

# Addendum Number 01

**Gensler**

<b>Project</b>	Mecklenburg County - County & Courts Office Building CCOB - Construction Project 2	<b>Date</b>	08.26.2024
<b>Project Location</b>	700 E 4 <sup>TH</sup> Street, 3rd Floor, Suite 300, Charlotte NC. 28202	<b>Architect's Project Number</b>	0596578102
<b>Owner / Client</b>	Mecklenburg County	<b>File</b>	6A <b>This is page</b> 1 of 3
<b>To</b>	Plan Holders List	<b>Attention</b>	Varies
<b>Address</b>	Varies		
<b>City</b>	Varies	<b>State</b>	<b>Zip Code</b>
<b>Delivered via:</b>	<input type="checkbox"/> <b>Messenger</b> <input type="checkbox"/> <b>Express</b> <input type="checkbox"/> <b>Mail</b>	<input type="checkbox"/> <b>Hand carried</b> <input type="checkbox"/> <b>Pick-up</b> <input type="checkbox"/> <b>UPS</b>	<input type="checkbox"/> <b>Facsimile</b> <input checked="" type="checkbox"/> <b>E-mail Address</b> <input type="checkbox"/> <b>Website Address</b>
This Addendum will become part of the Contract Documents. The Contractor shall promptly inform subcontractors and all others performing or supplying any of the Work of all relevant contents of this Addendum. In case of conflicting provisions with previous addenda or communications, provisions in this Addendum supersede only those conflicting issues. It is the responsibility of the Contractor to notify all subcontractors from whom it accepts bids of all changes in the drawings and specifications covering this project. Receipt shall be acknowledged by inserting the addendum number and its date in the bid form.			
<b>Distribution</b>	Plan Holders List		
<b>Prepared by Gensler by</b>	Jaren Wells / Eric Knowles / David Little	<b>Date Signed</b>	August 26, 2024
<b>Instructions / Description / References / Dates</b>			

## Pre-Bid Addendum 01:

Content consists of the following, and attachments:

- 1) Pre-Bid Meeting Agenda with Meeting Notes (indicated in red text)
  - a. Including Questions & Answers
- 2) Pre-Bid Meeting Attendance Record
- 3) Bid Requests & Interest Tracking, to date
- 4) Project Manual Revisions:
  - a. Cover Sheet
  - b. Table of Contents
  - c. F01.1 – Bid Proposal Form

## **CCOB Construction Phase 2 / Mecklenburg County**

### **Pre-Bid 01 Meeting Agenda**

August 21, 2024 / 9 a.m. Location: CCOB, 720 E 4th St., Charlotte, NC. 28202

General Project Overview / Review policy and procedures / Tour CCOB - Project Scope areas

#### **1. Introductions**

- |                           |                         |
|---------------------------|-------------------------|
| a. Mecklenburg County AFM | Herb Sprott             |
| b. Mecklenburg County BDI | Ellie Festger           |
| c. Gensler                | Jaren Wells / Taras Kes |

#### **2. Opening Statement** Herb Sprott (Mecklenburg County)

- Project Description
- Method of Contracting: Single Prime Contract

#### **3. Bid Documents/Package Description**

- Bid Documents:** Consists of work described by the Construction Documents; including Drawings, Project Manual and supplemental Phasing document.
- Obtain Digital documents:**  
Contact (include all in correspondence):
  - Taras Kes / Taras\_Kes@Gensler.com
  - Jaren Wells / Jaren\_Wells@Gensler.com
  - Eric Knowles / [Eric\\_Knowles@Gensler.com](mailto:Eric_Knowles@Gensler.com)

Note: You must be on the Plan Holders list to receive Addend issuances. You must submit a request via email to be added to the list.
- Status of Permit:** approved – drawings are ready for pickup upon permit application completion.

#### **4. Bid Schedule / Timeline**

- MANDATORY written Letter-of-Interest: (Outlined in Notice-to Bidders)** Prime Contractors wishing to submit a Bid must submit to the County's authorized Design Consultant at least 72 hours in advance of the bid opening. If you do not submit this letter, you may be considered non-responsive.
  - Email form by **2:00 pm on Friday, September 6, 2024**, to:
    - Taras Kes / Taras\_Kes@Gensler.com
    - Jaren Wells / Jaren\_Wells@Gensler.com
    - Eric Knowles / [Eric\\_Knowles@Gensler.com](mailto:Eric_Knowles@Gensler.com)

Note: Subcontractors are not required to submit an LOI. Only the Prime General Contractor.
- Substitutions: (Outlined in Instructions to Bidders)** Requests shall be accepted up to (10) calendar days prior to the Bid due date (**Friday, September 6, 2024**). Bidders shall use the Request for Substitutions Form in the Contract Documents. All acceptable Substitutions will be announced by Addenda.
- RFI's:** Last day to submit questions, via RFI format:
  - By 4:00 pm, **Tuesday, August 27, 2024**
  - RFI (Request for Interpretation) form is in the PM.
  - Responses will be issued to all registered plan holders.
  - Meeting Notes & Pre-Bid Attendees will be issued.
  - Expect the last Addendum to be issued by 4 pm, **Friday, September 6, 2024**
  - No questions will be answered by telephone.
- Bids:** Will must be received by: **2:00 pm on Tuesday, September 10, 2024**  
**Valerie C. Woodward Center**  
**3205 Freedom Drive**  
**Suite 6000**  
**Charlotte, NC 28208**

#### **5. Contract Schedule (Outlined in Supplementary Conditions)**

- Anticipated Notice-to-Proceed – **November 7, 2024**
- Contract time – **238 days**
- From Notice to Proceed to Substantial Completion
- Liquidated damages - \$500 per day



Mecklenburg County – CCOB Construction Project 2 – CCOB, 720 E 4<sup>th</sup> Street, Charlotte NC 28202  
August 21, 2024  
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- e. County's Goal: **15% Construction Completed January 2025**
- f. Selected GC will be required to provide a Phasing Plan including maintaining all life safety requirements. Reference the Phasing Plan included with Bid documents.

#### 6. Scope of Work / Project Manual Overview

- a. TOC Overview
- b. Instructions to Bidders: (important to follow directions)
  - Proposal Form
  - Bid Bond – **required for 120 days**
  - Bidder Qualifications Affidavit – **requiring for G.C. only and will reserve the right request qualifications for major trades after initial bid submission.**
  - ADA Compliance
  - BDI Form A: Good Faith Effort
  - BDI Form B: Identification of Subcontractor Participation
  - Certificate of Non-Discrimination & Employment
- c. Business Diversity & Inclusion (BDI) requirement are described in the Contract Documents.
  - **Participation Goal for Project: 9% MBE and 4% WBE participation for subcontractors. If you meet MWBE status as Prime Contractor, it is not included in the goal.**
  - **For questions regarding Mecklenburg County's BDI Program:**  
Contact: Ellie Festger, Mecklenburg County  
[Ellie.Festger@mecklenburgcountync.gov](mailto:Ellie.Festger@mecklenburgcountync.gov)

#### 7. Use of Premises

- a. Construction shall occur in such a manner as to not interrupt, or cause disruption, to building occupants in other areas, or other floors.
  - Core drills, Demolition & Hammer Drilling must be done after hours.
  - Normal Business Hours: 8 am to 5 pm
  - Any work performed outside of regular hours must be coordinated with LB&B at least 2 days in advance.
  - **Reference Section 011400 Work Restrictions, part 1.2.A.4 of the Project Manual, and the phasing diagram, as well as 1.2.C for Fire Watch requirements.**
  - **Project manager and Superintendent to attend progress meetings and site walks with owner and architect, during regular business hours**
- b. Entry into the CCOB building:
  - (2) security badges will be issued to the GC by the County that will allow access to the building.
  - GC must provide escort to anyone without an issued badge.
- c. Deliveries: The loading dock entrance is off 3<sup>rd</sup> Street
  - GC must be at the loading dock to accept deliveries.
- d. Parking: (2) parking passes will be provided by the County. All other Parking can be purchased in adjacent lots.
- e. Provide Enclosure of Construction Area to avoid disruption to other tenants in the building. Life safety egress must be maintained and approved by MCCE Inspectors.
- f. Staging area must occur within the area of Project Scope. No other area is available in the building for staging areas.
- g. All building flooring must be protected from the Loading Dock entrance through the building to the area of construction. **The existing Terrazzo floor must be protected. Any damages that occur during construction, will be the responsibility of the Prime Contractor to repair.**
- h. The Employee Entrance Elevator may be used by GC, subcontractors, and all construction-related activities provided it is protected from damage. If any damage is done it will be the responsibility of the contractor to repair/restore.



Mecklenburg County – CCOB Construction Project 2 – CCOB, 720 E 4<sup>th</sup> Street, Charlotte NC 28202

August 21, 2024

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- i. GC must provide their own trolleys and hand trucks for transport of materials into and throughout the building, during construction.
- j. Construction Waste Management: Removal of construction waste will be the responsibility of the successful bidder. The County will provide one (1) parking space at the Civil Courts loading dock for placement of a dumpster, if needed.
- k. Building restrooms may be used by contractor's staff only for their intended purpose (no tool washing, etc.) as long as they are kept clean and orderly. If they are not kept clean, the privilege of their use will be withdrawn, they will be cleaned by the County and the cost of cleaning charged to the contractor. If they are not kept clean the contractor will be required to provide portable facilities at no additional expense to the job.
- l. There are no 220v outlets for use. If needed, advance notification will be required.
- m. Any shutdown of building power service that is required during construction, will require a (2) day advance notice to the County's maintenance engineer, LB&B and the County AFM Project Manager.
- n. No fuel fired equipment, or generators, use will be allowed on the interior of the building.

**8. Open Discussion and Questions**

- o. Who is responsible for fire caulking? Response: General Contractor
- p. Is the GC responsible for moving any furniture? Response: The County's vendor will move furniture. GC is to coordinate with vendor for schedule, inspections, power, and data connections.
- q. What controls the fire dampers? Response: Please submit a formal RFI
- r. What is the size of the elevators? Response: Elevator cab interior dimensions will need to be field verified. This is a standard size cab with no oversized dimensions.

**9. Tour:** Existing Conditions Tour – CCOB Project Areas & Building access

Mecklenburg County / CCOB - Construction Project 2 - Plan Holders List							
	Name	Company	Email	Email Received Time	Link Emailed	Direct Link	Letter of Interest
1	Manish Venugopal	Randolph and Son Builders Inc	<a href="mailto:manish@randolphbuilders.com">manish@randolphbuilders.com</a>	7/25/2024 9:56:00 PM	X	X	x
2	Matt Robertson	Wharton-Smith, Inc.	<a href="mailto:mrobertson@whartonsmith.com">mrobertson@whartonsmith.com</a>	7/26/2024 8:16:00 AM	X	X	
	Wharton Smith Charlotte Estimating		<a href="mailto:cltestimating@whartonsmith.com">cltestimating@whartonsmith.com</a>		X	X	
3	Oliver Salmon	Tova Consulting Group, LLC	<a href="mailto:info@tovacg.com">info@tovacg.com</a>	7/26/2024 9:48:00 AM	X	X	
4	Jamey Brown	J.E. Brown Construction, LLC.	<a href="mailto:jebrownconstructionllc@gmail.com">jebrownconstructionllc@gmail.com</a>	7/26/2024 2:10:31 PM	X	X	
5	Lucia Urday	Genesis Construction	<a href="mailto:Coordinator@genesiscoc.com">Coordinator@genesiscoc.com</a>	7/31/2024 8:36:00 AM	X	X	
6	Anne Abad	Dodge Construction Network	<a href="mailto:Anne.Abad@construction.com">Anne.Abad@construction.com</a>	8/1/2024 12:07 PM	X	X	
7	Zack Abdelnour	Elford, Inc.	<a href="mailto:zabdelnour@elford.com">zabdelnour@elford.com</a>	8/2/2024 1:51:00 PM	X	X	
8	Jorge Gambini	BELUCA LLC	<a href="mailto:jorgeg@belucallc.com">jorgeg@belucallc.com</a>	8/6/2024 1:30 PM	X	X	
9	John "Trip" McCrimmon	Liles Construction Co. Inc.	<a href="mailto:tmccrimmon@lilesconstruction.com">tmccrimmon@lilesconstruction.com</a>	8/13/2024 9:17	X	X	
	Paul Liles	Liles Construction Co. Inc.	<a href="mailto:pliles@lilesconstruction.com">pliles@lilesconstruction.com</a>	8/13/2024 9:17	X	X	
10	Thomas Ivy	SWINERTON	<a href="mailto:Thomas.Ivy@swinerton.com">Thomas.Ivy@swinerton.com</a>	8/13/2024 9:21	X	X	
	DeShaun Taylor	SWINERTON	<a href="mailto:DeShaun.Taylor@swinerton.com">DeShaun.Taylor@swinerton.com</a>	8/13/2024 9:21	X	X	
11	Jamario Poole	Poole Construction	<a href="mailto:jpoole@pooleconstructionco.com">jpoole@pooleconstructionco.com</a>	8/13/2024 10:39	X	X	
	Johnny Poole	Poole Construction	<a href="mailto:jdpool@pooleconstructionco.com">jdpool@pooleconstructionco.com</a>	8/13/2024 10:39	X	X	
12	Josh McConaughy	JE Dunn Constructon	<a href="mailto:Josh.Mcconaughy@jedunn.com">Josh.Mcconaughy@jedunn.com</a>	8/13/2024 15:09	X	X	
	Camila Cox	JE Dunn Constructon	<a href="mailto:Camila.Cox@jedunn.com">Camila.Cox@jedunn.com</a>	8/13/2024 15:09	X	X	
	Mac Boone	JE Dunn Constructon	<a href="mailto:Mac.Boone@jedunn.com">Mac.Boone@jedunn.com</a>	8/13/2024 15:09	X	X	
	Donald Petkovsek	JE Dunn Constructon	<a href="mailto:Donald.Petkovsek@jedunn.com">Donald.Petkovsek@jedunn.com</a>	8/13/2024 15:09	X	X	
13	Jeffrey Hayes	H&C Contracting, Inc.	<a href="mailto:Jeffrey@handccontracting.com">Jeffrey@handccontracting.com</a>	8/14/2024 19:10	X	X	
14	Jefferson Ovalle	Genesis Construction	<a href="mailto:jefferson@genesiscoc.com">jefferson@genesiscoc.com</a>	8/13/2024 11:35	X	X	
15	Jeremy Whisnant	Whisnant Construction L.L.C	<a href="mailto:jeremyw@whisnantconstruction.com">jeremyw@whisnantconstruction.com</a>	8/16/2024 14:22	X	X	
16	Jay Patel	Metcon	<a href="mailto:jpatel@metconus.com">jpatel@metconus.com</a>		X	X	
17	Mackenzie Pruitt	T&T Abatement Contractor Services, Inc	<a href="mailto:tandtabatement@yahoo.com">tandtabatement@yahoo.com</a>	8/19/2024 4:20 PM	X	X	
18	Rebecca Y. Hinson	Skyeline Construction	<a href="mailto:info@skyeline-construction.com">info@skyeline-construction.com</a>	8/20/2024 5:05	X	X	
19	Frank Hostetter	Hostetter and Son Construction, Inc.	<a href="mailto:frank@hostetterandson.com">frank@hostetterandson.com</a>	8/20/2024 9:52 AM	X	X	
	James Hostetter	Hostetter and Son Construction, Inc.	<a href="mailto:butch@hostetterandson.com">butch@hostetterandson.com</a>	8/20/2024 9:52 AM	X	X	
20	Valerie D. Vanderhall	VD Corporation	<a href="mailto:Valerie.Vanderhall@vdcorppllc@gmail.com">Valerie.Vanderhall@vdcorppllc@gmail.com</a>	8/20/2024	X	X	
21	Jaime José Daza Caballero	SIMAR Construction	<a href="mailto:estimates@constructionsimar.com">estimates@constructionsimar.com</a>	8/20/2024	X	X	
22	Nikhil Mathew	JSYS	<a href="mailto:nikhil.mathew@jsys.engineering">nikhil.mathew@jsys.engineering</a>	8/21/2024	X	X	
	Dave Dange	JSYS	<a href="mailto:davedange66@hotmail.com">davedange66@hotmail.com</a>	8/21/2024 0:13	X	X	
23	Ken cox	Maxson Associates	<a href="mailto:kwcox@maxsonassociates.com">kwcox@maxsonassociates.com</a>	8/21/2024 15:23	X	X	
24	Ricky Jones	Johnson Concrete Products	<a href="mailto:rjones@johnsonproductsusa.com">rjones@johnsonproductsusa.com</a>	8/26/2024 0:00	X	X	

# Meeting Attendance Record

**Gensler**

<b>Project</b>	Meck. County - CCOB Construction - Phase 2	<b>Project Number</b>	059.6578.102
<b>Meeting Location</b>	CCOB, 720 E 4 th St., Charlotte, NC 28202	<b>Meeting Date</b>	08.21.2024
		<b>File</b>	1MN
		<b>This is page</b>	1 of 5

Name	Company	Contact Tel. No.	E-mail Address
Ellie Festger	Meck County - BDI	980-257-4530	Ellie.Festger@mecknc.gov
David Harbinez	Genesis Construction of the Carolinas	305 927 13 27	David @ genesiscoe.com
Jamie Blanchard	ORR Protection Systems	919-274-6674	jblanchard@orrprotection.com
Chuck Modica	KENT Underlayments	980-989-2039	Chuck.modica@kentcompanies.com
Valerie Vanderhell	V+D Corporation	(704) 238-7818	vdcorp11@gmail.com
Jamario Poole	Poole Construction	(980) 422-1614	JDPoole@pooleconstructionco.com
Johnny Poole	Poole Construction	704-936-8221	Jpoole@pooleconstructionco.com

101 S Tryon Street  
Suite 2100  
Charlotte NC 28202  
Tel: +1 704.377.2725  
Fax: +1 704.377.2807

# Meeting Attendance Record continued

**Gensler**

Project Meck. County - CCOB Construction - Phase 2

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Name	Company	Contact Tel. No.	E-mail Address
MIKE ROBINSON	HOSTETTER & SON CONSTRUCTION	704-499-3077	frank@hostetterandson.com
THOMAS IVY	SWINERTON	704-617-5406	thomas.ivy@swinerton.com
RICK WILLIAMS	ARMSTRONG MECH. SERVICES	704-455-2677	Rickw.Amsi@outlook.com
Austin Randolph	Randolph & Son Builders	704-588-2116	austin@randolphbuilders.com
Michael Goodman	CG Dump Trucking	704.506.3385	mgoodman@cgdumptrucking.com
KEN COX	MAXSON & ASSOC	704-1609-5116	kwc Cox@maxsonassociates.com
Anthony Willis	Globenet Telecommunications	910-391-0608	Sourcing@globenetusa.net
MARK SIMMONS	TERRAPIN INTERIORS	704.361.2503	MARK@TERRAPININTERIORS.COM
Kim Simmons	Terrapin	704 999 2933	Kim@terrapininteriors.com

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Suite 2100  
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Fax: +1 704.377.2807

# Meeting Attendance Record continued

**Gensler**

Project

Meck. County - CCOB Construction - Phase 2

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Name	Company	Contact Tel. No.	E-mail Address
Jeffrey Hayes	H&C Contracting Inc.	803-207-6781	jeffrey@handcontracting.com
Zack Abdelnour	Elford	704-443-8875	ZABDELNOUR@ELFORD.COM
Oliver Salmon	Toua Consulting Group LLC	980-317-2788	info@Touacg.com
Jason Hlewicki	Swierkew	704-292-5383	Jason.hlewicki@Swierkew.com
Thomas Ivy	Swierkew	704-614-5406	Thomas.Ivy@Swierkew.com

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Suite 2100  
Charlotte NC 28202  
Tel: +1 704.377.2725  
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# PROJECT MANUAL

INCLUDING SPECIFICATIONS FOR THE CONSTRUCTION OF

## Mecklenburg County CCOB (County & Courts Office Building) Construction Phase 2

CHARLOTTE, NORTH CAROLINA



Prepared by

GENSLER

Date of Issue:  
July 19, 2024

**Revisions Included:**  
**Addendum 1 - August 26, 2024**

These plans and specifications are to be provided only as a full and complete set of documents and can be obtained **digitally at no cost** from the County's **authorized Design Consultant** as indicated in the Notice-to-Bidders.

Prime Contractors wishing to submit a bid for this project must provide a **MANDATORY written Letter-of-Interest** to the County's **authorized Design Consultant** at least **48** hours in advance of the bid opening in order to be placed on the official Bidders List for automatic distribution of potential addenda and offered consideration by the County as a responsive bidder. **Bids submitted by Prime Contractors that have not provided a Letter-of-Interest may be considered non-responsive.**

If a contractor obtains a set of Contract Documents (plans and specifications) from any source other than the County's **authorized Design Consultant**, it will be that contractor's responsibility to obtain any addenda. If a contractor bids any portion of these plans without receiving the full and complete set of plans and specifications, they will do so at their own risk. If such bid is accepted by the County, the Contractor is liable for all work as described in the Plans, Specifications, and Addenda.

**I. NOTICE TO BIDDERS**

**II. INSTRUCTIONS TO BIDDERS**

1. Familiarity with Work and Conditions
2. Familiarity with Laws, Etc.
3. Interpretations of Plans and Specifications
4. Insurance, Performance & Payment, and Material Bonds
5. Proposal Form
6. Qualifications
7. Bid Bond or Bid Deposit
8. Directing Proposals
9. Opening of Proposals
10. Bid Error
11. Bid Validity
12. Awarding of Contract
13. Execution of Contract
14. Non-Discrimination in Employment
15. Minority/Women Business Enterprise Opportunity
16. Americans with Disabilities Act Requirements
17. Substitutions

**III. GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION**

**Article 1 General Provisions**

- 1.1 Capitalization
- 1.2 Intent of the Contract Documents
- 1.3 Interpretation
- 1.4 Governing Law
- 1.5 Use of site, Construction Procedures and Safety
- 1.6 Successors and Assigns
- 1.7 Contract Documents
- 1.8 Rights and Remedies
- 1.9 Tests and Inspections
- 1.10 Substantial Completion
- 1.11 Partial Occupancy or Use
- 1.12 Progress Payments
- 1.13 Final Completion and Final Payment
- 1.14 Termination by the Owner for Cause
- 1.15 Suspension by the Owner for Convenience

- 1.16 Termination by the Owner for Convenience
- 1.17 Harassment
- 1.18 Equal
- 1.19 Basis of Design

## **Article 2 Owner's Rights and Responsibilities**

- 2.1 Communication to the Contractor
- 2.2 Application for Payment
- 2.3 Staff Authorization
- 2.4 Construction by the Owner or by Separate Contractor(s)
- 2.5 Mutual Responsibility
- 2.6 Owner's Right to Clean Up
- 2.7 Owner's Right to Contract Modifications
- 2.8 Stop Work

## **Article 3 Administration of the Contract**

- 3.1 Representation
- 3.2 Communications
- 3.3 Evaluation of Work
- 3.4 Interpretation of Contract Documents
- 3.5 Site Visits
- 3.6 Work Acceptance and Tests
- 3.7 Project Modifications
- 3.8 Review of Submittals
- 3.9 Certificates for Payment
- 3.10 Claims & Contract Mediation Provisions

## **Article 4 Contractor's Responsibilities**

- 4.1 Observance of Laws
- 4.2 Permits and Licenses
- 4.3 Work Conformance
- 4.4 Supervision and Construction Procedures
- 4.5 Contract Time
- 4.6 Construction Schedules
- 4.7 Safety Precautions and Programs
- 4.8 Safety of Persons and Property
- 4.9 Hazardous Materials
- 4.10 Emergencies
- 4.11 Warranty

- 4.12 Repair Obligation
- 4.13 Limitation of Warranty
- 4.14 Project Contingency and Allowances
- 4.15 Taxes
- 4.16 Sales and Use Tax
- 4.17 Contractor's Warranty of Title
- 4.18 Uncovering and Correction of Work
- 4.19 Liquidated Damages
- 4.20 Cutting and Patching
- 4.21 Clean Up
- 4.22 Indemnification
- 4.23 Compliance Provision
- 4.24 Iran Divestment Act Certification

## **Article 5 Bonds and Insurance**

- 5.1 Performance and Payment Bond(s)
- 5.2 Indemnity & Insurance

## **Article 6 Definitions**

### **IV. SUPPLEMENTARY CONDITIONS OF THE CONTRACT FOR CONSTRUCTION**

### **V. BUSINESS DIVERSITY & INCLUSION (BDI) PROGRAM PROVISIONS GUIDE**

### **VI. TECHNICAL SPECIFICATIONS**

#### **Division 01 General Requirements**

- 01 10 00 Summary
- 01 14 00 Work Restrictions
- 01 21 00 Contingency & Allowances
- 01 23 00 Alternates
- 01 25 00 Contract Modification Procedures
- 01 27 00 Unit Prices
- 01 29 00 Payment Procedures
- 01 31 00 Project Management and Coordination
- 01 32 00 Construction Progress Documentation
- 01 32 20 Photographic Documentation (Digital)
- 01 33 00 Submittal Procedures

01 40 00	Quality Requirements
01 50 00	Temporary Facilities and Controls
01 50 50	Construction Waste Management
01 60 00	Product Requirements
01 70 00	Execution Requirements
01 73 10	Cutting and Patching
01 73 20	Selective Demolition
01 77 00	Closeout Procedures
01 78 10	Project Record Documents
01 78 20	Operation and Maintenance Data
01 81 33	Sustainable Design Requirements – Embodied Carbon
01 82 00	Demonstration and Training

## **Division 02 Existing Conditions (Not Used)**

## **Division 03 Concrete**

03 30 53	Miscellaneous Cast-In-Place Concrete
03 54 16	Hydraulic Cement Underlayment

## **Division 04 Masonry (Not Used)**

## **Division 05 Metals**

05 50 00	Metal Fabrications
05 52 13	Pipe and Tube Railings

## **Division 06 Wood, Plastics and Composites**

06 10 53	Miscellaneous Rough Carpentry
06 40 23	Interior Architectural Woodwork

## **Division 07 Thermal and Moisture Protection**

07 84 13	Penetration Firestopping
07 84 43	Joint Firestopping
07 92 00	Joint Sealants

## **Division 08 Openings**

08 12 13	Hollow Metal Doors and Frames
08 14 16	Flush Wood Doors
08 31 13	Access Doors and Frames

08 33 43	Overhead Coiling Smoke Doors
08 41 13	Aluminum-Framed Entrances and Storefronts
08 71 00	Door Hardware
08 80 00	Glazing

## **Division 09 Finishes**

09 21 16	Gypsum Board Shaft-Wall Assemblies
09 22 16	Non-Structural Metal Framing
09 29 00	Gypsum Board
09 29 13	Type X Gypsum Board
09 51 13	Acoustical Panel Ceilings
09 65 13	Resilient Wall Base and Accessories
09 65 19	Resilient Tile Flooring
09 68 13	Tile Carpeting
09 72 00	Wall Coverings
09 91 23	Interior Painting
09 91 23.16	Interior Latex Painting

## **Division 10 Specialties**

10 26 00	Wall and Door Protection
10 44 00	Fire-Protection Specialties

## **Division 11 Equipment (Not Used)**

## **Division 12 Furnishings (Not Used)**

## **Division 13 Special Construction (Not Used)**

## **Division 14 Conveying Equipment (Not Used)**

## **Division 21 Fire Suppression**

21 10 00	Sprinkler Systems
21 20 00	Alternate Suppression Systems

## **Division 22 Plumbing (Not Used)**

## **Division 23 Heating, Ventilating and Air Conditioning (HVAC)**

23 05 23	Valves for HVAC Piping
23 05 29	Hangers and Supports for HVAC Piping and Equipment

23 05 48.13	Vibration Controls for HVAC
23 05 53	Identification for HVAC Piping and Equipment
23 05 93	Testing, Adjusting, and Balancing for HVAC
23 07 13	Duct Insulation
23 21 13	Hydronic Piping
23 31 13	Metal Ducts
23 33 00	Air Duct Accessories
23 33 46	Flexible Ducts
22 37 13.13	Air Diffusers
23 37 13.23	Registers and Grilles

## **Division 25 Integrated Automation (Not Used)**

## **Division 26 Electrical**

26 00 10	Supplemental Requirements for Electrical
26 05 26	Grounding and Bonding for Electrical Systems
26 05 33	Conduits for Electrical Systems
26 05 33.13	Boxes and Covers for Electrical Systems
26 05 33.16	Surface Raceways for Electrical Systems
26 05 33.23	Identification for Electrical Systems
26 05 83	Wiring Connections
26 08 00	Commissioning of Electrical Systems
26 09 23	Lighting Control Devices
26 09 36	Modular Dimming Controls
26 24 13	Panelboards
26 27 26.33	General-Grade Duplex Straight-Blade Receptacles
26 27 26.37	Receptacles with Arc-Fault and Ground-Fault Protective Devices
26 51 19	LED Interior Lighting
26 52 13	Emergency and Exit Lighting

## **Division 27 Communications**

27 10 00	Structured Cabling
27 41 00	Audiovisual Systems

## **Division 28 Electronic Safety and Security**

28 13 00	Physical Access Control System
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## **Division 31 Earthwork (Not Used)**

**Division 32 Exterior Improvements (Not Used)**

**Division 33 Utilities (Not Used)**

**Division 34 Transportation (Not Used)**

**VII. MECKLENBURG COUNTY FORMS**

Bid Proposal **\*Updated Addendum 1 (7.17.24)**  
Bidder Qualifications Affidavit  
Construction Contract Example  
Certification of Compliance with Americans with Disabilities Act  
Certification of Non-Discrimination in Employment  
Proposal Request Log  
Proposal Request Form  
General Guarantee  
Continuation Sheet  
Construction Waste Management  
Sales Tax Form

**VIII. CONSULTANT FORMS**

Submittal Transmittal  
Request for Interpretation  
Substitution Request  
Bulletin



**SINGLE PRIME CONTRACT  
GENERAL CONSTRUCTION  
PROPOSAL**

**CCOB Multiple Projects  
Phase 2**  
For Mecklenburg County, Charlotte, NC

**PREPARED BY:  
Gensler**

101 South Tryon Street, Suite 2100  
Charlotte, NC 28280  
704-377-2725

**BID DATE: 2:00pm, September 10, 2024**

**TO:** Mecklenburg County  
North Carolina

**FROM:** \_\_\_\_\_

Name of Bidder

The undersigned Bidder hereby declares that his Proposal is made without connection with any other person, company, or parties making a similar bid or proposal, and that it is in all respect fair and in good faith, without collusion or fraud. It is the Bidder's intention & purpose to enter into a Contract with Mecklenburg County. The Bidder signifies that his bid is all-inclusive to perform the Work to construct the **CCOB Multiple Projects – Phase 2** as illustrated in the Contract Documents prepared by **Gensler** dated **07/19/2024**. The Bidder has carefully examined the Contract Document and Proposal Form and is familiar with the scope, details, intent, and conditions under which the Work, or any part of it, is to be done, and the conditions which must be fulfilled in the furnishing and/or erection or construction of any or all items of the Work. The Bidder hereby proposes to furnish all labor, materials, equipment and services necessary to perform the Work required in the Construction Document and terms of this Proposal for the amounts listed below.

**A. Base Bid:** \$ \_\_\_\_\_

**B. Contingency Allowance (10% of Base Bid):** \$ \_\_\_\_\_

**C. Total Bid: (A+B)** \$ \_\_\_\_\_  
(Herein referred to as the Total Bid)

**ALTERNATES:**

Should the Alternate be accepted, the amount written below shall be the amount either "added to" or "deducted from" the Base Bid. The Bidder shall indicate if the Alternate is an "add" or "deduct" and the changes in the number of days for the overall construction of the work. If the Alternate is left blank, then the Alternate would not change the Base Bid if accepted. The Bidder agrees to construct the Alternate(s) as described in the Contract Document for the following prices:

Days  
Add or Deduct

Provide new wall paint (PT01) and new resilient base (RB01) throughout Level 02 common corridor.

Days  
Add or Deduct

Provide new acoustic panel ceiling (CL04) and new light fixtures (F1) throughout Level 02 common corridor.

Days  
Add or Deduct

Provide new doors, frames, hardware, card readers and cameras at Doors 118 and 208 as scheduled in the Drawings.

The Bidder acknowledges that he shall utilize the following subcontractors on this project.

\_\_\_\_\_

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## OTHER SUBCONTRACTORS:

List the names and licenses #s of all subcontractors not shown above which will be performing work for which the bidder is not licensed to perform.

LICENSE #

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The undersigned further agrees to begin the work promptly upon receipt of Notice to Proceed and to pursue the work with an adequate work force to complete the work within 238 calendar days from the Notice to Proceed. Five Hundred Dollars (**\$500.00**) per calendar day is hereby agreed upon as the Liquidated Damages.

Check, Cash, or Bond is attached in the amount of \$\_\_\_\_\_.

The undersigned Bidder further proposes and agrees to commence the work promptly upon notice to proceed, with adequate forces.

The Bidder acknowledges receipt of the following addenda:

Addendum No. _____	Dated _____
Addendum No. _____	Dated _____
Addendum No. _____	Dated _____
Addendum No. _____	Dated _____
Addendum No. _____	Dated _____

The undersigned has enclosed the following with this Proposal:

_____	Bid Bond or Bid Deposit
_____	Bidders Qualifications Affidavit
_____	BDI Form A - Good Faith Effort
_____	BDI Form B - Identification of Subcontractor Participation
_____	Certificate of Nondiscrimination
_____	Certificate of Compliance with the Americans With Disabilities Act

CONTRACTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: \_\_\_\_\_

TITLE: \_\_\_\_\_

NAME (Print): \_\_\_\_\_

NC LICENSE NUMBER: \_\_\_\_\_