

HUFFMAN ARCHITECTS, PA
632 PERSHING ROAD
RALEIGH, NORTH CAROLINA 27608
PHONE (919) 740-5669

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 October 28, 2019. 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 two (2) pages and four (4) 8 ½" x 11" attachments. All documents are distributed digitally.

BID DOCUMENTS

Item No. Description

1. Supplementary General Conditions.
 - a. Add paragraph 1.13.A "The intention of the project is to limit the amount of time actual construction is to take place on site. The successful contractor will be required to submit a schedule and work with the Owner to determine when on site construction shall begin. The Owner will work with the successful contractor to determine a period of time prior to starting on site construction to allow for the start of submittals, ordering of materials, and required project paperwork."
2. Specification Section 01 2100 Allowances – Make the following revisions:
 - a. Add paragraph 3.3.C. "Allowance No. 3: Include an allowance of \$3,000 for data work."
3. Specification Section 01 5000 Temporary Facilities and Controls – Make the following revisions:
 - a. Add paragraph 3.4.E Temporary Partitions: Provide 8' high self-supporting partitions to limit dust and dirt migration and to separate areas occupied by Owner from construction area.
 - a. Construct partitions with gypsum wallboard with joints taped on occupied side, and fire-retardant-treated plywood on construction operations side.
 - b. Paint gypsum wallboard on occupied side.
4. Specification Section 06 4050 Interior Architectural Woodwork – Make the following revisions:
 - a. Add 2.5.B.1.e. "Colors and Patterns: Corian Cool Gray."
5. Specification Section 09 6519 Resilient Tile Flooring And Accessories – Make the following revisions:
 - a. Change 2.2.A Basis of Design to read "Premium Excelon as manufactured by Armstrong World Industries, Inc.
 - a. Mannington Mills, Inc.
 - b. Tarkett, Inc."
 - b. Change 2.2.A Colors and Patterns to read "Premium Excelon Crown Texture 5C910 Classic Black".

DRAWINGS

Item No. Description

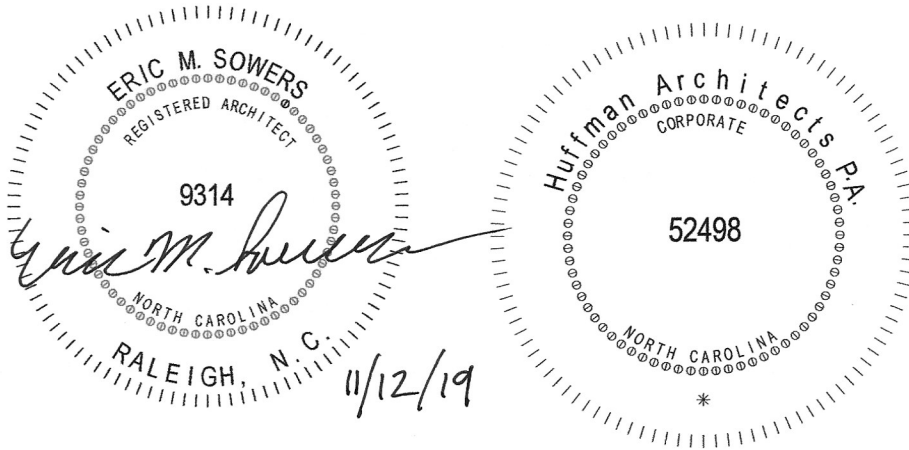
1. Sheet C002 Abbreviations, Symbols, And General Notes – Make the following revisions:
 - a. Add the following General Notes 22 "All wood including plywood shall be fire retardant."
2. Deleted the entire drawing sheet T100 Telecommunication Floor Plan from the project.

CLARIFICATIONS

Item No. Description

1. See attached Pre-Bid Conference Minutes.
2. Bid # 19-090

END OF ADDENDUM NUMBER ONE





HUFFMAN ARCHITECTS

632 Pershing Road
Raleigh, North Carolina 27608

Wake County Courthouse – Fayetteville Lobby Security Desk Project No. 1805 Pre-Bid Conference

Date: November 4, 2019
Time: 2:00 pm
Location: Wake County Courthouse

1. Sign up list. Contractors to please include an e-mail address. Sign up list is attached at the end of this document.
2. Introductions.
3. The project is for the addition of a new security desk in the Fayetteville Lobby.
4. Bids are due on **November 19, 2019 at 2:00 pm** at the County of Wake in the Purchasing Department, Room 2900, Wake County Justice Center, 300 South Salisbury Street (or 301 South McDowell Street, Raleigh, NC 27601. All bids will be opened and read aloud.
 - a. Bids must be submitted by exactly 2:00 on the 19th or they will be rejected.
 - b. All contractors must allow adequate time for parking and to get through the building security. Building security includes X-ray machines and metal detectors. Do not have any weapon, knife, or tool of any size with you as you go through security. It will be confiscated.
 - c. The McDowell Street entry is the better entry to use. It is located closer to the Purchasing Department.
5. All communication is to go through Architect and must be in writing. Emails can be sent to Eric Sowers at Huffman Architects, eric@huffmanarch.com. Any subcontractor questions must come to the architect through a general contractor. The cut-off date for questions is November 11, 2019 by noon and the last addendum will be issued on November 12, 2019. Addendum will be issued to all plan holders.
6. The project is being bid as a single prime contract. All contractors must have proper license under the state laws governing their trades.
7. This is an informal bid contract with informal MBE requirements. Wake County's policy for minority contractor participation is included in the bid documents, MBE forms must be submitted with the bid and the lowest apparent bidder must provide additional information within a set time period following the bid.
8. The project has been submitted to the Wake County Inspections Department for building permit review.
9. There are two allowances included in the project.
 - a. A \$7,500 allowance for security work
 - b. A \$3,500 allowance for building permit cost.
10. The total project Contract time is 60 calendar days from Notice-To-Proceed to Substantial Completion. Final Completion will be 30 Calendar days from the Substantial Completion date. If there are any concerns with material lead times affecting the schedule, the general contractor needs to make the Architect aware prior to the issuing of the final addendum. All work must be completed over the weekend or between 6:00 pm to 6:00 am weekdays.
11. The rate of liquidated damages is \$250.00 per calendar day as damages reasonably estimated in advance to cover the losses to be incurred by the Owner by reason of failure of said contractor to complete the work within the time specified.
12. Additionally, to Item (11) \$150.00 per calendar day will be assessed for failure to submit required closeout documents within 30 days subsequent to the date of Substantial Completion.

13. Bonds Required: A bid bond, 100% performance bond, and 100% payment bond are all required. The Bid Bond form included in the project manual must be used or the bid may be rejected.
14. Contractors must sign and seal bids. Any bids not signed and sealed will be rejected.
15. All general and subcontractors should visit the site and become familiar with the conditions. All general and subcontractors should read the General Conditions carefully to become familiar with how the County operates.
16. It is suggested that all contractors and subcontractors carefully read and understand Section 01100 Summary - Use of Premise.
17. Contractors are to remain within the project area at all times.
18. Weapons of any kind, illegal drugs and explosives are prohibited at all times.
19. The building will be occupied during the entire project. All work performed shall not interfere with the Owner's operations. All personnel must remain in the work areas only.
20. Temporary shutdowns will be scheduled in advance and will be minimized. The contractor shall obtain an approved Life Safety/Mechanical Systems – Impairment Authorization Form from Wake County prior to any welding, burning activities or a utility shutdown. All utility shutdown work must be arranged at least 5 business days in advance with Owner. There shall be a form completed per trade. The form must be signed and returned approved to contractor before proceeding with the shutdown
21. No contractor or delivery vehicles will be allowed to park within the building. All material and equipment deliveries must be made between 6:00 pm and 6:00 am. Deliveries must be coordinated and scheduled 24 hours in advance with Wake County. All deliveries must be on-time and all equipment moved directly to the work area.
22. Minimum storage outside the project area will be available. GSA will provide one or two parking spaces in the Wake County Courthouse parking deck.
23. Only one elevator, the south most elevator, shall be used for freight and personnel transportation and may only be used during the designated construction period. The elevator must remain available to the Owner at all times. The contractor is responsible for protecting the elevator and having it ready daily for the Owner's use. Other contractors are working in the building. Therefore, the elevator use must be coordinated. It is suggested that the contractor take photos of the condition of the elevator before the project starts. The elevator capacity information can be obtained from the elevator service company. The elevator company is Thyssen Krupp. If any materials are transported on top of the elevator or through the hatch the elevator company must operate the elevator and the contractor must pay the company to do so. All elevators must be in service for public use each day. Any work on the elevators must take place on the weekends or after hours.
24. Contractors must make arrangements with the City to block sidewalks or streets. Dumpsters can be located on street from 6 pm to 6 am only and with permission from City of Raleigh.
25. All contractors are urged to review the security procedures of Wake County. A list of all individuals who will be working in the Courthouse on a regular basis must be submitted prior to the date of notice-to-proceed. ID cards will be issued to all workers. All workers are subject to a background check.
26. The contractor will be required to attend a biweekly construction meeting, in order to coordinate the work schedule. A detailed schedule will be required.
27. Contractor will be required to submit with each payment application an updated project schedule and copies of daily logs including any photos taken during the billing period.
28. There are no tobacco products, including vaping, allowed on County Property.
29. The Owner will allow contractors reasonable use of electric and water services with all connections and extensions to be by the contractor. The Owner will allow the contractor use of a designated restroom near the construction area. Contractor is responsible for keeping restrooms clean. The contractor shall not connect any temporary power to the emergency generator circuit.

30. Time is critical to the project. Contractor will be required to submit a construction schedule and stick to it.
31. The successful contractor must name a superintendent. The superintendent is required onsite any time construction personnel are working in the building.
32. The contractor is responsible to coordinate all trades. Coordination between trades and contractors is critical for a successful project.
33. When construction work is ongoing the fire alarm system must be placed on test. Wake County will provide training. The contractor shall protect the fire alarm at all times. The contractor must maintain a fire watch while the fire alarm is placed in test mode or taken out of service in any way.
34. Wake County is going to a paperless contracting process. If not already a vendor, it is encouraged that general contractors register with Wake County. Additional information will be included in addendum no 1.
35. Temporary protection around the work area will be required.
36. The County expects all work to be of a good quality.
37. QUESTIONS / COMMENTS:
 - a. The sixty-day construction period may be too short due to long lead items like the bullet resistant glass and millwork. It was discussed that a Notice-To-Proceed to start paperwork and submittals could be issued prior to the construction Notice-To-Proceed. This allows the submittals and long lead items to be started prior to the sixty-day construction schedule.
 - b. GSA will discuss and determine what type of separation will be required between the work area and the rest of the Fayetteville Lobby.
 - c. Is Voice/Data included as part of the base bid?
 - i. Response: Voice/data is not part of the base bid. The infrastructure (conduit and boxes) are in base bid, as indicated on the construction documents.
 - d. Is security included as part of the base bid?
 - i. Response: Security is not part of the base bid. The infrastructure (conduit and boxes) are in base bid, as indicated on the construction documents.
 - e. How is the electrical to be routed?
 - i. The work notes on the electrical drawings indicate the proposed routing of the conduit.

These minutes represent my understanding of the pertinent issues discussed. Any corrections or additions to these minutes should be submitted to the Architect within five (5) days of the distribution or the minutes shall be deemed an accurate representation of the issues discussed.

Minutes Prepared by:

Eric Sowers, AIA, LEED AP BD+C



HUFFMAN ARCHITECTS

632 Pershing Road
Raleigh, North Carolina 27608

**Wake County Courthouse – Fayetteville
Lobby Security Desk**

**November 4, 2019 2:00 PM
Pre-Bid Conference**

X	NAME	COMPANY	PHONE	E-MAIL
1	Jeffrey Merritt	Wake County GSA	919.856.5734	Jeffrey.merritt@wakegov.com
2	Eric Sowers	Huffman Architects	919.740.5669	eric@huffmanarch.com
3	Rich Thompson	Salisbury Moore	919.868.8365	rich@salisburymoore.com
4	Ben Casm	Progressive	919.718.5454	bcasm@progressivecci.com
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