

**GUILFORD TECHNICAL COMMUNITY COLLEGE
GTCC FIRE TRAINING TOWER**

**ADDENDUM NO. 1
TO
SPECIFICATIONS AND CONTRACT DOCUMENTS**

February 6, 2025

Please make the following changes to the Specifications and Contract Documents:

GENERAL:

1. Class A Burn Building Specifications page 1 states: Utilize 7 – New 8' by 40' Containers. Appendix B states the building height is 38', which indicates 9'6" x 40' containers (which is standard). Which are we to bid from, the set of plans or the specification sheet, as they are contradictory? **These should be standard 9'6" x 40' containers.**
2. Burn Apron is shown on plans and is not listed in Class A Burn Building Specifications. Is the burn apron to be insulated? **The apron should be constructed to perform controlled burns not to exceed 1,200 F.**
3. The floor structure in the burn chambers will be of 1/8" stainless steel diamond plate. This appears to be thin and will most likely warp due to heat. Confirming this is the spec desired? **The minimum thickness should be ¼".**
4. Class A Burn Building Specifications Class A burn room (bullet 2) ask for Class 4 bedrooms and (bullet 3) refers to burn rooms. Can you clarify bedroom vs burn room? **All references to bedrooms should be burn rooms.**
5. Class A Burn Building Specifications Class A burn room bullet 4 for FDC inner gate valves it states (1) for 1st, 2nd and 3rd floors. Plans show an additional gate valve on the 4th floor. Can you clarify? **The standpipe should run the entire length of the interior stairwell.**
6. Plans as distributed, are they permit ready to submit to Guilford County? **Civil plans have been reviewed and approved by the Town of Jamestown. Structural, electrical and building plans will be reviewed by Guilford County Building Inspections once the structure has been selected.**
7. Based on Plan drawings, there are no elevations for piers. **Refer to "Foundation Plan Notes" on Sheet S1.2 (excerpt below) as well as Details 3, 4 & 5 on the same sheet.**

FOUNDATION PLAN NOTES:

1. ELEVATIONS: THE REFERENCE ELEVATION (0'-0") FOR ALL ELEVATIONS SHOWN ON THE FOUNDATION PLANS SHALL BE AT THE TOP OF THE FIRST FLOOR SLAB-ON-GRADE.
2. REFER TO CIVIL DRAWINGS/SITE PLAN FOR ELEVATION OF THE FIRST FLOOR AND ADDITIONAL INFORMATION.
3. REFER TO MANUFACTURER'S DRAWINGS, AND CONTRACTOR SHALL COORDINATE WITH MANUFACTURER, FOR ATTACHMENT REQUIREMENTS.

In short, the elevation (top of) pier requires coordination with the FFE indicated on the Civil Drawings for the new building units as well as the grades/slope of the existing pavement.

8. Based on Plan drawings, there are no elevations for weld plates. **Assuming the "weld plates" are the "Base Plates" noted in Details 3, 4 & 5 on Sheet S1.2, the elevation requires coordination with the manufacturer of the units as that plate is provided by the manufacturer and is proprietary.**
9. Vent over specifications states 40' and 20' box. Plans only list (1) 40' box. Can you clarify? **This should be 1 – 9'6" x 40' container.**

10. Under Safety and Security Features (bullet 4) it speaks of forced entry doors. There are no forced entry doors shown on plans. Can you clarify? **Forcible entry doors shall be placed on the interior access to each burn container (not burn room) with the ability to have both inward and outward entry.**
11. Painting surfaces and final coat. Is this exterior only or both interior and exterior? **Burn rooms should include a coat of high-temperature paint to the cover plate.**
12. Confirming GC is to remove hydrant and line and is it to be relocated by GC? **All utility work in the contract documents should be included in the base bid price. The breakdown of work performed by the GC and subcontractors is means and methods not dictated by the owner or design team**
13. Is GC responsible for all civil work as listed in the plans? **All civil work in the contract documents should be included in the base bid price. The breakdown of work performed by the GC and subcontractors is means and methods not dictated by the owner or design team.**
14. Under Special Features, it states, include graphics installed on the tower. Can you specify the size type and what is desired to be included? **The GTCC Academy Patch (see below). Assume 6' height and width scaled proportionally.**



15. The Civil drawings show a sewer line running to the fire tower. Can a drawing be provided showing where the floor drains go? **Floor drain locations will vary depending on the actual structure selected. The location and details for the floor drains should be included in the tower design provided by the selected supplier. The location of the connecting sanitary sewer line from the proposed tower to the existing oil/water separator may be relocated to accommodate the actual floor drain locations.**
16. Can a drawing be provided that shows where the electrical components go in the building on each level? **Electrical component locations will vary depending on the actual structure selected. The location and details for the electrical components should be included in the tower design provided by the selected supplier. The location of the proposed electrical service may be relocated to accommodate the actual electrical component locations.**
17. Can a drawing be provided that shows where the sprinkler head is to be installed? **Sprinkler head and standpipe locations will vary depending on the actual structure selected. The location and details for the sprinkler system should be included in the tower design provided by the selected supplier. The location of the proposed water service may be relocated to accommodate the actual sprinkler head and standpipe locations.**
18. The specs state that we are to include department graphics on the exterior of the building. Can the graphics be provided so we know what to price? **The GTCC Academy Patch as noted in Question 14.**
19. What are the roof props that we are to provide? **Roof props include a 96" x 72" framed vent area that will allow for OSB to be placed onto removable 2x4 studs on 16" centers for cutout. This will be a 6/12 fixed roof pitch. The prop will be able to move from the second-floor landing to the third utilizing a forklift.**
20. Can an elevation view be provided for the project? **Architectural elevations have been provided for reference, but the owner recognizes there will be some deviation based on the actual structure selected.**
21. I did not see a spot on the bid form for unit prices related to unsuitable soils and rock removal/replacement. Will these be added? **Rock and unsuitable soils are not anticipated due to the previously developed site.**
22. Can you verify that there will be no capacity use fees for the water and sewer connection since we are tapping into existing lines on campus? **There are no capacity use fees anticipated.**
23. May we substitute the burn room design utilizing 1/4" mild steel wall and floor material in lieu of the much less durable stainless correlated walls and 1/8" stainless floor plate detailed in the bid package? This design matches the construction shown in the supplied floor plan. **Yes, this substitution is approved.**

24. May we substitute heavy duty mild steel hinges vs the stainless ones described in the bid package? The steel-to-steel welded connection shown in the supplied floor plan. **Yes, this substitution is approved.**
25. May we substitute a heavy-duty rhino liner coating on the rappel tower in lieu of the skinned plate coverage? The liner is much more durable and far superior in gaining foot traction upon decent. **No, this substitution is not approved.**
26. May we substitute a direct two coat semi-gloss paint as our common practice in lieu of the 2-part Marine Urethane finish and clear coat? **Yes, this substitution is approved.**
27. The plan drawing shows a sewer line with clean outs to the burn building. The building does not request any bathroom facilities. Can you give further clarification. Is this sewer line for future use? Should it be capped? **The proposed sanitary sewer drain is intended to serve the proposed floor drains. Floor drain locations will vary depending on the actual structure selected. The location of the connecting sanitary sewer line from the proposed tower to the existing oil/water separator may be relocated to accommodate the actual floor drain locations.**
28. Number 3 of Prebid meeting document states 'prepayment for fabrication is not allowed. Article 31 of bid document states *"Should the space for storage on-site be limited, the Contractor, at his option, shall be permitted to store such materials and/or equipment in a suitable space off-site."* Confirming this is an option as equipment for installation is obtained by contractor to request/receive payment? **Payment for materials can only be made if the material is on site or in a licensed and bonded warehouse meeting the criteria of the State Construction Office including availability for inspection.**
29. What is the basis of design? **Although there is not a specific structure that has been used as the basis of design. GTCC has communicated with American Fire Training Systems and DR Reynolds to discuss various elements of the proposed structure.**

Submitted by:
Tori Small, PE
Westcott, Small and Associates, PLLC

ATTACHMENTS Pre Bid Minutes with Attendance Sheet
Plan Holders List

END OF ADDENDUM No. 1

Meeting Minutes

Project: GTCC New Fire Training Tower
Date: January 28, 2025, at 10am
Meeting: Prebid Meeting
Location: GTCC Campus Operations Building, Conference Room 1128
Attendees: See attached sign in sheet

Items discussed:

1. Welcome & Introductions
2. Review of HUB Goals
GTCC's goal is a minimum 10% participation. Although this is not a traditional brick and mortar project, there are opportunities for HUB participation.
3. Review of Contract Documents
 - a. Bonding requirements & Contractor Payment: Each proposal shall be accompanied by a cash deposit or a certified check drawn on some bank or trust company, insured by the Federal Deposit Insurance Corporation, of an amount equal to not less than five percent (5%) of the proposal, or in lieu thereof a bidder may offer a bid bond of five percent (5%) of the bid executed by a surety company licensed under the laws of North Carolina to execute the contract in accordance with the bid bond. Said deposit shall be retained by the owner as liquidated damages in event of failure of the successful bidder to execute the contract within ten days after the award or to give satisfactory surety as required by law.

Each contractor shall furnish a performance bond and payment bond executed by a surety company authorized to do business in North Carolina. The bonds shall be in the full contract amount. Bonds shall be executed in the form bound with the specifications. All bonds shall be countersigned by an authorized agent of the bonding company who is licensed to do business in North Carolina.

Payment to the contractor will be made based on ninety percent (90%) of monthly estimates and final payment made upon completion and acceptance of work. Prepayment, partial payment for fabrication, etc. is not allowed.

- b. Base bid: Single Prime bids only and all proposals shall be lump sum.
- c. Alternate No. 1: Design, fabricate and erect exterior stair and all associated components (stairs, rails, lighting signage, etc.) to meet building permit requirements.
- d. Construction Time/Schedule: It was discussed that the project shall be substantially complete within 10 months.

- e. References: It is mandatory that the manufacturer, not the GC, provide references, cost and description for at least five similar projects over the previous five years.
4. Bid Opening
Sealed proposals will be received by Guilford Technical Community College in Jamestown, NC, by Mitchell Johnson, GTCC Campus Operations Building, Room 1128, 1003 Bonner Drive, Jamestown, NC, 27282 up to 3:00 pm Thursday, February 13, 2025, and immediately thereafter publicly opened and read.
5. Processing of Addendum prior to bid opening
- a. Cutoff date for Contractor questions: **Tuesday, February 4, 2025, at 12:00 pm**
- b. Questions must be submitted to the Designer in writing. Email to Tori Small (tsmall@wsaaeng.com)
- c. Date that last addendum will be published: **Thursday, February 6, 2025, no later than 12PM.**
6. Review of Bid Documents:
Scope of work: Design, fabrication and erection of a (4) Story Class A Burn Building and a (1) Story Vent Over Fire Prop that meet the requirements outlined in NFPA 1402, Standard on Facilities for Fire Training and Props, with associated utility, pavement, structural and electrical components.
- Nicole Krasowski, SKA, discussed the electrical and structural piers (well plates) that have been designed to cover all areas. Since there is no actual structure, it hasn't been determined yet where the electricity will go, therefore, the greatest distance was chosen for the service as indicated on the plans. There are no specific manufacturers listed. It is a prefabricated unit – electrical requirements are per manufacturer.
- The basis of design is from conversations with multiple tower manufacturers.
- DR Reynolds asked if it was possible to utilize different design components. Charles Young and Mitchell Johnson both stated that they were open to substitutions as long as it was done in the bid process and meets all standards. No substitutions will be allowed after February 4, 2025.
- A total project budget of approximately \$1.5 million was mentioned by Amy Schwartz and is included in the SCO advertisement.
- There are not currently any known conflicts with the construction schedule, but work will be coordinated with ongoing training activities at the site. Contractors were notified that the site was open for inspection. Plan holders wishing to visit the site in the future should contact Matt Thorpe first.
- Lastly, it was noted that a GC and applicable licenses will be required to handle all of the associated work.

Meeting adjourned at 10:25am.

GTCC New Fire Training Tower
 Prebid Meeting Sign In
 Operations Bldg, Room 1128
 Tuesday, January 28, 2025 @10AM

Representative Attending Meeting

Company

Phone #

email

Representative	Company	Phone #	email
Joseph Csaig	Hamlett Associates	336-902-9963	joseph@hamlettai.com
JOEL LEWALLEN	MORLANDO CRANE	919-418-2247	Joel.L@morlandocrane.com
Mike Vanhoy	DR Reynolds Co.	910-915-3167	mvanhoy@drreynolds.com
Chris Laugham	D.R. Reynolds	910 975 3167	claugham@drreynolds.com
XAVIER GILHAM	W.C. CONSTRUCTION	336-813-7890	BIDS@WCconstruction.com
Chadler Young	GTCC	336-404-426	
Mitchell Johnson		4	
Amy Schwartz	GTCC	336.334.4822 x 50688	am.schwartz@gtcc.edu
Math Thorpe	GTCC	336.334.4822 x 50195	mbthorpe@gtcc.edu
John Small	WSAA		TSmall@wsaaeng.com
Barb Cronan	WSAA		bcronan@wsaaeng.com

Plan Holder's List for GTCC New Fire Training Tower

Contractor / Contact name	Plans & Specs	Addendum	Phone #	Email
Pinetop Construction Company/ Kyle Tuttle, PM	sent 1/20		336-880-9022	contact@pinetopconstructioncompany.com
D.R. Reynolds Company, Inc./ Chris Langham	sent 1/20		336-462-7634	clangham@drreynolds.com
Forge Fire & Company/ Chad Smith	sent 1/20		561-613-2927	csmith@forgefireandco.com
Patriot Products LLC/ John Winston	sent 1/20		473-736-5206	jwinston@patriotproductsllc.com
Bar Construction Company, Inc./ Kathy Bryant	sent 1/20		336-274-2477	kbryant@barconstruction.com
Kirila Fire Training Facilities/ Lenna Boggs	sent 1/20		813-690-3631	lenna@kirilafire.com
Symtech Fire/ Paul Ellis	sent 1/20		226-929-3135	paul.ellis@symtechfire.com
Panel Built/ Sarah Spurr	sent 1/20			sspurr@panelbuilt.com
American Fire Training Systems/ Rick Gibson	sent 1/20		630-606-2539	rick@americanfiretrainingsystems.com
Martin Enterprise NC LLC/Michael Martin	sent 1/21		336-253-4810	martinenterprisellc@yahoo.com
PWXPRESS/Mary Miller	sent 1/21		408-676-8941	bids@pwxpress.com
Lion Protectis/ Lindsay Rose	sent 1/21		859-777-3045	rose@lionprotectis.com
Hamlett Associates, Inc/ Joseph Craig	sent 1/21		336-402-9963	joseph@hamlettai.com
Innovative Contracting Group/ Karina Morel	sent 1/21		743-255-2128	kmorel@icg-usa.com
Construct Connect/ Jessica Thomas	sent 1/21		513-458-5943	jessica.thomas@constructconnect.com
W.C Construction Company/ Xavier Graham	sent 1/22		336-813-7890	xavier@wconstructionco.com
LaughlinSutton Construction/ Jamie Simmons	sent 1/22		336-375-0095	jimmmons@laughlinsutton.com
Duke Mcginnis/ Camilla Hester	sent 1/23			hestercamilla@gmail.com
Southern Paint & Waterproofing/ Sarah Thaxton	sent 1/23		336-404-0277	sarah@spwinc.com
Allied Solution Enterprise/ Jason Collier	sent 1/28		877-328-4432	contracts@alliedsolutionenterprise.com
Morlando Crane/ Joel Lewallen	Sent 1/28		919-418-2247	joel.l@morlandocrane.com
Ricky Frazier Construction, LLC/ Jenny Frazier	Sent 1/28		336-498-4437	rickyfrazierconstruction@northstate.net