



Finance
Purchasing Division
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ADDENDUM NUMBER 2
City Hall/Thalian Hall HVAC Upgrades
PB-EDI-0421
MARCH 31, 2021

To all holders of Bid Documents; please be advised to the following:

The attached information is intended to clarify questions regarding the advertisement for bid.

Please contact John Quiocho with Engineered Designs, Inc. at (919)307-4844(o) / (919) 418-6481(c) with any questions regarding the drawings or specifications.

Where any article, division or subparagraph of the original contract documents or other addenda is supplemented herein, the provisions of the original documents shall remain in effect. All the supplemental provisions shall be considered as added thereto. Where any such article, division or subparagraphs are amended, voided or superseded thereby, the provisions of such article, division or subparagraph not so specifically amended, voided or superseded shall remain in effect.

The attention of the Contractor is called to the following clarifications; additions to and changes in the plans and specifications dated July 21, 2021, on the above noted job. It will be the responsibility of each Contractor to call such clarifications, additions and changes in plans and specifications to the attention of subcontractors concerned. The Engineer, his/ her Architect, or Consulting Engineers in no way assume any responsibility for notifying any subcontractor, material dealers or others not having received the original contract documents.

A. GENERAL CLARIFICATIONS AND QUESTIONS:

1. Refer to the minutes from the Pre-Bid Meeting held on Tuesday, March 16, 2021 for general comments and clarifications. The pre-bid meeting sign-in sheet is also included.

B. BIDDER QUESTIONS AND RESPONSES:

1. Can the allowance noted be determined by the owner?



PROVIDE AN ALLOWANCE FOR DISASSEMBLY & REASSEMBLY OF AHU SPLITS TOO LARGE TO GET TO INSTALLED LOCATION THROUGH EXISTING DOORS.

Response: *To clarify this note, we are asking the contractor to include the cost for disassembly and reassembly of equipment on their bid. We are not asking for a dollar figure for an allowance. The cost may depend upon whose equipment will be used. Please coordinate this effort with the manufacturers for pricing.*

2. In attempt to keep bids level with all GCs, can we clarify safety requirements for the attic? Our approach would include safety handrails and a cable for tying off?

Response: *We believe OSHA provides clear requirements to contractors. Also, the contractor's means and methods will affect the safety requirements.*

3. In attempt to keep bids level with all GCs, can we clarify what type of walkway system would be required to protect the curtain cabling system?

Response: *The contractor is responsible for providing temporary access at the fly grid attic area as needed for construction activities. This is considered the contractor's means and methods. We have provided a concept sketch of a possible construction access way. See attached.*

4. Can we add a spec to note the ACT Ceilings that will need to be removed/replaced/protected?

Response:

Restrooms – Fine texture, tegular/reveal edge.

- **Armstrong World Industries; Cirrus:** www.armstrong.com.
- **CertainTeed Corporation; Symphony m:** www.certainteed.com.
- **USG; Eclipse:** www.usg.com.

Communication Services & Penny's Office – Medium texture, square edge.

- **Armstrong World Industries; Fissured:** www.armstrong.com.
- **CertainTeed Corporation; Directional Fissured:** www.certainteed.com.
- **USG; Fissured:** www.usg.com.

Council Chambers & Mayor's Office – Heavy texture, tegular/reveal edge.

- **USG; Glacier:** www.usg.com.

5. Will pro-press copper fittings be allowed on cold and hot water piping 2" and smaller?

Response: *Yes, refer to information noted in the Q&A section of the Pre-Bid Meeting minutes. Furthermore, if Pro-press is used, the contractor shall provide the owner with a brand-new set of crimping tools for all pipe sizes 2" or smaller at the end of the project and provide training.*

6. Will “Aquatherm” piping be allowed on cold and hot water piping 2-1/2” and larger?

Response: No, Aquatherm piping is not allowed on this project.

7. Please confirm this is NOT a DBA project.

Response: Correct, this is not a DBA project.

8. Please confirm this project does NOT have a buy American requirement.

Response: Correct, this project does not have a “Buy American” requirement. However, buying American products are always encouraged.

9. Bid alternates 6/7/8/9 ask for the cost Add to provide new fan coils – Does this include equipment tagged FC-# and FCU-#?

Response: Yes, that is correct.

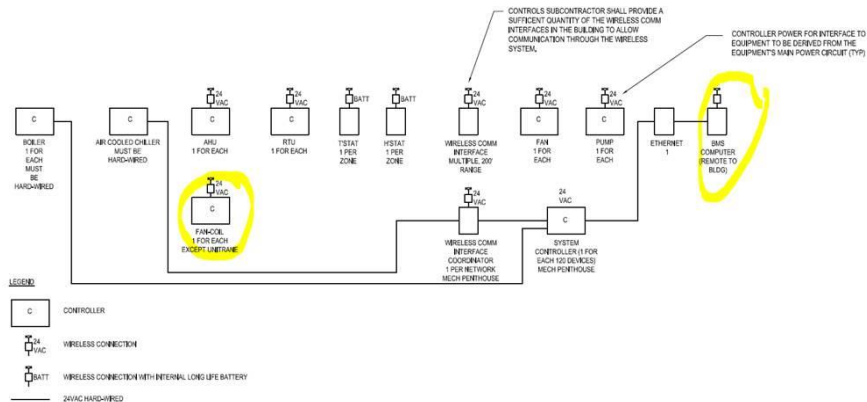
10. Coil connection details on M6.2 make reference to a base bid and alternate on the cover sheet regarding replacement of piping accessories. This is not listed in the alternates provided at the prebid meeting. Please clarify.

Response: The Bid Alternates on the Pre-Bid Meeting Agenda is a simplified version just to note the Bid Alternates. The detail reference on M6.2 and on the cover sheet are the full versions of what is required under the Base Bid and Bid Alternates.

11. M6.2 shows a 6” housekeeping pad under the pump inertia bases. Are housekeeping pads only required for the pumps and no other piece of equipment?

Response: Yes, that is correct.

12. Confirm the computer is provided by the customer?



Response: The Building Manager's workstation is to be provided by the Controls Contractor.

13. Confirming the New fan coils are on the wireless system? See above and below drawing attached snip.

Response: The new or existing fan coils are on the wireless system. Refer to CVR cover sheet, Base Bid note 1.

14. If the fan coils are on the control system, do the existing fan coils to remain get new controls to connect to the head end SC?

Response: The existing fan coils to remain get new controls to connect to the head end. Refer to CVR cover sheet, Base Bid note 1.

15. Is there an Electrical demolition drawing for the attic level?

Response: Yes, there is an electrical demolition drawing for the Attic level. However, it appears to have been omitted from the final set. Please refer to the attached electrical drawing ED2.5 for reference.

16. After looking through the alternates, can we clarify the scope of alternates. If we are not replacing the equipment – should we plan to not touch the area? So no demo?

Response: Generally speaking, Yes. Please refer to the summary/explanation of the Base Bid vs. Add Alternates on the Cover sheet "CVR" for clarification.

17. I also wanted to follow up on item 18.J. from the Pre-bid conference. Will the resume of experience and references need to be submitted with the bid?

Response: To answer your first question, yes, you will need to submit this in your bid package per specification section 110000 "Summary", part 1.9 A. 1.

To clarify, this requirement is intended for the General Contractor and/or sub-contractor (as noted in the same spec section mentioned above) working with any demo work and any new work to the existing structure. The structural engineer has stressed the importance of having an experienced general contractor and/or subcontractor on the project. For example, standard light commercial or residential framers without these qualifications will not be allowed to work on this project.

18. AHU-6 (serves the stage) is listed under base bid item #7 and under Alternate #3. Where should this item be carried?

Response: AHU-6 work should be in the alternate bid #03 (CVR sheet). Note 7 for the Base Bid needs the reference to AHU-6 removed.

19. Could you please clarify where the 2" duct liner from RTU-1 ends (if it does). M2.5 Section detail show it continuing well into the attic space. The Attic plan drawings have no mention of it.

Response: The acoustical liner shall continue up to the end of the 50X42 supply and return ducts in the attic.

20. For sheet E2.1, What is circuit size for new AHU-1 to be fed from existing MCC?

Response: (3) #12, (1) #12GND in ¾" C.

21. For sheet E2.1, Where is F-11 fed from, what is circuit size?

Response: Feed from City Hall panel B, circuit 41 (this is currently a spare so a new 20A/1P breaker will need to be provided). Circuit size will be (2) #12, (1) #12GND in ¾" C.

22. Electrical demo notes state to remove duct detectors. What is existing FA system manufacturer? Who is currently maintaining the existing fire alarm system?

Response: Per the attached photo, the existing fire alarm control panel (FACP) is an FCI system. The existing FACP is located in the main electrical room near to ATS 2. Unfortunately, we are not aware of who is currently maintaining the fire alarm system at this building. The awarded contractor can coordinate with the owner accordingly.

23. 238219 Fan Coil Units: Section 2.2. L mentions DDC Terminal Controller. Please confirm that Fan coil controls are by the BAS and that the FCU is not to be provided with any DDC controls or any other controls or end devices.

Response: DDC Controllers are to be provided under Section 230900, "Instrumentation and Control".

24. 237313 Modular Indoor Central-Station Air-Handling Units: Section 2.2 D states; Pan-Top Surface Coating: Asphaltic waterproofing compound. Is this coating required in the drain pans with stainless steel construction?

Response: Asphaltic water-proofing compound is not required for drain pans with stainless steel construction.

25. 237313: Section 2.3 B 2 states; Horizontal-Flanged, Split Housing: Bolted construction. This is a special industrial option that requires an extended lead time. Is this required for this project?

Response: Horizontal-flanged split-housing with bolted construction is required.

26. 237313: Section 2.3.H. 5 states; Mount unit-mounted disconnect switches on exterior of unit. Please clarify if this is a required unit mounted option.

Response: Disconnect switches shall be unit mounted.

27. 237313: Section 2.6 C Electronic Damper Operators seems to indicate that damper actuators are by the AHU manufacturer. Please confirm that the damper actuators are to be furnished and mounted by the controls contractor.

Response: Electronic Damper operators are to be provided under Section 230900, "Instrumentation and Control".

28. 237313: Drawing M5.4 indicates AHU configuration. Can you provide the (L X W X H) AHU dimensions used in the design for these details 1/M5.4 & 2/M5.4

Response: The rep for any manufacturer other than the basis of design must ascertain whether their equipment will fit into the available spaces.

29. 237413 Outdoor Central Station Air Handling Units: Pitched roof panels. Section 2.2 states Exterior Casing Thickness: Minimum 0.052 inch thick and Inner Casing Fabrication Requirements Inside Casing: Galvanized steel, 0.034 inch thick. Please advise if Inner casing is required to be .034 inch thick or if .052 inch thickness is acceptable to match the exterior.

Response: The inner casing thickness of .052" is acceptable.

30. Per Spec, Demonstration and Training 017900 section 3.2 – Could you please advise on how many hours of BMS owner training is to be provide by the controls contractor upon completion of this project?

Response: Please include a minimum of 16 hours of owner training and demonstration of the controls operations/monitoring.

C. REVISIONS TO PROJECT MANUAL:

1. Refer to section 230533 "HEAT TRACING FOR HVAC PIPING."
 - a. ADD – In section 2.1 "MANUFACTURERS," Add Part "A. 9." to include "Indeeco."
2. Refer to section 230900 "INSTRUMENTATION AND CONTROLS FOR HVAC."
 - a. ADD – In section 2.2 "MANUFACTURERS," Add Part "A. 4." to include "Siemens."

- b. ADD – In section 2.2 “MANUFACTURERS,” Add Part “A. 5.” to include “Alerton, by Hoffman Building Technologies.”
 - c. ADD – In section 2.2 “MANUFACTURERS,” Add Part “A. 6.” to include “Automated Logic Corporation.”
- 3. Refer to section 232116 “HYDRONIC PIPING SPECIALTIES.”
 - a. ADD – In section 2.3 “MANUFACTURERS,” Add Part “A. 6.” to include “Patterson.”
- 4. Refer to section 232123 “HYDRONIC PUMPS.”
 - a. ADD – In section 2.1 “MANUFACTURERS,” Add Part “A. 4.” to include “Patterson.”
 - b. ADD – In section 2.1 “MANUFACTURERS,” Add Part “A. 5.” to include “Grundfos.”
- 5. Refer to section 237313 “MODULAR INDOOR CENTRAL-STATION AIR-HANDLING UNITS.”
 - a. ADD – In section 2.1 “MANUFACTURERS,” Add Part “A. 4.” to include “Daikin.”
- 6. Refer to section 238219 “FAN COIL UNITS.”
 - a. ADD – In section 2.2 “MANUFACTURERS,” Add Part “A. 4.” to include “ETI.”
 - b. ADD – In section 2.2 “MANUFACTURERS,” Add Part “A. 5.” to include “Johnson Controls, Inc.”

D. REVISIONS TO THE DRAWINGS:

- 1. Refer to drawing M2.5 “ATTIC PLAN – MECHANICAL NEW WORK”:
 - a. ADD – Add general to state “ALL NEW AND EXISTING DUCTWORK SHALL BE FULLY INSULATED. FOR EXISTING DUCT WITH INSULATION, THE EXISTING INSULATION SHALL BE REMOVED AND RE-INSULATED. THIS INCLUDES ALL EXPOSED DUCTWORK IN THE ATTIC ALL THE WAY TO THE DIFFUSER/REGISTERS SERVING THE AREA BELOW.

Acknowledge receipt of this Addendum in the space provided in the Proposal. Failure to do so may disqualify the Bidder.

Daryle L. Parker, Purchasing Manager
Purchasing Division

END OF ADDENDUM TWO



PRE-BID MEETING MINUTES

City of Wilmington
City Hall / Thalian Hall
HVAC Upgrades

Meeting Date/Time: March 16, 2021 / 3:00 pm
Location: Purchasing Office Conference Room – 305 Chestnut Street, 5th Floor

PARTICIPANTS

<i>Name</i>	<i>Company</i>
John R. Quicho	Engineered Designs, Inc.
Daryle Parker	Purchasing Manager, City of Wilmington
Dave Mayes	Public Services Director, City of Wilmington
Aaron Cramer	Project Coordinator, City of Wilmington
Christine Sims	Buildings Manager, City of Wilmington

Contractor Representative

(See attached sign-in sheet)

TOPICS OF DISCUSSION

- Project Name:** City of Wilmington – City Hall / Thalian Hall
HVAC Upgrades
Contract No. PB-EDI-0421; EDi Project No. 047-19
- Project Location:** 310 Chestnut Street, Wilmington, NC 28401
- Owner:** City of Wilmington
Purchasing Office
305 Chestnut Street, 5th Floor
Wilmington, NC 28402

Dave Mayes – Director, Public Services
Daryle Parker – Purchasing Manager
Aaron Cramer – Project Coordinator, Public Services

Daryle and Dave opened the meeting by making some introductions and general announcements. Dave noted that Thalian Hall was originally constructed in 1851 and is one of the most important buildings in the City. Dave also mentioned that due to the many areas that will be affected by construction, the contractor must do what they can to minimize downtime in specific areas by having all materials on site for areas they are working in.

- Engineer:** Engineered Designs, Inc.
1151 S E Cary Parkway, Suite 200
Cary, NC 27518
Direct: (919) 307-4844
Cell: (919) 418-6481

John R. Quicho, PE, LEED AP – Project Engineer/Sr. Mechanical Engineer
Nick Fain, Senior Mechanical Designer

PRE-BID MEETING MINUTES

Dan Holtzclaw, PE – Electrical Engineer

Scott Spike, LEED AP BD+C – Architect (Sawyer Sherwood & Associate Architecture)

EB Pannkuk, PE – Structural Engineer (Stature Engineering)

5. **Bids Location and Date:** Bids will be received by the Purchasing Manager, P.O. Box 1810, 305 Chestnut Street, 5th Floor, Wilmington, NC on **Tuesday, April 6, 2021 until 3:00 PM** at which time all bids will be publicly opened and read aloud at the Purchasing Manager's Office. The bid opening will occur in the same room as the Pre-Bid meeting.
6. **Forms Required for Bids**
 - a. Bid Proposal and Contract
 - b. HUB (W/MBE) Requirements and Forms
 - i. To be addressed by the City
 - c. Bid Bond (5%) or Certified Check (5%)
 - d. Bid envelope shall be sealed with the following information on the outside of the envelope:
 - i. Bidder's Name and Address
 - ii. Appropriate North Carolina Contractor's License Number
 - iii. Name of the Project
 - e. Performance Bond and Payment Bond requirements. Not required to be submitted with Bid, but will be addressed with the Apparent Low Bidder.
 - f. Reasons that a bid may be rejected. (Addressed by the City)
 - g. All prospective bidders shall confirm that all required bid forms are provided with the proper corporate seals, witnessed and notarized where applicable. Prospective bidders shall also confirm that all applicable addenda are acknowledged on the bid forms and that all licensee/license numbers for all contractors and sub-contractors are listed on the bid forms, including general, mechanical and electrical. Note that these must be the original stamped, seal or embossed documents.
7. **Bid Opening**
 - a. For delivered bids:
 - 1) Send to P.O. Box 1810, 305 Chestnut Street, 5th Floor, Wilmington, NC 28402, marked "City Hall/Thalian Hall HVAC UPGRADES."
Attention: Purchasing Manager
 - 2) We recommend that bids are hand delivered on time if at all possible.
 - 3) Sealed envelope will remain sealed until the bid opening time.
 - 4) Project name must be clearly marked on the outside of the sealed envelope.

PRE-BID MEETING MINUTES

- 5) For any questions regarding the procedures described above, please contact the project engineer, John Quioco, at (919) 307-4844 office / (919) 418-6481 cell.
- 6) Bids can be mailed into the Purchasing Office. However, the contractor should allow several days for a mailed in bid to ensure that the bids will arrive in time. The bid envelopes need to be properly labeled and directed to the Purchasing Manager as noted above.

8. Brief Overview of Documents

- a. Project Description: Replacement of major handling units that serve large areas and fan coil units that serve smaller areas; construction of mechanical room and exterior dormer; New digital control system.
- b. Drawings: Titled: "City of Wilmington City Hall/Thalian Hall – HVAC Upgrades," Issue for Permit dated July 21, 2020.
- c. Project Manual: Titled: "City of Wilmington Thalian Hall and City Hall HVAC Upgrades," Issue for Permit dated July 21, 2020.
- d. Addendum: None issued at this time.

9. Bid Alternates

- a. Alternate No. 1: Cost Add to provide new AHU-2 and AHU-3 (City Hall/Thalian Hall Lobby, 1st Floor). Note that new controllers for existing AHUs are in the Base Bid.
- b. Alternate No. 2: Cost Add to provide new AHU-4, AHU-5 and AHU-11 located in the mechanical penthouse. Note that new controllers for existing AHUs are in the Base Bid.
- c. Alternate No. 3: Cost Add to provide new AHU-6 in the 2nd floor mechanical room and serving the stage. Note that new controllers for existing AHUs are in the Base Bid.
- d. Alternate No. 4: Cost Add to provide new AHU-1 serving the Mayor's Office, located above the ceiling of the adjacent secretarial space. Note that new controllers for existing AHUs are in the Base Bid. Provide new F-9 and associated ductwork.
- e. Alternate No. 5: Cost Add to provide new AHU-2, AHU-3 and AHU-4 serving the Manager's Office and adjacent rooms. Note that new controllers for existing AHUs are in the Base Bid. Provide new fan F-11 and associated ductwork.
- f. Alternate No. 6: Cost Add to provide new fan-coils to replace existing serving the ground floor.
- g. Alternate No. 7: Cost Add to provide new fan-coils to replace existing serving the 1st floor.
- h. Alternate No. 8: Cost Add to provide new fan-coils to replace existing serving the 2nd floor.

PRE-BID MEETING MINUTES

- i. Alternate No. 9: Cost Add to provide new fan-coils to replace existing serving the 3rd floor.
- j. **Clarifications on the Alternates: It was noted in the meeting that the contract award is based on the lowest responsible and responsive bid that equals the sum of the total of the Base Bid & ALL nine (9) Add-Alternates.**

10. Contract Documents

- a. Proposal and Contract bound in the Project Manual
- b. Bid Package provided by the City of Wilmington Purchasing Office
- c. Construction Documents (Drawings and Project Manual)
- d. Addenda

11. Construction Schedule:

- Anticipated construction duration of eight (8) months for final completion.
- Additional two (2) weeks for project close out, as required.

This anticipated construction duration is used for the Base Bid as this includes the anticipated lead time of the new equipment. The successful contractor would need to confirm the lead time of the equipment that they plan to submit and determine the exact construction schedule.

12. **Withdrawing Bids:** See Instructions to Bidders for withdrawing bids. Per GS 143-129.1, bids cannot be withdrawn for a period of 90 days (Per the Purchasing Office) following receipt of bids. After the bid opening, the owner may allow a bidder to withdraw their bid if bid was based on a mistake, which constitutes a substantial error, provided bid was submitted in good faith and bidder submits credible evidence that the mistake was clerical in nature, instead of an error in judgment, and request to withdraw is made within seventy-two (72) hours of the bid opening.

13. **Liquidated Damages – Daryle noted that the liquidated damages are noted in the bid package as \$530/day.**

14. **Substitution Requests** – Must be made in writing to the Project Engineer within 10 days prior to bid date and will only be allowed when approved in an addendum. Refer to section 012500 Substitution Procedures for additional information.

15. Communications:

- a. All questions shall be directed to the Engineer unless the Engineer states otherwise:

jquiocho@engineereddesigns.com

(919) 307-4844 (direct)

(919) 851-8481 (office)

(919) 418-6481 (cell)

Responses will be included in the Addendum. Bidders are not to rely on verbal responses; no verbal response is official or binding until and unless it is reduced to writing in an addendum.

PRE-BID MEETING MINUTES

- b. Ask questions early – The last day for receiving questions is 7 days prior to bids, **Tuesday, March 30, 2021**. Questions will be accepted up to 3 pm.
- c. **Tony Rivenbark (Executive Director for Thalian Hall) mentioned that the main theater is generally used Monday through Wednesday. At this point, they do not anticipate live shows until September 2021.**

16. Addendum

- a. We will endeavor to issue the last addendum no later than 7 days prior to bid date, **Tuesday, March 30, 2021**. The last addendum will be issued no later than 5 pm.
- b. All addenda will be issued by email and will be sent to everyone on the plan holders list and those in attendance the pre-bid conference. Verify that email security will allow emails from jquiocho@engineereddesigns.com.
- c. An addendum will be generated based on questions raised today/prior to today and will include the pre-bid conference meeting minutes and sign-in sheet.
- d. All addenda must be acknowledged on the bid form.
- e. EDi will send any Addenda to Daryle Parker for final approval. From there, the Addenda will be issued to all prospective bidders.

17. **Conflicts** In and Between the Construction Documents – That which is shown on the drawings or called for in the specifications shall be binding as if it were both called for and shown. In case of discrepancy or disagreement in the Contract Documents, the order of precedence shall be: Form of Contract, specifications, large-scale detail drawings.

18. Special Project Considerations/Characteristics

- a. Work restrictions or special dates. Refer to plans (sheets G1.0, G1.1, G1.2 and G1.3) and specifications. Refer to special events calendar on the City Hall/Thalian Hall website for special performance dates. Must coordinate work with Tony Rivenbark on a weekly basis.
- b. Typical work hours during the week shall be any time between 8 am to 5 pm. If weekend work is required, provide the owner and engineer a seventy-two (72) hour notification. All systems need to be back up and running by 5 pm on Sunday, unless noted otherwise. The owner wants to ensure that the building can get back to normal operating temperatures by Monday morning. Any afterhours work shall be closely coordinated with the Owner and Engineer (EDi).
- c. All required shutdowns will need to be coordinated with the owner prior to construction. It is preferred that these shutdowns be scheduled early in the project and coordinated on the weekly basis. The Owner and Engineer shall be notified a minimum of five (5) business days prior to any required shutdowns and how long is the intended shutdown.
- d. No smoking, vaping within building. No open flames within building due to age and construction of the building.
- e. It is currently understood that would not be a need to have a construction trailer due to the limited space on site.

PRE-BID MEETING MINUTES

- f. Construction lay down areas will be limited to within the screen walls of the existing mechanical yard. The temporary toilet facilities will need to be contained within this area as well.
- g. The contractor will be allowed parking in approved/legal spaces in the street only. Any violations and fees for parking in non-approved/illegal spaces on the street will be the responsibility of the contractor.
- h. Waste containers need to be located on the side streets. The awarded contractor will need to coordinate the exact location with the owner.
- i. Electrical work to be supervised by licensed electrician to be on site.
- j. The general construction work must be completed by a contractor with a minimum of ten (10) years of experience working in building registered under the Historic Preservation Committee local to Wilmington, NC. Must provide at least five (5) references. Also, the steel pre-fabrication coordination meeting is required by the structural engineer.
- k. Additional owner specific requirements:
 - In general, the parking areas in the back of the building and loading dock for staff vehicles/deliveries must be free and clear of any construction vehicles at all times. Any special exceptions must be coordinated with the owner/engineer.
 - The owner may allow a space in the building for construction meetings. To be discussed.
 - There will be a need to hold monthly progress meetings with the Owner and Engineer.
 - Drop off areas and deliveries to be discussed with the awarded contractor.
 - Contractor to submit paperwork required for the Duke Energy "Smart Saver Business" energy rebate program. The website link is provided in section 011000 "Summary" in the project manual.
 - **Tony Rivenbark mentioned that the schedule for the main stage should be available by the first of April.**
 - **The owner reminder everyone in the meeting that the roof must be protected as all times while work is being done at the roof level. Any damage to the roof will need to be addressed by the contractor at no additional cost to the owner.**
 - **There has been extensive coordination with the Historical Preservation Committee to meet their requirements for the exterior aesthetics of the building. There should be little to no deviation from the design without prior approval.**

19. Questions/General Discussion

- a. **For the requirement to have a contractor with minimum 10 years' experience working in building registered under the Historic Preservation Committee local to Wilmington, NC, will the contractor be required to submit references with their bid?**

Response: Yes, this information will need to be submitted with the bids.

- b. **What area can be used for a lay down area?**

Response: The lay down area is limited to within the chiller yard area.

PRE-BID MEETING MINUTES

- c. How do we reserve long term parking for parking at or near City Hall/Thalian Hall?

Response: Metered Parking Space use in rear lot behind Thalian Hall – Charges for use of metered spaces in this lot are \$14.25/day per space Monday through Friday. Contractor is required to coordinate his desired use of any metered spaces with City Parking Manager, Chance Dunbar, 910 342 2786, chance.dunbar@wilmingtonnc.gov. Reserved spaces in this lot are not available for use.

Street parking and local parking decks are also available, but the contractor will be responsible for any associated parking fees.

- d. Will the owner allow space in the building for construction meetings?

Response: Yes, the owner will coordinate with the staff accordingly and suggest a location for the contractor to have on site meetings.

- e. Will the owner allow equipment to be stored in an Insured/Bonded warehouse?

Response: No, the owner prefers that the equipment be stored on site or brought to the site when they are ready to be installed.

- f. Can some welding or soldering occur within the building?

Response: No, there cannot be any welding, soldering, metal grinding, use of open flames used within the building perimeter. This can be done outside of the building perimeter, but the contractor shall utilize fire retardant drop cloths and fire extinguishers (or other approved means of fire suppression).

- g. Can “Propress” fittings be considered on any piping installed within the building perimeter?

Response: Yes, Propress can be used within the building perimeter only for piping 2” or less. The pipe fittings shall be rated for water pressure up to 600 psi and air pressure up to 200 psi. All fittings, piping, tools, etc. required to install this system must be included on the contractor’s bid price.

- h. There appears to be an existing light and fire alarm device located in the ceiling above the new mechanical room in the Council Chambers? How are they being addressed?

Response: Refer to electrical drawings ED2.4 and E6.1 for direction on the lighting and fire alarm device.

20. **Site Tour** – All participants are allowed access to the Facility today. Some areas will require participants to be escorted for security reasons and to maintain social distancing. If contractors or sub-contractors need to visit the site again prior to bids, it is advised that they see John

PRE-BID MEETING MINUTES

Quiocho or Aaron Cramer to schedule a separate site visit. It is preferred, for anyone requesting a separate site visit that this is done with all interested contractors (and their sub-contractors, manufacturer's representatives, etc.) on the same day in one (1) additional site visit prior to bid.

End of Meeting Minutes



Pre-Bid Conference

City of Wilmington – City Hall / Thalian Hall
HVAC Upgrades Project

Date: March 16, 2019 3:00 pm

Location: 305 Chestnut Street
1st Floor Annex
Wilmington, NC 28402

ATTENDEES:				
Name	Company	Office Phone	Mobile Phone	E-Mail address
John Quioco	Engineered Designs, Inc.	919-307-4844	919-418-6481	jquicocho@engineereddesigns.com
Dave Mayes	City of Wilmington – Public Service Director	910-341-5880		dave.mayes@wilmingtonnc.gov
Daryle Parker	City of Wilmington – Purchasing Manager	910-342-2735		daryle.parker@wilmingtonnc.gov
Aaron Cramer	City of Wilmington – Project Coordinator	910-341-0185		aaron.cramer@wilmingtonnc.gov
Christine Sims	City of Wilmington - Buildings Manager	910-341-7853		christine.sims@wilmingtonnc.gov
Tony Rivenbark	Thalian Hall Center for Perf. Arts, Inc. Executive and Artistic Director	910-632-2242		trivenbark@thalianhall.org
Scott Spike	Sawyer Sherwood & Associate Architecture	910-762-0892		scott@s2a3.com
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Val Cleary	Harp Builders	910-620-9391		harpbuilders@ec.rr.com
Andrew Yocum	T. A. Woods	910-452-7900		ayocum@tawoods.com



Pre-Bid Conference

City of Wilmington – City Hall / Thalian Hall
HVAC Upgrades Project

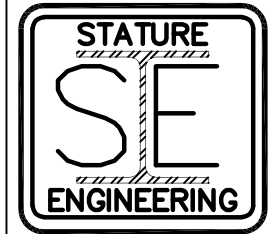
Date: March 16, 2019 3:00 pm

Location: 305 Chestnut Street

1st Floor Annex

Wilmington, NC 28402

Quinn Lancaster	Monteith Construction	910-876-4637		qlancaster@monteithco.com
Chris Cimino	Hoffman Hoffman	336-312-1625		Chris.cimino@hoffman-hoffman.com
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 PO BOX 1429
 CAROLINA BEACH, NC 28428
 P: 910-622-5261

**CONCEPT
 ACCESS
 WALKWAY**

PROJECT NAME:
CITY HALL

WILMINGTON, NC

ISSUE BLOCK		
NO.	DATE	DESCRIPTION

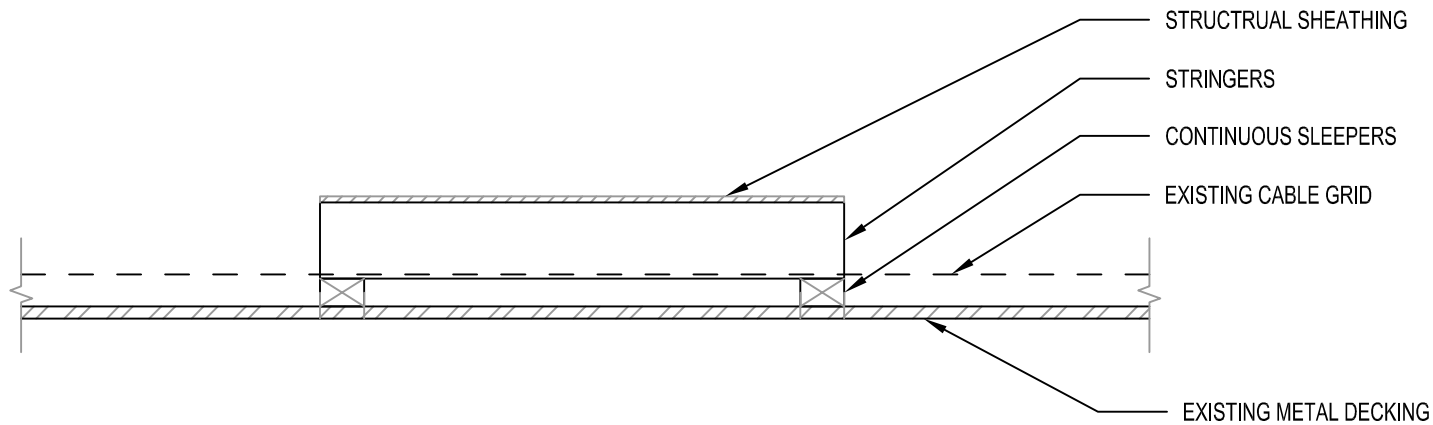
DATE: 3/24/2021

PROJECT NO: 19260

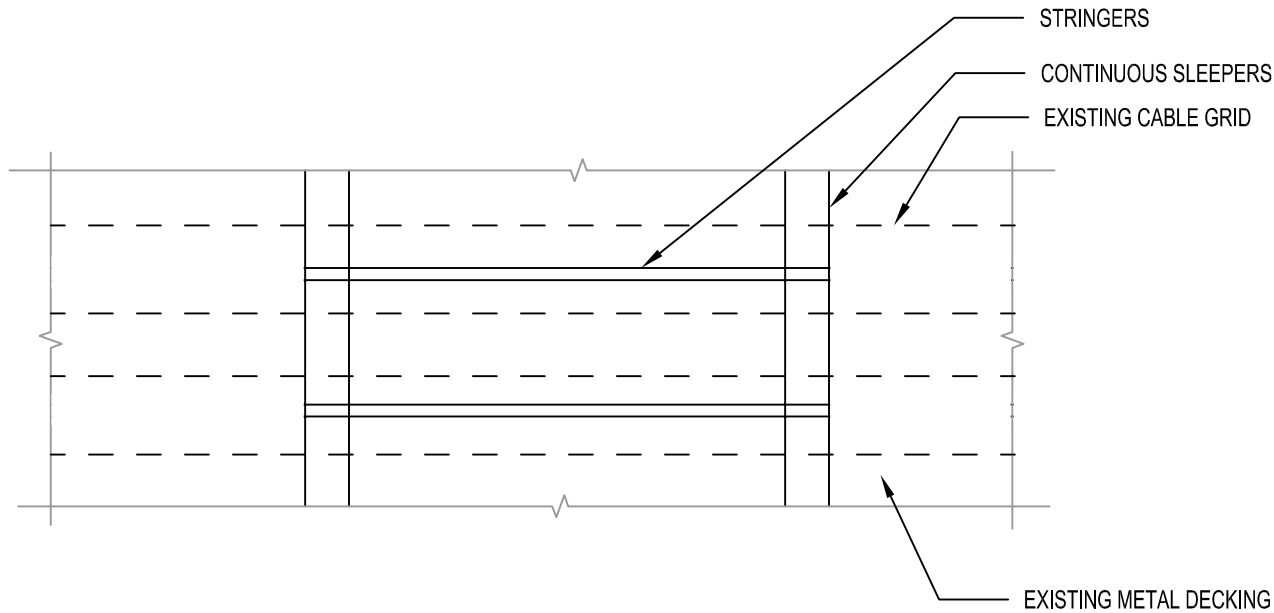
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**PLAN AND
 SECTION**

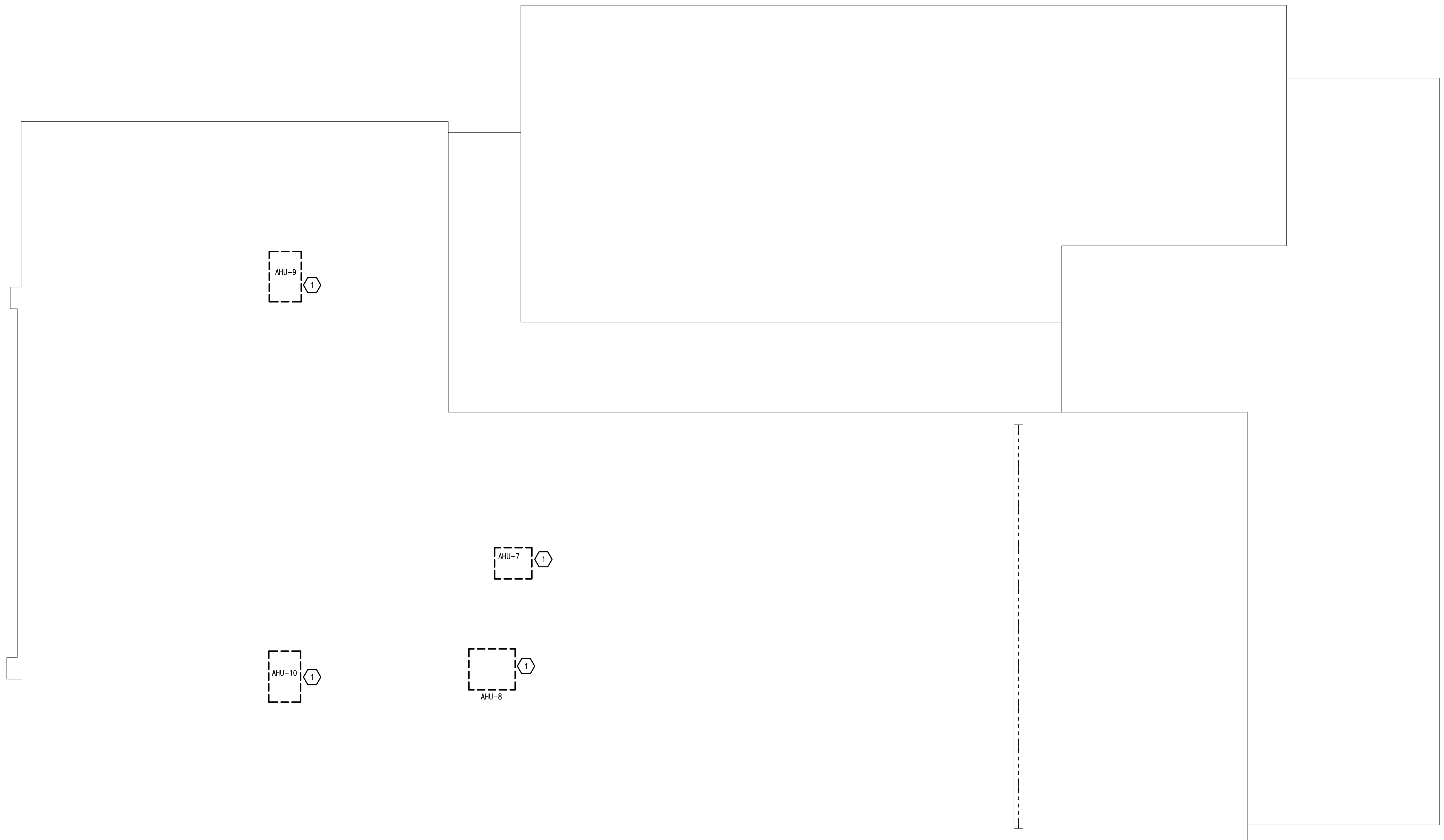
SHEET NO.
1 OF 1



SECTION



PLAN



NOTES KEYED TO PLAN

① REMOVE DISCONNECT SWITCH AND CIRCUIT (CONDUIT AND WIRE) BACK TO SOURCE MCC.

1 ATTIC PLAN ELECTRICAL DEMO
ED2.5 SCALE: 1/8"=1'-0"

RATED WALL LEGEND

— — — —	ONE HOUR RATED ASSEMBLY
— — — — — —	TWO HOUR RATED ASSEMBLY
— — — — — — — —	THREE HOUR RATED ASSEMBLY

SEALS

**CITY OF WILMINGTON THALIAN/CITY HALL
HVAC UPGRADES
310 CHESTNUT STREET
WILMINGTON, NORTH CAROLINA**

ISSUE

07/21/20 ISSUE FOR PERMIT

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JOB NUMBER: 047-19
DRAWN: DJH
CHECKED: JRQ

ATTIC PLAN ELECTRICAL DEMO

SHEET NUMBER

ED2.5