

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 March 15, 2021. 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 five (5) 8 1/2" x 11" attachments. All documents are distributed digitally.

CLARIFICATIONS

Item No. _____ Description _____

1. See attached Mandatory Pre-Bid Conference Minutes.

END OF ADDENDUM NUMBER ONE



04/01/2021





HUFFMAN ARCHITECTS

632 Pershing Road
Raleigh, North Carolina 27608

Wake County PSC Skylight & PSC & L Bldg. Fall Protection Project No. 1925 Mandatory Pre-Bid Conference

Date: March 30, 2021
Time: 11:00 am
Location: Wake County Public Safety Center Conference Room C170.

1. Sign-in list. This is a mandatory pre-bid so all contractors must ensure they have signed in. Only contractors listed on the sign-in sheet will be allowed to bid the project. Contractors to include an e-mail address. Sign-in list is attached at the end of this document.
2. Introductions.
3. The project is for the replacement of three existing skylights and the entrance curtainwall of the PSC and the additional of fall protection at the PSC and the L Building parking deck stair towers.
4. Bids are due on **April 15, 2021 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 April 15th 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.
5. All communication during the bid process shall 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 Wednesday April 7th by noon and the last addendum will be issued on Thursday April 8th. Addendum will be issued to all plan holders through Accent Imaging.
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 a formal bid contract with formal 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 MBE information within a set time period following the bid.
8. The project has been submitted to the Inspections Department for review. All inspections will be by Wake County.
9. The total project Contract time is 240 calendar days from Notice-To-Proceed to Substantial Completion. Final Completion will be 30 Calendar days from the Substantial Completion date. All closeout documents must be submitted and approved prior to Final Completion. If there are any concerns with material lead times affecting the schedule, the general contractor must make the Architect aware prior to the issuing of the final addendum. All work must be completed between 8:00 am to 6:00 pm weekdays or over the weekends with approval from the Owner. There will be some weekend work required.
 - a. If work is required to stop due to COVID or reasons beyond the General Contractors control, the schedule will be stopped, and the General Contractor will not be penalized.
10. The rate of liquidated damages is \$500.00 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.

11. Additionally, to Item (10) \$250.00 per calendar day will be assessed for failure to submit required closeout documents within 30 days subsequent to the date of Substantial Completion.
12. 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.
13. Contractors must sign and seal bids. Any bids not signed and sealed will be rejected.
14. 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.
15. It is suggested that all contractors and subcontractors carefully read and understand Section 01100 Summary - Use of Premise.
16. Contractors are to remain within the project area at all times.
17. Temporary protection and partitions around the work area will be required.
18. Weapons of any kind, illegal drugs and explosives are prohibited at all times.
19. When construction work is ongoing the fire alarm system must be placed on test. Wake County will put the fire alarm into test. The general contractor will be required to meet Wake County on site when the system is placed into test.
20. Contractors must make arrangements with the City to block sidewalks or streets. Permission to locate dumpsters on the streets must be obtained from the City of Raleigh.
21. All contractors are urged to review the security procedures of Wake County. A list of all individuals who will be working on the project, at any time, must be submitted for a background check. ID cards will be issued to all workers that pass the background check. There is no cost to the contractor for the background check. Wake County will provide the required form. A license and social security card are required. The forms can be hand delivered to WC Security at 401 Capital Blvd. or sent electronically through the project manager David Rutherford. The background check can take a significant amount of time to complete 2 – 4 weeks. Historically there has been a large percentage of works who have failed the background check.
22. The contractor will be required to attend construction meeting every two weeks, in order to coordinate the work schedule. A detailed construction schedule will be required.
23. There are no tobacco products, including vaping, allowed on County Property.
24. The Owner will allow contractors reasonable use of electric and water services with all connections and extensions to be by the contractor. The contractor shall be responsible for temporary restroom facilities. The contractor shall not connect any temporary power to the emergency generator circuit.
25. The successful contractor must name a superintendent. The superintendent is required onsite any time construction personnel are working in the building.
26. The contractor is responsible to coordinate all trades. Coordination between trades and contractors is critical for a successful project.
27. Wake County is going to a paperless contracting process. If not already a vendor, it is encouraged that general contractors register with Wake County.
28. There are four allowances included in the project.
 - a. Allowance No 1 - \$15,000 for Building Permit fees and unforeseen conditions. The cost of all inspection fees is the responsibility of the General Contractor and are not included in the allowance.
 - b. Allowance No 2 - \$30,000 for security and hardware modifications. The security is not part of the base bid. The infrastructure (conduit and boxes) are in base bid, as indicated on the construction documents. The GC will bid out the security work to a list of vendors provided by Wake County.
 - c. Allowance No 3 – is the cost of one fire alarm strobe.
 - d. Allowance No 4 – is the cost of two access doors.

29. There are two deduct alternate:
- a. Alternate 1 is the removal of all fall protection work at the L Building Parking Deck stair towers. All work associated with the alternate shall be included in the base bid. The alternate shall be a deduct for not doing the work.
 - b. Alternate 2 is changing the gypsum board ceiling to a 2'x2' lay-in ceiling.
30. All subcontractors need to read and understand the specifications. They will be followed.
31. It is anticipated that the project will go to the WC BOC for approval on May 19 and a NTP will be issued around the end of June?
32. Project Conditions and Site Access:
- a. The building will be occupied during the entire project.
 - i. All work performed must not interfere with the Owner's operations.
 - ii. It is the general contractor's responsibility to provide all measures to keep the building and public, safe, secure, and weathertight during the entire project.
 - b. The majority of the work of this project takes place at and above the main public entrance and lobby of the PSC; which must remain open to the public throughout the entire project.
 - i. A public entrance/exit path at the building entrance (through the curtainwall) must be maintained during the entire project.
 - c. All material, equipment, and personnel access to the work areas shall be from outside the building with the exception of the fall protection work and any work required in the lobby beyond the temporary construction barrier.
 - i. A temporary exterior securable construction stair is required to provide access to the second-floor roof.
 - ii. Contractors working on fall protection require escort by the Sheriff Department or GSA at all times while in the PSC.
 - iii. Any work within the lobby, outside the temporary construction barriers, must be coordinated through Wake County and the Sheriff's Department.
 - iv. An inventory of tools and equipment must be taken anytime workers pass into the security envelop of the building. The inventory must be checked as the works exit the security envelop.
 - d. A solid securable 10' high temporary protective fence around the work area shall be required.
 - e. Staging and laydown spaces are within the temporary construction fencing and, on the roof, only.
 - i. The entrance plaza is over a parking deck, it is not on grade. This needs to be understood in case any heavy equipment is planned to be used. It is the contractor's responsibility to ensure neither the entrance plaza or roof is overloaded by staged materials and equipment.
 - f. All contractors are responsible for their own parking, none will be provided by Wake County.
 - g. General sequence of construction:
 - i. Removal of three skylights and installation of temporary roof structure (This work must be done over a weekend)
 1. Removing the skylights first allows the contractor to see the existing conditions.
 2. The temporary roof structure provides a working platform, separation between the construction area and lobby below, and a means to provide a weathertight condition.
 - ii. The curtainwall shall not be removed until the new curtainwall frame is ready for installation.
 1. The period between the curtainwall demolition and new curtainwall frame installation must be minimized.
 - a. During this period of time, emergency egress from the lobby must be maintained through the construction area but general public access to the lobby will be diverted.
 2. It is recommended that glass dimensions be guaranteed, for at least the majority of glass to allow installation as soon after the frame is installed as possible.
 3. Due to the potentially long lead times of glass and bullet resistant glass, it is the intent of the project to not demo the existing curtainwall until the majority of glass is available for installation.
 - a. Once the new curtainwall frame is installed and until all the glass has been installed, temporary measures must be used to keep the building secured and weathertight.

33. QUESTIONS / COMMENTS:

- a. A contractor walkthrough is scheduled for April 6th at 10:00 am. Any interested contractors shall meet at the main entrance to the WC PSC.

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 PSC Skylight & PSC & L Bldg. Fall
Protection**

**March 30, 2021 11:00 AM
Mandatory Pre-Bid Conference**

X	NAME	COMPANY	PHONE	E-MAIL
1	David Rutherford	WC FD&C	919.856.6366	David.rutherford@wakegov.com
2	Jeffrey Merritt	WC GSA	919.856.5734	Jeffrey.merritt@wakegov.com
3	Eric Sowers	Huffman Architects	919.740.5669	eric@huffmanarch.com
4	Richard Thorne	HDM Associates	757-410-0682	hdma@mindspring.com
5	Rick Jones	Dewberry	919.624.3869	srjones@dewberry.com
6	Laura Hager	Muter Construction	919.916.8360	lhager@muterconstruction.com
7	Todd Snyder	Progressive Contracting	919.718.5454	tsnyder@progressivecci.com
8	Austin Riccio	BAR Construction	336.274.2477	kownes@BARconstruction.com
9	J. Kepley	HM Kern	366.668.3213	jkepley@hmkern.com
10	Major Earp	WC Sheriff's Office		
11	Mark Blankinship (Virtual)	Lysaght & Associates		
12				
13				
14				
15				