

ADDENDUM No. 1

Date: February 28, 2024

To: All Bidders

From: **Jenkins•Peer Architects**
Charlotte, N.C.

Re: NC Department of Natural and Cultural Resources
North Carolina Transportation Museum
Powerhouse & Car Repair Sheds Renovation and Addition
SCO ID#: 22-25306-01A
JPA #: 22NCT542

NOTICE to BIDDERS:

Bidder is hereby notified that this Addendum shall hereby become a part of the Construction Documents and the official Contract Documents, and shall be attached to the Project Manual for the Project.

The following items are intended to revise and clarify the Drawings and the Project Manual.

The bidder shall see that their Sub-Bidders are in full receipt of the information contained herein.

General Note:

This Addendum includes the following groups and subsequent “items” referring to various parts of the Contract Documents. Note that some “items” may refer to Bulletin Drawings or new Specification Sections which are attached at the back of the Addendum.

GENERAL INFORMATION: SECTION NOT USED**PROJECT MANUAL & TECHINCAL SPECIFICATIONS:**

- 1) Section 00 11 16 Notice To Bidders
 - a. Replace this section in its entirety with the revised attached section.
 - b. Revised to include project description
 - c. Revised to include plan rooms where digital copies of the construction documents can also be obtained.
 - d. **Revised General Contractor license classification requirement to “UNLIMITED”**
- 2) Section 072726 Air/Vapor Barrier
 - a. Paragraph 2.1.A.1. – Add “W.R. Meadows” and an acceptable manufacturer
 - b. Paragraph 2.2.A.1.a.3) – Add “W.R. Meadows. Air-Shield LSR” as an approved equal.

DRAWING SHEETS: SECTION NOT USED**RFI RESPONSES: SECTION NOT USED****End of ADDENDUM No. 1**

Attachments:

- Revised Section 00 11 16 Notice To Bidders

NOTICE TO BIDDERS

Sealed proposals will be received by the NC Department of Natural & Cultural Resources in the office of the Master Mechanics Office conference room at the North Carolina Transportation Museum, 411 S. Salisbury Ave., Spencer, NC 28159, up to

3:00PM on Thursday, March 28th, 2024

and immediately thereafter publicly opened and read for the furnishing of labor, material and equipment entering into the construction of

**North Carolina Transportation Museum
Powerhouse & Car Repair Sheds Renovation and Addition
Building Package**

The project consists of renovations and additions on two buildings at the Historic Spencer Shops, which is now the North Carolina Transportation Museum.

The Powerhouse building, originally built in 1924, will be renovated and converted from a former electrical-generation industrial space to a museum exhibit and event space. The building has previously undergone renovations to restore the exterior and gut the interior but is currently used only for storage. A building addition will be constructed to provide restrooms, a catering kitchen, storage, and utility spaces. Improvements include new HVAC and electrical for the entire building.

The Car Repair Sheds, originally built in 1911, is an open-air covering railroad tracks and was formerly used to service and repair railcars. The building will be restored and nearly doubled in size to provide similar functionality to service railcars, keep railcars out of the elements, and provide additional visitor experience in viewing the restored railcars up close.

Bids will be received for Single Prime bidding. All proposals shall be lump sum.

Pre-Bid Meeting

An open pre-bid meeting will be held for all interested bidders in the conference room of the "Master Mechanics Office" at the NC Transportation Museum on

Wednesday, March 13th, 2024 at 3:00PM

The meeting will address project specific questions, issues, bidding procedures and bid forms. A site visit will also be conducted immediately following the meeting. This meeting is open to the public and minority and small business firms are encouraged to attend.

Complete plans and specification and contract documents can be obtained via email in digital (PDF) format from the architect, **Steven Houser** of Jenkins Peer Architects at shouser@jenkinspeer.com. (main) 704-372-6665 (direct) 704-940-6915

Digital copies of the plans, specifications, and contract documents are also available at the following:

- Construct Connect at content@constructconnect.com, (800) 364-2059
- Metrolina Minority Contractors Association (MMCA), mmca@mmcaofcharlotte.org.
- North Carolina Offices of Dodge Data & Analytics (formerly McGraw-Hill Construction) (800) 393-6343 - <http://construction.com/dodge>
- Richa Graphics Plan Room: <https://planroom.richa.com/pnonline/index.asp>

NOTE: The bidder shall include with the bid proposal the form *Identification of Minority Business Participation* identifying the minority business participation it will use on the project and shall include either *Affidavit A* or *Affidavit B* as applicable. Forms and instructions are included within the Proposal Form in the bid documents. Failure to complete these forms is grounds for rejection of the bid. (GS143-128.2c Effective 1/1/2002.)

All contractors are hereby notified that they must have a proper license as required under the state laws governing their respective trades.

General contractors are notified that Chapter 87, Article 1, General Statutes of North Carolina, will be observed in receiving and awarding general contracts. General contractors submitting bids on this project must have license classification for Building Contractor- Unlimited.

NOTE--SINGLE PRIME CONTRACTS: Under GS 87-1, a contractor that superintends or manages construction of any building, highway, public utility, grading, structure or improvement shall be deemed a "general contractor" and shall be so licensed. Therefore a single prime project that involves other trades will require the single prime contractor to hold a proper General Contractors license. **EXCEPT:** On public buildings being bid single prime, where the total value of the general construction does not exceed 25% of the total construction value, contractors under GS87- Arts 2 and 4 (Plumbing, Mechanical & Electrical) may bid and contract directly with the Owner as the SINGLE PRIME CONTRACTOR and may subcontract to other properly licensed trades. [GS87-1.1- Rules .0210](#)

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.

A performance bond and a payment bond will be required for one hundred percent (100%) of the contract price.

Payment will be made based on ninety-five percent (95%) of monthly estimates and final payment made upon completion and acceptance of work.

No bid may be withdrawn after the scheduled closing time for the receipt of bids for a period of 90 days.

The owner reserves the right to reject any or all bids and to waive informalities.