

HH ARCHITECTURE

ADDENDUM #1

April 04, 2025

Project Name: **Performing Arts Center Plaza Renovation**
Owner: City of Raleigh Convention and Performing Arts Complex
HH Project #: 23-077

From: **HH Architecture**
Laura Beesmer lbeesmer@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 March 13, 2025.

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. Please find attached Pre-Bid Conference meeting minutes.
2. Please find attached Pre-Bid Conference sign-in sheet.

END OF ADDENDUM #1

HH ARCHITECTURE

MEETING MINUTES

PRE-BID CONFERENCE

Project Name: **Performing Arts Center Plaza Renovation**
Owner: City of Raleigh Convention and Performing Arts Complex

HH Project #: 23-077

Date and Time: 04/01/2025 3:00PM
Location: Martin Marietta Center for the Performing Arts
Memorial Lobby
2 E South Street
Raleigh, NC, 27601

1. Introductions

- A. Sign-in sheet
- B. This is a mandatory pre-bid conference.

2. Design Team:

- A. HH Architecture | Lead Design Firm, Primary Point of Contact
 - i. Representative: Laura Beesmer
 - a. Phone Number: 919.828.2301
 - b. Email: lbeesmer@hh-arch.com
 - ii. Representative: Kristen M. Hess
 - a. Phone Number: 919.828.2301
 - b. Email: khess@hh-arch.com
- B. Surface 678 | Landscape Architecture
- C. Dewberry | Civil & Electrical Engineering

3. Owner:

- A. City of Raleigh
 - i. Representative:
Michelle Bradley
General Manager, Martin Marietta Center for the Performing Arts
Email: michelle.bradley@raleighnc.gov
 - ii. Representative:
Olivia Holbrook
Capital Projects Manager, Convention and Performing Arts Complex
Email: olivia.holbrook@raleighnc.gov

4. Obtaining Project Documents:

- A. Complete plans, specifications, and contract documents will be open for inspection after 03/24/2025 and Monday through Friday during normal office hours in the plan rooms of:
 - i. 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. Digital download available at no cost.
- B. Additional plan rooms 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.

5. Communications

- A. Address **all questions in writing** to HH Architecture contact noted above. Do not ask questions directly to Designer's consultants. All responses 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. Please separate questions about the specs or drawings into two sections so that they may be more quickly answered.
 - i. Provide the spec section number and paragraph references.
 - ii. Provide drawing sheet and detail numbers.
- C. **Last Day for Questions: 5:00 PM on Thursday, April 10, 2025**
- D. Ask questions early – **NO** questions will be entertained after this time.

6. Bid Opening Location and Date:

- A. Sealed Proposals will be received by Michelle Bradley until **2:00 PM on Tuesday, April 22, 2025** at Martin Marietta Center for the Performing Arts, 2 E South Street, Memorial Lobby, Raleigh, NC 27601 at which time and place bids will be opened and read.
- B. All bids received by mail must be received before the time of bid opening.

7. Addenda

- A. The last addendum will be issued no later than (7) days prior to bid date.
Last addendum will be issued on April 15, 2025.
- B. All addenda must be acknowledged on the bid proposal form.

8. Bidding Requirements

- A. Form of Proposal: Single Prime
- B. Bid Bond: 5% of proposal amount
- C. Payment and Performance Bond: Required of successful bidder at 100% of contract amount
- D. Minority / HUB participation
 - i. Forms to be submitted with bid: "Identification of HUB Certified/Minority Business Participation" **AND** either "Affidavit A" (listing good faith efforts) or "Affidavit B."
 - ii. Goal: 15%
- E. All forms are located in the Project Manual.
- F. Owner reserves the right to reject any and all bids.
- G. Allowances, see specification section 012100 for more information.
 - i. Scarifying and recompacting 100% of the soil within the Drop off loop.
 - ii. Removal, disposal, and replacement of unsuitable soil under pavements
 - iii. Removal, disposal, and replacement of unsuitable soil in trenches and pits
- H. Unit Prices, see specification section 12200 for more information.
 - i. Removal, disposal, and replacement of unsuitable soil under pavements
 - ii. Removal, disposal, and replacement of unsuitable soil in trenches and pits
 - iii. Concrete Paving (Standard Duty)
 - iv. Concrete Paving (Heavy Duty)
 - v. Asphalt Paving (Heavy Duty)
 - vi. Concrete Curb and Gutter
 - vii. Concrete Pavers (Pedestrian)
 - viii. Concrete Pavers (Vehicular) with asphalt intermediate course
 - ix. Concrete Pavers (Vehicular) with concrete intermediate course
- I. Alternates, see specification section 012300 for more information
 - i. Alternate No. 1.1: Concrete Unit Pavers
 - ii. Alternate No. 1.2: Concrete Unit Pavers
 - iii. Alternate No. 1.3: Concrete Unit Pavers
 - iv. Alternate No. 2: Handrails at Existing Stair
 - v. Alternate No. 3: New pole top fixtures
 - vi. Alternate No. 4: Western sidewalk addition
 - vii. Alternate No. 5: Lighting and power at existing concrete sculpture pad
 - viii. Alternate No. 6: Demo existing concrete sculpture pad
 - a. Alt No. 5 & 6 will be added to the bid documents in a future addendum.

9. General Requirements

- A. Construction Duration – 180 calendar days from Notice to Proceed to Substantial Completion; see "Supplemental General Conditions"

- B. Liquidated Damages - \$100 per consecutive calendar day; see "Supplemental General Conditions"
- C. Use of premises and work hours, see specification section 011000 for more information
 - i. Schedule of work: 7:00 AM – 7:00 PM Monday through Friday.
 - ii. Owner to provide month in advance schedules for specific events and changes to work hours.
 - iii. Coordinate disruptive actions with owner.
- D. Limits on Use of Site: Confine construction operations to exterior areas. Do not disturb portions of Project site beyond areas in which the Work is indicated.
- E. Driveways, Walkways and Entrances: Keep driveways loading areas, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times.
- F. Full Owner Occupancy: Owner will occupy Project site and existing building during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's day-to-day operations. Maintain existing access/exits at the front of the building at all times.
- G. Loading/unloading at front of plaza on South Street or on Salisbury Street. Laydown area shall be within limits of disturbance shown on the plans unless approved by Owner.
- H. Contactor is responsible for parking; there is no dedicated contractor parking at the project site.
- I. Notify Owner not less than three days in advance of proposed utility interruptions.
- J. Permitting through City of Raleigh and NCDEQ. Contractor is responsible for obtaining all permits, including fees, to the City of Raleigh permitting.

10. Brief Project Description

- A. Base Bid Scope includes:
 - i. New driveway and drop-off closer to the building entrance, replacement of plaza hardscape, new accessible ramps/planters at the building entrance, stormwater conveyance improvements, irrigation improvements, new irrigation service (including new backflow preventer and meter), and electrical modifications to support new electrical service and improve site lighting.
 - ii. Geotechnical report in project manual
 - iii. Construction Material Testing by Owner

11. Additional Comments from Owner

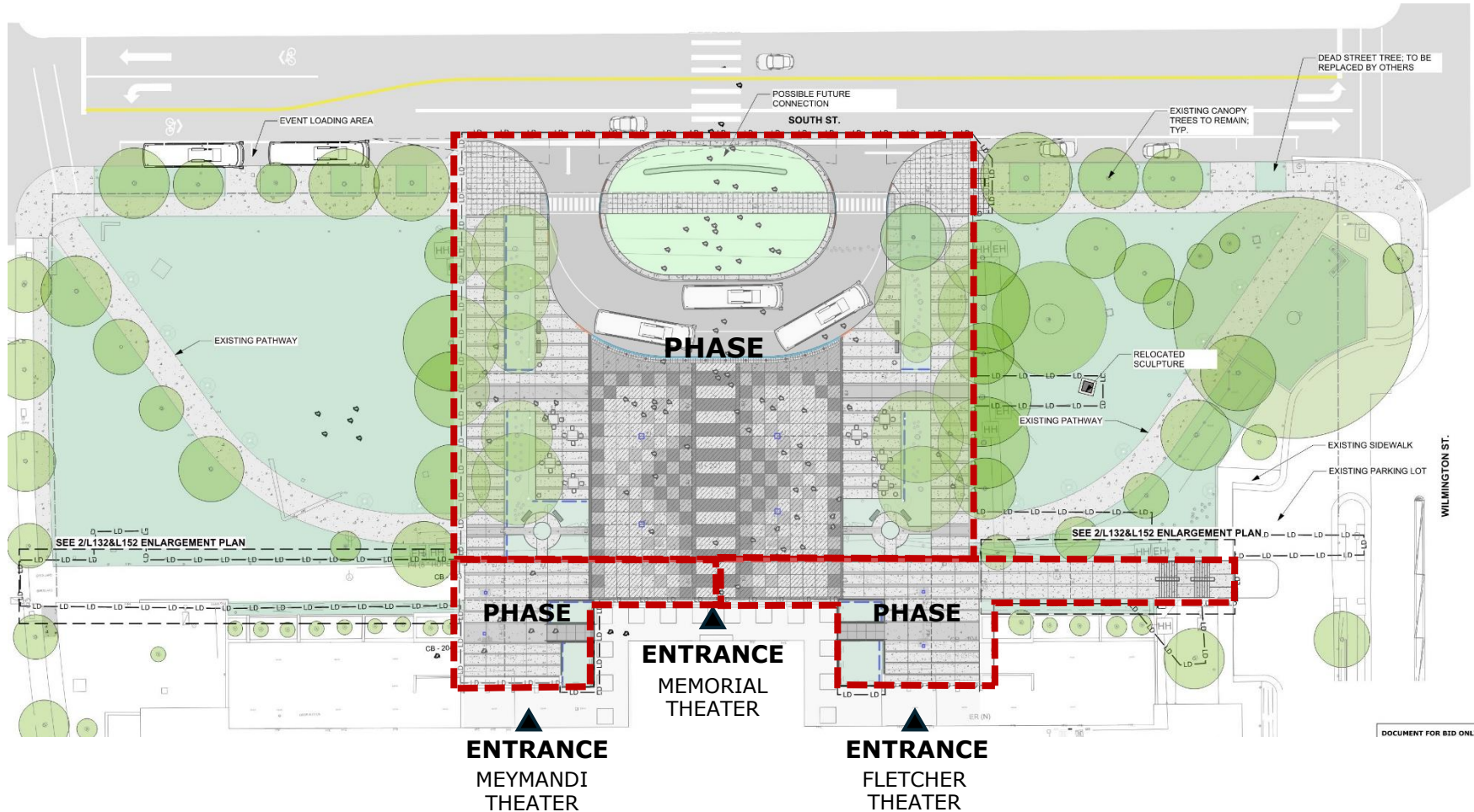
12. Questions (at the time of the Pre-Bid Meeting)

- A. Will there be more guidance for phasing the construction to maintain exits and entrances open at all times?
See attached diagram for suggested phasing areas. Operationally, the

Owner requires that there is access on 2 sides of the venue to get to the front doors at all times. This can be to Memorial/Meymandi, Meymandi/Fletcher, Memorial/Fletcher.

- B. Can you approximate the permitting fees required?
This will be clarified in a future addendum.
- C. Are there any pedestrian walkways expected during construction?
Refer to specifications for required temporary controls during construction. Contactor is required to maintain accessible egress paths out to the public sidewalks.
- D. What are the expected operating hours for the building?
Typical work hours are included in the minutes above. Information on the facility's operating hours and events will be shared monthly with the selected contractor.
- E. What is the budget for this project?
Construction budget is approximately \$1.6 million.
- F. Is there an expected notice to proceed date?
We anticipate a notice to proceed date in late May 2025.
- G. What is the duration of construction?
Construction duration is listed in these meeting the bid documents project manual.
- H. Can we expect any water tapping fees?
This will be clarified in a future addendum.
- I. Is there designated contractor parking?
There is no dedicated contractor parking at the project site. Once a contractor is selected, the Owner can provide contact information for "The Car Park" management company so the contractor can procure public parking near the project site.

At least two of the theater entrances noted below to remain open for pedestrian access at all times during construction



HH ARCHITECTURE

Pre-Bid Attendance

01/04/2025

Performing Arts Center Plaza Renovation

City of Raleigh, NC

HH Project #23-077

Company	Name	E-mail	Phone
Progressive Cont. Co.	Daniel Hoffman	dhoffman@progressivecci.com	919-718-5454 ext. 214
J.D. Beam Inc.	Joshua Reeder	joshn@JDBeam.com	919-612-0737
Classic Electric	John Hart	john@classicelec inc.com	919-669 0623
DAVIS Landscape	Scott McHarg	SCOTTMHARG@DAVISLANDSCAPE.COM	919-689-7413
CONSILI CONSILI	MIKE PRITT	MPRITT@CONSILI.COM	919-420-4739
Broue Const.	Sam Gore	Sam.gore@broue.com	919-422-9512
Norby Pools			
J. Wayne Pools, Inc.	Jerry Poolc	jwpoolc@waynepools.com	336-275-1611
Clancy & Theys	Moeko Christensen	moeko.christensen@clancy theys.com	608-215-4386

Company	Name	E-mail	Phone
Clancy + Theys	Jessica Bates	jessicabates@clancytheys.com	336-592-5291
Clancy + Theys	John Andrias	johnandrias@clancytheys.com	919-270-7761
Dewberry - (Engineer)	Patrick Couil	pcouil@dewberry.com	919-633-3806
MLB Construction Services	Patrick Hayes	phayes@mlbind.com	919-664-2356
BERRY BUILDING GROUP	JASON KUDERSCHILCO	JASON K@BERRYBG.COM	919-810-4120
Berry Building Group	Jesse Wells	jwells@berrybg.com	919.798.4666
VORTEX	TRACEY KING	tking@vortexconstruction.net	919.868.2450
Lanier Construction	BJ Lanier	bj@lanierconstruction.com	252.286.6739
BAR Construction	Austin Riccio	Bids@BARConstruction.com	336-274-2477
SALISBURY MOORE	GUS MIXON	gus.mixon@salisburymoore.com	919-930-8770
HM Kern	Zack Pook	estimating@gmail.com	336-668-3213
WRBCO	Danielle Scott	danielle.scott@wrbc.com	315-749-6852
WRBCO	Ashley Freeman	ashley.freeman@wrbc.com	919-219-7697
WRBCO	Travis Edmonds	travis.edmonds@wrbc.com	919 881 1455

Company	Name	E-mail	Phone
TA LOVING	CLIFF MERRILL	CMERRILL@TALOVING.COM	919-766-1752