

**ADDENDUM II**

Date of Addendum: April 9, 2020

Project Name: Pender County Courthouse - Interior Renovations

**PROJECT INFORMATION**

- A. Owner: Pender County.
- B. Architect: LS3P
- C. Architect Project Number: 7702-185550

**NOTICE TO BIDDERS**

- A. This Addendum is issued to plan holders pursuant to the Instructions to Bidders and Conditions of the Contract. This Addendum serves to clarify, revise, and supersede information in the Project Manual, Drawings, and previously issued Addenda. Portions of the Addendum affecting the Contract Documents will be incorporated into the Contract by enumeration of the Addendum in the Owner/Contractor Agreement.
- B. The Bidder shall acknowledge receipt of this Addendum in the appropriate space on the Bid Form.
- C. Attachments within this Addendum include, but may not be limited to, modifications as noted.
- D. The date, time, and location for receipt of bids are unchanged by this Addendum.

**ATTACHMENTS**

- A. This Addendum includes the following attached Documents and Specification Sections:
  - 1. Pre-Bid Conference: A virtual Pre-Bid Conference was held on April 8, 2020 at 3:00 pm. A Zoom Registration Report for the Pre-Bid Conference is included in the Attachments, for information only. Clarifications, modifications and revisions to the documents as a result of the meeting shall be issued by Addendum. Verbal information provided at the meeting shall not and does not alter the content of the bidding documents. Information provided apart from an Addendum shall have no effect. Bidders must seek, through written request, a formal addendum response to questions posed even if answered at the meeting.
  - 2. Invitation to Bid, reissued.
  - 3. Section 012100, reissued

**REVISIONS TO DIVISION 00 PROCUREMENT AND CONTRACTING REQUIREMENTS**

Item II-1. Instructions to Bidders: Replace with revised Instruction to Bidders, included. Added instructions and dates available for onsite building walk-thru.

**REVISIONS TO DIVISION 01 GENERAL REQUIREMENTS**

Item II-2. Section 012100: Replace with revised Section, included. Added basis of design for crawl space encapsulation and additional instruction for dehumidifier condensate drains.

END OF ADDENDUM II

First Name	Last Name	Email	Company Name	Company Address	Company City, State, Zip	Prime bidder or trade? If trade, please specify.
Nick	Dial	<a href="mailto:ndial@ehgllc.com">ndial@ehgllc.com</a>	EHG	5601 Spring Court	Raleigh, NC 27616	Abatement
James	London	<a href="mailto:Jlondon@daricorp.com">Jlondon@daricorp.com</a>	DARI	421 Raleigh View rd	Raleigh	Asbestos
Dan	Broadhead	<a href="mailto:DB92461@aol.com">DB92461@aol.com</a>	Eastern Environmental, Inc.	24480 US Hwy. 17 North	Hampstead, NC 28443	Asbestos and Demolition
John	Mangel	<a href="mailto:jmangel@neocorporation.com">jmangel@neocorporation.com</a>	NEO Corporation Morrisville	118 International Dr	Morrisville	Asbestos/Demolition
Clay	Fields	<a href="mailto:clay.fields@cci-env.com">clay.fields@cci-env.com</a>	CCI Environmental			Demolition
Mike	Evans	<a href="mailto:mevans@enpuricon.com">mevans@enpuricon.com</a>	Enpuricon			Demolition
Guy	Arkenburg	<a href="mailto:guy@jonesandsmith.us">guy@jonesandsmith.us</a>	JONES & SMITH CONTRACTOR LLC	1588 NC 102 EAST	AYDEN, NC 28513	Demolition
Bill	Sanford	<a href="mailto:BSanford@Macsons.com">BSanford@Macsons.com</a>	Macsons Demolition & Environmental Se	778 Beachwalk Dr	Winnabow, NC 28479	Demolition & Environmental Services
Charles	Boney	<a href="mailto:charlesboney@LS3P.com">charlesboney@LS3P.com</a>	LS3P ASSOCIATES	101 N. Third Street, Suite 500	Wilmington, NC 28401	Design team - Architect
Elliott	O'Neal	<a href="mailto:elliottoneal@ls3p.com">elliottoneal@ls3p.com</a>	LS3P ASSOCIATES	101 N. Third Street, Suite 500	Wilmington, NC 28401	Design team - Architect
Tessa	Romanowski	<a href="mailto:tessaromanowski@ls3p.com">tessaromanowski@ls3p.com</a>	LS3P ASSOCIATES	101 N. Third Street, Suite 500	Wilmington, NC 28401	Design team - Architect
Mark	Arcuri	<a href="mailto:marcuri@sepinc.com">marcuri@sepinc.com</a>	SEPI Engineering	5030 New Centre Drive	Wilmington	Design Team - Civil
Michael	Staublin	<a href="mailto:mstaublin@cheathampa.com">mstaublin@cheathampa.com</a>	Cheatham & Associates	3412 Enterprise Dr	Wilmington, NC 28405	Design team - electrical
Mike	Shrimanker	<a href="mailto:mshrimanker@eecincorporated.com">mshrimanker@eecincorporated.com</a>	EEC, Inc.	8514 Six Forks Road, Ste 101	Raleigh	Design team - Environmental consultant
Kay	Lynch	<a href="mailto:office@cheathampa.com">office@cheathampa.com</a>	Cheatham & Assoc	3412 Enterprise Drive	Wilmington	Design team - mechanical
Renee	Wells	<a href="mailto:renewells@ls3p.com">renewells@ls3p.com</a>	LS3P ASSOCIATES	101 N. Third Street, Suite 500	Wilmington, NC 28401	Design Team - specifications
Adam	Sisk	<a href="mailto:adam@woodseng.com">adam@woodseng.com</a>	Woods Engineering	254 N Front St Suite 201	Wilmington, NC 28401	Design team - structural
Kimberly	Fox	<a href="mailto:KFox@ResoluteElevator.com">KFox@ResoluteElevator.com</a>	Resolute Elevator LLC	PO Box 723	Snow Camp, NC 27349	Division 14 Elevators
James	Robertson	<a href="mailto:james@spe123.com">james@spe123.com</a>	Security Plus Electrical	5670 NC Hwy.53	Burgaw	Electrical
Justin	Bradshaw	<a href="mailto:ibradshaw@barnhillcontracting.com">ibradshaw@barnhillcontracting.com</a>	Barnhill			General Contractor
Melissa	Eskew	<a href="mailto:meskew@dancobuildersinc.com">meskew@dancobuildersinc.com</a>	DANCO BUILDERS INC	2475 Hurt Drive	Rocky Mount	General Contractor
Jackie	Johnson	<a href="mailto:Jackie@groupiiimgt.com">Jackie@groupiiimgt.com</a>	Group III Management	2820 West Vernon Avenue	Kinston, N.C. 28504	General Contractor
Jason	Kepley	<a href="mailto:jkepley@hmkern.com">jkepley@hmkern.com</a>	HM Kern	160 Thatcher Rd	Greensboro NC 27409	General Contractor
Tony	Davis	<a href="mailto:tdavis@holtbrothersinc.com">tdavis@holtbrothersinc.com</a>	Holt Brothers Construction	422 FAYETTEVILLE st	Raleigh , nc 27602	General Contractor
Yaswanthi	Kothapalli	<a href="mailto:ykothapalli@holtbrothersinc.com">ykothapalli@holtbrothersinc.com</a>	Holt Brothers Construction	421 Fayetteville Street #1300	Raleigh	General Contractor
Samantha	Demers	<a href="mailto:sdemers@mlbind.com">sdemers@mlbind.com</a>	MLB Construction Services, LLC	1930 N Salem Street, Suite 201	Apex, NC, 27523	General Contractor
Tim	Carley	<a href="mailto:tcarley@mlbind.com">tcarley@mlbind.com</a>	MLB Construction Services, LLC	1930 N Salem Street, Suite 201	Apex, NC, 27523	General Contractor
Dean	DENNING	<a href="mailto:DDENNING@MONTEITHCO.COM">DDENNING@MONTEITHCO.COM</a>	Monteith Construction Corp	208 Princess St	Wilmington	General Contractor
Damon	Jones	<a href="mailto:djones@muterconstruction.com">djones@muterconstruction.com</a>	Muter Construction	111 E. Vance Street	Zebulon	General Contractor
Laura	Hager	<a href="mailto:lhager@muterconstruction.com">lhager@muterconstruction.com</a>	Muter Construction	111 E. Vance St.	Zebulon, NC 27597	General Contractor
Scot	Thompson	<a href="mailto:sthompson@teamconstructionnc.com">sthompson@teamconstructionnc.com</a>	TEAM Construction	846 Bell Fork Rd	Jacksonville	General Contractor
Scot	Thompson	<a href="mailto:sthompson95@yahoo.com">sthompson95@yahoo.com</a>	TEAM Construction	846 Bell Fork Rd	Jacksonville	General Contractor
Jim	Hundley	<a href="mailto:jhundley@thomasconstructiongroup.com">jhundley@thomasconstructiongroup.com</a>	Thomas Construction Group	1022 Ashes Drive	wilmington	General Contractor
Mark	Sholar	<a href="mailto:estimating@thomasconstructiongroup.com">estimating@thomasconstructiongroup.com</a>	Thomas Construction Group	1022 Ashes Drive	wilmington	General Contractor
Seth	Speight	<a href="mailto:sspeight@wmjordan.com">sspeight@wmjordan.com</a>	W.M. Jordan Co.	1712 Eastwood Rd. Suite 200	Wilmington, NC 28403	General Contractor
Tim	Merritt	<a href="mailto:timmerritt@timshvac.com">timmerritt@timshvac.com</a>	Tim's Heating & Air Conditioning, Inc.	513 S. Dudley St. (PO Box 277)	Burgaw, NC 28425	Mechanical
Allen	Vann	<a href="mailto:avann@pendercountync.gov">avann@pendercountync.gov</a>	Pender County Government	805 South Walker Street	Burgaw	Owner
Kevin	Allen	<a href="mailto:kallen@mtsservices.com">kallen@mtsservices.com</a>	MTS Services	305 Raleigh Street Suite D	Wilmington NC 28412	Telecommunications

## INVITATION TO BID

## 1.1 PROJECT INFORMATION

- A. Project Identification: Pender County Courthouse - Interior Renovations.
1. Project Location: 100 S. Wright Street, Burgaw, North Carolina 28425.
- B. Owner: Pender County, 805 S. Walker Street, Burgaw, North Carolina 28425.
1. Owner's Representative: Mr. Chad McEwan, Assistant Manager

## 1.2 BID SUBMITTAL AND OPENING

- A. Owner will receive sealed bids until the bid time and date at the location indicated below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:
1. Bid Date: April 23, 2020
  2. Bid Time: 3:00 pm (local time).
  3. Location: Commissioner's Room, Pender County Administration Building, 805 S. Walker Street, Burgaw, North Carolina.
- B. Bids will be thereafter publicly opened and read aloud following guidelines posted by the NC Department of Administration.
1. In response to social distancing recommendations by state and local health authorities, bids will be opened publicly through video/audio conference.
  2. Bids must be delivered via US Mail, UPS, or Federal Express. Hand delivery will be accepted. Deliver bids to:  
  
PENDER COURTHOUSE BID  
c/o Chad McEwen, County Manager  
Pender County Administration Building  
805 S. Walker Street  
Burgaw, North Carolina 28425
  3. Virtual meeting access instructions will be posted in a later addendum.

## 1.3 BID SECURITY

- A. Bid security shall be submitted with each bid in the amount of 5 percent of the bid amount. No bids may be withdrawn for a period of 60 days after opening of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

## 1.4 PREBID CONFERENCE

- A. A virtual prebid conference for all bidders will be held via Zoom video teleconferencing on April 8, 2020 at 3:00 p.m., local time. Attendance will be documented and considered during the award period.
1. To gain access to the virtual meeting:
    - a. Visit: <https://zoom.us/join>
    - b. Enter Meeting ID: 611 539 846
    - c. Enter Password: 911819
    - d. Click "Join" button.
    - e. Complete required "Meeting Registration" page fields.

- 1) It is suggested that you Pre-Register prior to the meeting. This can be completed at any time and may avoid delays when signing into the meeting.
  - f. Click "Register" button when fields are complete.
  - g. If all required fields are completed, you will be directed to a "Meeting Registration Approved" page that will provide a summary of the meeting Topic, Time, Meeting ID and URL to join the meeting.
  - h. Click provided URL to join meeting.
  - i. Note: Attendees must login to Zoom using a device equipped with a screen and microphone to view materials and/or presenters and communicate with others.
2. Building Preview: ~~Instructions for a self-guided walk thru of the courthouse will be provided during the pre-bid conference.~~ **Contractors are invited to conduct a self-guided walk-through of the building between the hours of 10:00 am and 3:00 pm on Thursday 4/9, Tuesday 4/14, Wednesday 4/15, and Thursday 4/15. Please contact Allen Vann to schedule a time. (910-386-2605, or [avann@pendercountync.gov](mailto:avann@pendercountync.gov)) Bidders are reminded to observe social distancing and respect other safety regulations regarding the COVID pandemic. Masks are highly recommended.**

#### 1.5 BIDDING DOCUMENTS

- A. Bid Forms, Plans, Specifications, and Contract Documents Bidding documents may be examined at the office of Mr. Chad McEwan, Pender County, 805 S. Walker Street, Burgaw, North Carolina, between the hours of 8:00 a.m. and 5:00 p.m., and the following plan rooms' websites:
  1. Dodge Data & Analytics – [www.construction.com](http://www.construction.com)
  2. Carolinas Plan Room – [www.carolinasplanroom.com](http://www.carolinasplanroom.com)
  3. iSqFt + bidclerk – [www.iSqFt.com](http://www.iSqFt.com)
- B. Bidders may obtain a complete set of bidding documents beginning on March 30, 2020 from: McGee Cadd Reprographics, 2527 S. 17<sup>th</sup> St., Wilmington, NC 28403, (910) 799-1212, e-mail: [mcgee01@mcgee-cadd.com](mailto:mcgee01@mcgee-cadd.com), upon the non-refundable payment of services charges.
- C. Electronic Documents: Complete plans, specifications, and contract documents can be obtained electronically on March 30, 2020. Go to <http://infoexchange.ls3p.com> and login using your e-mail address and "anonymous" as the password. Click on the Pender Courthouse Interior Bid Documents download link.

#### 1.6 TIME OF COMPLETION AND LIQUIDATED DAMAGES

- A. Bidders shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time. Work is subject to liquidated damages as indicated in the Contract Documents.

#### 1.7 BIDDER'S QUALIFICATIONS

- A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. A Performance Bond, a separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.
- B. Bidders and their subcontractors shall meet qualification requirements indicated in the Contract Documents.
- C. Submission of a bid shall serve as evidence that the Bidder has confirmed that the Bidder is properly qualified to perform the work and is capable of obtaining the required bonds and insurance. Bidders shall, if requested, submit evidence in affidavit form of applicable experience, licensure, approvals, and

certifications, adequate financial resources, work in hand capacity, adequate organization, and acceptable past performance. Submittal will be in the form of AIA Document A305 *Contractor's Qualification Statement*. Bidder's qualification information shall be considered privileged and confidential.

END OF INVITATION TO BID

## SECTION 012100 - ALLOWANCES

## PART 1 - GENERAL

## 1.1 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
  - 1. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when additional information is available for evaluation. If necessary, additional requirements will be issued by Change Order.
  - 2. Include defined costs associated with allowances in base bid.

## 1.2 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Owner of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At Owner's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Owner from the designated supplier.

## 1.3 INFORMATIONAL SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.
- B. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- C. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- D. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

## 1.4 LUMP-SUM AND UNIT-COST ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials selected by Owner under allowance and shall include taxes, freight, and delivery to Project site.
- B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials selected by Owner under allowance shall be included as part of the Contract Sum and not part of the allowance.

## 1.5 UNFORESEEN WORK ALLOWANCE

- A. Unforeseen Work Allowance is limited to those items and Work hidden, undetectable, or unforeseen and not visible from pre-bid, on-site observation, or not shown, called for, or reasonably implied in the Contract Documents.

- B. Use the Unforeseen Work Allowance only as directed by Architect for Owner's purposes and only by Change Orders that indicate amounts to be charged to the allowance.
- C. Change Orders authorizing use of funds from the Unforeseen Work Allowance will include Contractor's related costs and reasonable overhead and profit margins.
- D. At Project closeout, credit unused amounts remaining in the Unforeseen Work Allowance to Owner by Change Order.

#### 1.6 UNUSED MATERIALS

- A. Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after installation has been completed and accepted.
  - 1. If requested by Owner, prepare unused material for storage by Owner when it is not economically practical to return the material for credit. If directed by Owner, deliver unused material to Owner's storage space. Otherwise, disposal of unused material is Contractor's responsibility.

#### 1.7 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable.
  - 1. Include installation costs in purchase amount only where indicated as part of the allowance.
  - 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other margins claimed.
  - 3. Submit substantiation of a change in scope of work, if any, claimed in Change Orders related to unit-cost allowances.
  - 4. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.
- B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.
  - 1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of work has changed from what could have been foreseen from information in the Contract Documents.
  - 2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.
- C. Unused amounts of moneys that define the value of the allowances, included integrally in the work and materials allowances, shall be credited to the Owner by deduct change order prior to approval of Final Application for Payment.

#### PART 2 - PRODUCTS (Not Used)

#### PART 3 - EXECUTION

##### 3.1 EXAMINATION AND PREPARATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

- B. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

### 3.2 SCHEDULE OF ALLOWANCES

- A. Allowance No. 1: Include the sum of **\$100,000.00** for unforeseen work.
- B. Allowance No. 2: Include the sum of **\$25,000.00** for miscellaneous plaster repairs not indicated on Drawings.
- C. Allowance No. 3: Include the sum of **\$25,000.00** to repair or replace woodwork not indicated on Drawings.
- D. Allowance No. 4: Include the sum of **\$7,500.00** for residential appliances.
- E. Allowance No. 5: Include the sum of **\$50,000.00** for hazardous materials abatement not indicated on Drawings.
- F. Allowance No. 6: Include the sum of **\$75,000.00** for miscellaneous door hardware/lock upgrades.
- G. Allowance No. 7: Include the sum of **\$50,000.00** for landscape improvements, including but not limited to, replacement of plant materials, seed and sod.
- H. Allowance No. 8: Include the sum of **\$25,000.00** for crawl space encapsulation.
1. **Basis of Design, including soil preparation, anti-microbial barrier, perimeter insulation board, and dehumidifiers is by Crawl Space Concepts. (Scott Gales, (910)383-9910; [scott@crawlspacconcepts.com](mailto:scott@crawlspacconcepts.com))**
  2. **Conduct condensate drains from crawl space dehumidifiers to new sump pump in basement.**
- I. Allowance No. 9: Include the sum of **\$25.00 per yard** for upholstery fabric for auditorium seating.
- J. Allowance No. 10: Include the sum of **\$75,000.00** for construction of an ADA accessible ramp.
- K. Allowance No. 11: Include the sum of **\$75,000.00** for a generator enclosure.
- L. Allowance No. 12: Include the sum of **\$105,000.00** for data wiring.

END OF SECTION 012100