

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 April 16, 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 seven (7) 8 1/2" x 11" attachments. All documents are distributed digitally.

CLARIFICATIONS

<u>Item No.</u>	<u>Description</u>
1.	See attached Mandatory Pre-Bid Conference Minutes.
2.	See attached Non-Proprietary Elevator Controller(s) Statement.
3.	There will be a contractor walkthrough on Wednesday May 5, 2021 at 9:00 am. All interested contractors shall meet at the Salisbury Street entrance to the Wake County Office Building.

END OF ADDENDUM NUMBER ONE



05/04/2021





HUFFMAN ARCHITECTS

632 Pershing Road
Raleigh, North Carolina 27608

Wake County Office Building Elevator Modernization Project No. 2001 Mandatory Pre-Bid Conference

Date: April 29, 2021
Time: 9:00 am
Location: Wake County Office Building – Salisbury Street Entrance.

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 modernization of 6 gearless elevators in the Wake County Office Building.
4. Bids are due on **May 20, 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 May 20, 2021 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 the 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 Tuesday May 11th by noon and the last addendum will be issued on Thursday May 13, 2021. Addendum will be issued to all plan holders electronically through Accent Imaging. It is suggested that all contractors get on Accent Imaging's Plan Holders list.
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 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. All inspections will be by Wake County, not the City of Raleigh, and the Department of Labor.
9. The total project Contract time is 450 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. Work hours are 6:00 am to 6:00 pm weekdays or over the weekends, as approved by the Owner.
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 contractors should visit the site and become familiar with the conditions. All contractors should read the General Conditions carefully to become familiar with how the County operates.
15. It is suggested that all contractors carefully read and understand Section 01 1000 Summary.
16. The building will be occupied during the entire project. All work performed shall not interfere with the Owner's operations.
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. 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 the Owner. There shall be a form completed per trade. The form must be signed and returned approved to contractor before proceeding with the shutdown. Any fire alarm testing must be conducted after business hours.
20. Schneider Electric must witness certain items, which are listed in the specifications.
21. Contractors must be on site for any inspections.
22. When construction work is ongoing the fire alarm system must be placed on test. Wake County will provide three days of training for the general contractor. The contractor must attend the three days of training, even if they have been through the training before. 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.
23. All deliveries shall be to the contractor's shop. No deliveries will be accepted on site. Contractor shall bring all materials to site outside of regular business hours. Contractor will not be allowed to move materials through the occupied building. All material stocking, movement of materials, and removal of trash and debris shall be accomplished between 6 p.m. and 6 a.m.
24. All burning, cutting, welding, odor producing, and noisy work will be conducted between the hours of 6 p.m. and 6 a.m. These activities typically can be performed anytime on weekend days with prior approval from the owner.
25. The general contractor is required to clean from the work area to the Salisbury and Fayetteville street entrances at the end of each workday.
26. Minimum storage outside the project area will be available.
27. Contractors must make arrangements with the City of Raleigh to block sidewalks or streets. Permission to locate dumpsters on the streets must be obtained from the City of Raleigh. All contractors are responsible for their own parking, none will be provided by Wake County.
28. 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.
29. There are no tobacco products, including vaping, allowed on County Property.
30. 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.
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.
 - a. The contractor will be required to coordinate with an Owner designated vendor for the installation of the digital signage in each elevator. The contractor must work with the vendor as if they are their own subcontractor.
33. There are two allowances included in the project.
 - a. Allowance No 1 - \$20,000 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 - \$64,000 for security work. The security is not part of the base bid. The infrastructure (conduit and boxes) is 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. The security vendor will then become a subcontractor to the general contractor.
34. There are three deduct alternate. All work associated with the alternate shall be included in the base bid. The alternate shall be a deduct amount for not doing the work.
 - a. Alternate No 1 is the auxiliary Car Operating Panel.
 - b. Alternate No 2 is the modernization of elevators 5 and 6.
 - c. Alternate No 3 is the replacement of the existing bronze ceilings in elevators 1, 2, 4, 5, and 6.
35. Phasing:
 - a. The project shall be conducted in three phases.
 - i. Phase 1 shall include elevators 4 and 6.
 - ii. Phase 2 shall include elevators 3 and 5.
 - iii. Phase 3 shall include elevators 1 and 2.
 - b. All punchlist items must be addressed and resolved at the end of each phase. The next phase will not be allowed to start until all punchlist items are resolved for each elevator in the previous phase.
 - c. Following the completion of a phase, each elevator in the completed phase must operate for two weeks without issues before the next phase can start.
36. It is the intent of this project to prohibit the installation of any proprietary equipment as part of the work. The awarded contractor must sign a letter prior to entering into a contract stating no proprietary equipment, software, etc. will be included in the project. The letter shall be included in addendum one for reference and review prior to the bid.
37. All existing hoistway doors are to be removed and replaced. The existing hoistway doors contain encapsulated asbestos.
38. The existing hoistway frames are to be clad. All frames and hoistway door finishes shall be powder coated metal with the exception of the Fayetteville Street Lobby, which shall be bronze to match the existing.
39. The elevator cabs are to get new bronze returns. The doors and transom are to be reclad to match the new returns.
40. Due to the depth of the pits, new elevated working platforms are being installed in each elevator shaft.
41. Other contractors will be working in the building during this project. The contractor will be expected to coordinate with other contractors working in the building.
42. All contractors need to read and understand the specifications.
43. The County expects all work to be of a good quality.
44. Wake County is going to a paperless contracting process. If not already a vendor, it is encouraged that general contractors register with Wake County.
45. Masks are required in County Buildings. General contractors will be responsible to ensure the proper PPE is worn and temperature testing and logging of all employees shall be required.
46. It is anticipated that the project will go to the WC BOC for approval on June 21 and a NTP will be issued around the end of July.

47. QUESTIONS / COMMENTS:

- a. A second contractor walk through will be scheduled for Wednesday May 5, 2021 at 9:00 am. All interested contractors shall meet at the Salisbury Street entrance to the Wake County Office Building.
- b. A new fire control panel and remote monitoring are to be located in the WCOB basement Security Center.
- c. Included in the project manual is the Wake County Vertical Transportation Full Coverage Maintenance Contract and Specifications for a long-term maintenance agreement. The agreement is for 1-year with the option to extend for an additional three 1-year contracts. This agreement begins after the final project completion and 12-month warranty period. This long-term maintenance agreement is an optional separate bid. The long-term elevator maintenance shall not be included in the base bid, include in a separate envelope, and will be contracted separately between the Owner and the elevator contractor.
- d. The WCOB freight elevator will be available for use as part of this project. The freight elevator has an exterior door at Salisbury Street and runs to the building basement.
- e. The existing camera and phone get replaced with a new IP camera and phone as part of the security work.
- f. The existing card readers in the elevator cabs and at the lobby of the two southeast elevators get removed and replaced as part of the security work.
- g. It is recommended that all contractors closely review the travel cable section of the specifications.
- h. The Salisbury Street level of the building will be under construction during this project. The Salisbury Street work is night work.
- i. Temporary barriers are required to separate the work area from the public. Full walls are not required.

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



632 Pershing Road
Raleigh, North Carolina 27608

Wake County Office Building Elevator Modernization

**April 29, 2021 9:00 AM
Mandatory Pre-Bid Conference**

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1	David Rutherford	WC FD&C	919.856.6366	David.rutherford@wakegov.com
2	Eric Sowers	Huffman Architects	919.740.5669	eric@huffmanarch.com
3	Rusty Stewart	Stewart Elevator Consulting	910.541.3071	Gei653@gmail.com
4	Paul Rigsbee	CT Wilson	919.201.0376	Paul.rigsbee@ctwilson.com
5	Zachary Grady	Resolute Elevator	336.214.3327	zgrady@resoluteelevator.com
6	Kiberly Fox	Resolute Elevator	919.903.0189	kfox@resoluteelevator.com
7	Jake Bowman	Muter Construction	919.404.8330	jbowman@muterconstruction.com
8	Brad Wosinski	Southern Elevator	336.362.7082	bradw@southernelevator.com
9	Josh Hlyer	HM Kern	336.668.3213	jkepley@hmkern.com
10	Ben Cash	Progressive Contractor	254.855.3847	bcash@progressivecci.com
11	Joe Brummett	Charter Elevator	919.309.6503	Joe.brummett@charterelelevator.com
12	Alex Denning	TKE	919.746.5088	Alexander.denning@tkelevator.com
13	Alex Godwin	Godwin Elevator	919.612.5551	agodwin@godwinelevator.com
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15	Doug Poole	WC GSA	919.856.6586	dpoule@wakegov.com
16	Eric Robinson	WC GSA	919.265.9284	Eric.robinson@wakegov.com
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NON-PROPRIETARY ELEVATOR CONTROLLER(S)
STATEMENT:

Project Location: _____

Project Name: _____

Contract Number: _____ Job Number: _____

Controller Manufacture Name: _____

"All materials provided shall be serviceable by any Journeyman Elevator Mechanic, and, replacement parts for all equipment furnished shall be available on the open market. Access to diagnostic/troubleshooting routines shall require no secret codes or passwords, any special tools and software necessary to service and maintain elevator shall be delivered at time of final acceptance. This shall include fault codes, legends and any other required means so that any elevator company with whom you would like to do business can to provide service, repair and maintain these systems. Provide any/all manuals, schematics, wiring diagrams and service manuals that are available to the manufacturer's installers and service personnel. Any decaying circuits or devices requiring "factory re-charging" shall be considered a violation of this SPECIFICATION section; such equipment shall be removed and replaced with conforming equipment at no extra cost to the Owner. Technical help shall be furnished to the Owner, or Owner's Agent as needed, for the life of the equipment. Controls must be of a type that does not require replacement of any other component (door operator, signal fixtures, etc..) in the event a controller replacement is necessary."

Company Representative _____

Date: _____