



April 22ND, 2025

Hocutt-Ellington Library Renovation

Bid # 700-ENG-2025-12

Addendum No. 03

Please note that this addendum is for changes and/or clarifications to the Bid Documents.

Bid Changes

Bidders on this Project are hereby notified that this Addendum as all other Addenda shall be attached to and made a part of the above-named Bidding and Contract Documents.

The following items are issued to add to, modify, and/or clarify the Bidding and Contract Documents. These items shall have full force and effect as the Bidding and Contract Documents and costs involved shall be included in the bid prices. Bids to be submitted on the specified bid date shall conform to the additions and revisions listed herein.

The date of issuance of this addendum is 4/22/2025. All conditions of the addendum are in effect as of this date. Bidders are hereby informed that the following additions, deletions, changes and/or clarifications supersede and supplement the Contract Documents for the above referenced project.

Each bidder shall be responsible for notifying his subcontractors and/or vendors of the contents of this Addendum. The items included in this Addendum are for all Contractors as the items relate to their respective trades.

From:	Davis Kane Architects, PA
Transmitted to:	Plan Rooms; Known Interested Bidders
Total Number of Pages:	14

RFI's:

1. Can you clarify the specification for the "solar glare window film"?
 - a. **Response: Solar glare window film shall be installed on the exterior windows marked with a '15' designation on sheet A100 (also refer to FF&E Legend on sheet A002). Spec section 088700 2.3 covers the requirements for this film and its application.**
2. There have been references to "230900 - Instrumentation and Control for HVAC" but we are not able to find the " 230900 " section in specifications. Can you please provide us with the same.
 - a. **Response: Spec Section 230900 is attached to this addendum.**
3. Does the building have a current Fire-Alarm company maintaining the system? If so, can you please let us know who they are?
 - a. **Response: Down East Protection System is the current vendor.**
4. Does the building have a current DDC Control vendor maintaining the system? If so, can you please let us know who they are?
 - a. **Response: The existing building does not have a "Building Management System" so there is not a current Controls vendor.**
5. Under Schedule of Allowance (Section 012100); Unit Cost Allowance (UC-1) states Unit as 1000 nominal and there is \$480 (allowable quantity). Can you please clarify if, (a) the price for the entire UC-1 is \$480, and (b) are we expected to budget a total of \$480 for 1000 bricks? And there are only 1000 bricks to be budgeted in the allowance?
 - a. **Response: 1,000 total bricks shall be budgeted for in the allowance at a cost of \$480 per 1,000 red flashed wirecut modular bricks. The brick masonry scope is very limited to filling in a few existing door openings in the building. This amount shall be included in the base bid cost.**
6. Is the wall between Area's "A" and "B" on Sheet G004, an exposed CMU-Masonry Wall without any existing drywall? Sheet A401, Detail "F1" does not identify the wall surface. Sheet A601, Detail "C3", shows drywall behind the Cubby casework at that wall. We would need to know if we have to demo and repair the drywall for the Cubby Casework in-wall blocking. If the wall is exposed CMU, do, we have to Furr-out the wall with LGMF and drywall to accommodate the Cubby blocking or will the Cubby blocking be directly attached to the CMU?
 - a. **Response: the existing wall is furred out with drywall. Demo and repair of the existing drywall is expected in order to install the blocking necessary for the new cubby casework on this wall.**
7. We are currently reviewing the scope for this project and had a quick question regarding approved manufacturers. We noticed that Gamewell is listed as acceptable and wanted to confirm if Fire-Lite would also be permissible? Fire-Lite is a Honeywell product, just like Gamewell, and would meet all specification requirements while offering a more cost-effective solution. Please let us know if Fire-Lite is acceptable for this project.
 - a. **Response: We take no exception to Fire-Lite as an fire alarm manufacturer.**
8. The drawings call for single hung white vinyl windows, the existing windows are double hung vinyl beige/tan windows. How should the new windows be quoted?

- a. **Response: the windows shall be quoted to match the existing windows which are indeed double hung and tan color.**
- 9. Where is the new FACP to be installed? The FA sheets do not indicate where the new FACP is to be installed.
 - a. **Response: The FACP is currently shown on sheet E302 in room MECH 112 next to the electrical panels.**
- 10. Is the new acoustical ceiling grid and tile required to be fire rated?
 - a. **Response: No, the new acoustical ceiling grid is not required to be fire rated.**
- 11. The sheet A610 listed in addendum 02 was not included. Looks like sheet A601 was sent by mistake possibly.
 - a. **Response: Sheet A610 is included in this addendum.**
- 12. Is Daikin an acceptable manufacturer for HVAC equipment?
 - a. **Response: Daikin is not an approved manufacturer for HVAC equipment because the Town does not have familiarity with such equipment.**
- 13. Standard General Conditions Article 6 requires actual copies of insurance policy. A COI with endorsements should suffice with actual copies of the policy. This is an unusual request.
 - a. **Response: The only copy needed is of the COI with endorsements.**
- 14. GC 6.02.E If the owner is not providing any insurance for the project then the entire section E needs to be deleted otherwise, as it is now written, it makes no sense.
 - a. **Response: Town of Clayton will maintain property insurance coverage. Contractor shall maintain Builder's Risk as described in the contract documents.**
- 15. GC 6.05.A.2; 6.06.A & B we request the deletion of any and all fiduciary language. This is unusual.
 - a. **Response: Language related to "Fiduciary" shall be considered deleted.**
- 16. SC 6.03.G.6 We would like to substitute ISO Endorsement forms CG 20 10 04 13 and CG 20 37 04 1 for the forms specified (CG 20 10 10 01 and CG 20 37 10 01).
 - a. **Response: This is acceptable.**
- 17. SC 6.06.G.7 . Please delete this paragraph as there is no professional design, engineering, architects, or surveyors in this project.
 - a. **Response: Correct, this project doesn't contain any of these elements from the Contractor's scope. The GC shall consider it deleted.**
- 18. SC 6.03 N, O P (Professional Liability, Railroad, Unmanned Aerial Vehicle liability Insurance) request deleting these sections as they don't apply to this contract.
 - a. **Response: These categories are not applicable to this type of project. The GC shall consider these deleted.**
- 19. SC 6.04 F.1.b. We can provide this with sub-limits on earth movement & flood damage. Is this acceptable?
 - a. **Response: Insurance must cover the full cost of any potential damages to the property for these events.**

General Clarifications:

1. **Addendum 3 is the final addendum that will be issued. Out of fairness to all bidders, no further questions shall be submitted.**
2. **Bid Opening is 2:00PM on Tuesday April 29 at Town of Clayton Town Hall (111 E Second Street) in the Rotary Room on the third floor.**

Specifications:

1. See attached Spec Section 230900 Instrumentation and Controls for HVAC.

Drawings:

1. Sheet A610
 - a. Added detail A6 to indicate the floor base treatment in restrooms for walls that do not have tile.

Attachments:

1. Current Bidder's List
2. Spec Section 230900
3. Sheet A610

This addendum has been acknowledged and signed by an authorized representative of the firm and must be returned with your bid. **Failure to do so will cause your bid to be rejected:**

By: _____

(Signature)

Name: _____

(Printed)

Title: _____

Date _____

BID REGISTER



DAVIS KANE
ARCHITECTS, PA
503 Oberlin Road | Suite 300
Raleigh, NC 27605 | 919.833.3737

Project Contact: Chad Volk

Email: cvolk@daviskane.com

Project:	Hocutt-Ellington Library Renovation
Owner:	Town of Clayton
Owner ID No:	700-ENG-2025-12
DKA Project No:	2415
Bid Due Date & Time:	04/29/25 at 2:00 pm
Bid Receiving Location:	Town of Clayton Town Hall located at 111 E. Second St. Clayton, NC 27520
PreBid Mtg Date & Location:	04/08/25 at 10:00am at Clayton Town Hall, 111 E. Second St. Clayton, NC 27520

BID TYPE: _____ INVITED _____ PREQUALIFICATION _____ X OPEN

ADDENDA DATES: 1. 4/10/25 2. 4/17/25 3. _____ 4. _____ 5. _____

ADDENDA:					RECIPIENT	REC'D BID DOCUMENTS VIA?		BIDDING AS A GC?	ATTENDED PREBID?
1	2	3	4	5					
X	X	X	X	X	Company Name Company Address Contact Name PH: XXX-XXX-XXXX EMAIL: XXXXXXXXXXXX@XXXXXX.COM	Y/N	EMAIL / SHARE FILE	Y/N	Y/N
X					Maybridge Development Mark Santos 910-551-9498 mark@maybridge.com	Y		Y	N
X					LLDC Inc. David Locklear 910-485-6002 dl@lldrywall-construction.com	Y		Y	N
X					Diamond Contracting Andy Wood; Bryan Wolfe byran@diamondcontracting.com 919-868-1955 andy@diamondcontracting.com	Y		Y	Y
X					Vortex Construction Co., LLC Tracey King, Lee King 9198682450 tking@vortexconstruction.net	Y		Y	Y
X					Riggs-Harrod Builders, Inc. Tim Cothran 919-687-0111 tcothran@riggsharrod.com	Y		Y	Y
X					Berry Building Group, Inc Jason Knoernschild, Jesse Wells 9198104120 jasonk@berrybg.com	Y		Y	Y

X				Dewberry Design-Builders Inc. Alysen Marie Nassif, Rick Jones 9194243772 anassif@dewberry.com	Y		Y	Y
X				Shepherd Response LLC Sambau Ly; Rob Mallard 9196029582 sam@shepherd-response.com	Y		Y	Y
X				R.L. Pullen & Associates, Inc. Daniel Pullen 919-247-2663 daniel@rlpullen.com	Y		Y	N
X				Salisbury & Moore Construction Gus Mixon; Kyle Annlock 9197301238 gus.mixon@salisburymoore.com	Y		Y	Y
X				ACH Constructors, LLC Mark Ferris 919-484-9550 MarkF@ACHConstructors.com	Y		Y	Y
X				JD Beam Tim Manning 919-755-7560 timm@jdbeam.com	Y		Y	N
X				35 North Mike Lutz 2526220668 mlutz@35n.com	Y		Y	Y
X				Muter Construction Jake Bowman 9193751135 jbowman@muterconstruction.com	Y		Y	N
X				Focus Design Builders John Graham 9198166422 jgraham@focusdesignbuilders.com	Y		Y	N
X				Brookwood Construction Patrick Bur; Tabb Connor 3015032737 patrick@brookwood-construction.com	Y		Y	Y
X				CATE Services and Construction Gabriel Henry 9105272552 ghenry@catesvc.com	Y		Y	Y
X				DSW Homes, LLC Devon Littlefield 4097443400 devon.littlefield@dswhomes.com	Y		Y	N
X				Plank Construction Sany Bezerra 252-341-3637 operations@plank-construction.com	Y		Y	N
X				Quality Builders Inc. Joel Raper 919.821.9001 joelr@qbiraileigh.com	Y		Y	N

X				The Innovative Contracting Group Karina Morel 743.255.2128 kmorel@icg-usa.com	Y		Y	N
X				MLB Construction Services Denis Price; Shauna Raymond 919.387.4647 dprice@mlbind.com	Y		Y	N
X				CMC Building Inc Parin Bodiwala 919-321-5018 parin@cmcbuildinginc.com	Y		Y	N

SECTION 230900 - INSTRUMENTATION AND CONTROL FOR HVAC

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes control equipment for HVAC systems and components, including control components for terminal heating and cooling units not supplied with factory-wired controls.
- B. See the Sequence of Operations for requirements that relate to this Section.

1.2 ACTION SUBMITTALS

- A. Product Data: For each control device indicated, manufacturers product data.

1.3 CLOSEOUT SUBMITTALS

- A. Operation and maintenance data.
- B. Software and firmware operational documentation.
- C. As-built revisions of plans, diagrams, schematics and sequences of operation that are also required as shop drawing submittals.
- D. Copy of all software and licensing information.

1.4 QUALITY ASSURANCE

- A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

1.5 COORDINATION

- A. During the submittal phase, the BMS contractor shall coordinate and resolve any incompatibility issues that arise between control products provided under this section and those provided under other sections or divisions of this specification.

PART 2 - PRODUCTS

2.1 UNITARY CONTROLLERS

- A. Unitized, capable of stand-alone operation with sufficient memory to support its operating system, database, and programming requirements, and with sufficient I/O capacity for the application.
1. Configuration: Local keypad and display; diagnostic LEDs for power, communication, and processor; wiring termination to terminal strip or card connected with ribbon cable; memory with bios; and 72-hour battery backup.
 2. Operating System: Manage I/O communication to allow distributed controllers to share real and virtual object information and allow central monitoring and alarms. Perform scheduling with real-time clock. Perform automatic system diagnostics; monitor system and report failures.
 3. Enclosure: Dustproof rated for operation at 32 to 120 deg F.

2.2 THERMOSTATS

- A. Manufacturers:
1. Erie Controls.
 2. Carrier Corp.
 3. Danfoss Inc.; Air-Conditioning and Refrigeration Div.
 4. Heat-Timer Corporation.
 5. Honeywell Automation and Control Solutions
 6. Invensys Controls
 7. Johnson Controls, Inc.
 8. Marley Engineered Products.
 9. Sauter Controls Corporation.
 10. Siemens Building Technologies
 11. TCS Basy Controls, Inc.
 12. tekmar Control Systems, Inc.
 13. Temco Controls, Ltd., USA
 14. Theben AG - Lumilite Control Technology, Inc.
 15. Trane Company
 16. White-Rodgers (Emerson Climate Technologies)
- B. Electric, solid-state, microcomputer-based room thermostat with remote sensor.
1. Automatic switching from heating to cooling.
 2. Preferential rate control to minimize overshoot and deviation from set point.
 3. Set up for four separate temperatures per day.
 4. Instant override of set point for continuous or timed period from 1 hour to 31 days.
 5. Short-cycle protection.
 6. Programming based on weekday, Saturday, and Sunday.
 7. Selection features include degree F or degree C display, 12- or 24-hour clock, keyboard disable, remote sensor, and fan on-auto.

8. Battery replacement without program loss.
9. Thermostat display features include the following:
 - a. Time of day.
 - b. Actual room temperature.
 - c. Programmed temperature.
 - d. Programmed time.
 - e. Duration of timed override.
 - f. Day of week.
 - g. System mode indications include "heating," "off," "fan auto," and "fan on."

C. Room Thermostat Cover Construction: Manufacturer's standard locking covers.

1. Set-Point Adjustment: Exposed.
2. Set-Point Indication: Exposed.
3. Thermometer: Exposed.
4. Orientation: Vertical.

D. Room thermostat accessories include the following:

1. Insulating Bases: For thermostats located on exterior walls.
2. Thermostat Guards: Locking; heavy-duty, transparent, ventilated plastic; mounted on separate base.

2.3 ACTUATORS

A. Electric Motors: Size to operate with sufficient reserve power to provide smooth modulating action or two-position action.

1. Comply with requirements in Section 230513 "Common Motor Requirements for HVAC Equipment."
2. Permanent Split-Capacitor or Shaded-Pole Type: Gear trains completely oil immersed and sealed. Equip spring-return motors with integral spiral-spring mechanism in housings designed for easy removal for service or adjustment of limit switches, auxiliary switches, or feedback potentiometer.
3. Non-spring-Return Motors for Valves Larger Than NPS 2-1/2: Size for running torque of 150 in. x lbf and breakaway torque of 300 in. x lbf.
4. Spring-Return Motors for Valves Larger Than NPS 2-1/2: Size for running and breakaway torque of 150 in. x lbf.
5. Non-spring-Return Motors for Dampers Larger Than 25 Sq. Ft.: Size for running torque of 150 in. x lbf and breakaway torque of 300 in. x lbf.
6. Spring-Return Motors for Dampers Larger Than 25 Sq. Ft.: Size for running and breakaway torque of 150 in. x lbf.

2.4 DAMPERS

A. Manufacturers:

1. [Air Balance Inc.](#)
2. Cesco Products.
3. Honeywell Environmental and Combustion Controls
4. Johnson Controls, Inc.
5. Nailor Industries, Inc.
6. Ruskin Company
7. [TAMCO \(T. A. Morrison & Co. Inc.\).](#)
8. [United Enertech Corp.](#)
9. [Vent Products Company, Inc.](#)

- B. Dampers: AMCA-rated, 0.108-inch- minimum thick, galvanized-steel or 0.125-inch- minimum thick, extruded-aluminum frames with reinforced corner bracing and holes for duct mounting; damper blades shall not be less than 0.064-inch- thick galvanized steel with maximum blade width of 8 inches and length of 48 inches.

1. Blade design for type of service:
 - a. Parallel type:
 - 1) Outdoor air.
 - 2) Return air.
 - 3) Mixing.
 - 4) Face and bypass.
 - 5) Two position, shut-off.
 - b. Opposed blade type:
 - 1) All other modulating dampers.
2. AMCA Leakage Class: Class 1 (less than 4 cfm/sq. ft. at 1" static pressure).
3. Secure blades to 1/2-inch- diameter, zinc-plated axles using zinc-plated hardware, with synthetic blade bearings, blade-linkage hardware of zinc-plated steel and brass, ends sealed against spring-stainless-steel blade bearings, and thrust bearings at each end of every blade.
4. Operating Temperature Range: From minus 40 to plus 200 deg F.
5. Edge Seals, Low-Leakage: Use inflatable blade edging or replaceable rubber blade seals and spring-loaded stainless-steel side seals, rated for leakage at less than 8 cfm per sq. ft. of damper area, at differential pressure of 4-inch wg when tested according to AMCA 500D.
6. Multi-section dampers: Include alignment plates.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Verify location of thermostats with Drawings and room details before installation. Install devices 48 inches above the floor unless indicated otherwise on the drawings.

- B. Install guards on all thermostats.
- C. Install automatic dampers according to Section 233300 "Air Duct Accessories."
- D. Install damper motors on outside of duct in warm areas, but not in locations exposed to outdoor temperatures
- E. Install labels and nameplates to identify control components according to Section 230553 "Identification for HVAC Piping and Equipment."
- F. Install refrigerant instrument wells, valves, and other accessories according to Section 232300 "Refrigerant Piping."
- G. Install duct volume-control dampers according to Section 233113 "Metal Ducts" and Section 233116 "Nonmetal Ducts."
- H. Install duct smoke detectors provided under Division 28. Interlock smoke detectors to air handler operation as specified in the Sequence of Operations.

3.2 ELECTRICAL WIRING AND CONNECTION INSTALLATION

- A. Install raceways, boxes, and cabinets according to Section 260533 "Raceways and Boxes for Electrical Systems."
- B. Install building wire and cable according to Section 260519 "Low-Voltage Electrical Power Conductors and Cables."

3.3 FIELD QUALITY CONTROL

- A. Contractor's Field Service: Engage a qualified service technician to inspect, test, and adjust field-assembled components and equipment installation, including connections, and to assist in field testing. Report results in writing.
- B. Perform the following field tests and inspections and prepare test reports:
 - 1. Operational Test: After electrical circuitry has been energized, start units to confirm proper unit operation. Remove and replace malfunctioning units and retest.
 - 2. Test and adjust controls and safeties.
 - 3. Test calibration of controllers by disconnecting input sensors and stimulating operation with compatible signal generator.
 - 4. Test each system for compliance with sequence of operation.
 - 5. Test software and hardware interlocks.
- C. Replace damaged or malfunctioning controls and equipment and repeat testing procedures.

3.4 COORDINATION

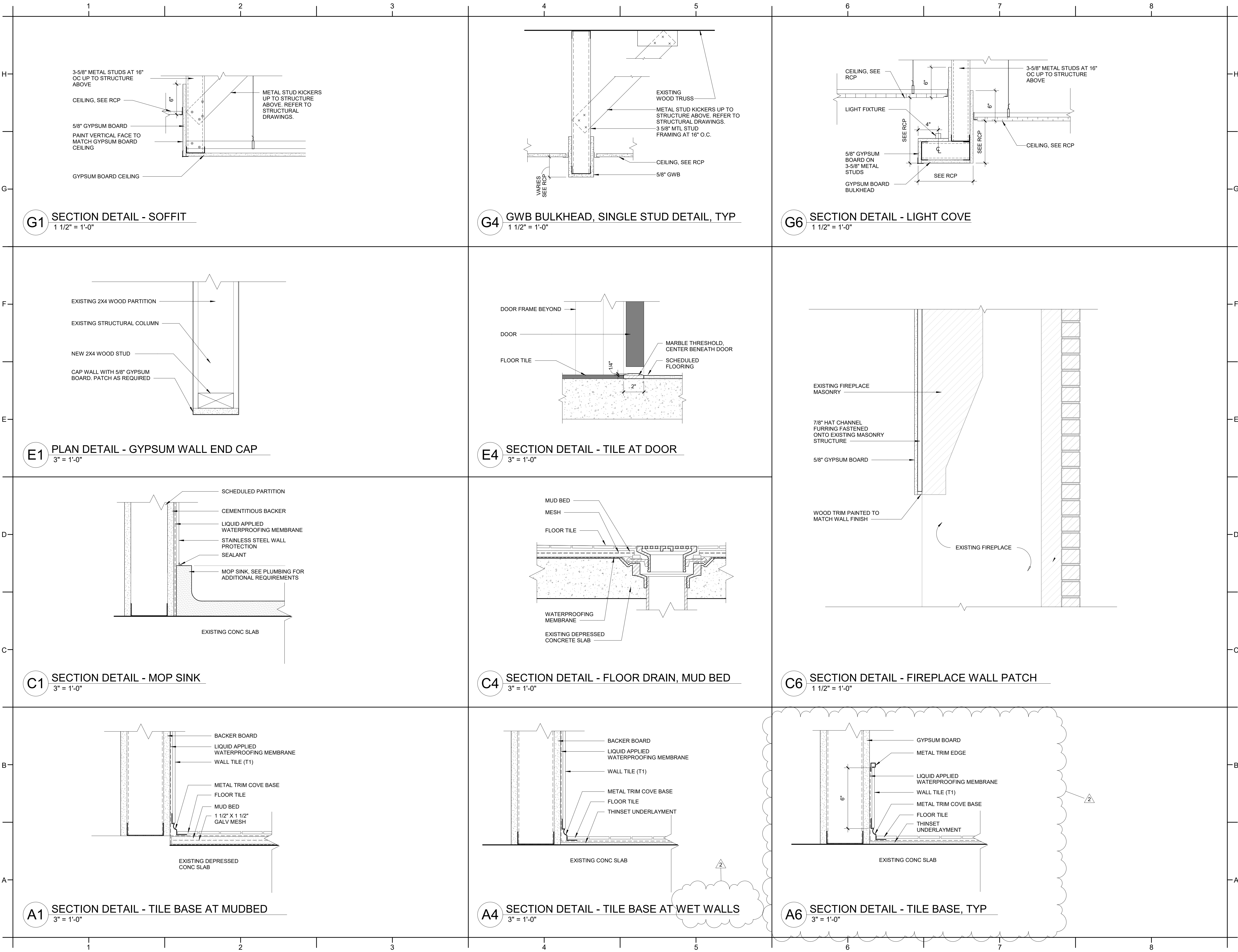
- A. Provide a single set of tools and software necessary to complete test and balance.

- B. Provide training to test and balance technicians on use of tools and software for one full day session.
- C. Provide qualified technician to assist in the test and balance process for [5] <enter number> working days and to be available on call to assist for remainder of test and balance phase.

3.5 DEMONSTRATION

- A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain HVAC instrumentation and controls. Refer to Section 017900 "Demonstration and Training."
- B. Provide a complete functional demonstration and readout of the capabilities of the monitoring and control system to the Engineer.

END OF SECTION 230900



PROJECT INFORMATION

HOCUTT-ELLINGTON
LIBRARY RENOVATION
TOWN OF CLAYTON
100 CHURCH ST.
CLAYTON, NC 27520

SEALS



DKA JOB NUMBER
2415

REVISIONS		
2	ADD 2	04/17/25

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PA: JIMMY ARDEL EDWARDS
PM: CV
Drawn By: BG
Plot Date: 4/22/2025 10:31:08 AM

DATE ISSUED

BID DOCUMENTS
03/10/2025

SHEET TITLE
TYPICAL DETAILS

A610