



Wednesday, November 1, 2023

Addendum #4

FINAL ADDENDUM

LONGLEAF NEURO-MEDICAL TREATMENT CENTER

SCOTT WING RENOVATION

SCO ID #: 13-10377-02C Code: 41753 Item: 4N03 | Sigma Project # 18013

This addendum shall become a part of plans and specifications. The contractor shall acknowledge receipt of this addendum in the bid proposal.

ITEM 1 – CHANGES TO SPECIFICATIONS

- a) SECTION 016000 – Coordination Drawings: This section shall be removed in its entirety.
- b) SECTION 012100 – Allowance, Section 3.2.A Revise Q-3 quantity allowance to read as follows:
 - Description: Plaster patching at walls
 - Unit: Square Feet
 - Unit Quantity: 600
- c) SECTION 010300 – Alternates and Unit Prices, Section 1.4-L Change this section to read as follows:
 - L. Unit Price No. Q-3: Plaster Patch on Existing Walls
 - 1. Description: Provide patching of existing plaster walls per A-series drawings
 - 2. Unit of Measurement: Square foot.
 - 3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 012100 "Allowances"
- d) SECTION 238219 – FAN COIL UNITS, Section 2.1.A Change to read as follows: "Basis of design by Williams with equals by Airtherm, Daikin, IEC and Engineered Air."

ITEM 2 – CHANGES TO DRAWINGS

- a) Sheet R102: This sheet is reissued with seal.
- b) Sheet R501: Detail 4/R-501 Equipment Curb has been revised.
- c) Sheet M001: PTAC-1 model has been changed. Reference Packaged Terminal Air Conditioning Units Schedule.
- d) Sheets M001, M211, M220, M221, M230, M231, M240, M241, M250, M251, M260, M401, M404, M407: Fan coils in rooms EXIST. SERVER ROOM 1087A, EXIST. STORAGE 272, EXIST. STORAGE 372, EXIST. STORAGE 472, EXIST. STORAGE 572, EXIST. STORAGE 672 have been removed and replaced with PTAC-1. Adjusted piping, piping schematics, and condensate riser to match.
- e) Sheet M001, M211, M220, M401, M404, M406, M410: Removed FCU-B.357 and increased outdoor and exhaust air flows to 280CFM and 300CFM respectively. Added FCU-A.273 to EXIST. CLEAN

UTILITY 273. Revised AHU-3N supply and exhaust airflows, increased plan south supply main in the plan west wing duct size from 18x10 to 22x10, increased duct tap sizes from 4" to 10" in EXIST. SOILED LINEN 257, revised associated airflow on duct riser, relocated pipe runout to new FCU, revised piping schematics, and revised condensate riser to match.

- f) Sheet E200:
 - 1) Dayroom B100 an override switch has been added to the Corridor B212 door.
 - 2) The type D fixture has its own occupancy dimmer switch.
 - 3) The type C fixture behind the day room are on circuit A-11 and are controlled by the occupancy sensor.
- g) Sheet E201: This sheet was reissued to show updated circuit for L14-30 receptacle.
- h) Sheet E211, Room 1087A: Changed the motor rated switch to a receptacle at PTAC-1.
- i) Sheet E221, Room 272:
 - 1) Added 19" data rack, quad receptacle, Data ground bar, conduit sleeves from 372 into corridor and conduit sleeve to room 372 and room 1104, added receptacle for HVAC unit.
 - 2) Removed FCU-B/257 and added FCU-A.273.
- j) Sheet E231, Room 372: Added 19" data rack and quad receptacles, Data ground bar, conduit sleeves from Room 372 into Corridor and conduit sleeve to Room 472, added receptacle for HVAC unit.
- k) Sheet E232: Added existing equipment model name to keyed note 2.
- l) Sheet E232: Added keyed note 3 - Indicating existing devices to relocated.
- m) Sheet E241, Room 472: Added 19" data rack and 2-quad receptacles, Data ground bar, conduit sleeves from Room 472 into Corridor and conduit sleeve to Room 572, added receptacle for HVAC unit.
- n) Sheet E251, Room 572: Added 19" data rack and 2-quad receptacles, Data ground bar, conduit sleeves from Room 572 into Corridor and conduit sleeve to Room 672, added receptacle for HVAC unit.
- o) Sheet E261, Room 672: Added 19" data rack and 2-quad receptacles, Data ground bar, conduit sleeves from Room 672 into Corridor, added receptacle for HVAC unit .
- p) Sheet E271: Room 772 changed the motor rated switch at PTAC-1 to a 5-15R receptacle.
- q) Sheet E400: Added feeder and conduit size from Panel NP-SC to NEW CRITICAL Panel.
- r) Sheet E400: Added #6gnd between the normal and critical Panels on Floors 2-6.
- s) Sheet E404: Added Data rack, fire rated plywood, sleeves between floor and ground bar to Floors 2-6.
- t) Sheet E600: Added type L to the lighting fixture schedule.
- u) Sheet E600: Panelboards M2-M6 added circuit PTAC-1.
- v) Sheet E600: Added exterior lighting Panel E2 schedule.
- w) Sheet E601: Updated panel DW circuit for the L14-30 receptacle.
- x) Sheet E601: Updated panelboard mounting information.
- y) Sheet E602: Updated panelboard mounting information.

- z) Sheet E603: Updated panelboard mounting information.
- aa) Sheet E604: Updated panelboard mounting information.
- bb) Sheet E605: Updated panelboard mounting information.

ITEM 3 – CONTRACTOR QUESTIONS

The following questions have been asked during bidding:

1. **Q:** Per E401, what size feeder wire and conduit is required between the new Critical power 200 amp ATS and existing panel NPSC?

A: Feeder and conduit sizes have been added to the riser.

2. **Q:** Drawing E404, indicates a new patch panel and rack is to be provided as required to connect new data outlets. Please clarify who provides this and if by contractor, can you provide a basis of design for pricing purposes?

A: Contractor shall provide the new 19" rack. Specification as follows:

1. **All equipment racks shall be capable of supporting 600 pounds, with type B universal mounting rail pattern.**
2. **One section of vertical wire management shall be provided for each rack. Vertical wire managers shall be black 7-foot, double-sided (front and rear) units, with finger openings, hinged front cover, and all brackets and connectors necessary for a complete system.**
3. **The basis of design product is Chatsworth 30094-703 (4").**
4. **Each equipment rack shall be equipped with one rack-mounted horizontal power strip, providing at least six (6) 20 ampere, 120-volt receptacles, having a cord at least 10' long.**
5. **Each rack shall be equipped with one 2RU section of horizontal wire management, with hinged cover, which matches the vertical wire manager.**

3. **Q:** Who is responsible for providing values for circuit breaker trip settings? Has an overcurrent study/survey been performed by the designers?

A: Designer to provide.

4. **Q:** Drawing E232, states that new Nurse Call devices are to be provided at head of bed. Drawing E402 states that nurse call devices on third floor are existing to be relocated. Please verify that the third floor devices are to be existing relocated.

A: The nurse call devices on the 3rd floor are existing. There are a couple that will need to be relocated. Refer to E232.

5. **Q:** Per spec section 263600 what time of day, normal or after hours, can the ATS testing in conjunction with the generator testing be performed.

A: This can happen during normal working hours if closely coordinated with LLNMTC and the engineer a minimum of 3 weeks prior to testing.

6. **Q:** In review of the contract documents there does not to be an expansion loop shown in the hydronic piping. Please confirm if this is required and if so, provide location and design.

A: An expansion loop will be required on the hot water supply and return in both plan east and plan west corridors for every floor. Reference added detail 4/M500 attached.

7. **Q:** In review of the contract documents there does not to be any locations of anchors or guides for the piping system. Please advise if these will be required and provide locations & BOD.
- A:** *The newly added detail 4/M500 describes where to provide guides and anchors for the hydronic hot water system.*
8. **Q:** Per the included specification please provide clarity as to whether the project schedule will need to be cost loaded or not.
- A:** *The project schedule is not required to be cost loaded but should be coordinated to match the schedule of values.*
9. **Q:** Coordination drawings as described in the specification 016000 - are these to be BIM drawings and if so, will as built of existing conditions be provided so these items can be coordinated with the new equipment?
- A:** *Specification section 016000 has been removed. There are no coordination drawings required. Close coordination between all trades during construction is the responsibility of the general contractor.*
10. **Q:** E601 Panel DW "new" schedule does not show the 30a/3p is new for l14-30 outlet. l14-30r is a 125/240v only requires a 2 pole breaker with neutral. schedule calls for 30a/3p breaker. What type of breaker is required and what type of panelboard is DW?
- A:** *Panelboard and circuit have been updated. Drawing E201 room B065B. L14-30 receptacle circuit has been updated.*
11. **Q:** No type L fixture is shown on lighting schedule E600. There is a type G, but do not see that on the drawings.
- A:** *Prescolite LBSES06R-CS9-WH. Type L fixture has been added to the fixture schedule.*
12. **Q:** E200 – Is there a need for a separate switch in the DAYROOM B100 or do they operate with the stage lights? What controls the type D fixtures on the stage? What circuit is for the (2) type C fixtures in back Corridor behind Dayroom that leads to the exterior? And what needs to control these lights?
- A:** *In Dayroom B100, an override switch has been added to the Corridor B212 door. The type D fixture has its own occupancy dimmer switch. The type C fixture behind the Dayroom are on circuit A-11 and are controlled by the occupancy sensors.*
13. **Q:** Will there be any capacity use fees for the new water and sewer lines? If so, can you tell us who is responsible for payment and if the GC is responsible for payment can you tell us what the cost will be?
- A:** *There will be no capacity use fees for the water and sewer as these are replacing existing lines on campus.*
14. **Q:** Is the 300 sf of plaster repair all we are to include in our base bid as far as the plaster scope goes? It would be hard for us to quantify and know the extent of plaster repair noted on the drawings. If possible could you better quantify the plaster scope for us?
- A:** *Revisions have been made to specification sections 012100 – Allowances and 010300 -Alternates and Unit prices as indicated above.*

15. **Q:** *Can we use press fittings on hot water and chill water pipe sizes 2" and smaller?*

A: *No.*

16. **Q:** Can we use PPR pipe such as Aquatherm or Niron on hot water and chill water pipe sizes 2.5" and larger.

A: *No.*

17. **Q:** Does the new ASCO ATS need to have by-pass/isolation switch and interlocking wiring between the two switches? (263600 - ATS 1.3 SUBMITTALS (b)1) I do not see this on any other notes or documents or drawings.

A: *No.*

18. **Q:** In the specification Vol II, the fire alarm system includes Edwards EST-3. Edwards manufacturers Kidde. Kidde VM is comparable to the EST-3. Can we provide the fire alarm bid using Kidde?

A: *Please bid per plans and specifications.*

ITEM 4 – FORMS

- a) Revised Form of Proposal to include Plumbing Subcontractor information.

End of Addendum

Attachments:

Form of Proposal

Huffman Architects Addendum #4

Roof Drawings: R102, & R501

Mechanical Drawings: M001, M211, M220, M221, M230, M231, M240, M241, M250, M251, M260, M401, M404, M406, M407, M410, & M500

Electrical Drawings: E200, E201, E211, E221, E231, E232, E241, E251, E261, E271, E401, E404, E600, E601, E602, E603, E604, & E605

PLEASE NOTE: All drawing attachments have been removed from this file in order to reduce the file size to allow for posting to the SCO eVP site.

The full addendum with all attachments has been distributed to all known planholders, and can also be downloaded via the following dropbox link:

<https://www.dropbox.com/scl/fo/desc8sl70hqhgrqq9k3le/h?rlkey=ybg2px0oid85f9xc7eja9rx2u&dl=0>

Longleaf Neuro Medical Treatment Center Scott Wing Upgrades
Wilson, North Carolina
November 1, 2023

Addendum No. 4
Page 1

HUFFMAN ARCHITECTS, PA
632 PERSHING ROAD
RALEIGH, NORTH CAROLINA 27608
PHONE (919) 270-6455

TO: ALL PRIME BIDDERS OF RECORD

This Addendum forms a part of the Contract Documents and modifies the original Project Manual and Construction Documents dated September 8, 2023. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification. This addendum consists of one (1) page and no attachments. All documents are distributed digitally.

CLARIFICATIONS

Item No.	Description
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- Question:** Several of the bathrooms are to receive showers with FD-1 drains. I would assume that interrupting the existing mud bed/waterproofing may pose problems with this installation. How are we to guarantee proper install of the drains by means of flood testing if the flooring is to remain.

Response: In rooms like Existing Bathroom 209 and similar on floors 2-5, where the existing floor tile will remain. There are existing floor drains in these rooms that are being replaced with new. It is anticipated that replacement of the floor drain will require the immediate adjacent tile and mud bed/waterproofing to be restored. Revised Section 09 3000 issued in Addendum 3 includes this work. Existing tile at the drain location shall be removed in a neat square about 12"x12". New tile in these repair locations will be selected from a mosaic line like Daltile Keystones to coordinate with surrounding existing floor as closely as possible.

In rooms like Shower 606A where the existing shower will remain, the floor drains being replaced are in the shower, which has a marble surround and shower pan that will remain. Where drains are removed at the shower pan, remove any grout and sealant around drain. When new drain is installed, provide new grout and new sealant for a watertight installation. Refer to plumbing drawings and notes.

Upon final drain installation, perform flood test for 24 hours.

- Question:** There is a spec section for intumescent painting, I do not see this called out anywhere on the drawings. Can you point me in the right direction or is this something that could be covered with a unit price allowance since there is a lot of unknowns as to where it may or may not be needed?

Response: Intumescent paint specification is included in case it is needed. Previous projects in this facility uncovered steel structure that were left unprotected, so the specification is intended to cover similar unforeseeable conditions where intumescent paint may be needed. There are no known locations where it is needed, so there are no notes on the drawings for intumescent paint. If the need arises, intumescent painting can be added as a change order.

ATTACHMENTS

- None

END OF ADDENDUM NO. 4



10/31/2023

**LONGLEAF NEURO-MEDICAL TREATMENT CENTER
SCOTT WING RENOVATIONS
SCO # 13-10377-02C CODE # 41753 ITEM # 4N03**

FORM OF PROPOSAL

LONGLEAF NEURO-MEDICAL TREATMENT CENTER SCOTT WING RENOVATIONS SCO # 13-10377-02C CODE # 41753 ITEM # 4N03	Contract: (Single Prime): _____
	Bidder: _____
	Date: _____

The undersigned, as bidder, hereby declares that the only person or persons interested in this proposal as principal or principals is or are named herein and that no other person than herein mentioned has any interest in this proposal or in the contract to be entered into; that this proposal is made without connection with any other person, company or parties making a bid or proposal; and that it is in all respects fair and in good faith without collusion or fraud. The bidder further declares that he has examined the site of the work and the contract documents relative thereto, and has read all special provisions furnished prior to the opening of bids; that he has satisfied himself relative to the work to be performed. The bidder further declares that he and his subcontractors have fully complied with NCGS 64, Article 2 in regards to E-Verification as required by Section 2.(c) of Session Law 2013-418, codified as N.C. Gen. Stat. § 143-129(j).

The Bidder proposes and agrees if this proposal is accepted to contract with the

State of North Carolina through the North Carolina Department of Health and Human Services

in the form of contract specified below, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary to complete the construction of:

**LONGLEAF NEURO-MEDICAL TREATMENT CENTER
SCOTT WING RENOVATIONS
SCO # 13-10377-02C CODE # 41753 ITEM # 4N03**

in full in complete accordance with the plans, specifications and contract documents, to the full and entire satisfaction of the State of North Carolina, and

The North Carolina Department of Health and Human Services, and Sigma Engineered Solutions, PC

with a definite understanding that no money will be allowed for extra work except as set forth in the General Conditions and the contract documents, for the sum of:

SINGLE PRIME CONTRACT:

Base Bid: _____ Dollars(\$)_____

General Subcontractor: _____ Lic _____

Fire Protection Subcontractor: _____ Lic _____

Mechanical Subcontractor: _____ Lic _____

Electrical Subcontractor: _____ Lic _____

Plumbing Subcontractor: _____ Lic _____

**LONGLEAF NEURO-MEDICAL TREATMENT CENTER
SCOTT WING RENOVATIONS
SCO # 13-10377-02C CODE # 41753 ITEM # 4N03**

GS143-128(d) requires all single prime bidders to identify their subcontractors for the above subdivisions of work. A contractor whose bid is accepted shall not substitute any person as subcontractor in the place of the subcontractor listed in the original bid, except (i) if the listed subcontractor's bid is later determined by the contractor to be non-responsible or non-responsive or the listed subcontractor refuses to enter into a contract for the complete performance of the bid work, or (ii) with the approval of the awarding authority for good cause shown by the contractor.

ALTERNATES:

Should any of the alternates as described in the contract documents be accepted, the amount written below shall be the amount to be "added to" or "deducted from" the base bid. (Strike out "Add" or "Deduct" as appropriate)

Alternate #1: Provide Owner's Preferred Manufacturer for Door Hardware.

Add/Deduct _____ Dollars (\$ _____)

Alternate #2: Provide Owner's Preferred Manufacturer for lavatory faucets.

Add/Deduct _____ Dollars (\$ _____)

Alternate #3: Provide Owner's Preferred Manufacturer for Jeron Nurse Call System.

Add/Deduct _____ Dollars (\$ _____)

Alternate #4: Provide Owner's Preferred Manufacturer for ASCO Transfer Switches.

Add/Deduct _____ Dollars (\$ _____)

Alternate #5: Provide Owner's Preferred Manufacturer for Building Automated Control system.

Add/Deduct _____ Dollars (\$ _____)

UNIT PRICES

Unit prices quoted and accepted shall apply throughout the life of the contract, except as otherwise specifically noted. Unit prices shall be applied, as appropriate, to compute the total value of changes in the base bid quantity of the work all in accordance with the contract documents.

No. E-1 <u>Photoelectric smoke detector</u>	<u>Each</u>	Unit Price (\$)	_____
No. E-2 <u>Heat Detector</u>	<u>Each</u>	Unit Price (\$)	_____
No. E-3 <u>Pull Station</u>	<u>Each</u>	Unit Price (\$)	_____
No. E-4 <u>Fire Alarm Speaker Strobe</u>	<u>Each</u>	Unit Price (\$)	_____
No. E-5 <u>Fire Alarm Speaker</u>	<u>Each</u>	Unit Price (\$)	_____
No. E-6 <u>Fire Alarm Strobe</u>	<u>Each</u>	Unit Price (\$)	_____
No. E-7 <u>New Exit Sign</u>	<u>Each</u>	Unit Price (\$)	_____

LONGLEAF NEURO-MEDICAL TREATMENT CENTER
SCOTT WING RENOVATIONS
SCO # 13-10377-02C CODE # 41753 ITEM # 4N03

No. E-8 <u>Existing Conduit Supports</u>	<u>Each</u>	Unit Price (\$)_____
No. F-1 <u>Sprinkler Head</u>	<u>Each</u>	Unit Price (\$)_____
No. Q-1 <u>Fire Rated Ceiling</u>	<u>SF</u>	Unit Price (\$)_____
No. Q-2 <u>Fire Rated Wall</u>	<u>SF</u>	Unit Price (\$)_____
No. Q-3 <u>Plaster Patching</u>	<u>SF</u>	Unit Price (\$)_____
No. Q-4 <u>Fire Stopping</u>	<u>SF</u>	Unit Price (\$)_____
No. A-1 <u>Extend rated walls to deck above</u>	<u>SF</u>	Unit Price (\$)_____
No. A-2 <u>Patch or repair openings in rated walls</u>	<u>SF</u>	Unit Price (\$)_____
No. A-3 <u>Patch or Repair Fireproofing of Structural Steel</u>	<u>SF</u>	Unit Price (\$)_____
No. A-4 <u>Rubber based not otherwise indicated</u>	<u>LF</u>	Unit Price (\$)_____
No. A-5 <u>Replace damaged or unusable toilet partitions</u>	<u>Each</u>	Unit Price (\$)_____
No. R-1 <u>Repair Unsuitable Concrete Roof Deck</u>	<u>CF</u>	Unit Price (\$)_____
No. R-2 <u>Repair cracked Pre-Cast Coping.</u>	<u>CF</u>	Unit Price (\$)_____
No. R-3 <u>Replace Deteriorated Wood Blocking</u>	<u>BF</u>	Unit Price (\$)_____
No. R- 4 <u>Replace Deteriorated Plywood.</u>	<u>LF</u>	Unit Price (\$)_____
No. R- 5 <u>Additional roof walk pads</u>	<u>LF</u>	Unit Price (\$)_____
No. C- 1 <u>Undertcutting and Replacement of unsuitable soils</u>	<u>CY</u>	Unit Price (\$)_____
No. C- 2 <u>Mechanical Rock Excavation</u>	<u>CY</u>	Unit Price (\$)_____

The bidder further proposes and agrees hereby to commence work under this contract on a date to be specified in a written order of the designer and shall fully complete all work thereunder within the time specified in the Supplementary General Conditions Article 23. Applicable liquidated damages amount is also stated in the Supplementary General Conditions Article 23.

MINORITY BUSINESS PARTICIPATION REQUIREMENTS:

Provide with the bid - Under GS 143-128.2(c) the undersigned bidder shall identify **on its bid** (Identification of Minority Business Participation Form) the minority businesses that it will use on the project with the total dollar value of the bids that will be performed by the minority businesses. **Also** list the good faith efforts (Affidavit A) made to solicit minority participation in the bid effort.

NOTE: A contractor that performs all of the work with its **own workforce** may submit an Affidavit (**B**) to that effect in lieu of Affidavit (A) required above. The MB Participation Form must still be submitted even if there is zero participation.

LONGLEAF NEURO-MEDICAL TREATMENT CENTER
SCOTT WING RENOVATIONS
SCO # 13-10377-02C CODE # 41753 ITEM # 4N03

After the bid opening - The Owner will consider all bids and alternates and determine the lowest responsible, responsive bidder. Upon notification of being the apparent low bidder, the bidder shall then file within 72 hours of the notification of being the apparent lowest bidder, the following:

An Affidavit (C) that includes a description of the portion of work to be executed by minority businesses, expressed as a percentage of the total contract price, which is equal to or more than the 10% goal established. This affidavit shall give rise to the presumption that the bidder has made the required good faith effort and Affidavit D is not necessary;

OR

If less than the 10% goal, Affidavit (D) of its good faith effort to meet the goal shall be provided. The document must include evidence of all good faith efforts that were implemented, including any advertisements, solicitations and other specific actions demonstrating recruitment and selection of minority businesses for participation in the contract.

Note: Bidders must always submit **with their bid** the Identification of Minority Business Participation Form listing all MB contractors, vendors and suppliers that will be used. If there is no MB participation, then enter none or zero on the form. Affidavit A **or** Affidavit B, as applicable, also must be submitted with the bid. Failure to file a required affidavit or documentation with the bid or after being notified apparent low bidder is grounds for rejection of the bid.

Proposal Signature Page

The undersigned further agrees that in the case of failure on his part to execute the said contract and the bonds within ten (10) consecutive calendar days after being given written notice of the award of contract, the certified check, cash or bid bond accompanying this bid shall be paid into the funds of the owner's account set aside for the project, as liquidated damages for such failure; otherwise the certified check, cash or bid bond accompanying this proposal shall be returned to the undersigned.

Respectfully submitted this day of _____

(Name of firm or corporation making bid)

WITNESS:

By: _____
Signature

(Proprietorship or Partnership)

Name: _____
Print or type

Title _____
(Owner/Partner/Pres./V.Pres)

Address _____

ATTEST:

By: _____

License No. _____

Title: _____

Federal I.D. No. _____

**LONGLEAF NEURO-MEDICAL TREATMENT CENTER
SCOTT WING RENOVATIONS
SCO # 13-10377-02C CODE # 41753 ITEM # 4N03**

(Corp. Sec. or Asst. Sec. only)

Email Address: _____

(CORPORATE SEAL)

Addendum received and used in computing bid:

Addendum No. 1 _____	Addendum No. 3 _____	Addendum No. 5 _____	Addendum No. 7 _____
Addendum No. 2 _____	Addendum No. 4 _____	Addendum No. 6 _____	Addendum No. 8 _____