

ADDENDUM NO. 1

DATE: August 1, 2024

PROJECT: NC Department of Administration
Records Building AHU Replacement
SCO ID#20-22794-01A

OWNER: NC Department of Administration

ENGINEER: Dewberry Engineers Inc.
2610 Wycliff Road, Suite 410, Raleigh, NC 27607

This Addendum, applicable to the work designated herein, shall be understood to be and is an Addendum to the contract documents and, as such, shall become a part of and included in the contract.

1. **The bid opening will take place on Thursday, August 8, 2024 at 3:00pm at 301 N. Wilmington St., Suite 450, Raleigh NC 27601. Bring a Valid Drivers License in order to be admitted to the building.**
2. Please see attached July 16, 2024 Pre-Bid Meeting Minutes. The Pre-Bid Meeting Minutes shall become part of the contract documents.
3. Please reference Form of Proposal. Delete Alternate #3. Please see revised Form of Proposal attached. This revised Form of Proposal shall be utilized for submission of the bid.
4. Please reference Specification Section 012300 – Alternates. Delete paragraph 3.1.C. Alternate #3 shall be deleted.
5. Please referent Sheet M-401, Detail #3, Ground Floor AHU-8 New Work Floor Plan. Piping currently indicated on this level shall be relocated and installed on the Ground Floor Intermediate Level overhead. Piping shall be supported from the building structure.
6. Please reference Sheet M-401, M-403, M-404, & M-405 Demolition Plans. The existing supply ductwork connecting to each air handling unit is also covered with the asbestos spray-on fireproofing. This ductwork shall be removed and disposed of as hazardous material along with the removal of the air handling unit, outside of the current allowance anticipated for the fireproofing that has just fallen.
7. Please find the following responses to questions:
 1. **Question:** Are expansion loops required? (Ref SECTION 23 05 16 EXPANSION FITTINGS AND LOOPS) If so, Please indicate location, size & quantity on plans?
Response: In general, most of the runs are not excessive and include offsets, expansion loops are not anticipated when installed in accordance with the Contract Documents. Section 23 05 16 is provided if the contractor runs into a situation

where it is deemed that an expansion fitting would be required, but again this is not anticipated.

2. **Question:** Are Seismic Controls required for this project with respect to piping? (Ref SECTION 23 05 48 HVAC SEISMIC, WIND AND VIBRATION CONTROLS)
If so, Please indicate location, size & quantity on plans?

Response: This mechanical systems in this building are exempt since it is in Seismic Design Category B. No seismic controls are anticipated.

3. **Question:** It is my understanding that the new piping is to be installed before the existing pipe is removed, Is this correct? If this is the case, the plans show the piping out of the mechanical room and then up through the floors in the same location as the existing. Please provide routing you want on the plans in order to do this.

Response: It is the intent for the existing piping to be removed prior to installing the new piping. Due to the existing conditions in the building, there is not an available area to route a parallel system. The piping work can be done on the north or south side first while leaving the opposite side in service to limit downtime. Temporary connections may be required.

4. **Question:** Who is the building chemical treatment provider?

Response: This information is unknown at this time. Please price Accordingly.

5. **Question:** Regarding chase work:

- If fireproofing has become friable, entire chase could require abatement.
- Due to inaccessibility of chase, can consideration be given to routing new piping and duct just outside chase and AHU's. This may require relocation of some shelving.
- If services must remain in the chase, is there further direction on access and interior chase structure that can be provided?

Response: Ductwork in the chase needs to be treated as a shaft enclosure. There is an access point to the chase from the stairwell. From inspection of the existing chase, there does not appear to be any asbestos located within the existing chase enclosure.

6. **Question:** On schedule, if services remain in chase, there will be a prolonged outage to replace all services in chase at one time. If relocated outside chase, the outages could be reduced. Please provide clarification of phasing and allowable outage times

Response: It is anticipated the piping work can be done on the north or south side first, leaving the opposite side in service to limit downtime. Temporary connections may be required.

7. **Question:** Will there be any X-ray of penetrations required for floor and wall penetrations?

Response: This is not anticipated.

8. **Question:** Is Radiographic testing or Ultrasonic pipe weld testing required for this project? (Re SECTION 23 01 00 HVAC GENERAL WORK REQUIREMENTS) If so, please elaborate as to the extent required.
- Response:** Upon visual inspection of piping welds, if it is determined that the welds are of poor quality or workmanship, then testing would be required. If the welds appear to be of good quality and workmanship, this requirement will be waived.
9. **Question:** The notes on the electrical new work pages reference conduit and pull string for base bid and “entire installation” for the alternate. Is this correct? and if so, can you provide a detail for the “complete installation”?
- Response:** The intent of the contract documents for electrical/data supporting AHU-5, AHU-6, & AHU-8 is to install all conduit and boxes in base bid. Then if the Alternates are accepted, the intent is for a complete installation, including all cabling, wiring, disconnects, and connection to equipment. for Complete installation is shown on the plans for the locations of equipment.

Attached: 1. July 16th Pre-Bid Meeting Minutes

End of Addendum No. 1



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Pre-Bid Meeting Minutes

Dewberry Engineers Inc.
2610 Wycliff Road, Suite 410
Raleigh, North Carolina 27607-3073

(919) 881-9939 Phone
(919) 881-9923 Fax

Prepared by: David Sherk

DDI Project No.: 50144968

Project: NCDOA Record Building AHU Replacement

Page 1 of 3

SCO ID #: 20-22794-01A

Date: July 16, 2024

Purpose: Pre-Bid Meeting

Items Discussed:

1. Johnny Wood thanked everyone for their interest in the project and attendance at the pre-bid meeting.
2. Johnny Wood discussed the Owner and Design Team members. The NC Department of Administration representative is Ken Vendel. The Dewberry Team is John Teeter-Mechanical, Peter Andersen-Electrical, and David Sherk-Project Manager. David Sherk will be the contact during construction.
3. All members present indicated they had received the project drawings and project manual?
4. Johnny Wood explained the general scope of the project:
 - a. REMOVE/REPLACE EXISTING OUTSIDE AIR SYSTEM, INCLUDING DUCTWORK AND NEW UNIT ON ROOF
 - b. PLEASE SEE LAY-DOWN AND CRANE STAGING THOUGHTS ON CONTRACT DOCUMENTS. BLOUNT STREET SHUT DOWN WILL REQUIRE PERMIT FROM THE CITY OF RALEIGH. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THIS PERMIT.
 - c. REPLACE EXISTING AIR HANDLING UNITS WITHIN THE BUILDING. AHU's WILL BE REPLACED ONE AT A TIME TO ALLOW THE BUILDING TO REMAIN OCCUPIED.
 - d. REMOVE AND REPLACE EXISTING OUTSIDE AIR DUCTWORK IN VERTICAL CHASE. PLEASE SEE NOTES INDICATING TO REMOVE AND REPLACE CHASE WALL FOR ACCESS TO EXISTING AND INSTALLATION OF NEW DUCTWORK.
 - e. REMOVE AND REPLACE STEAM TO HOT WATER CONVERTER/ACCESSORIES.
 - f. REMOVE AND REPLACE STEAM FLASH TANK.
 - g. REMOVE AND REPLACE HOT WATER PUMPS, CHILLED WATER, AND CONDENSER WATER PUMPS/ACCESSORIES.
 - h. ELECTRICAL SUPPORT AS NEEDED FOR MECHANICAL RENOVATIONS.
 - i. FIRE ALARM MODIFICATIONS TO SUPPORT MECHANICAL RENOVATIONS.
 - j. REMOVAL OF ASBESTOS INSULATION ON STEAM TO HOT WATER CONVERTER.
 - k. REMOVAL OF ASBESTOS SPRAY ON FIRE PROOFING AROUND AHU'S AND THAT HAS FALLEN ONTO DUCTWORK.
 - l. WORK CAN BE MOSTLY COMPLETED DURING NORMAL BUSINESS HOURS.
 - m. ELECTRICAL SHUT DOWN FOR EXISTING SWBD2 AND EXISTING PANEL 1AA WILL

HAVE TO BE SCHEDULED FOR OFF HOURS.

- n. ELECTRICAL WORK ADD 2 NEW PANELS TO SERVE MECHANICAL RENOVATIONS. INTENT IS FOR NEW TO BE INSTALLED (WHILE EXISTING IS STILL OPERATING) THEN CONNECT NEW EQUIPMENT.
 - o. WORK WILL ALSO INCLUDE FIRE ALARM MODIFICATIONS NEEDED FOR MECHANICAL RENOVATIONS.
5. Construction time frame is 365 calendar days. We understand the equipment lead times the industry is facing during these times. The DOA is aware of lead time issues and stated that the duration can be extended based on lead times provided by vendors. DOA has not had any problems with this approach in the past as long as the contractor keeps good documentation from the vendors and communicates with DOA.
6. Johnny Wood indicated to be familiar with the General Conditions. These are standard Formal General Conditions.
7. Johnny Wood indicated to be familiar with the Supplementary Conditions.
8. Johnny Wood indicated Liquidated Damages are included in the Contract. \$500/day for any days in excess of the Completion Date. Again, we will work through any lead time issues.
9. Johnny Wood explained the Bid Form:
- a. Single Prime Bid.
 - b. Two (2) unit prices.
 - i. Unit Price No. 1 (Hazardous Spray on Fireproofing Removal) (per sq.ft.)
 - ii. Unit Price No. 2 (Hazardous Thermal System Insulation Removal) (per cu.ft.)
 - c. Two (2) allowances.
 - i. Allowance No. 1: Hazardous Material Abatement, Spray on Fireproofing that has fallen onto ductwork to be removed. Include abatement of 2,000 square feet of fireproofing fallen onto ductwork. Abatement shall include assembling negative pressure film enclosure around each AHU location for removal. Unit of measurement: square foot. Credit or additions to the contract price for actual quantities removed and replaced shall be made per the Unit price submitted on the Form of Proposal.
 - ii. Allowance No. 2: Hazardous Material Abatement Thermal System Insulation Include abatement of 5 cubic feet thermal system insulation located on steam to hot water converter and flash tank in mechanical room. Insulation shall be removed by glove-bag method. Unit of measurement: Cubic Foot. Credit or additions to the contract price for actual quantities removed and replaced shall be made per the Unit price submitted on the Form of Proposal.
 - d. Three (3) bid alternates.
 - i. Alternate No. 1 Work associated with the removal/replacement of Second Floor Air Handling Units AHU-5 & AHU-6, including all ductwork, branch piping, controls, fire alarm, and electrical support.
 - ii. Alternate No. 2 Work associated with the removal/replacement of Ground Floor Air Handling Unit AHU-8, including all ductwork, branch piping, controls, fire alarm, and electrical support.
 - iii. Alternate No. 3 Owner's Preferred Brand Alternate: Provide HVAC controls by Siemens as specified in Specification Section 239000.
 - e. MBE documentation is required to be submitted with the bid. Affidavit A or B with bid.
 - f. Bid bond is required.
10. Johnny Wood noted both a Performance Bond and a Payment Bond are required.
11. Johnny Wood indicated a Photo ID or contractor shirt must be generated and worn by all Contractors at all times while on site during construction.

12. Johnny Wood noted for this project the Superintendent will need to be badged for access. Not all staff is required to be badged.
13. Johnny Wood discussed a portion of the Temporary Facilities required by the contract:
 - a. Contractor shall be allowed to utilize existing electricity and water, if in the area of work. If not in the area, Contractor shall provide their own. Contractor shall repair all utilities back to original working order after reused.
 - b. Contractor shall provide their own toilets for use.
 - c. Other staging areas needed will be coordinated during construction.
14. Johnny Wood noted there will be State Construction Electrical Inspections to be coordinated with the Owner & State Construction Office during the construction phase. Contractor and Designer shall perform their inspections, then the State Electrical Inspector shall be called.
15. Johnny Wood noted Dewberry will be providing the mechanical inspections for the project.
16. It was noted that SCO will have a representative for construction meetings.
17. It was noted the Permit # will be the SCO ID# for the project.
18. Johnny Wood indicated any bid clarification questions should be submitted in writing to us at the following contact information:

David Sherk
Dewberry Engineers Inc.
2610 Wycliff Road, Suite 410
Raleigh, NC 27607
(252) 904-9469
dsherk@dewberry.com

Also please copy Ken Vendel with the NC Department of Administration at
kenneth.vendel@doa.nc.gov

19. Johnny Wood noted project bids will be received up until 3:00pm on Thursday, August 8th, 2024, at North Carolina Department of Administration – State Construction Office, 301 N. Wilmington Street, Suite 450, Raleigh, NC 27601. No fax or email bids will be accepted.
20. Johnny Wood indicated all questions must be submitted by end of day on Monday, July 29th by noon. An addendum will be issued on Thursday, August 1st, if needed to respond to any questions. This would be (7) days prior to the bid opening. Please go ahead and take a look at the documents within that time frame so we will be in a position to where we can respond to any questions.
21. All parties present visited the project site to view the existing conditions.



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Pre-Bid Sign-In Sheet

Dewberry Engineers Inc.
2610 Wycliff Road, Suite 410
Raleigh, North Carolina 27607-3073

(919) 881-9939 Phone
(919) 881-9923 Fax

Project: NC Dept of Administration AHU Replacement, Records Building

Dewberry Project No: 50144968

SCO ID #: 20-22794-01A

Date/Time: July 16, 2024 / 1:00pm

Subject: Pre-Bid Meeting

Name	Company	Phone #	Email
Cindy Bradley	DNCR	919-814-6849	cynthia.bradley@dncr.nc.gov
Will Bolton	BOLTON	919-834-7933	willbolton@boltonrdu.com
Jim Welsh	BOLTON	" "	jimwelsh@boltonrdu.com
Tim O'Connell	Morlando	919-630-1551	tim.o@morlandocrane.com
Ben Hockaday	Hockaday M.C.	919-277-0485	ben@hmc.com
Damontre Bennett	ECOGREEN	910-331-7321	bennett@egreenair.com
Sachi Patel	JCI	770-597-5966	sachi.patel@jci.com
DAVID SHERK	DEWBERRY	252-904-9469	DSHERK@DEWBERRY.COM
JOHNNY WOOD	DEWBERRY	919-215-2010	JWOOD@DEWBERRY.COM

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Raleigh, North Carolina 27607-3073

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(919) 881-9923 Fax

Project: NC Dept of Administration AHU Replacement, Records Building**Dewberry Project No:** 50144968**SCO ID #:** 20-22794-01A**Date/Time:** July 16, 2024 / 1:00pm**Subject:** Pre-Bid Meeting

Name	Company	Phone #	Email
<u>LAURA HENSEY</u>	<u>NC DMC</u>	<u>919-814-6902</u>	<u>laura.hensy@dnr.nc.gov</u>
<u>Rhonda LHM</u>	<u>NC DMC</u>	<u>919-814-6903</u>	<u>_____</u>
<u>KEVIN ROSE</u>	<u>WATCO</u>	<u>919-772-791</u>	<u>KROSE@WATCOCORP.COM</u>
<u>CHUCK CHAMPION</u>	<u>CWE</u>	<u>919-697-1988</u>	<u>CCHAMPION@CHAMPIONWUTHRICH.COM</u>
<u>JASON KEPLER</u>	<u>HMKERN</u>	<u>336-207-0733</u>	<u>ESTIMATING@HMKERN.COM</u>
<u>Jason O Embree</u>	<u>Gallo mech</u>	<u>719-610-5319</u>	<u>joe.embree@gallomech.com</u>
<u>MIKE RICH</u>	<u>EVERON</u>	<u>336-207-9880</u>	<u>MIKERICH@EVERONSOLUTIONS.COM</u>
<u>Jason Scott</u>	<u>CSUSA(MA)</u>	<u>434-471-1677</u>	<u>jason.scott@comfortsystemsusa.com</u>
<u>KEN VANDER</u>	<u>SLD</u>	<u>919-398-3151</u>	<u>Kenneth.Vander@DA.nc.gov</u>
<u>Ralph Taylor</u>	<u>SCO</u>	<u>919-805-0188</u>	<u>ralph.taylor@doa.nc.gov</u>
<u>Hany Botros</u>	<u>SCO</u>	<u>919-306-2640</u>	<u>hany.botros@doa.nc.gov</u>
<u>Jeff Schmadeke</u>	<u>SCO</u>	<u>919-830-9811</u>	<u>Jeff.Schmadeke@doa.nc.gov</u>
<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>

FORM OF PROPOSAL (revised)

Records Building

Air Handling Unit Replacement

SCO ID #20-22794-01A

Contract: _____

Bidder: _____

Date: _____

The undersigned, as bidder, hereby declares that the only person or persons interested in this proposal as principal or principals is or are named herein and that no other person than herein mentioned has any interest in this proposal or in the contract to be entered into; that this proposal is made without connection with any other person, company or parties making a bid or proposal; and that it is in all respects fair and in good faith without collusion or fraud. The bidder further declares that he has examined the site of the work and the contract documents relative thereto, and has read all special provisions furnished prior to the opening of bids; that he has satisfied himself relative to the work to be performed. The bidder further declares that he and his subcontractors have fully complied with NCGS 64, Article 2 in regards to E-Verification as required by Section 2.(c) of Session Law 2013-418, codified as N.C. Gen. Stat. § 143-129(j).

The Bidder proposes and agrees if this proposal is accepted to contract with the

State of North Carolina through the North Carolina Department of Administration – State Construction Office

in the form of contract specified below, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary to complete the construction of

Records Building – Air Handling Unit Replacement

in full in complete accordance with the plans, specifications and contract documents, to the full and entire satisfaction of the State of North Carolina, and

North Carolina Department of Administration – State Construction and Dewberry Engineers Inc.

with a definite understanding that no money will be allowed for extra work except as set forth in the General Conditions and the contract documents, for the sum of:

SINGLE PRIME CONTRACT:

Base Bid:

_____ Dollars(\$)

General Subcontractor:

_____ Lic _____

Plumbing Subcontractor:

_____ Lic _____

Mechanical Subcontractor:

_____ Lic _____

Electrical Subcontractor:

_____ Lic _____

GS143-128(d) requires all single prime bidders to identify their subcontractors for the above subdivisions of work. A contractor whose bid is accepted shall not substitute any person as subcontractor in the place of the subcontractor listed in the original bid, except (i) if the listed subcontractor's bid is later determined by the contractor to be non-responsible or non-responsive or the listed subcontractor refuses to enter into a contract for the complete performance of the bid work, or (ii) with the approval of the awarding authority for good cause shown by the contractor.

ALTERNATES:

Should any of the alternates as described in the contract documents be accepted, the amount written below shall be the amount to be "added to" or "deducted from" the base bid. (Strike out "Add" or "Deduct" as appropriate.)

GENERAL CONTRACT:

Alternate No. 1 Work associated with the removal/replacement of Second Floor Air Handling Units AHU-5 & AHU-6, including all ductwork, piping, controls, fire alarm, and electrical support.

(Add) _____ Dollars(\$)

Alternate No. 2 Work associated with the removal/replacement of Ground Floor Air Handling Unit AHU-8, including all ductwork, piping, controls, fire alarm, and electrical support.

(Add) _____ Dollars(\$)

UNIT PRICES

Unit prices quoted and accepted shall apply throughout the life of the contract, except as otherwise specifically noted. Unit prices shall be applied, as appropriate, to compute the total value of changes in the base bid quantity of the work all in accordance with the contract documents.

GENERAL CONTRACT:

Unit Price No. 1 (Hazardous Spray On Fireproofing Removal) (per sq.ft.) Unit Price (\$) _____

Unit Price No. 2 (Hazardous Thermal System Insulation Removal) (per cu.ft.) Unit Price (\$) _____

The bidder further proposes and agrees hereby to commence work under this contract on a date to be specified in a written order of the designer and shall fully complete all work thereunder within the time specified in the Supplementary General Conditions Article 23. Applicable liquidated damages amount is also stated in the Supplementary General Conditions Article 23.

MINORITY BUSINESS PARTICIPATION REQUIREMENTS

Provide with the bid - Under GS 143-128.2(c) the undersigned bidder shall identify **on its bid** (Identification of Minority Business Participation Form) the minority businesses that it will use on the project with the total dollar value of the bids that will be performed by the minority businesses. **Also** list the good faith efforts (Affidavit **A**) made to solicit minority participation in the bid effort.

NOTE: A contractor that performs all of the work with its own workforce may submit an Affidavit (**B**) to that effect in lieu of Affidavit (**A**) required above. The MB Participation Form must still be submitted even if there is zero participation.

After the bid opening - The Owner will consider all bids and alternates and determine the lowest responsible, responsive bidder. Upon notification of being the apparent low bidder, the bidder shall then file within 72 hours of the notification of being the apparent lowest bidder, the following:

An Affidavit (**C**) that includes a description of the portion of work to be executed by minority businesses, expressed as a percentage of the total contract price, which is equal to or more than the 10% goal established. This affidavit shall give rise to the presumption that the bidder has made the required good faith effort and Affidavit **D** is not necessary; * **OR** *

If less than the 10% goal, Affidavit (**D**) of its good faith effort to meet the goal shall be provided. The document must include evidence of all good faith efforts that were implemented, including any advertisements, solicitations and other specific actions demonstrating recruitment and selection of minority businesses for participation in the contract.

Note: Bidders must always submit with their bid the Identification of Minority Business Participation Form listing all MB contractors, vendors and suppliers that will be used. If there is no MB participation, then enter none or zero on the form. Affidavit A **or** Affidavit B, as applicable, also must be submitted with the bid. Failure to file a required affidavit or documentation with the bid or after being notified apparent low bidder is grounds for rejection of the bid.

Proposal Signature Page

The undersigned further agrees that in the case of failure on his part to execute the said contract and the bonds within ten (10) consecutive calendar days after being given written notice of the award of contract, the certified check, cash or bid bond accompanying this bid shall be paid into the funds of the owner's account set aside for the project, as liquidated damages for such failure; otherwise the certified check, cash or bid bond accompanying this proposal shall be returned to the undersigned.

Respectfully submitted this day of _____

(Name of firm or corporation making bid)

WITNESS:

(Proprietorship or Partnership)

By: _____
Signature

Name: _____
Print or type

Title _____
(Owner/Partner/Pres./V.Pres)

Address _____

ATTEST:

By: _____

Title: _____
(Corp. Sec. or Asst. Sec. only)

License No. _____

Federal I.D. No. _____

Email Address: _____

(CORPORATE SEAL)

Addendum received and used in computing bid:

Addendum No. 1 _____ Addendum No. 3 _____ Addendum No. 5 _____ Addendum No. 7 _____

Addendum No. 2 _____ Addendum No. 4 _____ Addendum No. 6 _____ Addendum No. 8 _____