

ADDENDUM 1

ADDENDUM DATE: September 29, 2023

PROJECT: Reidsville Readiness Center
292 NC-65
Reidsville, NC 27320

OWNER: North Carolina National Guard
1613 Gold Star Drive
Raleigh, NC 27607

ARCHITECT: Smith Sinnett Architecture, P.A.
4600 Lake Boone Trail, Suite 205
Raleigh, North Carolina 27607

BIDS DUE: Thursday, October 12th, 2023 at 3:00 p.m.
Joint Force Headquarters
JFHQ DFAC
1613 Gold Star Drive
Raleigh, NC 27607

Please note, Project Documents, Addenda, and Contractors list are available at www.smithsinnett.com under the 'Documents' icon on the navigation bar.

Among other items, this Addendum addresses issues raised in the Pre-Bid Meeting held on September 27, 2023 at 10:00 a.m. Pre-Bid Agenda notes and Sign In sheet of those that attended are attached.

This Addendum shall be included in the contract for the above referenced project. All General, Supplementary and Special Conditions, etc., as originally specified or as modified below shall apply to these items.

GENERAL

1. **GENERAL:** The Owner has scheduled for the Building to be available for a second visit for Contractors or Subcontractors that would like to visit the building. This visit is optional, and no formal meeting or discussion will take place. No questions will be able to be answered during this visit. The site visit is scheduled for Tuesday October 3rd, 10:00am-12:00pm.

SPECIFICATIONS

1. **REVISION:** Section 074113 Metal Soffit and Wall Panels: Paragraph 2.1.A, Add Manufacturer Construction Metal Products, Inc. (CMP) as an acceptable manufacturer, subject to meeting or exceeding the requirements of the specification.
2. **REVISION:** Section 079513 Interior Expansion Control: Paragraph 2.1.A; Add Manufacturer Erie Metal Specialties as an acceptable manufacturer, subject to meeting or exceeding the requirements of the specification.
3. **REVISION:** Section 079516 Exterior Expansion Control: Paragraph 2.2.A; Add Manufacturer Erie Metal Specialties as an acceptable manufacturer, subject to meeting or exceeding the requirements of the specification.
4. **REVISION:** Section 083313 Coiling Counter Doors:
 1. Paragraph 2.2.F, Delete reference to *aluminum*. Provide manufacturer's standard hood material for the rated condition listed.
5. **REVISION:** Section 083323 Overhead Coiling Doors:
 1. Paragraph 1.3.B.1, Revise Uniform pressure (velocity pressure) from *40 lbf/sq.ft.* to nominal 34 lbf/sq.ft.
 2. Paragraph 2.1.A.4, Delete requirement of continuous gaskets between slats.
 3. Paragraph 2.1.D, Revise paragraph to as follows: *Manufacturer's standard angles or channels and angles of same material and finish as curtain slats unless otherwise indicated, with sufficient depth and strength to retain curtain, to allow curtain to operate smoothly, and to withstand loading. Slot bolt holes for guide adjustment. Provide removable stops on guides to prevent over travel of curtain. Finish shall be manufacturer's standard and recommended finish.*
 4. Paragraph 2.7.F, Delete sentence *"Provide continuous integral wear strips to prevent metal-to-metal contact and to minimize operational noise"*.
6. **REVISION:** Section 102800 Toilet and Bath Accessories: Paragraph 2.4.A.1, Add Manufacturer Saniflow Corp. and the Product Speedflow Plus as an acceptable manufacturer and equal product, subject to meeting or exceeding the requirements of the specification.

ARCHITECTURAL - DRAWINGS

1. **A0-01:**
 - A. In Indoor Firing Range 101, delete reference to Keyed Note 38, locker removal and reinstallation. These lockers have already been removed and will be reinstalled by the Owner.
2. **A1-01:**
 - A. In Locker 104, delete reference to Existing and New Lockers. These lockers will be handled by the Owner, outside of this contract.
2. **A7-10:**
 - B. Sign Type K – Provide (1) Type K Sign. Located in the Assembly Hall 100 per the Finish Plan.
 - C. Sign Type L – Provide (8) Type L Signs. Located per the Finish Plan.
 - D. Sign Type M – Provide (15) Type M Signs. Location to be determined by Owner in the Field.
 - E. Chain of Command Sign – Provide (1) Chain of Command Sign. Located in Lobby 110 per the Finish Plan.
 - F. Directory Sign – Provide (1) Directory Sign. Located in Lobby 110 per the Finish Plan.
 - G. Sign Type N – Provide (20) Type N Signs. Location to be determined by the Owner in the Field.

End of Addendum 1

Attached:

Pre-Bid Conference Agenda, (4 Pages)
Pre-Bid Meeting Sign-In Sheet (1 Pages)

PRE-BID MEETING AGENDA

SCO#:18-19693-01A

Smith Sinnett Architecture #: 2019011

Location: Reidsville Readiness Center
292 NC-65
Reidsville, NC 27320

Owner: North Carolina National Guard
Construction & Facility Management Office
1636 Gold Star Drive
Raleigh, NC 27607

Architect: Smith Sinnett Architecture, P.A.
4600 Lake Boone Trail, Suite 205
Raleigh, NC 27607
www.smithsinnett.com
Phone: 919-781-8582
Robert Carmac, AIA - Project Architect

On behalf of the Owner and Smith Sinnett Architecture, we would like to thank you for your interest and attendance at this Pre-Bid Conference.

I Bid:

Sealed Bids from Single Prime Contractors will be received and publicly opened at:

3:00pm on Thursday, October 12, 2023.

North Carolina National Guard
Joint Force Headquarters Cafeteria
1636 Gold Star Drive
Raleigh, NC 27607

II Bid Day Documents:

1. Proposal Form Pages 1 through 5
2. Minority Business Participation Form and/or Affidavit
 - a. Identification of HUB Certified / Minority Business Participation Form Required.
 - i. Name on Form must be the exact name as provided to the NC Office for HUB
 - b. Affidavit A or Affidavit B
3. Form of Bid Bond (5%) or Certified Check (5%) – Use Provided Form in the Project Manual. Note AIA Bid Bond Form will not be accepted.
4. Bid envelope should be sealed with the following information listed on the outside of the envelope:
 - a. Bidder's Name and Address
 - b. North Carolina Contractor's License Number
 - c. Name of Project
5. If awarded the Contract, the Bidder must provide an executed Performance Bond and Payment Bond for 100% of the Contract by a company licensed in North Carolina.
 - a. 2 separate Bonds must be provided.
6. Certificates of Insurance meeting the requirements indicated in the Specifications will also be required. Refer to Article 34 of the General Conditions. 30 days notification by certified mail return receipt requested of any (including nonpayment of premium) cancellation, reduction, or elimination of the required policies.
7. Any bids that have qualifying notes or comments will be rejected.

PRE-BID MEETING AGENDA

- III Bid Opening:
1. For mailed bids:
 - a. It's the contractor's responsibility to ensure the bid arrives prior to the bid opening time. If you wish to send your bid via US Mail, FedEx or UPS, please allow several days for delivery since the bid must be received (NOT postmarked) by the date and time stated in the solicitation.
 - b. Place the bid in a double envelope with "Sealed Bid Do Not Open" written on it.
 - c. Sealed envelope will be held and unsealed at the bid opening time.
 - d. Project Name must be clearly marked on the outside of the sealed envelope.
 2. For delivered bids:
 - a. The bid opening location is at Joint Force Headquarters Cafeteria, 1636 Gold Star Drive, Raleigh, NC 27607
 - b. Plan to arrive at least 30 minutes in advance of the bid opening to allow time to process through the security gate, park and then gain access to the building.
 - c. Note the gate guard, nor the reception desk WILL NOT be allowed to accept packages of any kind.
 - d. Picture identification is required to enter the security gate. Notify the guard at the gate that you are here for the REIDSVILLE READINESS CENTER ADDITION AND RENOVATION bid opening with Project Manager, Mr. Robyn Bryant of NCNG Construction Facility Management Office (CFMO).
 - e. On arrival in the lobby, check in at the front desk and then meet in the cafeteria.
 - g. Point of contact: For questions regarding this project or the procedures described above is Mr. Robyn Bryant, Project Manager, 984-664-6116.
- IV Schedule:
1. No bid may be withdrawn after the scheduled closing time for the receipt of bids for a period of 60 days.
 2. Supplementary General Conditions:
 - a. Date of substantial completion: **420 consecutive calendar days** from anticipated Notice to Proceed.
- V Liquidated Damages:
1. Supplementary General Conditions:
 - a. **\$350.00 each calendar day** in excess of the stated completion time.
- VI Examination of Bid Documents:
1. All Bidders are expected to fully examine and familiarize themselves with the Drawings, Specifications and Existing Conditions. All Bidders should read the scopes of the bid package. Any questions or clarifications should be directed to the Architect. No allowances will be made after the bids are received for any oversight due to failure to examine the documents.
- VII Substitutions:
1. Substitutions or approvals of "Equals" will only be accepted if approved by the Architect in writing at least 10 days prior to the receipt of bids.
- VIII Technical Questions:
1. Technical questions shall be submitted to the Architect as soon as possible by email or phone.
Robert Carmac
rcarmac@smithsinnett.com (preferred)
919-781-8582
 2. Last day for Questions will be Tuesday, October 3, 2023 by 5:00 pm.
 3. The Last Addendum will be issued Thursday, October 5, 2023 by 12:00 pm.

PRE-BID MEETING AGENDA

IX Construction Documents:

1. Construction Documents may be ordered from:
Smith Sinnett Architecture
4600 Lake Boone Trail, Suite 205
Raleigh, NC 27607
919-781-8582
2. Electronic Copies of the Plans and Specifications are available upon request and with a completed Plan Request Form found at www.smithsinnett.com under the Documents Tab.

X Addenda:

1. Addenda will be emailed to everyone on the Architect's plan holders list that has requested access to the Construction Documents
2. Addenda can also be downloaded from: www.smithsinnett.com under the Documents Tab.
3. An addenda will be issued to address any questions raised today.
4. All Addendums will be issued by email. Verify that email security will allow emails from rcarmac@smithsinnett.com.

XI Bidders List:

1. Bidders List can be downloaded from www.smithsinnett.com under the Documents Tab.

XII Owner Related Items:

1. Construction testing contracted by Owner. Contractor is responsible for coordination and cost of any failed test.
2. Third Party Hazardous Material Testing and Air Monitoring will be contracted by the Owner. Contractor is responsible for coordination and cost of any failed test.
3. Contractor will pay for Water Service.
4. Contractor shall provide and pay for temporary service and electrical cost till transfer to permanent power.
5. For construction, renovation and demolition activities, the contractor is required to send monthly reports for inclusion in the SOLID WASTE ANNUAL REPORTING (SWARWeb) RECYCLING STREAMS. Refer to the SWARWeb form in the Project Manual.

XIII Base Bid – General Scope:

1. Description of Project Scope:
This project consists of the renovation and addition to the existing National Guard Readiness Center in Reidsville, NC (22,793sf existing, 24,954 with additions), original construction date 1979. The scope consists of building renovations and additions to include more classroom space, additional storage, additional office space, a physical fitness room, restroom & accessibility improvements, energy efficiency upgrades, and updated finishes throughout. The building is primarily masonry load bearing with a partial steel interior frame. A portion of non-load bearing interior partitions will be demolished and rooms will be reconfigured. Two additions consists of a 715sf lobby expansion and a 1,446sf classroom expansion. Other renovation consist of a complete reroof, complete window replacement, resinous flooring throughout, complete layin ceiling replacement, interior and exterior door/frame replacement, and painting throughout. All hazardous materials such as asbestos and lead shall be removed. All new plumbing, mechanical, electrical, and fire alarm systems are included. The mechanical system is a variable refrigerant flow system. Electrical consists of complete electrical service replacement, new LED light fixtures, fire alarm replacement and network wiring replacement. Site work consists of parking lot expansion and paving for private and military vehicles, sidewalk replacement, new fencing, and new water and sewer service.

PRE-BID MEETING AGENDA

- XIV Alternates, refer to Project Manual, Allowance, 01 23 00:
1. Alternate No. 1: Owner Preferred Manufacturers
 - a. Data Rack: Manufacturer – Chatsworth Products ZetaFrame Cabinet 45Ux700Wx800D TSZ1523807
 - b. Building Automation System: Manufacturer – Tridium.
 - c. Building Automation System: Installer – Hoffman Building Technologies, Inc.
 2. Alternate No. 2: Classroom Addition
 3. Alternate No. 3: POV Fencing
 4. Alternate No. 4: Cable Barrier
 5. Alternate No. 5: MOV Expansion
 6. Alternate No. 6: Septic Tank Removal
 7. Alternate No. 7: Outdoor Exercise Area
 8. Alternate No. 8: Ceramic Tile in Restroom
 9. Alternate No. 9: Acoustical Panels
- XV Allowances, refer to Project Manual, Allowances, 01 21 00:
1. Allowance No. 1: TOPICAL MOISTURE VAPOR MITIGATION SYSTEM
 - a. Quantity: 7,500 sqft.
 2. Allowance No. 2: ABRASIVE BLAST FLOOR PREPARATION
 - a. Quantity: 5,000 sqft.
 3. Allowance No. 3: FLOOR LEVELING COMPOUND
 - a. Quantity: 5,000 sqft.
 4. Allowance No. 4: UNSUITABLE SOILS REMOVAL AND DISPOSAL OFF-SITE
 - a. Quantity: 500 cu. yds.
 5. Allowance No. 5: MASS ROCK REMOVAL AND DISPOSAL OFF-SITE
 - a. Quantity: 50 cu. yds.
 6. Allowance No. 6: TRENCH ROCK REMOVAL AND DISPOSAL OFF-SITE
 - a. Quantity: 50 cu. yds.
 7. Allowance No. 7: REPLACEMENT OF AUTHORIZED EXCAVATION OF UNSUITABLE SOILS OR ROCK WITH OFF-SITE IMPORTED FILL MATERIAL.
 - a. Quantity: 450 cu. yds.
 8. Allowance No. 8: REPLACEMENT OF AUTHORIZED EXCAVATION OF UNSUITABLE SOILS OR ROCK WITH AGGREGATE BASE COURSE MATERIAL
 - a. Quantity: 150 cu. yds.
 9. Allowance No. 9: TRIAXIAL GEO-GRID IN PLACE
Quantity: 1,000 sq. yds.
 10. Allowance No. 10: REMOVAL AND REPLACEMENT OF EXISTING ROOF DECKING
 - a. Quantity: 300 sqft.
- XVI Unit Prices, refer to Project Manual, Unit Prices 01 22 00:
1. Unit Price No. 1: TOPICAL MOISTURE VAPOR MITIGATION SYSTEM
 2. Unit Price No. 2: ABRASIVE BLAST FLOOR PREPARATION
 3. Unit Price No. 3: FLOOR LEVELING COMPOUND
 4. Unit Price No. 4: UNSUITABLE SOILS REMOVAL AND DISPOSAL OFF-SITE
 5. Unit Price No. 5: MASS ROCK REMOVAL AND DISPOSAL OFF-SITE
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Reidsville Readiness Center Addition and Renovation

Date: September 27, 2023

North Carolina National Guard

Pre Bid Meeting

Smith Sinnett Architecture, P.A.

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