

HH ARCHITECTURE

ADDENDUM #1

July 22, 2024

Project Name: **Sanford Agricultural Marketplace**
Owner: City of Sanford
HH Project #: 22-100

From: **HH Architecture**
David Carey
dcarey@hh-arch.com

To: All plan holders (plan holders list is available on planscope.com)

Message: Bidders are hereby informed that the following additions, deletions, changes and clarifications supersede and supplement the Contract Documents for the above referenced project. It forms a part of the previously issued documents dated 7/12/2024.

This addendum may include revised pages and drawings, which shall be inserted before the corresponding page or drawings in the previously issued documents.

CLARIFICATIONS

1. The meeting minutes from the pre-bid conference, including the sign-in sheet and question/answer records are included as part of this addendum.

END OF ADDENDUM #1

HH ARCHITECTURE

MEETING MINUTES

Pre-bid Conference

Project Name: **Sanford Agricultural Marketplace**
Owner: City of Sanford
HH Project #: 22-100
Date and Time: July 18, 2024, at 2:00 pm
Location: Sanford Municipal Center
225 E. Weatherspoon Street
Sanford, NC 27331

MINUTES

1. Introductions:
 - A. Dave Carey, HH Architecture, introduced the project and the design team.
 - B. The meeting agenda and the sign-in sheet were distributed at the meeting, and all attendees are noted in the attached pre-bid attendance document.
 - C. This was not a mandatory pre-bid meeting.
2. Points of Contact:
 - A. The Design Team point of contact representing HH Architecture is Dave Carey. Bidders were instructed to address all questions in writing through HH Architecture.
 - i. Phone: 919-828-2301.
 - ii. E-mail: dcarey@hh-arch.com & dcarey@hh-arch.com
 - B. The Design Team includes:
 - i. HH Architecture: Architecture and Lead Design Firm
 - ii. Dewberry Engineers: MEP and Fire Protection Engineers
 - iii. Dewberry Engineers Structural Engineers
 - iv. Withers Ravenel: Civil Engineers & Landscape Architects
 - v. Camacho: Food Service Design

C. The Owner representative for City of Sanford is Andre Miller, P.E.,
Engineering Director, Sanford – TriRiver Water

i. Phone: 949.273.9775

ii. Email: andre.miller@sanfordnc.net

3. Project Documents:

A. Contractors were informed that complete plans, specifications, and contract documents are available at the Accent Imaging online plan room at www.accentimaging.com or www.planscope.com, 8121 Brownleigh Drive, Raleigh, NC 27617, 800-280-0755 phone, 800-477-0755 fax; A refundable plan deposit of one hundred fifty dollars (\$150.00) in cash, check payable to Accent Imaging, or credit card is required for each set. Contractor will be required to pay for all shipping.

B. Additional plan rooms where bid documents are available include:

i. Carolinas Associated General Contractors (CAGC) iSqFt online plan room at www.cagc.org or www.isqft.com/cagc, 704-372-1450 or 888-695-8691;

ii. Dodge (McGraw Hill Construction) online plan room at www.construction.com/dodge, 877-903-1907 or 877-784-9556;

iii. Construction Market Data (CMD, formerly Reed Construction Data) online plan room at www.cmdgroup.com, 800-424-3996;

iv. Hispanic Contractors Association of the Carolinas (HCAC) iSqFt plan rooms in Greensboro and Charlotte and at www.hcacarolinas.org, phone 704-583-4184;

v. The Institute (North Carolina Institute of Minority Economic Development NCIMED) and the Construction Resource Centers of North Carolina (CRCNC) plan rooms in Durham, Fayetteville, and Greensboro and at www.ncimed.org, phone 919-956-8889.

4. Communications:

A. Contractors were instructed to address all questions in writing to HH Architecture and not to ask questions directly to City of Sanford staff or the designer's consultant team. Answers to all questions will be included in an addendum. Bidders are not to rely on verbal responses; no verbal response is official or binding until and unless it is included in an addendum.

B. Contractors were asked to separate questions about the specifications or drawings into two sections so that they may be more quickly answered.

i. Provide the specification section number and paragraph references.

ii. Provide drawing sheet and detail numbers

C. **The Last Day for Questions: 5:00 PM on July 30, 2024.** Ask questions early – NO questions will be entertained after this time.

5. Bid Opening:

- A. Sealed Proposals will be received by the City of Sanford, NC at the Sanford Municipal Center located at 225 E. Weatherspoon Street up to **2:00 pm on Thursday, August 8, 2024.** at which time and place bids will be opened and read in the Western Conference Room.
- B. All bids received by mail must be received before the time of bid opening.

6. Addendum:

- A. The contractors were informed the last addendum will be issued no later than 7 days prior to bid date. The last addendum will be issued on August 1, 2024.
- B. All addendum must be acknowledged on the bid proposal form.
- C. Pre-Bid conference minutes will be issued as 1st Addenda of the project.

7. Bidding Requirements:

- A. Contractors were informed of bidding requirements. The project is single prime. A bid bond of 5% of bid amount is required, and a performance and payment bond is required of the successful bidder at 100% of contract amount
- B. MBE Forms shall be submitted as follows with the bid proposal:
"Identification of HUB Certified / Minority Business Participation" AND either "Affidavit A" (listing good-faith efforts) or "Affidavit B". These forms are located in the project manual. This project has a participation goal of 10%.
- C. The Owner reserves the right to reject any and all bids.
- D. The bid proposal form (and all forms) are located in the Project Manual.
- E. Allowances are noted in the schedule of section 012100 of the Project Manual. Allowances are listed as follows:
 - i. Include the sum of \$15,000 for a freestanding electronic sign.
- F. Unit Prices are noted in the schedule of section 012200 of the Project Manual. Unit prices are listed as follows:
 - i. Removal of unsuitable soil.
 - ii. Removal of unsatisfactory soil and replacement with satisfactory soil material.
 - iii. Removal of unsatisfactory soil and replacement with aggregate base course.
 - iv. 24" Curb and Gutter.
 - v. Heavy Duty Concrete Paving.
 - vi. Concrete Sidewalk Paving.
 - vii. Asphalt Paving.
 - viii. Sod.

- G. Alternates are noted in the schedule of section 012300 of the Project Manual. Alternates are listed as follows:
 - i. Alternate No. 1: Metal Roof in lieu of Asphalt Shingle Roof.
 - ii. Alternate No. 2: Tongue-and-Groove Wood Decking in lieu of Metal Decking.
 - iii. Alternate No. 3: Commercial Kitchen Equipment by Contractor.
 - iv. Alternate No. 4: New Sidewalks and Curb Cuts within the Public Right-of-Way.
 - v. Alternate No. 5: 1,000 Gallon Rainwater Harvesting Cistern.
 - vi. Alternate No. 6: Stationary/Fixed Barn Doors with Mural.

8. General Requirements:

- A. The construction duration for the project is 334 calendar days. The contractors were referred to "Supplemental General Conditions".
- B. Liquidated damages for the project will be assessed at \$1,500 per consecutive calendar day; The contractors were referred to "Supplemental General Conditions".
- C. Contractors were instructed to refer to specification 011000 "Summary" for use of premises and work hours. Construction operations should be confined to areas indicated on drawings.
 - i. Schedule of work: 7:00 pm – 5:00 pm Monday through Friday. Night or weekend work will be entertained and will require prior approval from the Owner.
 - ii. Contractor to review project documents for limits of site disturbance.
- D. Contractor is responsible for obtaining and paying for all permits. Permitting requirements for this project are as follows:
 - i. Site Plan & Building Plan Review: City of Sanford
 - a. In addition, Contractor will be responsible for submitting plans for Building permit review to the City of Sanford.
 - ii. Food Service Review: Lee County
 - a. In addition, Contractor will be responsible for submitting plans for Food Service review.
 - iii. Driveway Permit: NCDOT
 - iv. Erosion Control: NCDEQ
- E. An allowance for permit fees will be issued in a future addendum.
- F. Contractor will be required to coordinate with Duke Power for transformer and parking lot lighting.

9. Project Description:

- A. A brief overview of the project scope was given by the Design Team.
- B. Base Bid Scope includes:
 - i. Site/Civil Scope:
 - a. Located on the corner of Charlotte Ave & North First St.
 - b. 1.66 acres total, 1.21 acres disturbed.
 - c. Connecting sanitary sewer to existing at Charlotte Ave.
 - d. Connecting domestic water to existing at North First St.
 - e. Concrete sidewalk, curb & gutter work, paving & striping
 - f. Dumpster pad and screening
 - g. Rain harvesting cistern
 - h. Landscaping
 - ii. Architectural:
 - a. 16,179 SF marketplace (approx. 9700 SF covered unconditioned)
 - b. Program includes open market, commercial kitchen, demonstration kitchen, administrative space, storage and restrooms.
 - c. Envelope: Fiber-cement siding, aluminum storefront, asphalt shingles (metal roof panel alternate)
 - iii. Structural:
 - a. Slab-on-grade, masonry retaining wall (west side).
 - b. Combination steel and glu-lam structure.
 - c. Steel roof deck (T&G wood alternate)
 - iv. Fire Protection
 - a. Fully-sprinklered
 - b. Wet and Dry piping systems
 - c. Sprinkler design (shop drawings) by Contractor
 - v. Plumbing:
 - a. Roof drainage
 - b. Domestic water, sewer
 - c. Gas connections for kitchen equipment
 - d. 1,000 Gallon Grease Trap
 - vi. Mechanical:
 - a. Mechanical mezzanine with packaged RTU's & VAV
 - b. Kitchen hood.
 - c. Natural Gas (meter by provider)
 - vii. Electrical:
 - a. Power & Lighting
 - b. Transformer and parking lot lighting by Duke Power
 - c. Infrastructure for Security/Access, AV & IT systems.
 - viii. Food Service Equipment.
 - ix. A Geotechnical report is located in the Project Manual.
 - x. Material Testing will be contracted by Owner.

10. Questions:

HH Architecture asked for additional comments from the attendees:

Q: Is there an estimated start date?

A: Construction contract will take approximately 30-40 days for approval after the bidding process. Start date to commence after contract approval.

Q: Is it possible to share an approximate construction budget range for this project for us to get a bid-bond?

A: Construction budget is \$3.7m.

Q: Will the Contractor be responsible for tap fees?

A: Yes.

Q: What are the costs for permitting?

A: An allowance to cover all permitting will be issued in a future addendum.

Q: Can the entire site be used for a laydown area?

A: This will be clarified in a future addendum.

Q: Is there a generator?

A: No, however a hook-up for a future generator will be added to the project in a future addendum.

END OF MINUTES

Bid Opening Attendance

July 18, 2024

Sanford Agricultural Marketplace

Sanford, NC

HH Project #22-100

Company	Name	E-mail	Phone
Engineered Const. Co.	Scott Dawson, Sr.	sdawson.sr@engconst.com	919-954-9000
Racanelli Construction	Peter Muzzillo	pmuzzillo@racanelliconstruction.com	919-760-7503
Hm Kern	JASON KEPLEY	jkepley@hmkern.com	336-668-3213
HOLDEN BUILDING Co.	MICHAEL MAZZARONE	mmazzarone@HOLDENBUILDINGCO	336-807-8406
Carolina Commercial Contractors	Jonah Williams	jonah@carolinacommercialinc.com	919-356-9807
BAR Construction	Chad Hensley	bids@barconstruction.com	(336) 274-2477
McFarland Construction	Yasir Faraj	yfaraj@MCCO-US.COM	919-916-9127
Brawley	Mark Cossan	estimatingral@Brawley.net	919-796-7568
CMC Building Inc.	Chandler Wynn	parin@cmcbuildinginc.com	336-970-0841

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