

**ADDENDUM 1**

**ADDENDUM DATE:** May 7, 2021

**PROJECT:** Northgate Complex Renovation  
1463 N. Fayetteville Street  
Asheboro, NC 27203

**OWNER:** Randolph County  
725 McDowell Rd  
Asheboro, North Carolina 27205

**ARCHITECT:** Smith Sinnett Architecture, P.A.  
4600 Lake Boone Trail, Suite 205  
Raleigh, North Carolina 27607

**BIDS DUE:** **Tuesday, May 25, 2021 at 3:00 p.m.**  
2<sup>nd</sup> Floor  
Randolph County Historic Courthouse  
145 Worth Street  
Asheboro, NC 27203

**Please note, Project Documents, Addenda, and Plan Holders list are available at [www.smithsinnett.com](http://www.smithsinnett.com) under the 'Documents' icon on the navigation bar.**

Among other items, this Addendum addresses issues raised in the Pre-Bid Conference held on Tuesday May 6, 2021 at 10:00 a.m. Pre-Bid notes and sign in sheet of those that attended are attached.

This Addendum, applicable to the work designed below, shall be understood to be and is an addendum and shall be part of and included in the contract for the above referenced project. All General, Supplementary and Special Conditions, etc., as originally specified or as modified below shall apply to these items.

## ARCHITECTURAL SPECIFICATIONS

1. **REVISION:** Notice to Bidders: Revise bid opening address to 145 Worth Street, Asheboro, NC 27203

## ARCHITECTURAL DRAWINGS

1. **CLARIFICATION:** Refer to Sheet G1-01 for indication of walls going tight to deck.
2. **REVISION:** Sheet A0-01 Demo Floor Plan: Existing opening on west side of the building for Door 522 shall be enlarged for a 3'4" x 7'4" frame and new door lintel.
3. **CLARIFICATION:** Sheet A0-01 Demo Floor Plan: For reference, in the past renovation projects of this complex, the existing slab was found to vary between 4"-6" thick.
4. **CLARIFICATION:** Sheet A0-02 Demo Roof Plan: All existing mechanical units of the space shall be removed as part of the base bid. Any existing openings, holes, penetrations in the existing decking shall be replaced with matching decking nested and attached to existing decking or plate steel attached to existing decking. New insulation shall be added to bring the opening level with the adjacent roof. This entire work shall be done as part of the base bid and not the Allowance. The allowance shall only be for the installation of the membrane over the existing opening area.
5. **REVISION:** Sheet A1-01 Floor Plan:
  - Perimeter/Exterior walls of the space on the North, East, and West walls shall be type "E". This includes the party wall between the 600 side and PIP Printing.
  - The party wall on the 500 side between that space and the adjacent tenant shall be similar to type "G" except GYP Board only on one side. Sound Attenuation Batts is required.
6. **REVISION:** Sheet A1-31 Roof Plan:
  - Add an additional 50sqft of metal roof panels that shall be installed on the north end of the front overhang.
  - Walkway Pads/Mats SHALL be part of the Allowance and SHALL NOT be included as part of the general scope of work in the Base Bid.
7. **REVISION:** Sheet A7-01 Finish Plan:
  - Revise PC legend in the Finish Legend to Stained Concrete.
  - Revise SC legend in the Finish Legend to Sealed Concrete
  - In Storage room 629, revise floor finish to SC.
  - Corridors in both the 500 side and the 600 side shall be PC – Stained Concrete.
8. **CLARIFICATION:** All base & wall cabinets to align. Provide filler panels at corners, as needed. Architect to approve final cabinet layout, prior to installation.

9. **CLARIFICATION:** Refer to A9-01 and A1-00 for extents of Alternate 3.

10. **REVISION:** Sheet A9-02

- 1/A9-02 Alternate 2 Demo. Revise plan to only do work associated with the (3) parking spaces. No work shall be done for the dumpster enclosure. That scope of work has been removed from the project.
- 2/A9-02 Alternate 2 Parking Spaces and Dumpster Enclosure. Revise plan to only do work associated with the (3) parking spaces. No work shall be done for the dumpster enclosure. That scope of work has been removed from the project. This includes the removal of scope for new bollards, new metal fencing and repairs to existing concrete.
- 3/A9-02 Bollard Detail. Delete Detail.

## **MECHANICAL DRAWINGS/SPECIFICATIONS**

1. **ADDITION:** Section 230923 Direct Digital Control System for HVAC: The control system contractor shall provide and install all necessary equipment, controllers, and graphics for a complete and functional building hvac system. Equipment and controllers shall comprise a BACnet network conforming to ASHRAE standard 135 and shall communicate using BACnet protocol. Equipment and controllers shall be compatible and integratable with hvac and other building equipment controllers provided by others. The control system contractor shall be responsible for resolving any compatibility issues. The control system shall be viewable and editable from an internet web browser. The control system shall be designed and installed to allow for future connection with the Owner's building energy management system. The Owner's system is Alerton by Honeywell Building Technologies. Companies that can meet these requirements are acceptable to bid.

### **End of Addendum 1**

#### **Attached:**

Northgate\_PreBid Sign-In.pdf (1 Page)

Northgate\_PreBid Notes.pdf (4 Pages)

# Northgate Complex Renovation

Date: May 6, 2021

Pre Bid Meeting

1463 N. Fayetteville Street, Asheboro, NC 27203

Smith Sinnett Architecture, P.A.

Name	Company	Email address	Phone Number
Paxton Arthurs	Rand. Co.	paxton.arthurs@randco.com	(336) 518-6605
Doug Allen	Smith & Allen	doug@smithandallen.com	336-653-8381
Rodney Holmes	Montgomery Contractors	rodney@carolinaflatroofing.com	(910) 975-7743 (Roofing only)
Walf Grayson	Bar Construction	bids@barconstruction.com	936-274-2477
Austin Duiley	HM Kern Corp.	JKepley@hmkern.com	336-668-3213
Ben Bulloch	Muter Construction	lhager@muterconstruction.com	919-404-8330
Kelly Alderman	KNA Contracting	kalderman@knacontracting.com	336-470-4813
SCOTT BROOME	D.R. REYNOLDS CO	sbroome@drreynolds.com	910-428-1360
Jordan Pulliam	Central Builders	jordan@centralbuildersinc.com	336-227-4551
JAKS WHITE	GARRICO, INC	JAKS.WHITE@GARRICO.COM	336-362-6753
Angely Marie	UTD Technology	Projects@UTDTechnology.com	704.612.0121
Thomas Bulla	D.R. REYNOLDS CO.	TBULLA@DRREYNOLDS.COM	910-428-1360
Travis Langley	Lomax Construction	Lomax Construction	336-992-7000
Ren Kiser	S&S Building & Dev	RKiser@Sandsbuilding.com	336-808-7328
Page Klutts	Hodgin Construction	page@hodginconstruction.com	336-299-5460
Craig Wexler	HVAC solutions	craig@hvacsolutionsllc.com	704 450 8537
Aryka McLaurin	ASJ Wilson Const	aryka@asjwilsonconstruction.com	(336) 272-7722

**Pre-Bid Conference Agenda**

**May 6, 2021 at 10:00 a.m.**

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**NORTHGATE COMPLEX RENOVATION**

Location: Northgate Complex  
1463 N. Fayetteville Street  
Asheboro, NC 27203

Owner: Randolph County  
725 McDowell Rd.  
Asheboro, NC 27205

Architect: Smith Sinnett Architecture, P.A.  
4600 Lake Boone Trail, Suite 205  
Raleigh, NC 27607  
Phone: (919) 781-8582  
Fax: (919) 781-3979

On behalf of the Owner and Smith Sinnett Architecture, we would like to thank you for your interest and attendance at this Pre-Bid Conference.

I Bid:

Sealed Bids from Single Prime Contractors will be received and publicly opened at:

**3:00 p.m. on Tuesday, May 25, 2021**

2<sup>nd</sup> Floor

Randolph County Historic Courthouse

145 Worth Street

Asheboro, NC 27203

II Bid Day Documents:

1. Proposal Form Pages 1 through 6.
2. Minority Business Participation Form and/or Affidavit.
  - a. Identification of HUB Certified / Minority Business Participation Form Required.
    - i. Name on Form must be the exact name as provided to the NC Office for HUB.
  - b. Affidavit A or Affidavit B.
3. Bid Bond (5%) or Certified Check (5%)
4. The County is requiring the use of a 2-envelope system for all bids. The first envelope should include the "Bid Guarantee" (copy of the bid bond), marked as such, and attached to the sealed envelope containing the bidder's proposal. The second bid envelope should be sealed, marked as "BID PROPOSAL" with the following information listed on the outside of the envelope:
  - a. Bidder's Name and Address
  - b. North Carolina Contractor's License Number
  - c. Name of Project
5. If awarded the Contract, the Bidder must provide an executed Performance Bond and Payment Bond for 100% of the Contract.
6. Certificates of Insurance and matching endorsement must meet the requirements indicated in the Specifications.
7. Acknowledgement of Addendums, Allowances, and Include Unit Prices
- ~~8. E-Verify Affidavit~~
9. Any bids that have qualifying notes or comments will be rejected.

**Pre-Bid Conference Agenda****May 6, 2021 at 10:00 a.m.**

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- III Bid Opening:
1. For mailed bids:
    - a. It's the contractor's responsibility to ensure the bid arrives prior to the bid opening time. If you wish to send your bid via US Mail, FedEx or UPS, please allow several days for delivery since the bid must be received (NOT postmarked) by the date and time stated in the solicitation.
    - b. Place the bid in a double envelope with "Sealed Bid Do Not Open" written on the envelope.
    - c. Sealed envelope will be held and unsealed at the bid opening time.
    - d. Project Name must be clearly marked on the outside of the sealed envelope.
  2. For delivered bids:
    - a. The bid opening location is:  
2<sup>nd</sup> Floor  
Randolph County Historic Courthouse  
145 Worth Street  
Asheboro, NC 27203
    - b. Plan to arrive min. 30 minutes in advance of the bid opening to allow time to locate the bid opening location and to find parking.
- IV Schedule:
1. No bid may be withdrawn after the scheduled closing time for the receipt of bids for a period of 60 days.
  2. Supplementary General Conditions:
    - a. Date of substantial completion: **300 consecutive calendar days** from anticipated Notice to Proceed.
  3. The intent is for the Randolph County Board of Commissioners to vote to approve at meeting on June 7, 2021
- V Liquidated Damages:
1. Supplementary General Conditions:
    - a. **\$250.00 each calendar day** in excess of the stated completion time.
- VI Examination of Bid Documents:
1. All Bidders are expected to fully examine and familiarize themselves with the Drawings, Specifications and Existing Conditions. All Bidders should read the scopes of the bid package. Any questions or clarifications should be directed to the Architect. No allowances will be made after the bids are received for any oversight due to failure to examine the documents.
- VII Substitutions:
1. Substitutions or approvals of "Equals" will only be accepted if approved by the Architect in writing at least 10 days prior to the receipt of bids.
    - a. Request for substitutions will be received until May 15, 2021.
- VIII Technical Questions:
1. Technical questions shall be submitted to Architect as soon as possible by email or phone.  
[rcarmac@smithsinnett.com](mailto:rcarmac@smithsinnett.com)  
(919) 781-8582
  2. Last day for Questions will be Monday May 17, at 5pm.  
The Last Addendum is scheduled to be issued Tuesday May 18, by 12pm unless otherwise needed.

**Pre-Bid Conference Agenda****May 6, 2021 at 10:00 a.m.**

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## IX Construction Documents:

1. Construction Documents may be ordered from:  
Smith Sinnett Architecture  
4600 Lake Boone Trail, Suite 205  
Raleigh, NC 27607  
919-781-8582
2. Electronic Copies of the Plans and Specifications are available upon request and with a completed Plan Request Form found at [www.smithsinnett.com](http://www.smithsinnett.com) under the Documents Tab.

## X Addenda:

1. Addenda will be emailed to everyone on the Architect's plan holders list that has requested access to the Construction Documents
2. Addenda can also be downloaded from: [www.smithsinnett.com](http://www.smithsinnett.com) under the Documents Tab.
3. An addenda will be issued to address any questions raised today.
4. All Addendums will be issued by email. Verify that email security will allow emails from [rcarmac@smithsinnett.com](mailto:rcarmac@smithsinnett.com).

## XI Bidders List:

1. Bidders List can be downloaded from [www.smithsinnett.com](http://www.smithsinnett.com) under the Documents Tab.

## XII Project Specifics:

1. Base Bid
2. Alternates:
  - a. Alternate 1 – Owner Preferred Manufacturers
  - b. Alternate 2 – Dumpster Enclosure and Parking Spaces
  - c. Alternate 3 – Additional Front Façade Improvements
  - d. Alternate 4 – Roof Access

**Pre-Bid Conference Agenda****May 6, 2021 at 10:00 a.m.**

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3. Allowances:
    - a. Allowance No. UP-1 – Undercut/Replacement in Open
      - i. Quantity: 100 cu. yds
    - b. Allowance No. UP-2 – Undercut/Replacement in Trenches
      - i. Quantity: 15 cu. yds
    - c. Allowance No. UP-3 – Utility Trench Rock Excavation/Replacement
      - i. Quantity: 10 cu. yds.
    - d. Allowance No. UP-4 – Topical Moisture Vapor Mitigation System
      - i. Quantity: 5,000 sqft.
    - e. Allowance No. UP-5 – Abrasive Blast Floor Preparation
      - i. Quantity: 5,000 sqft
    - f. Allowance No. UP-6 – Floor Leveling Compound
      - i. Quantity: 2,500 sqft
    - g. Allowance No. 7 – Roof Patching
      - i. Lump Sum: \$10,000
    - h. Allowance No. 8 – Building Security System
      - i. Lump Sum: \$5,000
    - i. Allowance No. 9 – Access Control System
      - i. Lump Sum: \$10,000
    - j. Allowance No. A-10 – Fiber Connectivity
      - i. Lump Sum: \$5,000
    - k. Allowance No. A-11 – Data Wiring and Devices
      - i. Lump Sum: \$15,000
    - l. Allowance No. A-12 – Fire Alarm System
      - i. Lump Sum: \$6,000
    - m. Allowance No. A-13 – Contingency
      - i. Lump Sum: \$25,000
  4. Unit Prices
    - a. Unit Price No. UP-1 – Undercut/Replacement in Open
    - b. Unit Price No. UP-2 – Undercut/Replacement in Trenches
    - c. Unit Price No. UP-3 – Utility Trench Rock Excavation/Replacement
    - d. Unit Price No. UP-4 – Topical Moisture Vapor Mitigation System
    - e. Unit Price No. UP-5 – Abrasive Blast Floor Preparation
    - f. Unit Price No. UP-6 – Floor Leveling Compound
- XIII Open Meeting for Preferred Alternates:
1. Owner Preferred Manufacturer:
    - a. Door Hardware Locks and Latches: Manufacturer – US Locks
    - b. Metal Roof, Wall, and Soffit Panels: Manufacturer – Metal Roofing Systems, Inc.
- XIV Description of Project Scope: