
Project: COR NEROC HVAC Replacement Project

Owner: City of Raleigh

This Addendum 1 consists of updates to 1 page of specifications and 1 page of drawings. Narrative of updates is below.

NEROC HVAC Replacement Project - Parks and Recreation Building

CHANGES TO SPECIFICATIONS

- 1) 23 09 00 - HVAC Controls: EMCOR Services Integrated Solutions has been added to acceptable integrators list in 230900 specifications.

CHANGES TO DRAWINGS

Mechanical

- 1) M-003:
 - a) Note revised on WSHP schedule to clarify controller compatibility with new HVAC Controls System.
 - b) EMCOR Services Integrated Solutions has been added to acceptable integrators list

NEROC HVAC Replacement Project - Street Maintenance Facility

CHANGES TO SPECIFICATIONS

- 1) 23 09 00 - HVAC Controls: EMCOR Services Integrated Solutions has been added to acceptable integrators list in 230900 specifications.

CHANGES TO DRAWINGS

Mechanical

- 1) M-003:
 - a) Note revised on WSHP schedule to clarify controller compatibility with new HVAC Controls System.
 - b) EMCOR Services Integrated Solutions has been added to acceptable integrators list

NEROC HVAC Replacement Project - Vehicle Fleet Services

CHANGES TO SPECIFICATIONS

- 1) 23 09 00 - HVAC Controls: EMCOR Services Integrated Solutions has been added to acceptable integrators list in 230900 specifications.

CHANGES TO DRAWINGS

Mechanical

- 1) M-003:
 - a) Note revised on WSHP schedule to clarify controller compatibility with new HVAC Controls System.
 - b) EMCOR Services Integrated Solutions has been added to acceptable integrators list

Pre-Bid Meeting Agenda:**Design Team****OPTIMA ENGINEERING**

Drew Landen, PE

Phone: 919.926.2214

Email: dlanden@optimaengineering.com

Owner Representatives**Glen Willert**

Phone: 919.996.2989

City of Raleigh, Engineering Services Department

Email: glen.willert@raleighnc.gov

John Gargis

City of Raleigh, Engineering Services Department

Email: john.gargis@raleighnc.gov

Sarah Alexander

Engineering Supervisor

Phone: 919.996.2969

City of Raleigh, Engineering Services Department

Email: sarah.alexander@raleighnc.gov

Obtaining Project Documents:

1. Complete bidding documents may be obtained by emailing the office of Optima Engineering at dlanden@optimaengineering.com. Electronic documents will be provided at no cost.
2. With each request for Bidding Documents supply the following information: Company Name, Contact Person, street address, phone number, and email address for bidding point of contact; NC contractor's license with limitation and classification; indicate if the firm will be a Prime bidder, Supplier or Sub-Contractor.

Communications:

1. Address all questions in writing to Optima Engineering contact noted above. Do not ask questions directly to City of Raleigh Representatives or 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.
2. Please separate questions about the specs and drawings into two sections so that they may be more quickly answered.

- a. Provide the Project Reference #
 - b. Provide the Spec Section Number and Paragraph References
 - c. Provide drawing sheet and detail numbers
3. **Last Day for questions/RFIs: 5:00PM on July 30th, 2025**
 4. **Last Day for Equipment Substitution Requests: 5:00PM on July 16th, 2025**
 5. Ask questions early – NO questions will be entertained after this time.
 6. If additional access to the sites are needed prior to bid please contact, Kingsley Devore, kingsley.devore@raleighnc.gov and Glen Willert, glen.willert@raleighnc.gov to schedule. These site visits will be subject to owner availability.

Bid Opening Location and Date:

1. Sealed bids will be received until **Wednesday, August 6th, 2025, at 2:00 pm**, at 1027A N. West St., Raleigh, NC 27603, at which time and place bids will be publicly opened and read aloud for the NEROC HVAC Replacement Projects: Parks and Recreation Building, Street Maintenance Building, Vehicle Fleet Services.
2. After bids are opened, the Owner shall evaluate them in accordance with the methods and criteria set forth in the Instruction to Bidders. The Owner/City Council reserves the right to waive any informality or to reject any or all Bids. Unless all Bids are rejected, Award will be made to the lowest responsible and responsive Bidder, taking into consideration quality, performance and the time specified in the Bid Form for the performance of the Contract.

Addenda:

1. Last addendum will be issued on **August 1st, 2025**.
 - a. Addendum #1 is expected to be issued before the end of next week 7/18.
2. All Addenda must be acknowledged on the bid proposal form.

Bidding Requirements:

The NEROC HVAC Replacement Projects for Park and Recreation Building, Street Maintenance Building, and Vehicle Fleet Services Facility are being bid as **3 Separate Bids**

1. Form of Proposal: Single Prime
2. Bid Bond: 5% of Proposal Amount
3. Payment and Performance Bond: Required of successful bidder at 100% of contract amount
4. Minority/HUB participation
 - a. The City of Raleigh has an aspirational 15% Certified MWBE utilization goal.
 - b. All HUB/DBE Certified MWBE participation counts toward the overall 15% goal.

- c. Good Faith Effort (GFE) requirements apply to all bidders, including MWBE Primes.
 - d. Prime Contractors may use non-certified MWBE subs. However, participation will not count towards the City's 15% goal.
 - e. Adjustments can be made to count participation if MWBE achieves certification during the life of the project.
 - f. Certified MWBEs can be found via NC DOA's and NC DOT's on-line directories:
 - <https://evp.nc.gov/>
 - <https://www.ebs.nc.gov/VendorDirectory/search.html?s=fn&a=new>
 - g. City recognizes MWBEs certified as:
 - i. Disadvantaged Business Enterprises (DBE) with NCDOT and/or Historically Underutilized Businesses (HUB) with NCDOA/HUB
 - h. Forms to be submitted with bid:
 - i. "Identification of MWBE Participation"
 - ii. "Acknowledgement of MWBE Policy"
 - iii. "Affidavit A" – listing good faith efforts. Please refer to MWBE Affidavit A Explanation form included in the MWBE Forms Packet
-OR-
 - iv. "Affidavit B" – Only if intent to self-perform 100% of the work with own workforce. If using any subcontractors submit Affidavit A, not Affidavit B.
 - i. The Apparent Lowest, Responsible, Responsive Bidder must submit the following within 3 business days of notification:
 - i. If 15% MWBE goal is met, submit "Affidavit C", along with Letter of Intent for each Certified MWBE subcontractor listed in Affidavit C.
 - ii. If 15% MWBE goal is NOT met, submit "Affidavit D", and GFE Supporting Documentation to substantiate each recruitment effort selected of Affidavit A.
 - j. Any further MWBE questions:
 - i. MWBE Phone: 919-996-5740
 - ii. Email: mwbe@raleighnc.gov
 - iii. Maria Torres: maria.a.torres@raleighnc.gov
5. All forms are located in the Project Manual
6. Owner reserves the right to reject any and all bids.

General Requirements

1. Bidder agrees to Base Bid Work to be substantially complete within (180) calendar days and will be completed and ready for final payment within (210) calendar days.
2. Liquidated Damages - \$1,000.00 per consecutive calendar day.
3. Use of the premises and work hours: 7:00 AM – 5:00 PM Monday through Friday.
 - a. Any After hours and Weekend Work can be coordinated with the Owner
 - b. Gates Close at 2PM

4. Limits on Use of Site: Do not disturb portions of the Project site beyond the areas in which work is indicated.
5. 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.
6. 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 exits unless otherwise indicated.
7. Notify Owner not less than three days in advance of proposed utility interruptions.
8. Contractor is responsible for obtaining all permits, including fees, to the City of Raleigh permitting.

Project Overview/Scope

1. Parks & Recreation Building

- a. Replacement of existing,
 - i. Water Source Heat Pumps
 - ii. Boiler
 - iii. Cooling Tower
 - iv. HVAC Controls Replacement of Controllers/Graphics/Programming
 - v. ERV to be removed and replaced with Supply/Exhaust Fan
- b. Existing Pumps and Heat Exchangers to remain, Provide Pre-Demo TAB of pumps/HX to remain and HW System equipment.
 - i. Limited Air Distribution and Duct Replacements
 - ii. Alternate #1: Cooling Tower Refurbishment instead of replacement

2. Street Maintenance Building

- a. Replacement of existing,
 - i. Water Source Heat Pumps
 - ii. Boiler
 - iii. Cooling Tower
 - iv. HVAC Controls Replacement of Controllers/Graphics/Programming
 - v. ERV to be removed and replaced with Supply/Exhaust Fan
- b. Existing Pumps and Heat Exchangers to remain, Provide Pre-Demo TAB of pumps/HX to remain and HW System equipment.
- c. Limited Air Distribution and Duct Replacements
- d. Alternate #1: Cooling Tower Refurbishment instead of replacement

3. Vehicle Fleet Services

- a. Replacement of existing,
 - i. Water Source Heat Pumps
 - ii. Package ERV/DOAS Units
 - iii. Boiler
 - iv. Cooling Tower

- v. HVAC Controls Replacement of Controllers/Graphics/Programming
- vi. ERV to be removed and replaced with Supply/Exhaust Fan
- b. Existing Pumps and Heat Exchangers to remain, Provide Pre-Demo TAB of pumps/HX to remain and HW System equipment.
- c. Alternate #1: Cooling Tower Refurbishment instead of replacement

Questions

Site Visits

Parks & Recreation Building

Vehicle Fleet Services

Street Maintenance Building

NOTES:

- *Information on Roofing Contractor/Warranty information will be relayed to the bidders. Any applicable information will be added to the drawings for the Vehicle Fleet Services Building.*
- *The contract/construction period can be negotiated/extended from the 180 days noted. If lead times are coming in longer than expected a Change Order/Revision to the construction duration can be amended.*
- *Building Facilities will just need 2 days notice for HVAC outages/work in areas to accommodate construction. Be sure to give facilities this advance notice.*
- *Temporary AC **is not** expected to be provided to the facility during construction.*
- *Optima will try to locate the weights of the existing ERV/DOAS units on the Vehicle Fleet Rooftop Units.*



MEETING SIGN IN SHEET

NAME	COMPANY	EMAIL
Jordan Winstead	Southwest Engineers	je.winstead@southwestengineers.com
RYAN OTTEN	ENFRA	RYAN.OTTEN@ENFRA.SOLUTIONS.COM
RICHARD ARNOLD	EMCOR	RARNOLD@EMCOR.NET
ISA DIAZ	ISA BUILDS	ISAD@ISABUILDS.COM
Dan Oskuen	Mechanix Contractors	doskuen@mechvac.com
Kevin Rose	Watco Corp	KROSE@WATCO.CORP.COM
Eric Trevino	Watco Corp	ETREVINO@WATCO.CORP.COM
Ben Heckaday	Heckaday M.C.	ben@hmc.or.com
Doug Hare	Energy Automation	doug.d.energy@auto.mationtech.com
Gen Willert	CoR	
Luke Dymon	CoR. Controls	Luke.dymon@Raleighnc.gov
Jorge Magallanes	CSUSA	Jorge.Magallanes@comfortsystemsusa.com
Mark Glasscock	CSUSA	Mark.Glasscock@comfortsystemsusa.com
Christian Fleegle	CoR	Christian.Fleegle@Raleighnc.gov
John Gargas	CoR	John.Gargas@Raleighnc.gov
Kristian Tomaszewski	CoR	Kristian.Tomaszewski@Raleighnc.gov
Maria Torres	CoR	maria.a.torres@raleighnc.gov
DREW LANDEN	OPTIMA	dlanden@optimaengineering.com

Project Name/Number NEROC HVAC Equipment Replacement Projects

Open Items

Item #	Date	Applicable Project	Problem/Question	Response	Status
1	7/7/2025	All 3 projects	Doug Hare/Energy Automation Technologies: I noticed a note on the mechanical schedules for the WSHP stating that the controls should be compatible with Distech. However, the COR has recently moved to Lynxspring controllers. Based on our experience with the last four or five projects, we have been replacing any existing controllers with the Lynxspring Edge series.	WSHP controls will need to be compatible with new HVAC controls system, not the existing Distech Controllers. Note has been revised in Addendum 1.	CLOSED
2	7/9/2025	All 3 projects	Tyler Tuft/Carrier Commercial Systems: EQUIPMENT SUBSTITUTION REQUEST - Viessmann Boilers, Viessmann Vitocrossal 200CI2 Boiler	Substitution Request is denied. Provide one of the 3 manufacturers noted on M003.	CLOSED
3	7/9/2025	All 3 projects	Jonathan Palmer/WC Rouse and Son: EQUIPMENT SUBSTITUTION REQUEST - Bryan Boiler, BFIT500 and BFIT1000	Substitution Request is denied. Provide one of the 3 manufacturers noted on M003.	CLOSED
4	7/9/2025	All 3 projects	John Rocan/JR Mechanical: Can the site be visited at any time after the pre-bid meeting?	Yes, if additional access to the sites are needed prior to bid please contact, Kingsley Devore, kingsley.devore@raleighnc.gov and Glen Willert, glen.willert@raleighnc.gov to schedule. These site visits will be subject to owner availability.	CLOSED
5	7/10/2025	Vehicle Fleet Services	Is there a preferred roofing contractor or existing warranty as it applies to the roof work to Vehicle Fleet Services.	Information on Roofing Contractor/Warranty information will be relayed to the bidders. Any applicable information will be added to the drawings for the Vehicle Fleet Services Building.	OPEN
6	7/10/2025	All 3 projects	Will temporary AC be expected to be provided during construction	No, Temporary AC is not expected to be provided for the facilities during construction.	CLOSED
7	7/11/2025	All 3 projects	Miles Jones/TRS-SESCO: EQUIPMENT SUBSTITUTION REQUEST, Fans - Twin City Fans; Boilers - Patterson Kelly; Water Source Heat Pumps - Water Furnace.	Substitution Request is denied. Provide one of the manufacturers noted on M003.	CLOSED
8	7/14/2025	All 3 projects	EMCOR Services Integrated Solutions has been added to the City of Raleigh acceptable System Integrators list but is not included on the list.	EMCOR Services Integrated Solutions has been added to acceptable integrators list in 230900 specifications and drawings in Addendum 1	CLOSED
9	7/17/2025	Vehicle Fleet Services	Ron Jones/Hoffman-Hoffman: EQUIPMENT SUBSTITUTION REQUEST, DOAS/ERV - Oxygen-8 and XETEX	Substitution Request is denied. Provide one of the manufacturers noted on M003.	CLOSED
10	7/18/2025	All 3 projects	Greg Farley/Comfort Systems USA: In base bid is the cooling tower filtration system to be replaced? If so, please provide specifications / schedule for this equipment. If the existing cooling tower water filtration system is to be reused, please include confirmation in addenda.	Yes, the filtration system will be replaced. Additional information will be provided and included in next Addenda	OPEN
11	7/18/2025	All 3 projects	Greg Farley/Comfort Systems USA: For alternate #1, drawing M003, notes 3 & 4, please provide specifications and / or schedule for this equipment.	Additional information will be provided and included in next Addenda	OPEN
12	7/18/2025	All 3 projects	Greg Farley/Comfort Systems USA: Please describe (if any) chemical cleaning and or water treatment of the existing condenser water system is required. If yes, please provide system volumes for each building, and provide the name of the present chemical treatment provider for the site.	There is no active chemical treatment system for the building condenser water system. The cooling tower is a closed circuit cooling tower with HX and the building condenser water system is a closed loop system. Existing chemical treatment for the condenser loop consists of a standard chemical shot feeder in Mech room.	CLOSED
13	7/18/2025	Vehicle Fleet Services	Greg Farley/Comfort Systems USA: Please confirm that the existing boiler B-1-2 in the Vehicle Fleet Services Building is currently abandoned in place and isolated for the existing system.	Correct, the Existing Boiler B-1-2 (not shown on the drawings) is currently abandoned in place and isolated from the existing Heating Hot Water system. Notes will be added to clarify this further on the mechanical drawings in the next Addendum	OPEN