

ADDENDUM 1

ADDENDUM DATE: March 20, 2026

PROJECT: Butner Facility Maintenance Shop 13 Repairs
200 West A Street
Butner, NC 27509

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: **2:00pm April 2nd, 2026**
Joint Force Headquarters
JFHQ Cafeteria
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 March 18th, 2026 at 10:00 a.m. Updated 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. **ADDITION:** A courtesy second site visit has been scheduled for **March 25, 2026, at 10:00 AM**. This visit will provide open access to the building with no formal meeting being held. Note that attendance at the first Pre-Bid meeting was Mandatory to be able to Bid this project. This opportunity is being offered as a courtesy for those who wish to revisit and further review the building.
2. **GENERAL:** Contractor submitted the following question: Is this considered a federal project where all federal regulations will apply (Davis-Bacon wages, Real ID, Buy America Act, etc.)? **Response:** No, this project is not considered a federal project. Federal regulations as mentioned above will not apply.
3. **GENERAL:** Contractor submitted the following question: Will there be a schedule 2nd walk thru for subs? **Response:** Yes, A courtesy second site visit has been scheduled for **March 25th, 2026, at 10:00am**. Refer to general note 1, this addendum.

4. **GENERAL:** Contractor submitted the following question: If fire alarm system in place, what company is used for existing system, what system is it? **Response:** There is no Fire Alarm System at the Butner Facility Maintenance Shop 13 building. Refer to sheets FA0-00 and FA1-01 of the Bid Drawings for new work scope of Fire Alarm System.
5. **GENERAL:** Contractor submitted the following question: If hvac controls in place, what system is it? **Response:** Refer to sheets M0-01, M1-01, M5-01 and M7-01 for scope of work for mechanical systems.
6. **GENERAL:** Contractor submitted the following question: If fire sprinkler in place, what company maintains/services it? **Response:** There is no existing fire sprinkler system at the Butner Facility Maintenance Shop 13 building.
7. **GENERAL:** Contractor submitted the following question: Doors 103a and 105 are called out to be 3'-0" wide on Door Schedule. Based on site visit, they are not 3'-0" wide. Are those openings to be widened to 3'-0"? **Response:** No, Doors 103a and 105 shall reuse the same rough opening.

End of Addendum 1

Attachments:

Pre-Bid Notes:	4 Pages
Pre-Bid Sign-in sheet	2 Pages

PRE-BID MEETING AGENDA

SCO#: 24-28705-01A

NCNG#: #372024008

Smith Sinnett Architecture #: 2024014

Location: Butner Facility Maintenance Shop 13 Repairs
200 West A Street
Butner, NC 27509

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:

2:00 pm, April 2nd, 2026
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 the envelope.
 - c. Sealed envelopes 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 Butner Facility Maintenance Shop 13 Repairs bid opening with Project Manager, Mr. Andrew Lequick of NCNG Construction Facility Management Office (CFMO).
 - e. Once through security check point, proceed to the Joint Force Headquarters parking lot. Enter the Joint Force Headquarters Building through the main entrance. Continue straight and turn left at the main corridor until you reach the cafeteria on the left-hand side. All bidders shall plan accordingly to provide sufficient time to submit bids prior to 2:00pm.
 - g. Point of contact: For questions regarding this project or the procedures described above is Mr. Andrew Lequick, Project Manager, (984) 664-6073.
- 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: **180 consecutive calendar days** from anticipated Notice to Proceed.
- V Liquidated Damages:
1. Supplementary General Conditions:
 - a. **\$250.00 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.

PRE-BID MEETING AGENDA

VIII Technical Questions:

1. Technical questions shall be submitted to the Architect as soon as possible by email or phone.
Fabian Acosta
facosta@smithsinnett.com (**preferred**)
Robert Carmac
rcarmac@smithsinnett.com (**preferred**)
919-781-8582
2. Last day for Questions will be Tuesday, March 24th, 2026 by 5:00 pm.
The Last Addendum will be issued Wednesday, March 25th, 2026 by 5:00 pm.

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 facosta@smithsinnett.com or 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. Owner shall pay for electrical, gas, and water utility cost.
3. 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 of the Butner Facility Maintenance Shop 13 Building (13,350 SF). The scope of the work in the existing building shall consist of demolishing four existing interior roll-up doors, existing ceiling grids, existing light fixtures, existing gutters and downspouts, existing mechanical, plumbing and electrical elements all to be replaced with new. Alternate 1 work consists of demolishing the existing doors, frames, and their associated parts in the main portion of the building and replacing them with new hollow metal doors and frames. As part of Alternate 2 work, the existing overhead coiling doors at the south exterior wall assembly shall be demolished and replaced with new overhead motorized coiling doors. As part of Alternate 3 work, the existing windows shall be demolished and replaced with new. The project includes all other work as shown, indicated or reasonably implied on the drawings and/or specifications for a complete, first class job.

PRE-BID MEETING AGENDA

- XIV Alternates, refer to Project Manual, Alternates, 01 23 00:
1. Alternate No. 1; Hollow Metal Door Removal and Replacement
 2. Alternate No. 2; Overhead Coiling Door Removal and Replacement
 3. Alternate No. 3; Window Removal and Replacement
 4. Alternate No. 4; Owner Preferred Manufacturers
 - a. Door Hardware: Manufacturer – Best
 - b. Note that equal products are allowed ONLY in Base Bid
- XV Allowances, refer to Project Manual, Allowances, 01 21 00:
1. Allowance No. UP-1: Unsuitable Soils Removal of Disposal Off-Site
 - a. Quantity: 300 CY
 2. Allowance No. UP-2: Trench Rock Removal and Disposal Off-Site
 - a. Quantity: 10 CY
 3. Allowance No. UP-3: Replacement of Unsuitable Soils with Off-Site Fill
 - a. Quantity: 250 CY
 4. Allowance No. UP-4: NCDOT Aggregate Base Course Material Fill
 - a. Quantity: 30 CY
 5. Allowance No. UP-5: Replacement of Unsuitable Soils with #57 Washed Stone
 - a. Quantity: 30 CY
 6. Allowance No. UP6: Abrasive Blast Floor Preparation
 - a. Quantity: 1,000 SQFT
 7. Allowance No. UP7: Floor Leveling Compound
 - a. Quantity: 3,000 SQFT
 8. Allowance No. UP8: Roof Opening Infill with Metal Roof Decking
 - a. Quantity: 50 SQFT
- XVI Unit Prices, refer to Project Manual, Unit Prices 01 22 00:
1. Unit Price No. 1: Unsuitable Soils Removal of Disposal Off-Site
 2. Unit Price No. 2: Trench Rock Removal and Disposal Off-Site
 3. Unit Price No. 3: Replacement of Unsuitable Soils with Off-Site Fill
 4. Unit Price No. 4: NCDOT Aggregate Base Course Material Fill
 5. Unit Price No. 5: Replacement of Unsuitable Soils with #57 Washed Stone
 6. Unit Price No. 6: Abrasive Blast Floor Preparation
 7. Unit Price No. 7: Floor Leveling Compound
 8. Unit Price No. 8: Roof Opening Infill with Metal Roof Decking
- XVII Note there shall be no work permitted on State and Federal Holidays.
- XVIII Refer to Special Conditions 009010 for special requirements for the project. Special attention shall be noted to Article 9 – Digital Project Management. It states the following: Contractor shall be required to use the **Owner’s web-based Project Management Software without exception**. The system shall be used for but not limited to: Submittal, RFI’s, ASI’s, Change Proposals, Coordination Drawings, Asbuilt Markups. The management shall be utilized under the Owner’s current Licensing Agreement. The Management Software utilized shall be:
- a. Procure Technologies, Inc.

End Pre-Bid Agenda

