



Randolph County Historic Courthouse Museum Renovation & Elevator Addition: Addendum #1

DATE: June 16, 2023

Hobbs Architects, PA
159 West Salisbury Street
PO Box 1457
Pittsboro, North Carolina 27312

ADDENDUM #1:

TO: All invited bidders which have received the electronic drawing set for the Randolph County Historic Courthouse Museum Renovation & Elevator Addition Project.

This Addendum No. 1 forms a part of the Contract Documents and modifies the original documents dated June 1, 2023, as noted below. Acknowledge receipt of this addendum in the space provided on the Bid Form.

This addendum consists of (11) eleven pages @ 8.5" x 11" (total 11 sheets).

General:

- A. The minutes and sign-in sheet from the Pre-Bid Meeting are included in this Addendum. Bidders are reminded that the Pre-Bid Conference was mandatory for Pre-Qualified General Contractors only. These minutes are part of the Contract Documents and are intended to add clarification to the drawings and specifications.
- B. The final day for written questions is being revised to be **Tuesday, June 20, 2023 by 3:00pm.**

Specification Sections:

- A. Form of Proposal
 - a. Entire Form of Proposal is reissued within this Addendum. Alternates and Unit Prices have been updated.

Drawings:

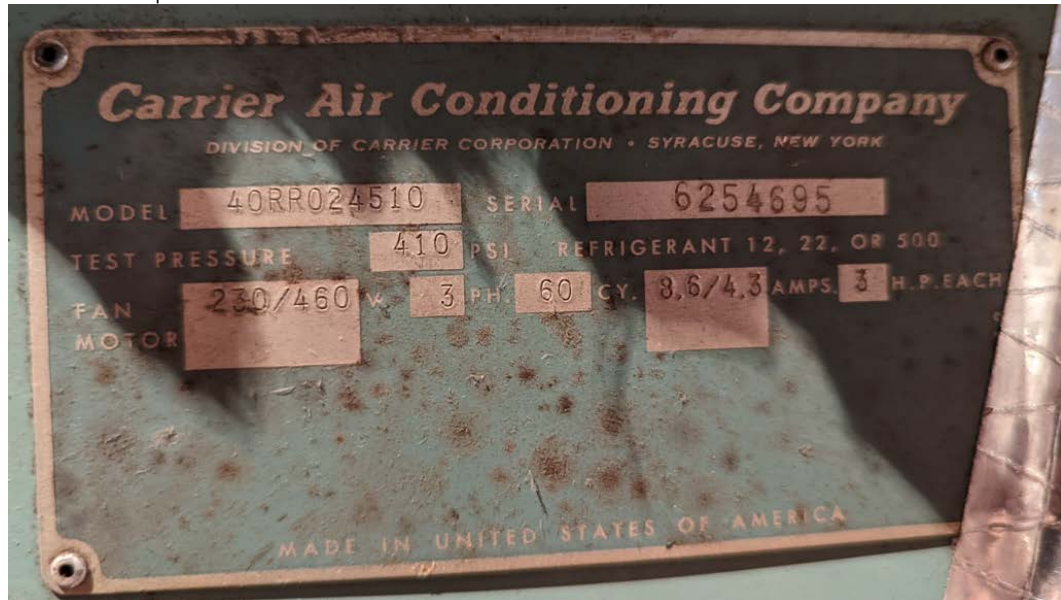
- B. Civil:
 - a. Sheet C-100:
 1. All references to Alternate M-1 shall be included in the Base Bid. Alternate M-1 shall not include any civil scope of work.

Clarifications/Questions and Answers:

1. Question: Civil drawings show the concrete pad between the elevator addition and existing building as being part of Alternate M-1. Please confirm.
 - o Response: Concrete pad between the elevator addition and existing building shall be part of the base bid. No civil work shall be included in Alternate M-1.



2. Question: The existing storm inlet on the east side of the building that is to be relocated – there are pipes opening into inlet that are not shown on the site plan. Are lines to be extended to new storm inlet?
 - o Response: Yes, existing pipes opening into storm inlet shall be extended/rerouted to new storm inlet.
3. Question: Are new registers in 2nd floor ceiling to include repairs to existing ceiling?
 - o Response: Diffusers for the spaces around the rear (north) stair will be changing. Supply grilles are generally in the same location while return grills are new. Contractor is to include repair to a neat, clean appearance for any areas of existing ceiling that may be disturbed by demo/new install. This scope shall be included in Alternate M-1.
4. Question: Are cutsheets available of the access control devices the Owner will be providing?
 - o Response: Not at this time. The specified door hardware indicates all electrified hardware that is to be provided by the GC.
5. Question: What is the intent for the side door that currently opens to metal fire escape?
 - o Response: The base bid shall include labor and materials to fix door in place so that it is no longer operable. A bid alternate will be added in a future addendum to remove the door and infill the opening.
6. Question: Are model numbers available for the existing HVAC units?
 - o Response: See below for a photo of the existing attic unit. We do not have model numbers for the rooftop outdoor unit.



7. Question: Is project being funded by any State or Federal grants?
 - o Response: No. There will be no requirements from any State or Federal agencies.
8. Question: Where will dumpster be located?
 - o Response: The Owner will work with the GC to identify locations at the rear of the building for a dumpster and laydown space. The east and west courtyards are available for laydown space, as long as pathways for egress are maintained from adjacent buildings.



Hobbs Architects, P.A.

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END OF ADDENDUM #1



Randolph County Historic Courthouse Renovation and Elevator Addition

Pre-Bid Meeting Minutes

June 14, 2023 2:00pm Randolph County Historic Courthouse

1. Open meeting
 - a) Purpose: Review project scope, bidding procedures, requirements, and forms; Address bidder questions. Mandatory for GCs.

2. Introductions
 - a) Distribute sign-in sheet (see attached sign-in sheet)

3. Project Overview -
 - a) Work includes, but is not limited to, the selective renovation of designated areas of the Randolph County Historic Courthouse, limited site work related to drainage and accessibility, and the construction of a new elevator tower and lobbies.
 - b) Project will be a single-prime bid.
 - c) Project Bid Date is **Thursday, June 29, 2023 at 3:00 pm at the Randolph County Historic Courthouse.**

4. Documents available through Planscope (Specifications and Drawings) at <https://www.planscope.com/jobs/1315/details/randolph-county-historic-courthouse-museum-renovation-elevator-addition>, Addenda will be distributed to General Contractors via Planscope email.

5. Project time:
 - a) 365 consecutive calendar days.
 - b) Liquidated damages are set at \$250.00/day the project is not complete past the contract date.

6. Bidders are requested to address questions in writing via e-mail to Chevon Moore, Hobbs Architects, at cmoore@hobbsarchitects.com. All questions requiring additional information will be responded to in an addendum. The deadline for questions is June 20, 2023. The last addendum for this project will be issued June 22, 2023.



7. Product substitution requests are allowed where identified in the project manual and when submitted per Section 012500 Substitution Procedures. Substitution requests will be reviewed by Hobbs Architects. Any substitution requests must be submitted by a General Contractor bidding the project in writing and must be received prior to the last day for questions, June 20, 2023. All product information, as required to fully evaluate that the product meets the specification requirements, must be submitted along with Substitution Request Form CSI 13.1A.

8. Temporary Facilities requirements – See Section 015000 of the Specifications:
 - a) Electricity Contractor may use power within the building
 - b) Water Contractor may use water within the building
 - c) Toilets Contractor provided
 - d) Construction office See Section 015000

9. The contractors are encouraged to review the Allowances specification section. The Allowances are to be included in the Base Bid. They include:
 - a) A quantity allowance for plaster repair/replacement
 - b) A quantity allowance for demonstration and training
 - c) A cost allowance per 1000 brick and cost per Jack Arch
 - d) A contingency allowance
 - e) A quantity allowance for brick repair
 - f) A quantity allowance for construction fence

10. Bidders are encouraged to review the Bid Form and associated required documents
 - a) MBE participation. It is noted that the goal is 10%

11. M, E, P, FP
 - a) Mechanical
 - a. The second floor air handling unit located in the attic and the condensing unit serving the second floor air handler will be removed as part of Alternate M-1
 - b. The second floor will be served by ducted fan coil units. The units will be located in the attic as part of Alternate M-1
 - b) Electrical
 - a. Existing power distribution and receptacles will primarily remain.
 - b. New receptacles are provided in elevator addition.
 - c. The existing electrical panels located in the basement will remain in place.



- d. A new electrical service will be extended from the adjacent courthouse. A new MDP is located in the basement.
 - e. Power for new elevator tower addition is provided from the new electrical service.
 - f. The existing fire alarm panel will be reused. Existing fire alarm devices are to remain and new devices added.
 - g. Outlet boxes, feeder conduits or sleeves required to be installed by the EC. The owner will provide cabling and terminations. Power will be provided for all low voltage systems as required.
 - h. A generator is included in the project to provide backup power to the new elevator.
- c) Plumbing
- a. New elevator sump pump will be installed.
12. Little work is included on the interior of the building. The only base bid interior work is associated with the new elevator addition. Alternate M-1 includes work on the interior of the building to replace the attic HVAC.
13. Bid Alternates:
- a) Alternate G-1: Preferred Brand Door Hardware
 - b) Alternate G-2A & G-2B: Exterior Improvements at Entrances
 - c) Alternate M-1: HVAC Improvements at Attic
14. Addendum #1 will be issued on Friday 6/15. It will include the following (at a minimum):
- a) Pre-Bid Meeting Minutes
 - b) New Bid Form
15. Discussion items:
- a) Phasing of Project: Owner wants to maintain occupancy of the building throughout construction if at all possible. Work at existing exits must be completed at different times to maintain adequate exiting from the building. This will be coordinated prior to construction beginning if Alternates G-2A and/or G-2B are accepted.
 - b) Owner will consider a delayed NTP to allow for submittal process.
 - c) Plaster Removal/Repair – only where new doors are provided in existing exterior walls for new elevator addition.



16. Questions (questions will be answered/clarified in a future addendum):

- a) Civil drawings show the concrete pad between the elevator addition and existing building as being part of Alternate M-1. Please confirm.
- b) The existing storm inlet on the east side of the building that is to be relocated – there are pipes opening into inlet that are not shown on the site plan. Are lines to be extended to new storm inlet?
- c) Are new registers in 2nd floor ceiling to include repairs to existing ceiling?
- d) Are cutsheets available of the access control devices the Owner will be providing?
- e) There is a unit price for brick repair – is that meant to include repair to contiguous bricks or bricks that are remote from each other?
- f) What is the intent for the side door that currently opens to metal fire escape?
- g) What is extent of plaster repair?
- h) Are model numbers available for the existing HVAC units?
- i) Is project being funded by any State or Federal grants?
- j) Where will dumpster be located?

17. Meeting Closed

See Attachments for Additional Information

FORM OF PROPOSAL

Randolph County Historic Courthouse Renovation & Elevator Addition Contract: _____

Asheboro, North Carolina

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

Randolph County, North Carolina

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

Randolph County Historic Courthouse Renovation & Elevator Addition

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

Randolph County and Hobbs Architects, PA

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 _____

Plumbing Subcontractor:

_____ Lic _____

Mechanical Subcontractor:

_____ Lic _____

Electrical Subcontractor:

_____ Lic _____

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 No. G-1 Preferred Brand Door Hardware

1. **Base Bid:** Provide rough-in, infrastructure, and complete door hardware by acceptable manufacturers as indicated in Section 08 71 00.
2. **Alternate G-1:** To include the total cost of all labor, materials, and equipment required to provide rough-in, infrastructure, and complete door hardware by owner- preferred brand manufacturers as scheduled in Section 08 71 00.

Alternates No. G-2 Exterior Improvements at Entrances

1. **Base bid:** No exterior improvements at existing Main Entrance Steps on south side. No exterior improvements at the west and north exterior steps.
2. **Alternate G-2A:** To include the total cost of all labor, materials, and equipment to provide and install exterior improvements at Main Entrance Steps on south side as shown on Architectural Drawing sheet including infilling top stair landing and modifying railings.

(Add) _____ Dollars(\$)

3. **Base bid:** No exterior improvements at the west and north exterior steps.
4. **Alternate G-2B:** To include the total cost of all labor, materials, and equipment to provide and install exterior improvements at west and north exterior steps including removal of ADA lift and modification of existing railings.

(Add) _____ Dollars(\$)

Alternate No. M-1 HVAC improvements at Attic and East Courtyard

1. **Base Bid:** No HVAC improvements at Attic and East Courtyard.
2. **Alternate M-1:** To include total cost of labor, materials, and equipment required to provide new mechanical equipment and associated ductwork as shown on Mechanical and Electrical Drawings. . Include also cost of labor, materials, and equipment required to provide concrete equipment pad as shown on Civil Drawings.

(Add) _____ 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. 1 Plaster Repair/Replacement (SF) Unit Price (\$) _____

No. 2 Brick Repair/Replacement (UNIT) Unit Price (\$) _____

No. 3 Rock Removal (Disposed Off Site) (CY) 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 Contract Documents. Applicable liquidated damages amount is also stated in the Contract Documents.

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.

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:

(Proprietorship or Partnership)

By: _____
Signature

Name: _____
Print or type

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

Address _____

ATTEST:

By: _____

Title: _____
(Corp. Sec. or Asst. Sec. only)

License No. _____

Federal I.D. No. _____

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