

VC & UAB at the Fort Fisher State Historic Site

June 09, 2022

Project Name

**CM Clarification #1**

Date: June 9, 2022

Project: **Visitor Center & Underwater Archaeology Building  
At the Fort Fisher State Historic Site**

The following items modify, add to or delete from the contract documents, plans, specifications and bid manual dated May 25, 2022, for this project. Acknowledge receipt of this CM Clarification in your proposal. Failure to do so may result in the disqualification of your bid. Wherein this Clarification varies or is in conflict with the Contract Documents, the requirements of this Clarification shall govern. In all other particulars, the requirements of the original Project Manual and Contract Documents, including any previous Addenda or Clarifications, shall govern.

This clarification consists of 10 items, 04 attachments, 26 sheets (8.5x11) and 00 sheets (24 x 36)

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**GENERAL and CLARIFICATION:**

**Item 01: Pre-Bid Conference (Bid Manual, Section 01, Invitation to Bid—Article 2)**

A Pre-Bid Conference was held on Thursday, June 2, 2022 at 11:00 AM in the Visitor Center Conference Room at the Ft Fisher State Historic Site, 1610 Ft Fisher Boulevard South, Kure Beach, NC 28449 and was available via internet. Meeting Presentation and Attendee List are attached.

**Item 02: Pre-Bid Questions/Clarifications (Bid Manual, Section 01, Invitation to Bid—Article 5)**

All questions and requests for information shall be made in writing and submitted to Rachel Sayre via email: [rachel@bordeauxconstruction.com](mailto:rachel@bordeauxconstruction.com). Responses to any question or request will be made in writing in the form of addendum or clarification as required. Any verbal response during the pre-bid period is not considered part of the contract documents.

All questions for Designer must be submitted no later than **5pm (EST) Wednesday, June 15, 2022**, for inclusion in last addendum (June 17, 2022) prior to Bid Day

All questions and clarifications for CMAR must be submitted no later than **5pm (EST) Friday, June 17, 2022**. Inquiries received after this date may be addressed at the discretion of Construction Manager

**Item 03: Bidding Procedures (Bid Manual, Section 01, Invitation to Bid—Article 6)**

**On-site, Day of Bid Date (Beginning Noon 12PM EST and up to 2PM): Hand Delivered to Visitor Center Conference Room at the Fort Fisher State Historic Site, 1610 Ft Fisher Boulevard South, Kure Beach, NC 28449** NOTE: UPS/Courier/USPS will not be accepted on-site

**Day of Bid Date, (Up to Nine AM, 9:00 AM):** Hand Delivered, delivered via United States Postal Service Certified Mail with Return Receipt Request, or via special courier service (FedEx, UPS, or similar with Return Receipt Service) to **ATTN: Rachel Sayre at Bordeaux Construction Company at 4 Copley Parkway, Suite 100, Morrisville, NC 27560**

Sealed bids will not be accepted at the NC Department of Natural and Cultural Resources

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**Item 04: Substitutions (Bid Manual, Section 01, Invitation to Bid—Article 12)**

Bidder proposed substitutions should be submitted no later than **June 10, 2022** for Designer evaluation and inclusion in the last addenda that may be issued no later than June 17, 2022

**Item 05: Bid Bonds (Bid Manual, Section 01, Invitation to Bid—Articles 8.2 & 13.2)**

Bid Bonds are required for those Bid Packages requiring Payment & Performance Bonds; refer to Bid Manual— Article 13.2 for list

**Item 06: Updated Site Logistics Plan (Bid Manual, Section 05)**

Site Logistics Plan Phase 1 has been revised per attached to reflect the use of existing ADA parking; revised SLP was presented during the Pre-Bid Conference

**Item 07: Bid-Basis Construction Schedule (Bid Manual, Section 05)**

Bid Basis Construction Schedule is attached

**Item 08: Scope Clarification---BP-26A Electrical**

**RFI inquiry:** Scope Item 8.F Communication Systems appears to imply equipment & cabling are to be provided to make a complete system installation. Drawings indicate providing only raceway rough-in; cabling & equipment are not specified or indicated. Please clarify scope 8.F requirements

**CM Response:** Provide the necessary rough-in (raceways, sleeves, boxes, cable tray, racks) only; cabling, servers and other equipment not shown or specified are by Owner

**Item 09: Scope Clarification---BP-09A Drywall**

**RFI inquiry:** Scope Item 7.a.x refers to minimum X/XP grade for all GWB; these are two different products; please clarify what is to be provided

**CM Response:** Provide paper-faced mold & mildew resistant GWB

**Item 10: Additional Approved Bidders**

Steel City Services has been added as an approved bidder for BP-05A Structural Steel

***End of CM Clarification No. 1***

# Visitor Center & Underwater Archeological Building at Fort Fisher Historic Site

Construction Management  
Services

June 2, 2022



# Agenda

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- Welcome and Opening Remarks
- Introduction of Project Team
- Project Specifics
  - Site Logistics
  - Project Overview
  - Schedule
  - Document Access
  - Submitting Your Proposal and Subcontract Award Process
  - HUB Participation
- Question and Answer Session

# The Project Team

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# The Project Team

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Ben Warren  
**Project Manager**



Milton Boyette  
**Superintendent**



Matthew Miller  
**Virtual Construction  
Manager**



Karen Campbell  
**MWBE Administrator**

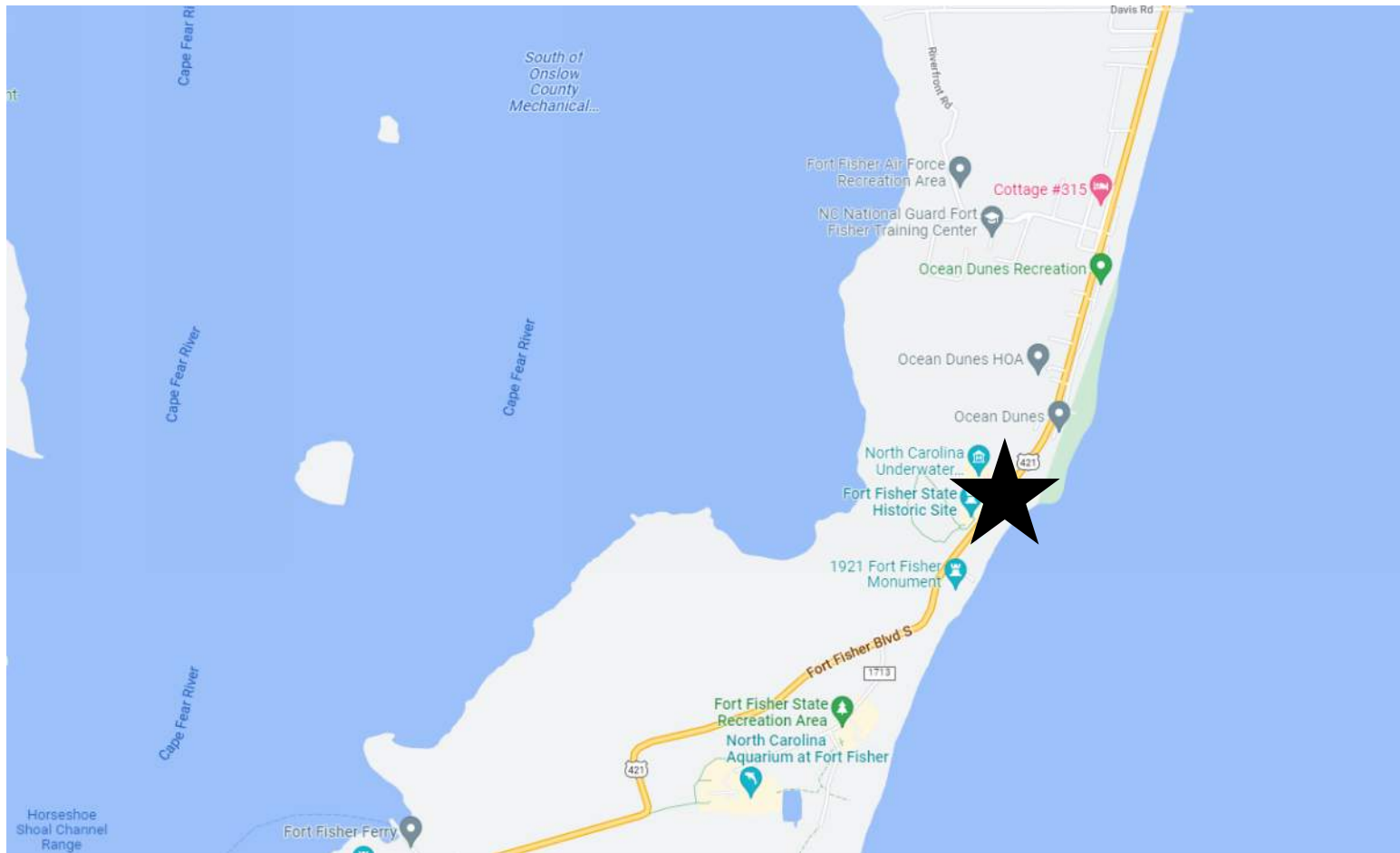


Dennis Stallings, FAIA  
**Project Architect**



Tony Romaine  
**Project Manager**

# Project Site Location



# Project Site Logistics



# Project Site Logistics



# Project Site Logistics



# Project Overview

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- The Fort Fisher project consists of (1) complete demolition of existing visitor center, (2) constructing new 23,00 SF two-story Visitor Center and PEMB Underwater Archaeology Building, and (3) work on existing historic fort structures
- Demolition of existing visitor center will include asbestos abatement & other hazardous materials
- Visitor Center is constructed with cast-in-place structural concrete frame, structural metal stud walls, fiber-cement rainscreen, glazed curtain wall, steel bar joists with low slope SBS modified bitumen roof, rain screens, etc. Foundations include auger piles, reinforced concrete turn-down edge SOG. HVAC system consists primarily of air-handling unit and air-cooled chiller; other systems include fire suppression, plumbing, electrical, fire alarm and communications
- Interior finishes include GWB partitions, ceramic tile, acoustical ceilings, carpet flooring, polished concrete floors, paint; Div. 10 specialties, operable partition; plastic laminate countertops & casework; hollow metal frames and doors (HM, FRP & wood)
- Underwater Archaeology Building is a pre-engineered metal building frame with roof and wall insulated metal panels on a reinforced concrete turn-down SOG, curtainwall entry; Simple interior finishes include GWB partitions, ceramic tile, acoustical ceilings, resilient flooring, sealed & polished concrete floors, paint; Div. 10 specialties; plastic laminate countertops & casework; lab casework & fume hood, hollow metal frames and doors (HM, FRP & wood)
- Work on existing exterior historic fort structures will include reconstruction of earthworks, gun emplacements, bombproof shelter, sally port and lunette, etc.
- Site work includes erosion control measures, grading, import/export fill, storm drainage, connection to existing water, sewer & fire main; site concrete; asphalt pavement, pavement markings & signage, site furnishings; landscaping
- Site is located at **1610 Fort Fisher Boulevard South, Kure Beach, NC 28449**

# Project Overview

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• 01A – General Trades	\$180,000 - \$225,000	• 09G – Painting	\$100,000 - \$120,000
• 01B – Final Cleaning	\$8,000 - \$12,000	• 10A – Specialties	\$120,000 - \$130,000
• 02B – Demolition & Abatement	\$60,000 - \$80,000	• 10C – Signage	\$30,000 - \$40,000
• 03A – Building Concrete	\$2,900,000 - \$3,200,000	• 10E – Operable Partitions	\$35,000 - \$40,000
• 05A – Turnkey Steel	\$475,000 - \$525,000	• 12A – Window Treatments	\$40,000 – 50,000
• 07B – Sprayed Foam Air Barrier	\$40,000 - \$45,000	• 12B – Architectural Casework & Lab Fume Hood	\$125,000 – \$145,000
• 07C – Roofing	\$325,000 - \$375,000	• 13B – Pre-Engineered Metal Building (PEMB)	\$425,000 - \$475,000
• 07D – Waterproofing, Caulking & Sealants	\$60,000 - \$80,000	• 14A – Elevators	\$110,000 - \$120,000
• 08A – Aluminum Storefront, Curtainwall	\$1,000,000 - \$1,200,000	• 21A – Fire Suppression	\$180,000 - \$200,000
• 08B – Overhead & Coiling Doors	\$70,000 - \$90,000	• 22A – Plumbing	\$450,000 - \$500,000
• 08C – Doors & Hardware	\$120,000 - \$140,000	• 23A – Mechanical	\$1,300,000 - \$1,400,000
• 09A – Metal Studs & Drywall	\$2,200,000 - \$2,600,000	• 26A – Electrical	\$1,600,000 - \$1,700,000
• 09B – Hard Tile	\$35,000 - \$40,000	• 31A – Turnkey Site	\$1,800,000 - \$2,000,000
• 09C – Acoustical Ceilings	\$85,000 - \$100,000	• 31B – Special Foundations	\$700,000 - \$800,000
• 09D – Resilient & Carpet Flooring	\$70,000 - \$80,000	• 32C – Landscaping	\$275,000 - \$300,000
• 09F – Sealed & Polished Concrete Floors	\$80,000 - \$100,000		

# Schedule

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## **Bid Phase Schedule**

- Pre-Bid – Thursday, June 2<sup>nd</sup>
- Designer Questions Due – Wednesday, June 15<sup>th</sup>
- CMAR Questions Due – Friday, June 17<sup>th</sup>
- Final Addendum – Friday, June 17<sup>th</sup>
- Bid Date – Tuesday, June 21<sup>st</sup> @ 2pm
- Re-bid Date – Thursday, June 30<sup>th</sup> @ 2pm

## **Construction Milestones**

- Anticipated NTP – Summer 2022
- Construction Duration – 22 months to SC

## Document Access

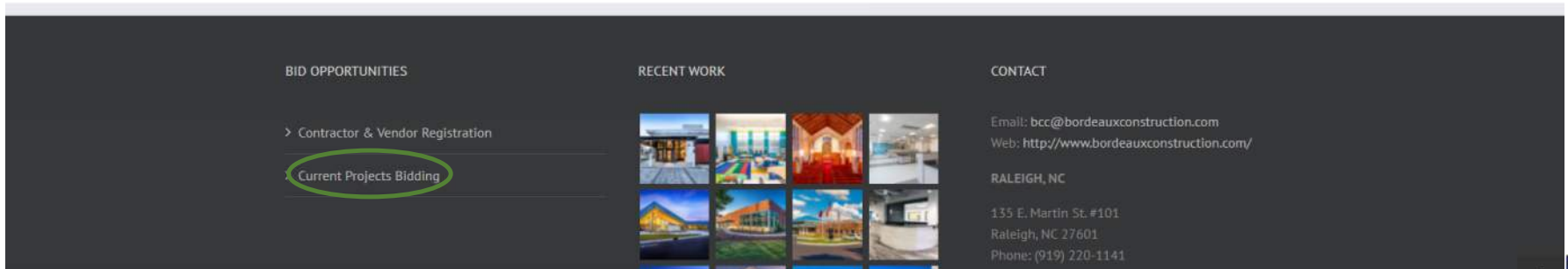
### Accessing Current Bid Schedule

1. Go to: [www.bordeauxconstruction.com](http://www.bordeauxconstruction.com)
2. Click: Subcontractors and Suppliers



Serving North Carolina since 1977.

Built With Purpose.



# Document Access

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Accessing Current Bid Schedule

4. Click on the Prequalification for Ft. Fisher Historic Site

**Ft. Fisher Historic Site**

- Location: 1610 Fort Fisher Blvd S - Kure Beach, North Carolina 28449
- Bid Date: 06-21-2022 02:00 PM (ET)
- Contact: **Estimating Department**
- Fax: (919) 220-1147
- Phone: (919) 220-1141


**Prequalification for Ft. Fisher Historic Site**

- Location: 1610 Fort Fisher Blvd S - Kure Beach, North Carolina 28449
- Bid Date: 03-25-2022 12:00 PM (ET)
- Contact: **Estimating Department**
- Fax: (919) 220-1147
- Phone: (919) 220-1141


**Tar Heel PK-8**

- Location: 14888 NC Hwy 87 West - Tar Heel
- Bid Date: 03-15-2022 02:00 PM (ET)
- Contact: **Estimating Department**
- Fax: (919) 220-1147
- Phone: (919) 220-1141

# Document Access



BID PROJECT | FT. FISHER HISTORIC SITE



GENERAL CONTRACTOR  
Bordeaux Construction  
MANAGER  
Estimating Department

Due Date: 06-21-2022 2:00 PM

Pre-Bid Meeting: 06-02-2022 11:00 AM (ET)

Project Status: Open To Bid

Architect: Clarknussen

Owner: New Hanover County

Phone: (919) 220-1141

Fax: (919) 220-1147

Address: 1610 Fort Fisher Blvd S

City & State: Kure Beach, NC

Zip: 28449

VIEW MAP

OPEN PLAN ROOM

Project Description


Scope generally consists of:


- The Fort Fisher project consists of (1) complete demolition of existing visitor center and (2) constructing new 24,300 SF two-story Visitor Center and 6,337 SF PEMB Underwater Archaeology Building. Earthworks and Fortification Exhibit is an Alternate Bid
- Demolition of existing visitor center will include asbestos abatement & other hazardous materials
- Visitor Center is constructed with cast-in-place structural concrete frame, structural metal stud walls, fiber-cement rainscreen, glazed curtain wall, steel bar joists with low slope SBS modified bitumen roof, rain screens, etc. Foundations include auger piles, reinforced concrete turn-down edge SOG. HVAC system consists primarily of air-handling unit and air-cooled chiller; other systems include fire suppression, plumbing, electrical, fire alarm and communications
- Interior finishes include GWB partitions, ceramic tile, acoustical ceilings, carpet flooring, polished concrete floors, paint; Div. 10 specialties, operable partition, plastic laminate countertops & casework; hollow metal frames and doors (HM, FRP & wood)
- Underwater Archaeology Building is a pre-engineered metal building frame with insulated metal roof and wall panels on a reinforced concrete turn-down SOG, curtainwall entry, interior finishes include GWB partitions, ceramic tile, acoustical ceilings, resilient flooring, sealed & polished concrete floors, paint, Div. 10 specialties, plastic laminate countertops & casework; lab fume hood, hollow metal frames and doors (HM, FRP & wood)
- Site work includes erosion control measures, grading, import/export fill, storm drainage, connection to existing water, sewer & fire main; site concrete; asphalt

[View More](#)

Project Additional Information

NO INFORMATION PROVIDED





# Submitting Your Proposal

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- A listing of Pre-Qualified Bidders for each Bid Package will be posted on Bordeaux's website.
- Submit your RFI's immediately
  - Review full scope and submit all questions at one time
  - Submit by e-mail
- Complete legal name of company (with dba if needed)
- Contact information
  - Person who put the proposal together
  - Office, cell number, and email
- Acknowledge all CM Clarifications
- Acknowledge all Addendum
- Proposal must be in sealed envelope with original signatures
- Hand delivered or mailed prior to bid date
- **NO emailed proposal be accepted**
- **NO faxed proposal will be accepted**

# Subcontract Awards

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- Scope Review Meeting
  - Includes Estimator, Project Manager, Superintendent
  - Confirm pricing and scope
- Award is then made to lowest responsible bidder
  - Complete scope
  - Qualifications
  - HUB participation
  - Price
- A Bid Tab will be released after bid opening

# HUB/MWBE Participation

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- NC DOA's Minority & Women Business Participation Goal is **10%**.
- The Bordeaux Construction project team's HUB/MWBE participation goal for this project is **20%**.
- We plan to achieve this goal by:
  - Encouraging HUB/MWBE firms to pre-qualify and bid as **First Tier Subcontractors**.
  - Identifying **Second Tier HUB/MWBE** subcontract opportunities.
  - Ensuring that First Tier Subcontractors meet their **Good Faith Effort** requirements of identifying, soliciting and utilizing HUB/MWBE firms.
  - Providing assistance to HUB/MWBE firms with the **Pre-Qualification process**.

# HUB/MWBE Participation

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- First Tier Subcontracting Bidding Requirements:
  - Complete the “**Identification of Minority Business Participation Form**” listing the HUB/MWBE firms to be used on the project and the total dollar amount to be performed. (MUST be submitted with your bid).
  - Submit this form, even if you participation is ZERO.
- Submit **AFFIDAVIT A – Good Faith Efforts** identifying your GFEs to solicit HUB/MWBE participation.

**- OR -**

- Submit **AFFIDAVIT B – Intent to Self-Perform**, if you will perform ALL of the work for which you are bidding. (*Submitting Affidavit B does not exclude you from performing Good Faith Efforts.*)
- Notified Apparent low bidders have 72 hours to submit:
  - If 10% goal is met: **Appendix C** - Description of Work and HUB/MWBE percentage (%) of the total bid/contract.
  - If 10% is not met, **Appendix D** – documentation of Good Faith Efforts.

# HUB/MWBE Participation

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- NC Department of Administration – Statewide Uniform Certification
  - HUB List: <https://www.ips.state.nc.us/vendor/searchvendor.aspx?t=h>  
Search for HUB firms (can search based on construction trade and location)
  - Generate Bidder's List (in Excel)
- NC Department of Administration – Unified Certification Program
  - DBE List: <https://www.ebs.nc.gov/VendorDirectory/default.html>  
Generate Bidder's List (Excel)

**Karen Campbell**  
**HUB/Workforce Coordinator**  
[kcampbell@rightbuildint.com](mailto:kcampbell@rightbuildint.com)  
Office: (919) 651.8383

# Questions?

Ben Warren

[ben@bordeauxconstruction.com](mailto:ben@bordeauxconstruction.com)

Rachel Sayre

[rachel@bordeauxconstruction.com](mailto:rachel@bordeauxconstruction.com)

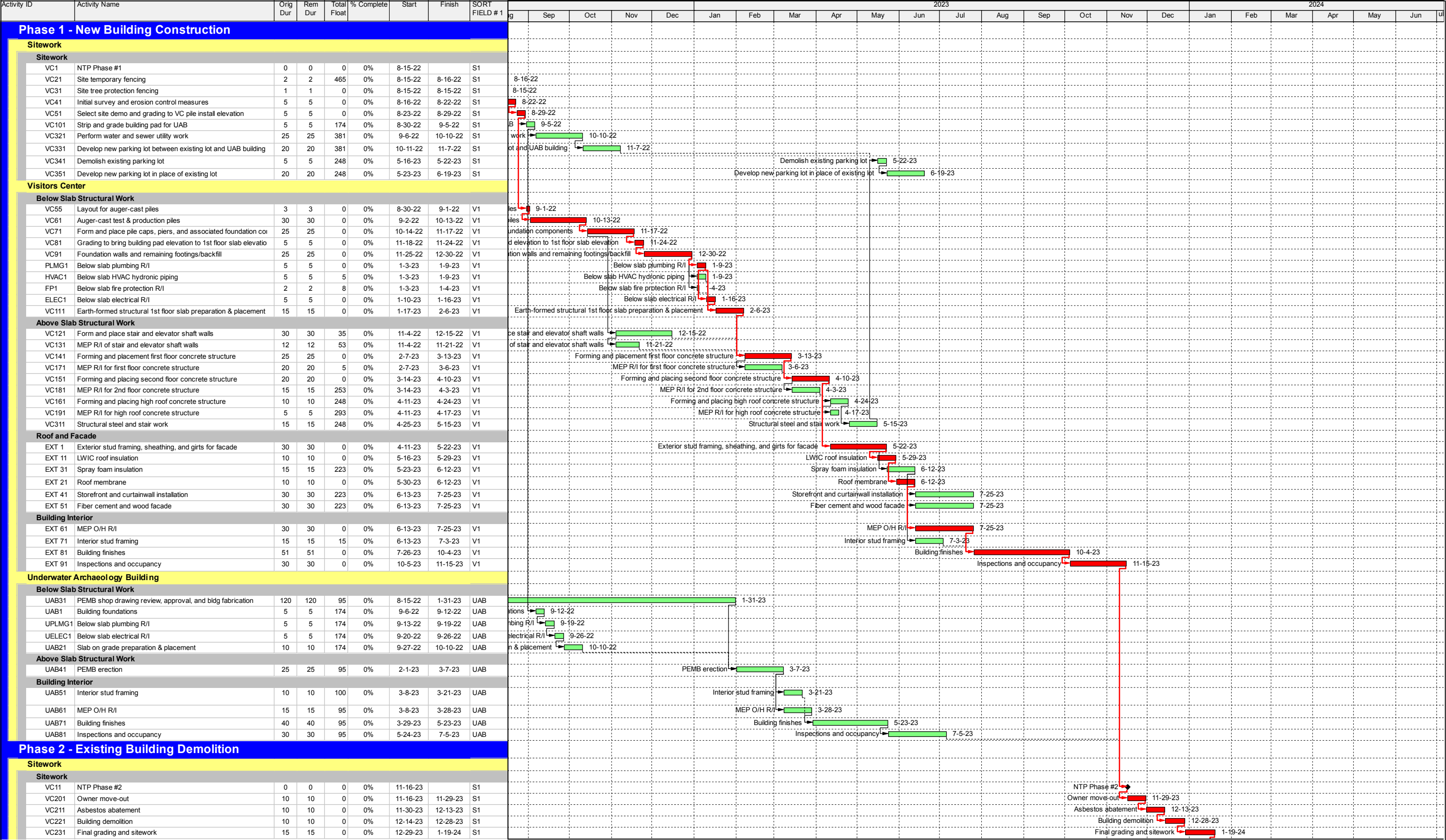
**Ft. Fisher Historic Site**  
**Pre-Bid Meeting**  
**Date: 6/2/2022 @ 2:00pm**



Name	Company	Phone Number	Email Address
Ben Warren	Bordeaux Construction	919.220.1141	<a href="mailto:ben@bordeauxconstruction.com">ben@bordeauxconstruction.com</a>
Rachel Sayre	Bordeaux Construction	919.220.1141	<a href="mailto:rachel@bordeauxconstruction.com">rachel@bordeauxconstruction.com</a>
Tony Romaine	DNCR		
Donna Beel	A-1 Mechanical	919.620.1763	<a href="mailto:donna.beepill@gmail.com">donna.beepill@gmail.com</a>
Jimmy Stancil	TLS Electrical	910.284.4233	<a href="mailto:jimmy@tlselectrical.com">jimmy@tlselectrical.com</a>
Dave Porter	T.A. Woods	910.492.7900	<a href="mailto:dporter@tawoods.com">dporter@tawoods.com</a>
David Bradey	Macsons Demo	910.515.0298	<a href="mailto:dbradey@macsons.com">dbradey@macsons.com</a>
Matthew Himes	Macsons Demo	910.747.9417	<a href="mailto:mhimes@macsons.com">mhimes@macsons.com</a>
Patricia Mathis	Classic Cleaning		<a href="mailto:classiccleaningllc1@gmail.com">classiccleaningllc1@gmail.com</a>
Roderick Bell	Rbell Construction Group, LLC		<a href="mailto:rbell@rbellconstructiongroup.com">rbell@rbellconstructiongroup.com</a>
Karen Campbell	Right Build International	919.748.1922	<a href="mailto:kcampbell@rightbuildint.com">kcampbell@rightbuildint.com</a>
Jack Crickenberger	GP Supply Company	336.442.2693	<a href="mailto:jack@gpsupplycompany.com">jack@gpsupplycompany.com</a>
Karl Davis	Right Build International	919.651.8383	<a href="mailto:kdavis@rightbuildint.com">kdavis@rightbuildint.com</a>
Jaclyn Sasser	TA Woods		<a href="mailto:jsasser@tawoods.com">jsasser@tawoods.com</a>
Jordan Pulliam	Central Builders, Inc. of Mebane		<a href="mailto:jordan@centralbuildersinc.com">jordan@centralbuildersinc.com</a>
Lanore Stevons	Prescott Construction Firm		<a href="mailto:prescottfirm@gmail.com">prescottfirm@gmail.com</a>
Evelia Long	Little E's Trucking LLC	910.214.2814	<a href="mailto:littleetrucking@gmail.com">littleetrucking@gmail.com</a>
Tyler Hicks	C&C Industrial, Inc.		
Mark Strolley	Imagine Design and Production Services		<a href="mailto:mark@imaginedps.com">mark@imaginedps.com</a>
Buddy Watts	Harrelson Mechanical	910.262.5767	<a href="mailto:buddy@harrelsonmech.com">buddy@harrelsonmech.com</a>
Harry Cox	Cox Construction	910.465.7591	<a href="mailto:coxconstruction3@gmail.com">coxconstruction3@gmail.com</a>
Open Door Construction, LLC	Tony Tosh	919.797.1004	<a href="mailto:opendoorconstructionllc@gmail.com">opendoorconstructionllc@gmail.com</a>

# Fort Fisher Logistics Plan Phase 1





Start Date: 8-10-20  
Finish Date: 6-4-24  
Data Date: 8-15-22  
Run Date: 6-9-22

- Master Schedule Hammocks

Actual Level of Effort

Actual Work

Remaining Work
- Critical Remaining Work

Milestone

GC

MC
- EC

PC

SC

Fort Fisher  
Construction Schedule

03 - FES Remaining activities\_1  
8-15-22 Upd  
File: FFS00 Page 1 of 2



Activity ID	Activity Name	Orig Dur	Rem Dur	Total Float	% Complete	Start	Finish	SORT FIELD # 1	2023												2024											
									Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
	VC241	BCC final inspections and punchlist	5	5	0	0%	1-22-24	1-26-24	S1																							
	VC251	Design team final inspections and punchlist	5	5	0	0%	1-29-24	2-2-24	S1																							
	VC261	SCO final inspections and sign-off	5	5	0	0%	2-5-24	2-9-24	S1																							
	VC271	Phase #2 Final completion	0	0	82	0%		2-9-24	S1																							
Phase 3 - Earthworks and Fortifications																																
Sitework																																
Sitework																																
	VC281	NTP Phase #3	0	0	0	0%	2-12-24		S1																							
	VC291	ALTERNATE for earthworks and fortifications	82	82	0	0%	2-12-24	6-4-24	S1																							
	VC301	Phase #3 Final completion	0	0	0	0%		6-4-24	S1																							

