



City of Raleigh

Request for Bid (RFB) #: 274-HN-2024-11-CD

Title: Studios at 2800 Brentwood Phase II – Tenant Improvements

Proposal Due Date and Time: September 6, 2024, at 3:00 PM (EST)

ADDENDUM NO. 2

Issue Date: August 30, 2024

Issuing Department: Housing and Neighborhoods Department

Direct all inquiries concerning this RFB to:

Name: Christopher “C.J.” Valenzuela

Title: Redevelopment Manager

Email: christopher.valenzuela@raleighnc.gov

Issue Date: August 30, 2024

To: All Proposers

This Addendum, containing the following additions, clarifications, and/or changes, is issued prior to receipt of proposal packages, and does hereby become part of the original RFB documents and supersedes the original RFB documents in case of conflict.

Receipt of this addendum must be acknowledged by signing in the area indicated below. Please make the following additions, clarifications, and/or changes to the RFB as listed below and **sign and return this addendum with your proposal package.**

Addendum #2 is attached below for Studios at 2800 Brentwood Phase 2 – Tenant Improvements. The bid date is unchanged. This addendum includes responses to RFI's received and includes testing reports provided by the Owner.

The complete Bid Documents are available online here: [2310-2 BRENTWOOD TENANT IMPROVEMENTS - BLOCK 1](#)

Addition: Provide six (6) additional "PTAC-1" units per M301, to be installed in additional Suites in the Project building, as designated by the Owner. Demolish existing PTAC units in the designated Suites, and install new units, per M201. No other modifications will be made to those designated Suites.

DOCUMENT 009113 - ADDENDA

PART 1 - GENERAL

1.1 ADDENDUM

- A. Addendum No. 2.

1.2 PROJECT INFORMATION

- A. Project Name: STUDIOS AT 2800 BRENTWOOD PHASE 2 - TENANT IMPROVEMENTS.
- B. Owner: City of Raleigh / Housing and Neighborhoods Department / 421 Fayetteville Street, Suite 1200, Raleigh, NC 27601.
- C. Architect: Andrew Osterlund, AIA, LEED AP / Osterlund Architects, PLLC.
- D. Architect Project Number: 2310-1-2.
- E. Date of Addendum: 8/26/2024.

1.3 NOTICE TO BIDDERS

- A. This Addendum is issued to all registered plan holders pursuant to the Instructions to Bidders. This Addendum serves to clarify, revise, and supersede information in the Project Manual, Drawings, and previously issued Addenda. Portions of the Addendum affecting the Contract Documents will be incorporated into the Contract by enumeration of the Addendum in the Owner/Contractor Agreement.
- B. The Bidder shall acknowledge receipt of this Addendum in the appropriate space on the Bid Form.
- C. The date for receipt of bids is unchanged by this Addendum, at same time and location.

1.4 ATTACHMENTS

- A. This Addendum includes the following attached Documents and Specification Sections:
 - 1. Specification Section 00800 SUPPLEMENTARY CONDITIONS OF THE CONSTRUCTION CONTRACT, (reissued).
 - 2. Document Re: INDOOR AIR QUALITY STUDY, dated 8/28/2023, (new).
 - 3. Document RE: Asbestos Inspection, dated 9/5/2023, (new).
 - 4. Document RE: Asbestos Inspection, dated 8/20/2024, (new).

5. Document Bid Request for Interpretation Log, dated 8/24/2024, (new).

1.5 REVISIONS TO PREVIOUS ADDENDA

A. Addendum No. 1, Document:

1. Item 1: Document DOCUMENT 009113 - ADDENDA, (not reissued).
 - a. Minority and Women-Owned Business Enterprise (MWBE) Goal
 - 1) Response: This project will include federal funds with no stated MWBE participation goal. Federally funded projects that do not have a stated MWBE participation goal will be subject to the City's MWBE Subcontracting Goal of 15%.

1.6 REVISIONS TO DIVISION 00 PROCUREMENT REQUIREMENTS AND CONTRACTING REQUIREMENTS

A. Document 00800 Supplementary Conditions, (not reissued).

1. Paragraph 7.03.D: Regular Working Hours: 7:00 am to 7:00 pm, Monday through Saturday, Eastern Standard Time..

B. Document 011000 SUMMARY, (not reissued).

1. Paragraph 1.9.B.1: Weekend Hours: 7am to 7pm, Saturdays only.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF DOCUMENT 009113

STUDIOS AT BRENTWOOD PHASE 2.1 - TENANT IMPROVEMENTS - B

Raleigh, NC

Architect's Project Number: 2310-1-2.1 City Bid Number: 274-HN-2024-11-CD

Bid Request for Interpretation Log

8/24/2024

RFI No.	Date Received	Via	Description	Response
1	8/6/2024	Email	Are there any union labor requirements?	No.
2	8/6/2024	Email	Is an estimated budget or cost range available?	Budget range is not provided.
3	8/6/2024	Email	Is there an anticipated start and completion date for when this work should begin and end?	Start October 2024 / Finish March 2025
4	8/6/2024	Email	Do we have to be a general contractor?	Yes. Bidders will be required to show evidence that they are licensed to perform the work in the Bidding Documents as required by North Carolina General Statute, Chapter 87 and the Instruction to Bidders.
5	8/6/2024	Email	I'm interested in the signage part, temporary and / or permanently placed. Is this something I can bid on or will that part go to the contractor who wins the bid to take care of	Signage is included in the Single-prime bid package. See divisions 013516, 015000, 101423.16
6	8/6/2024	Email	Please advise if this project includes the installation of a solar PV system	No.
7	8/12/2024	Pre-Bid	Are the exterior drawings color-coded	Original PDF has color. Color printing is not required.
8	8/12/2024	Pre-Bid	Will the existing shutter remain?	No. Reference A201.
9	8/12/2024	Pre-Bid	What is the work schedule?	Monday to Saturday, 7am to 7pm.
10	8/12/2024	Pre-Bid	Is the popcorn ceiling asbestos?	Hazardous Environmental Conditions are not anticipated. Reference testing letters provided in the Project Manual.
11	8/12/2024	Pre-Bid	Are subcontractors allowed to block off Stairs/parking spaces?	No. Reference Section Section 011000 SUMMARY.
12	8/12/2024	Pre-Bid	Will there be temporary fencing	Yes. See A100.
13	8/12/2024	Pre-Bid	Is weekend work ok?	Saturday only, 7am to 7pm.
14	8/12/2024	Pre-Bid	If subcontractors request site visit, who should they connect with?	Contact Andrew Osterlund at andy@osterlundarchitects.com for scheduling.
15	8/12/2024	Pre-Bid	Door Coordination with owner's Security System	Entrance hardware is by Owner - Reference Section 087100.
16	8/12/2024	Pre-Bid	Is the Fire alarm system non Proprietary, Vendor to work on or brand new?	Fire Alarm is a non-proprietary Siemens System. System is maintained by M and P Systems / Mitchell Coble / (336) 963 1049 / mitchc@mandpsystems.com
17	8/16/2024	Email	Do you have an Abestos report on the demo area?	Yes - reference testing letters provided in the Project Manual.
18	8/16/2024	Email	Can you share the fire alarm vendor?	Fire Alarm is a non-proprietary Siemens System. System is maintained by M and P Systems / Mitchell Coble / (336) 963 1049 / mitchc@mandpsystems.com
19	8/16/2024	Email	Unit 104 is assigned A-3 floorplan. Is that an accessible unit?	Yes. Unit Type A-03 is an Accessible Unit per ANSI A117.1 2009 Section 1002.

RFI No.	Date Received	Via	Description	Response
20.1	8/16/2024	Email	Can the parking area in front of the construction area be used as the staging area? Is it possible to use cameras during construction?	No. Staging area is as shown on 5A/A100. Yes. Reference Section 013233 PHOTOGRAPHIC DOCUMENTATION.
20.2	8/16/2024	Email	Is it possible to use cameras during construction?	Units above are expected to remain occupied during construction.
21	8/16/2024	Email	Will the unit above the construction zone be unoccupied to allow certain safety requirements during construction?	Reference Sections 00700, 00800, 011000, 013516, 015000 related to Coordination with Occupants.

Sign below and return this addendum with your proposal.

Proposer Name & Company: _____ **Date:** _____

Signature: _____ **Title:** _____