

## **ADDENDUM NO. 1**

**DATE:** January 16, 2024

**PROJECT:** MAIN GYMNASIUM IMPROVEMENTS  
**SANDERSON HIGH SCHOOL**  
5500 Dixon Drive, Raleigh NC 27609

**OWNER:** **Wake County Public School System**  
1551 Rock Quarry Road, Building A, Suite 100, Raleigh, NC 27610

**ARCHITECT:** **Gürel Architecture, Inc.**  
1145B Executive Circle, Cary, NC 27511

**This Addendum, applicable to the work designated herein, shall be understood to be and is an Addendum to the contract documents and, as such, shall become a part of and included in the contract.**

1. Pre-Bid Meeting was held on January 16, 2024, Attendance Sheet is enclosed. All present reviewed the Pre-Bid Meeting Agenda attached to these minutes.
2. All present toured the project location for observing the existing conditions.
3. Please refer to the responses provided to the contractors' Requests for Information (RFI's) received to date attached to these minutes.
4. The cutoff date for the RFI's and the Substitution Requests is January 24, 2024 to be able to issue an addendum one week prior to the Bid date.
5. Please refer to Section B-2 Form of Proposal. This form is revised to show the correct WCPSS Department and address on the form as per attached Section B-2 Form of Proposal, Revised per Addendum No. 1.
6. Please refer to Drawing A210, Court Logo and Game Lines Notes 01 and 02. The owner shall provide a new design for the Court Logo and the Game Lines that are not more complicated than the existing ones.
7. Please refer to Drawing A300, Elevation Note 02. The owner shall provide a new design for the wall mural that is not more complicated than the existing one.
8. Please refer to Drawing A300. The stainless-steel column covers as shown on 5-A300, Corridor 169 Plan, at each end of the existing masonry dividing wall between the Doors 169.7 and 169.8 have been deleted from this project.
9. Contractors may use the exterior area adjacent to the Northwest exit stairs from the Gymnasium for the dumpster location, provided that this area is separated from the student access with safety fencing, the access to the modular classrooms are not blocked and the area is restored to its original conditions after the demolition activity is completed.

Encl. Attendance Sheet (2 pages)  
Pre-Bid Meeting Agenda (2 pages)  
Responses to Contractors' RFI's (1 page)  
Section B-2 Form of Proposal, Revised per Addendum No. 1 (10 pages)

END OF ADDENDUM NO.1

# PRE-BID MEETING ATTENDANCE

January 16, 2024, 2:00 p.m., Sanderson High School

NAME	COMPANY	TEL	E-MAIL
Rick Reno	Progressive Contr.	708-514-1473	RReno@ProgressiveCci.com
Garrett Hodges	Scotia Construction Inc	252-341-5454	Estimating@scotiaconstructioninc.com
Charles Keller	Harrod & Assoc.	919-828-7782	Estimating@harrodandassoc.com
Geder Mason	Focus Design Bldrs	919-453-0200	dwilliams@focusdesignbuilders.com gmason@focusdesignbuilders.com
Rob Pope	Incline Const.	919.201.7896	Rpope@Inclineconstruction.com
Abdoul Mahmoud	Diamond Touch	(919) 730-5693	Aly2DiamondTouch.net
Brighten Hudson	Monteith Construction Co	910-899-2590	Bhudson@monteithco.com
J Kemply	Hunkern	336-668-3213	Estimating@Hunkern.com JKemply@Hunkern.com
Charlie Johnson	A1 Salvage and Demo	336-442-1580	cjajmetals@aol.com
Mark Ferris	ACH Constructors	919 484-9550	MarkFe@ACHConstructors.com
Edwin Smith	Retro Environmental	(910) 880-1027	esmith@retroenvironmental.com
Bob Holt	SMART CHOICE PAINTING	351-374-3650	Bob@SmartChoicePainting.com
DARRELL JANEZIC	JBG	919 624-5858	djanezic@raleigh-truck.com
Scott Dietz	Kucanelli Construction Str.	919-812-5241	sdietz@kucanelliconstruction.com
Kent Kelly	Boritz	919-817-2616	KentKelly@Boritz.com
Spencer Berelacqua	Primus Structures	919 747-1587	Jim@primusstructures.com
JEFF EVANS	ROYALWOOD ASSOC.	919.957.3006	JEFF@ROYALWOOD.US
Joshua Reeder	Salisbury and Moore Const.	984 302-7838	Joshua.reeder@salisburymoore.com
Uinda Upton	Salisbury & Moore Const.	919-830-4605	Uinda.Upton@salisburymoore.com
LOGAN MCCLURE	MCCLURE & ASSOCIATES	919-369-9275	LOGAN@MCCLUREBUILDERS.COM

Brad Reece H2I Group (252) 917-3357 Breece@H2IGroup.com

## PRE-BID MEETING ATTENDANCE

January 16, 2024, 2:00 p.m., Sanderson High School

[illegible]

## PRE-BID MEETING AGENDA

Date: January 16, 2024, 2:00 p.m.

Location: Sanderson High School

### Introduction

- Tara Drouhard, Principal, Sanderson High School
- Timothy Muller, Sr. PM, WCPSS, Lifecycle and Facility Assessments
- Mete Gürel, AIA, Gürel Architecture

### Division of Responsibilities

#### Owner (Wake County Public School System)

- Contracting Authority
- Final quality approval
- Pay application approval and payment
- Change order approval and payment

#### Architect / Engineers

- Contract Administration
- Review of Submittals, samples, etc.
- Clarifications and interpretations of drawings and specifications
- Construction observations and quality control reviews
- Review and maintenance of Construction Schedule
- Review and certify pay applications
- Review and certify change order requests
- Issue Certificate of Substantial Completion
- Coordinate project close-out documentation

### Bidding Procedure

- Bid Form, Section B-2, Single Prime Contract, Form of Proposal.
- Bid Proposal. Work included in the Base Bid – Allowances are included in the Bid.
- Bid Breakdown. – Demolition, Flooring, Seating and Remainder of Renovation Costs.
- Subcontractor Listing.
- Unit Prices: *Leaving Spaces Blank is Non-Responsive Bid.*
- MBE Participation. *Affidavit (3 pages), Affidavit B, Intent to Self Perform (1 page).*
- Addenda Acknowledgment. All clarifications shall be by addenda issued by e-mail.
- Bid Security – *5% of Bid Amount.*
- Licensing requirements. *NC Licensed General Contractor.*
- Substitutions before bid – Information for Bidders, Article A-18.
- Substitutions after contract award – General Conditions, Article 3.14.
- Bid Date: **February 1, 2024, 2:00 p.m.**
- Location: Wake County Public School System, Lifecycle and Facility Assessments  
1551 Rock Quarry Road, Building A, Suite 100, Raleigh, NC, 27610  
Time Stamp Bid Packages at Reception Desk

### Award Procedure

- Review of “apparent low bidder” and issue Certified Bid Tabulation.
- Performance Bond – *100% of Contract Amount.*
- Labor and Material Payment Bond – *100% of Contract Amount.*
- Insurance Requirements – Article 9 of Section GC.
- Construction time – Supplemental Conditions, Article 8.11:

Notice of Intent to Award: **02.02.2024**

Contractor Due Date to

Return Documentation to WCPSS: **14 calendar days from GC’s receipt of Contract**

Notice to Proceed: **04.22.2024**

Substantial Completion: **07.05.2024**

Final Completion: **07.26.2024**

### Miscellaneous Items

The Project Area shall be unoccupied during the demolition and construction period. The School Building shall be occupied and the Contractor shall coordinate with the school staff to maintain no disruption to the regular school activities.

Contractor shall not block any egress corridors while working at building interior. Construction work required at corridors shall be scheduled to take place after hours, weekends, or school holidays, when the building is not occupied.

Contractor shall coordinate and schedule any interruptions to the building utilities including power and water, required for the renovation, with the owner. Contractor shall not proceed until the scheduled interruption is approved by the owner.

Logistics of working in the occupied school building shall be covered during the Pre-Construction Meeting. Contractor shall comply with the Wake County Board of Education Policies during construction.

Construction Schedule Maintenance and Updates – Section 013110.

Liquidated Damages – Supplemental Conditions, Articles 8.9.1 and 8.9.2:

Substantial Completion delays (\$500.00) per calendar day.

Final Completion delays (\$250.00) per calendar day.

### Owner Comments

### Bidders Questions

End of Pre-Bid Meeting Agenda

## **RESPONSES TO CONTRACTORS' RFI's (Received Prior to the Bid)**

1. From notice to proceed to substantial completion is approx. 2 months, and is not enough time for the project duration in my opinion. Can the notice to proceed be issued earlier than April 22, 2024 to get a jump on submittals and material procurement? As General Contractors, we are still dealing with long lead times on some materials.  
Response: This issue is being reviewed by WCPSS. If WCPSS decides to change the construction schedule it will be issued by an Addendum.
2. Please clarify the stainless column covers in quantity and size per note #3 on A300.  
Response: Please refer to the Item 8 in Addendum No. 1.
3. Curtain detail needed at A200.  
Response: The Bleacher Side Curtain is listed as an Accessory to be provided by the Telescoping Seating manufacturer. Please refer to Specification Section 126613 – Telescopic Seating, page 8.
4. I assume that the pre-bid should be mandatory, to review existing conditions, but not called out as such. Please clarify.  
Response: Although it is encouraged, the attendance to the Pre-Bid Meeting is not mandatory.
5. It appears that the \$50K contingency is supposed to cover the mechanical and electric engineering, if needed, and the repair work. Is this correct? I assume these areas will be reviewed at the pre-bid.  
Response: Owner's Contingency, \$50K is intended to cover the unforeseen conditions and electrical engineering services if required for the modifications to existing electrical power system for the power operation of the telescoping bleachers. There are not any mechanical engineering services anticipated for this project.
6. Page 4. Telescoping Stands refers to Wall-Attached Telescoping Stands. Page 7 Options – Transport Systems refers to machine-screw jack dollies and portable hydraulic dollies. Dollies are not required on wall attached units only for portable systems. Please clarify that these are to be wall attached like the existing bleachers. If so, can the reference to dollies be stricken from specs?  
Response: Motorized Telescoping Bleachers shall be wall attached. "Integral Mechanical Dolly" and "Portable Hydraulic Dolly" are deleted from this section.
7. Page 4. Operation: Integral Power calls for limit switches. Page 7. Options lists Limit Switches. Since they are required, can this language be stricken from page 7?  
Response: Limit switches are required and they are deleted from the Options List.
8. Page 4. Operation: Integral Power refers to Pendant control unit. Page 7. Options lists Key Switch Control. Please clarify if Key Switch Control is to be listed as an add? If not, please strike this from page 7.  
Response: Key Switch Control is required and shall be listed as an additional item.
9. We request permission to bid using a 10" row rise in lieu of a 9-5/8". 10" row rise is industry standard.  
Response: 9-5/8" Row Rise is per the Basis of Design product. However, 10" Row Rise is acceptable provided that the remainder of the components comply with the construction documents.

END OF RESPONSES

**SINGLE PRIME CONTRACT**

**SECTION B-2**

**FORM OF PROPOSAL**

Contract for Single Prime General Construction

**MAIN GYMNASIUM IMPROVEMENTS  
SANDERSON HIGH SCHOOL**

Project # \_\_\_\_\_

TO: Wake County Public School System  
Lifecycle and Facility Assessments Dept.  
1551 Rock Quarry Road, Building A, Suite 100  
Raleigh, North Carolina 27610

FROM: \_\_\_\_\_  
BIDDER  
\_\_\_\_\_  
ADDRESS  
\_\_\_\_\_  
CITY STATE ZIP

**1. BASE BID PROPOSAL:**

Having become completely familiar with the local conditions affecting the cost of work at the place where work is to be executed, and having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by **Gurel Architecture**,

and titled: **Main Gymnasium Improvements, Sanderson High School**

Dated **January 7, 2024** together with any addenda to such Bidding Documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant, equipment, transportation and other facilities as necessary and/or required to execute all of the work described by the aforesaid Bidding Documents for the lump sum consideration of:

\_\_\_\_\_  
Dollars(\$ \_\_\_\_\_),

said amount being hereinafter referred to as the Base Bid or Base Bid Proposal.

**For separate prime bids to single prime contractor pursuant G.S.143-128, the separate prime contractor shall not submit a higher bid to any single prime contractor than the separate prime bid submitted to the owner for the same scope of work, including the cost of bonds. Therefore, if the separate prime contractor is NOT including bonds in its bid to a single prime contractor, the deduction for bonds shall be clearly shown in the bid to the single prime contractor.**

## 2. BID BREAKDOWN:

For the Owner's accounting purposes only, the following base bid cost breakdown is provided. It is agreed upon that this information will not be used for any decisions to determine the award of this contract. This information is required of the successful contractors within 72 hours.

Demolition Costs	_____
Athletic Wood Flooring Costs	_____
Telescopic Seating Costs	_____
Remainder of Building Renovation Costs	_____
TOTAL (equal to base bid amount)	_____

## 3. SUBCONTRACTOR LISTING:

As required by state statute, single prime bidders shall show below the names of major subcontractor and the cost of the major contractors. Mechanical, electrical and plumbing must be shown. The amount of a bid submitted by a subcontractor to the general contractor under the single-prime system shall not exceed the amount bid, if any, for the same work by that subcontractor to the local school administrative unit under the separate-prime system. This information is required to be submitted at bid time. Failure to include this information shall be cause to disqualify or reject the bid.

	<u>Name of Subcontractors</u>	<u>Cost</u>
Mechanical	_____	_____
Electrical	_____	_____
Plumbing	_____	_____
Other (_____)	_____	_____
Other (_____)	_____	_____
Other (_____)	_____	_____
Other (_____)	_____	_____



**4. ALTERNATES:**

There are no alternates included in this project.

**5. UNIT PRICES and ALLOWANCES:**

Unit prices are complete for labor, equipment, material and overhead and profit; Base bid includes allowance quantity of each item. Unused amount will be credited to the Owner by change order at the end of the job.

Refer to Specification Section 010320 Allowances and Unit Prices for complete definitions.

No.	Description	Unit Price	Unit Measure	Allowance Units	Extended Amount
1	Owner's Contingency	\$50,000.00	-	1	\$50,000.00
2	Masonry Wall Painting		SF	1,000	
3	Concrete Floor Prep		SF	2,000	
4	Replace Sealants		LF	200	

**6. MINORITY BUSINESS ENTERPRISE (MBE) SUBCONTRACTORS:**

***All bidders, including MBEs shall complete this Affidavit, unless the bidder is self-performing as defined in N.C. Gen. Stat. § 143-128.2(c). If a bidder is self-performing, the bidder shall submit an affidavit stating that it will perform all of the work under a contract with its own workforce in lieu of this affidavit.***

State of \_\_\_\_\_

County of \_\_\_\_\_

**AFFIDAVIT** page 1  
A Listing of the Good Faith Effort

The below-signed company has made a good faith effort to recruit minority businesses in accordance with N.C. Gen. Stat. § 143-128.2 and represents that it has performed the following (**check all that apply; note that a minimum of fifty (50) points must be achieved**):

- ☐ (10 points) Contacted minority businesses that reasonably could have been expected to submit a quote and that were known to the contractor, or available on State or local government maintained lists, at least 10 days before the bid date and notified them of the nature and scope of the work to be performed.
- ☐ (10 points) Made the construction plans, specifications and requirements available for review by prospective minority businesses, or provided these documents to them at least 10 days before the bids are due.
- ☐ (15 points) Broke down or combined elements of work into economically feasible units to facilitate minority participation.
- ☐ (10 points) Worked with minority trade, community, or contractor organizations identified by the Office of Historically Underutilized Businesses and included in the bid documents that provide assistance in recruitment of minority businesses.
- ☐ (10 points) Attended prebid meetings scheduled by the public owner.
- ☐ (20 points) Provided assistance in getting required bonding or insurance or provided alternatives to bonding or insurance for subcontractors.
- ☐ (15 points) Negotiated in good faith with interested minority businesses and did not reject them as unqualified without sound reasons based on their capabilities. Any rejection of a minority business based on lack of qualification should have the reasons documented in writing.
- ☐ (25 points) Provided assistance to an otherwise qualified minority business in need of equipment, loan capital, lines of credit, or joint pay agreements to secure loans, supplies, or letters of credit, including waiving credit that is ordinarily required. Assisted minority businesses in obtaining the same unit pricing with the bidder's suppliers in order to help minority businesses in establishing credit.
- ☐ (20 points) Negotiated joint venture and partnership arrangements with minority businesses in order to increase opportunities for minority business participation on a public construction or repair project when possible.
- ☐ (20 points) Provided quick pay agreements and policies to enable minority contractors and suppliers to meet cash flow demands.

\_\_\_\_\_ **TOTAL POINTS**

**IDENTIFICATION OF MINORITY BUSINESS PARTICIPATION SCHEDULE**

Name	Description of Work to be performed	Subcontract Amount	Percentage of Bid
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
15. _____	_____	_____	_____

In accordance with G.S. 143-128.2, the undersigned will enter into a formal agreement with the firms listed in the above Identification of Minority Business Participation Schedule conditioned upon execution of a contract with the Owner. The failure to abide by this statutory provision shall constitute a breach of the construction contract.

The undersigned hereby certifies that he or she has read this affidavit and the information contained herein is true and accurate. The undersigned further certifies that he or she is authorized to bind the bidder to the commitment herein set forth.

Company: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Name/Title Authorized Officer: \_\_\_\_\_

NOTARY  
SEAL

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public \_\_\_\_\_

My commission expires: \_\_\_\_\_

**7. ADDENDA ACKNOWLEDGMENT:**

The undersigned acknowledges receipt of the following addenda: (List by number and date appearing on addenda.)

<u>Addendum No.</u>	<u>Date</u>	<u>Addendum No.</u>	<u>Date</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**8. BID SECURITY:**

Bid security in the amount of five (5) percent of the Base Bid is attached, without endorsement, in the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) which is to become the property of the Owner in the event the Contract and Performance and Payment Bonds are not executed within the time set forth, as liquidated damages for the delay and additional work caused the Owner.

9. The undersigned declares that the person or persons signing this Proposal is/are fully authorized to sign on behalf of the firm listed and to fully bind the firm listed to all the Proposal's conditions and provisions thereof.
10. 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.
11. It is agreed that the undersigned has complied or will comply with all requirements of local, state, and national laws, and that no legal requirement has been or will be violated in making or accepting this Proposal, in awarding the contract to him and/or in the prosecution of the work required.
12. It is agreed that the undersigned shall provide any information deemed necessary by the Owner to establish the responsiveness and responsibility of the bidder.
13. The undersigned acknowledges that he has received the General Conditions dated November 20, 2018.

**14.** The following information is provided pursuant to the Contract Documents:

.1 Legal Name of Firm:

\_\_\_\_\_

a. If Firm is a corporation, state that corporation is organized under the laws of the State of \_\_\_\_\_. Please affix corporate seal to this Form of Bid.

b. If Firm is a partnership, state names of partners:

\_\_\_\_\_

\_\_\_\_\_

c. If Firm is an individual using a trade name, state name of individual:

\_\_\_\_\_

\_\_\_\_\_

.2 Contractor Registration Number: \_\_\_\_\_

Respectfully submitted, this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

(Signature) \_\_\_\_\_

(Name Typed) \_\_\_\_\_

(Title) \_\_\_\_\_

(SEAL IF BIDDER IS A CORPORATION)

End of Form of Proposal  
Enclosure

1. Bid Bond

BID BOND

KNOW ALL MEN BY THESE PRESENTS, That we,

\_\_\_\_\_  
(Bidder's Name)

\_\_\_\_\_, of \_\_\_\_\_  
(Street Address) (City, State, Zip)

hereinafter called the Principal, and

\_\_\_\_\_  
(Surety's Name)

a corporation organized and existing under the Laws of the State of \_\_\_\_\_, and authorized to transact business in the State of North Carolina, as Surety, hereinafter called Surety, are held and firmly bound unto Wake County, by and through its authorized agent the Wake County Board of Education, as Owner, hereinafter called Obligee, in the Penal sum of five percent (5%) of the amount bid, good and lawful money of the United States of America, for the payment of which the Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents. This bid bond is submitted in lieu of submitting cash, a cashier's check, or a certified check pursuant to G.S.143-129.

The Condition of this Obligation is such, that, WHEREAS the Principal has submitted a proposal to the Obligee on a contract for the construction

of \_\_\_\_\_

\_\_\_\_\_  
(Contract Name and Number)

NOW THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the Bidding or Contract Documents with good and sufficient surety for the faithful performance of such construction for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void; otherwise to remain in full force and effect.

In witness whereof, we have hereunto set our signatures and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, all pursuant to due authorization.

\_\_\_\_\_(Seal)  
Principal

\_\_\_\_\_(Seal)  
Surety

\_\_\_\_\_(Seal)  
Attorney-in-Fact in accordance  
with the attached Power of Attorney

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss:

I, \_\_\_\_\_, a Notary Public in and for the State and County  
aforesaid, do hereby certify that \_\_\_\_\_, and  
\_\_\_\_\_, whose names are signed to the foregoing bond, this day  
personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_(Seal)  
Notary Public

\_\_\_\_\_  
My Commission expires:

End of Section B-2