

ADDENDUM NO. 1

For

North Carolina State Ports Authority
Transit Shed No. 6 Loading Dock Expansion
NCSPA Contract No. C-1701(W)
Wilmington, NC 28401
November 14, 2023

GENERAL:

1. This Addendum shall supplement, amend, and become a part of the Bid Documents. All Bids and the Construction Contract shall be based on these modifications.
2. Bidders shall acknowledge the receipt of this Addendum on their Form of Proposal.

SPECIFICATIONS:

The following revisions shall be noted by each Bidder in the appropriate specification section of the Bid Documents and made a part thereof:

1. There are no Specifications revisions associated with this Addendum.

DRAWINGS:

The following revisions shall be noted by each Bidder on the appropriate drawing of the Bid Documents and made a part thereof. Corrected Contract Drawings are not issued with this Addendum.

1. There are no Drawing revisions associated with this Addendum.

BIDDER'S QUESTIONS:

The deadline for prospective Bidders to submit written questions to the Designer for response was established during the Pre-Bid Meeting as **November 23, 2023 at 5:00 pm**. Note that Designer responses to Bidder's written questions received to date will be provided in future Addendum No. 2.

The following Designer responses to Bidder's written questions received to date are included with this Addendum and are provided for information/clarification purposes only:

1. No written questions have been received to date.

END OF ADDENDUM NO. 1

ATTACHMENTS:

- Minutes from the November 8, 2023 Pre-Bid Meeting
- Pre-Bid Meeting Attendee List
- Current List of Plan Holders
- NCSPA Security Access and Info

PRE-BID MEETING MINUTES
for
North Carolina State Ports Authority
Transit Shed No. 6 Loading Dock Expansion
NCSPA Contract No. C-1701(W)
Held in the Executive Board Room of the
NC Maritime Building
2202 Burnett Boulevard
Wilmington, NC 28401
November 8, 2023 at 10:00 am

LIST OF MEETING ATTENDEES:

The following individuals were in attendance of the project Pre-Bid Meeting. A copy of the sign-up sheet that was distributed during the meeting can be found as an attachment to these minutes.

<u>ATTENDEE</u>	<u>REPRESENTING</u>	<u>PHONE/FAX</u>	<u>EMAIL</u>
Mike Winters	Moffatt & Nichol (M&N) Project Manager	(919) 781-4626 (P) (919) 334-7968 (D)	mwinters@moffattnichol.com
Ankith Chilkepalli	Moffatt & Nichol (M&N) Project Engineer	(919) 781-4626 (P) (984) 239-2781 (D)	achilkepalli@moffattnichol.com
Monica Valsi	North Carolina State Ports Authority (NCSPA)	(910) 746-6412 (P)	monica.valsi@ncports.com
Justin Moore	North Carolina State Ports Authority (NCSPA)	(828) 404-5166 (P)	justin.w.moore@ncports.com
Mitch Hund	Trend Construction, Inc.	(910) 723-3743 (P)	mhund@trendinc.biz
Anas Elerian	Zakaria Construction	(919) 448-5366 (P)	anaskhaled74@gmail.com
Mike Monaghan	Topsail Electric	(910) 406-1089 (P)	mike@topsailectric.com
Ron Thompson	Monteith Construction	(916) 801-6563 (P)	rthompson@monteithco.com
Charles Roy	Monteith Construction	(910) 232-3700 (P)	croy@monteithco.com
Bishop Williams	Waters Contracting	(919) 279-7265 (P)	bishopw@waterscontracting.net

Quinn Lancaster	Clancey & Theys	(910) 876-4637 (P)	quinnlancaster@clanceytheys.com
Toni Johnson	Samet Corporation	(828) 421-1903 (P)	tjohnson2@sametcorp.com
Adam Cardin	Timeless Properties Construction Co.	(910) 617-0807 (P)	adamc@timelesspropertiescc.com
Tyler Johnson	Southeast Industrial Services	(252) 286-6688 (P)	tyler@sei-services.com
Emily Dillmann	ATD Building	(910) 619-8595 (P)	emily@atdbuildinggroup.com
Rudy Dombroski	ATD Building	(910) 619-8595 (P)	rudu@atdbuildinggroup.com
Warren Reid	Wells Brothers Construction	(336) 817-5317 (P)	warren@wellsbrotherscc.com

ITEMS DISCUSSED:

1. The Pre-Bid Meeting began at approximately **10:00 am** in the **Executive Board Room of the NC Maritime Building**. Brief introductions were made and a signup sheet was distributed to all attendees. The agenda for the pre-bid meeting was discussed: go through discussion items, take questions, walk the proposed construction site. It should be noted that all verbal responses provided at the pre-bid meeting are non-binding and questions must be received in writing (email) for formal response. Escorting for the site visit after the pre-bid meeting was arranged for those that did not have a TWIC credential.
2. Monica Valsi indicated during the meeting that she would be leaving the NCSPA for another opportunity on 11/27/2023. Therefore, another NCSPA Project Manager will need to be assigned to this project.
3. The Designer indicated how the plans, specifications, and contract documents may be obtained or viewed.
4. Contractors were reminded that the contract documents (Notice to Bidders) call for the general contractor to be licensed in the State of North Carolina with one of the following classifications:
 - A. Unclassified contractor
 - B. Highway contractor
 - C. Specialty contractor – designated marine construction

5. Contractors were reminded that the bid date will be **December 7, 2023 at 3:00 pm**. The North Carolina State Ports Authority (NCSPA) will accept bids in **the Small Downstairs Conference Room of the NC Maritime Building, 2202 Burnett Boulevard, Wilmington, NC 28401**. The bids will be immediately opened and publicly read. No faxed bids will be received. This project will be bid as a single prime contract. Bidders shall clearly indicate the following on the outside of their bid envelope:
 - A. "Bid Proposal for: Transit Shed No. 6 Loading Dock Expansion"
 - B. Bidders North Carolina general contractor's license number
 - C. Bid is for "Single Prime Bid"
6. The contract Base Bid will be lump sum as indicated in the Form of Proposal. The Form of Proposal also delineates unit price items which might be used during the contract duration. Specification Section 011100 describes the general construction contract items and unit prices utilized in the Form of Proposal in more detail. As stated in the proposal, the award of contract will be based the Total General Construction Base Bid.
7. The award of this contract has to be approved by the NCSPA Board of Directors. It is anticipated that all contract approvals and execution of contract documents will be completed in a timely manner. The next meeting of the Board of Directors is scheduled for December 14, 2023.
8. A bid bond in the amount of 5% of the bid shall accompany the formal proposal. For the awarded contractor, a performance bond and payment bond in the amount of 100% of the contract price will be required. This information may also be found in the Notice to Bidders section of the contract documents.
9. Contractors were asked to make all efforts to meet the minority business requirements. Keep accurate records of telephone contacts, emails, etc. for submittal if required. Minority Business Participation Guidelines are provided in the contract documents. Also, additional Minority Business Participation Forms and Affidavits are provided with the Form of Proposal. Failure to submit and/or complete the required forms will be grounds for rejection of the bid. The NCSPA does not maintain a list of minority contractors. Submittal of the appropriate post award forms from the successful Contractor will speed up the contract award process.
10. Contractors were advised to review Article 13 of the General Conditions of the Contract concerning inspection of the work. The contractor's bid shall include all factory and shop tests and it will be the contractor's responsibility to have these tests performed and accepted. The NCSPA will hire an independent testing laboratory to perform field tests of all materials of unknown quality, such as concrete and other construction materials. The

contractor is to coordinate all testing with the NCSPA's independent agent. The Contractor shall pay for additional tests resulting from the failure of the initial field tests to meet specification requirements.

11. Contractors were advised to review the Supplementary General Conditions. Article 23 describes the time of completion and the assessment of liquidated damages.
12. Substitutions of materials, products or equipment must be submitted to the Designer 14 days prior to bid opening as described in Section 12 of the Supplementary General Conditions. This submittal would need to be made by November 23rd at 5:00 pm.
13. Specification Section 011400, Paragraphs 1.7 and 1.8 address TWIC (Transportation Worker Identification Credential) requirements. All contractor/vendor personnel shall comply with TWIC requirements in order to enter the Wilmington terminal. The contractor/vendor is responsible for all costs associated with obtaining a TWIC. The contractor is to comply with the NCSPA's Facility Access Policy and attached Security Access and Info at all times.
14. The NCSPA Wilmington Terminal is open 24 hours a day, 7 days a week. Construction will be allowed at any time of the day. If the contractor plans to work after normal hours (8:00 am to 5:00 pm Monday through Friday), provide the NCSPA advanced notice so that appropriate Port personnel can be notified.
15. An office and material lay-down area will be provided on the NCSPA Wilmington Terminal property. The location will be finalized at the Pre-Construction Meeting.
16. The contractor will be responsible for furnishing, at his own expense, all necessary potable water, electrical power, and sanitary facilities. Metered connections to NCSPA potable water utilities may be available upon request.
17. The Designer provided of a brief overview of the key elements of the project discussing the materials, installation, sequence, and purpose of the project.
 - A. Phased demolition and construction
 - B. Select demolition of existing asphalt pavement and portion of southern wall at Transit Shed No. 6 to facilitate installation of the new loading dock and overhead coiling doors
 - C. Removal and reinstallation of existing dock levelers (8 total)
 - D. Construction of new cast-in-place concrete loading dock with overhead coiling doors, steel-framed canopy, and all associated site and electrical work
 - E. Installation of new dock levelers (4 total) with all associated electrical work

18. The deadline for contractors to submit questions is **November 23, 2023 at 5:00 pm**. All contractor questions shall be formally submitted via email to Daniel Jacobson (djacobson@moffattnichol.com) and Mike Winters (mwinters@moffattnichol.com). Formal responses to questions and any required project addendum will be provided to all contractors by **November 27, 2023 at 5:00 pm**.
19. The Pre-Bid Meeting adjourned at approximately 10:30 am. After the meeting, all interested contractors were invited to visit the project site with Designer and Owner representatives. For access to the project site please contact Ms. Monica Valsi with the NCSPA.

END OF PRE-BID MEETING MINUTES

ATTACHMENTS:

- Pre-Bid Meeting Attendee List
- Current List of Plan Holders
- NCSPA Security Access and Info

TRANSIT SHED NO. 6 LOADING DOCK EXPANSION
 NCSPA CONTRACT NO. C-1701(W)
 PRE-BID MEETING ATTENDEE LIST
 11/8/2023

1/2

COMPANY NAME	CONTACT NAME	ADDRESS	PHONE NUMBERS	EMAIL ADDRESS
NCSPA	Monica Valsi		910.746.6412	monica.valsie@ncports.com
Monteith Construction	Ron Thompson		916-801-6563	Rthompson@monteithco.com
Clancy & Theys	Quinn Lancaster		910-876-4637	quinn.lancaster@clancythey.com
Sarnet Corp	Toni Johnson		828-421-1903	TJohnson2@sarnetcorp.com
NCSPA	Justin Moore		828-404-5166	justin.w.moore@ncports.com
Timeless Properties Construction Co	Adam Cardin		910-617-0807	adamc@timelesspropertiescc.com
Spartan Industrial Services	Tyler Johnson		252-286-6688	tyler@sci-services.com
Moffatt & Nichol	Ming Winterer		919-721-4626	MWinterer@MoffattNichol.com

TRANSIT SHED NO. 6 LOADING DOCK EXPANSION
 NCSPA CONTRACT NO. C-1701(W)
 PRE-BID MEETING ATTENDEE LIST
 11/8/2023

COMPANY NAME	CONTACT NAME	ADDRESS	PHONE NUMBERS	EMAIL ADDRESS
Zakaria Construction	Anas Elewino	2523 Gilman Dr Fuquay Varina, NC	919-448-5366	anaskhaled74@gmail.com
TREND CONSTRUCTION, INC.	MITCH HUND	4921 BLACKJACK N. FORT LIBERTY, NC	407-625-9916	MHUND@TRENDINC.1312
WATERS CONTRACTING	Bishop Williams	5367 HIGHWAY 24 BOGUE NC 28510	919-279-7265	bishopwaterscontracting.net
ATD Building	Emily Dillmann Rudy Dombrski	4022 Gordon Rd. Ste K Wilmington, NC	910-619-8595	emily@atdbuildinggroup.com Rudy@atdbuildinggroup.com
Wells Brothers Construction	Warren Reid	1630 Military cutoff suite 200 Wilmington NC 28403	336.817.5317	Warren@wellsbrothersc.com
Topsail Electric	Michael Monaghan	2472 Country Club Dr. Hamstead, NC 28443	252-269-0408 910-406-1089	mike@topsail-electric.com
Monteith Co. Charlie Ray	Charles Ray	208 Princess Street Wilmington NC	910-232-3700	CRUY@monteithco.com
MOFFAT/NICHOL	ANKITH CHILKEPALLI	4200 FALLS OF NEUSE RALEIGH, NC	713-380-5544	achilkepalli@moffatnichol.com



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Bid Document Register
NCSA C-1701(W) Transit Shed No. 6 Loading Dock Expansion
Wilmington, NC

Contact Name	Company	E-mail	Phone	Mailing Address
Daniel Jacobson	Moffatt & Nichol (Designer)	djacobson@moffattnichol.com	919-645-0659	4700 Falls of Neuse Rd, Suite 300, Raleigh, NC 27609
Kathryn Webster	CMC Building, Inc.	kwebster@cmcbuildinginc.com	910-655-1490	PO Box 100, Bolton, NC 27843
Kyle Buchanan	Morgan Corp.	kbuchanan@morgan-corp.com	864-336-5416	1800 E Main St, Duncan, SC 29334
Mike Davis	Cape Fear Maintenance	mike@capefearmaintenance.com	910 443-1699	3411 River Rd, Wilmington, NC 28412
Pat Paluso	Civil Works Contracting LLC	ppaluso@civilworkscontracting.com	910-742-8582	190 Raleigh St, Wilmington, NC 28412
Emily Dillmann	ATD Building, Inc	emily@atdbuildinggroup.com	910-399-3240	6622 Gordon Rd, Suite K, Wilmington, NC 28411
John Chapman	Chapman's Construction	chapmanjohn86@gmail.com	919-592-2807	25 Dixie Farms Rd, Louisburg, NC 27549
Joel Conijn	SJ Hamill Construction	estimating@sjhamill.com	843-872-8000	2008 Cherry Hill Ln, Charleston, SC 29405
Anas Elerian	Zakaria Construction	anaskhaled74@gmail.com	919-448-5366	2523 Girvan Dr, Fuquay Varina, NC 27526
Bishop Williams	Waters Contracting Company	bishopw@waterscontracting.net	919-279-7265	5367 Highway 24, Bogue, NC 28570
Toni Johnson	Samet Corporation	tjohnson2@sametcorp.com	828-421-1903	8115 Market Street, Suite 304, Wilmington, NC 28411
Ross Watson	Cinderella Partners, Inc.	ross@cinderellapartners.com	814-248-0737	713 Brief Rd, W Indian Trail, NC 28079
Ammar Rana	qtosol	ammar@qtosol.com	312-544-0024	
Brent Garlington	Trend Construction, Inc.	bgarlington@trendinc.biz	910-723-3743	PO Box 795, Spring Lake, NC 28390
Quinn Lancaster	Clancy & Theys	quinnlancaster@clancytheys.com	910-876-4637	2250 Shipyard Blvd, Suite 1, Wilmington, NC 28403
Quinn Lancaster	Clancy & Theys	quinnlancaster@clancytheys.com	910-876-4637	2250 Shipyard Blvd, Suite 1, Wilmington, NC 28403
Warren Reid	Wells Brothers Construction Co. Inc.	warren@wellsbrotherscc.com	336-817-5317	1630 Military Cutoff Rd, Suite 200, Wilmington, NC 28403
Justin Hill	T.A. Loving Company	jehill@taloving.com	919-922-0348	400 Patetown Rd, Goldsboro, NC 27530
Tyler Johnson	Southeast Industrial Services	tyler@sei-services.com	252-286-6688	1299 Hibbs Rd, Newport, NC 28570
Adam Cardin	Timeless Properties Construction Company	adamc@timelesspropertiescc.com	910-617-0807	3019 Hall Watters Dr, Suite 3, Wilmington, NC 28405
Brian Stamp	Monteith Construction Corp	bstamp@monteithco.com	704-292-4706	208 Princess St, Wilmington, NC 28401

NCSPA

Security Access and Info

- Access is obtained at the Badging Office located at 2508 Burnett Blvd (just outside of the South Gate) Badging ph#: 910-746-6462
 - Regular office hours: Monday-Friday 0630-1600 hours
 - After hours: anytime-contact Port Police (910-279-7121)
 - South Gate-1 Shipyard Blvd: open 24/7
 - North Gate-1870 Burnett Blvd: Monday-Friday 0600-1800 hours (closed nights, weekends, and holidays)
- **Emergencies**-if serious, contact **911** first and then Port Police (910-279-7121) immediately after
- To gain unescorted access:
 - TWIC card (valid-unexpired)
 - Business need (legitimate reason to be on port)
 - Valid photo govt issued identification card (i.e. driver's license)
 - Register their TWIC card at the badging office in our access control management system-will need their driver's license and a letterhead form their company with their info on there and stating the business need to come onto the port
- Individuals without a TWIC:
 - Individuals without a TWIC who regularly access the Port must obtain a Port Access card (badge) upon their fifth visit within a six week period to any NCSPA facility.
 - Individuals without a TWIC will be granted a maximum of six weeks escorted facility visits from date of first visit.
 - Individuals without a TWIC must apply for their TWIC card before the expiration of their six week period.
 - Individuals without a TWIC must produce a payment receipt, or an enrollment email before the expiration of their last six week escorted visit. Failure to do so will result in their access to NCSPA restricted or secure areas being denied.
 - Individuals who have applied for their TWIC card and are waiting for its arrival can present their payment receipt, or the enrollment email confirmation to port police and the individual will be granted an additional six week period of escorted access. In the event the individual's TWIC card is delayed beyond six weeks, the individual can present a letter from TSA explaining why their card has been delayed to receive an extension.

- Individuals who are denied a TWIC by TSA will not be granted access to any NCSPA restricted or secure areas. Disqualifying offenses for obtaining a TWIC can be found online at: <https://www.tsa.gov/disqualifying-offenses-factors>
- Illegal aliens will be denied access onto NCSPA facilities.
- Escorting of individuals without TWIC cards
 - The certified escort must be approved by Port Police
 - Take the escort training provided at the badging office-involves reading a binder with escorting protocol (approx. 10 minutes)
 - Enter the individuals online
 - <https://ncports.com/customer-tools/port-access/>
 - Persons acting as escorts must stay with the individuals they are escorting the entire time and may not be acting in a working status. Can only be acting as an escort and observing the individual(s) they are escorting (side by side). Can escort up to five people at one time-1:5 ratio
 - TSA investigates offenses where escorting protocols are violated. Fines and denied access from NCSPA facilities can be the result until case disposition from TSA. This is covered in the escort training.
 - Escorts will meet initially off port at the badging office and not at the gates.
- Contraband on Port
 - No alcohol
 - No firearms
 - No ammunition
 - No illegal drugs/paraphernalia
 - No fixed blade knives (small folding pocket knives are acceptable)
 - No pepper spray
 - No stun guns or tasers
 - No explosives or other items that could be considered dangerous to the facility
 - No unauthorized/undeclared passengers

*****YOU CAN AND WILL BE SEARCHED UPON ENTRY!*****

If any above the above items are found, you can be charged/arrested and further access onto NCSPA facilities can be denied until court disposition.
- Background checks before entry
 - Everyone will undergo a background check at the badging office before entry
 - Port Police will check for any outstanding processes an individual may have (i.e. warrants). If any are found, the individual may be placed under arrest.
 - Driver's license checks-will check validity
 - Vehicles-valid registration and insurance