

LIQUIDATED DAMAGES AND EARLY COMPLETION INCENTIVE (*AD-05)

Liquidated Damages (refer to General Conditions for additional information): \$1,000.00 per calendar day. Liquidated Damages shall be based on the project's Substantial Completion date and do not apply to individual phases.

Early Completion Incentive: \$1,000.00 per calendar day. Early Completion Incentive shall be based on the project's Substantial Completion date and does not apply to individual phases.

REGISTRATION

The Undersigned is a licensed Class A Contractor in accordance with applicable state statutes and regulations, as amended, Certificate No. 2701 003930A, dated 11 /30 /2025 A Class A Contractor License is required for this project.

A bid by a corporation shall further give the State of incorporation Virginia, State Corporation Commission ID number 0076243-5, and have the corporate seal affixed in the space provided herein.

ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL EXPANSION AND RENOVATION
CHARLOTTESVILLE, VA
Architect's Project No: 632552

CERTIFICATION

I certify that the firm name given below is the true and complete name of the Bidder and that the Bidder is legally qualified and licensed, to perform all Work included in the scope of the Contract.

Legal Name of Bidder (Company) Kenbridge Construction Co., Inc.

Bidder's (Company) Address 1101 East Fifth Avenue, P.O. Box 480, Kenbridge, VA 23944



Signature

A handwritten signature in blue ink, appearing to read 'John B. Mahaney, Jr.', written over a horizontal line.

(Signature of person(s) legally authorized to bind Bidder (Company) to this Contract)

By:

John B. Mahaney, Jr.

(Typed or printed Name(s) of Person(s) Signing)

Title:

Vice President of Preconstruction Services

(Typed or printed Title(s) of Person(s) Signing)

Telephone Number: 434-676-8221
(include Area Code)

E-mail: estimating@kenbridge.com
(of person indicated above)

(This form may be reproduced in exact detail)

END OF BID FORM



**ALBEMARLE CHARLOTTESVILLE REGIONAL JAIL
PURCHASING DEPARTMENT
160 Peregrory Lane
Charlottesville, VA 22902
P: (434) 977-6981 F: (434) 977-9617**

ADDENDUM NO.: ONE

Commodity: Albemarle Charlottesville Regional Jail Expansion & Renovation

Project # / IFB Reference: 25-01 (RFPQ-85671)

Date: March 31, 2025

Issued To: All Offerors

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

1. Prequalified Contractors List:

The following contractors have been prequalified to bid on the referenced project. The six names below are the only contractors who are eligible to submit bids:

Contractor Name
W.M. Schlosser Co., Inc.
Branch
Nielsen Builders, Inc.
English Construction Company, Inc.
Hoar Construction
Kenbridge Construction

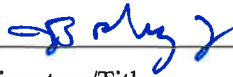
2. Clarifications & Reminders:

- The anticipated bid issuance date is April 21, 2025. An electronic submission option will be available via eVA.
- All prequalified contractors must adhere to the terms and conditions specified in the original solicitation. All other terms and conditions of the solicitation remain unchanged.

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.

Kenbridge Construction Co., Inc.

Name of Firm



Signature/Title

05/29/2025

Date

John B. Mahaney, Jr., Vice President of
Preconstruction Services

Printed Name

Respectfully,



Adrienne Bergey

Finance & Procurement Manager

Albemarle-Charlottesville Regional Jail



ALBEMARLE CHARLOTTESVILLE REGIONAL JAIL
PURCHASING DEPARTMENT
160 Peregory Lane
Charlottesville, VA 22902
P: (434) 977-6981 F: (434) 977-9617

ADDENDUM NO. 2

Commodity: Albemarle Charlottesville Regional Jail Expansion & Renovation

Project # / IFB Reference: 25-01 (RFPQ-85671)

Date: April 16, 2025

Issued To: All Offerors

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

1. The bid issuance date has changed from April 21, 2025 to **April 28, 2025**. An electronic submission option will be available via eVA.

2. **Mandatory In-Person Pre-Bid Conference** will be held at the Albemarle-Charlottesville Regional Jail on Thursday, May 8, 2025 from 10:00am - 11:30am in the "Muster Room."

Address: 160 Peregory Lane; Charlottesville, VA 22902

3. **Bid Submission Date:** The due date for all bids will be Friday, May 30, 2025 at 2:00pm.

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.

Kenbridge Construction Co., Inc.

Name of Firm

4/17/2025

Date



Signature/Title

John B. Mahaney, Jr. | Vice President of
Preconstruction Services

Printed Name

Respectfully,

A handwritten signature in black ink, appearing to read "ABergey". The signature is written in a cursive, flowing style.

Adrienne Bergey

Finance & Procurement Manager

Albemarle-Charlottesville Regional Jail



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Bid Bond

CONTRACTOR:

(Name, legal status and address)

Kenbridge Construction Co., Inc.
1101 5th Avenue
Kenbridge, VA 23944

SURETY:

(Name, legal status and principal place of business)

Travelers Casualty and Surety Company of America
One Tower Square
Hartford, CT 06183

OWNER:

(Name, legal status and address)

Albermarle-Charlottesville Regional Jail
160 Peregrory Lane
Charlottesville, Virginia 22902

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: \$ 5% Five Percent of Amount Bid

PROJECT:

(Name, location or address, and Project number, if any)

Albermarle-Charlottesville Regional Jail Expansion and Renovation
160 Peregrory Lane
Charlottesville, Virginia 22902

Bid Request No. 2501

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory

Init.

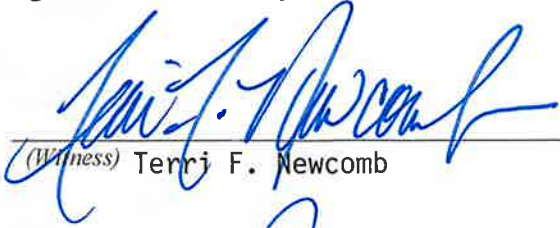
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User Notes:

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or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 30th day of May, 2025.


(Witness) Terri F. Newcomb


(Witness) Jimmy Roberts

Kenbridge Construction Co., Inc.

(Contractor as Principal)


(Title) John B. Mahaney, Jr., Vice President
of Preconstruction Services

Travelers Casualty and Surety Company of America

(Surety)


(Title) Steven Dana Scobey, Attorney-in-Fact



Init.



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Steven Dana Scobey** of **RICHMOND, Virginia**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st day of April, 2021**.



State of Connecticut

City of Hartford ss.

By: 
Robert L. Raney, Senior Vice President

On this the **21st day of April, 2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th day of June, 2026**




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

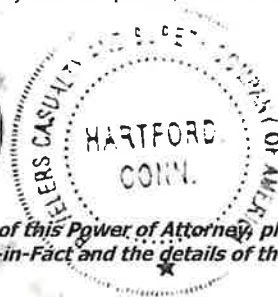
FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

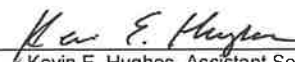
FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or undertaking to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **30th day of May, 2025**.




Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.