



Eddy Building – Detached Addition : Addendum #1

DATE: October 3, 2024

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

ADDENDUM #1:

TO: All bidders of record, which have received plans and specifications for the project referred to above.

This Addendum No. 1 forms a part of the Contract Documents and modifies the original Drawings and Specifications dated September 6, 2024, as noted below. Acknowledge receipt of this addendum in the space provided on the Bid Form. Failure to do so may subject bidder to disqualification.

This addendum consists of 6 pages of information including: pre-bid meeting minutes, pre-bid sign-in sheet.

General:

- A. **The Bid Date is October 23 at 1:30 pm at the front desk of the Donald W. Eddy Building, 4300 Reedy Creek Rd, Raleigh, NC 27607**
- B. The minutes and sign-in sheet from the Pre-Bid Meeting are included in this Addendum. Bidders are reminded that the Pre-Bid Conference was mandatory for General Contractors. Reference the meeting minutes for additional questions asked and answered at the Pre-Bid Meeting. These minutes are part of the Contract Documents and are intended to add clarification to the drawings and specifications.
- C. All email correspondence should be sent to the following:
 - Chevon Moore, Hobbs Architects, at cmoore@hobbsarchitects.com
 - Krista Millard, Hobbs Architects, at kmillard@hobbsarchitects.com

Clarifications/Questions and Answers:

1. Question: The DIV 13 and DIV 07 specs are calling for an architectural 16" wide standing seam roof panel, but the drawings are calling out for an insulated roof panel (IMP). I do not see a spec for the IMP. Also, the DIV 13 specs are calling for a single skin 36" wide R-Panel wall, but the drawings are calling for an insulated wall panel (IMP). There is no spec for an IMP wall panel. If it's the IMP version, we will need a spec calling out the type, thickness, profile, gauge (exterior and interior) and finish.
 - o RESPONSE: It is Insulated Metal Panels that we want to use for the roof and the walls. A proper specification will be issued in an upcoming addendum.
2. Question: The gutters, downspouts and exterior trim will be made from the same material as the metal panels (not aluminum). If it's IMP walls, does the trim need to match the same texture as the IMP walls or can the trim be smooth?
 - o RESPONSE: Correct, the gutters, downspouts, and exterior trim may be the same material as the metal panel. All gutters, downspouts, and exterior trim are to have a smooth texture.
3. Alt G-1A calls for dock bumpers on dock. How many bumpers are needed for this alternate?

- RESPONSE: GC's are to provide 15 loading dock bumpers. See also specifications.
- 4. Spec section 12 shows horizontal louver blinds. Please confirm if and where they are located.
 - RESPONSE: Provide horizontal louver blinds at all windows and door sidelights.

END OF ADDENDUM #1



Eaddy Building - Detached Addition

Pre-Bid Meeting Minutes

October 2, 2024 1:30 PM Eaddy Building

1. Open meeting
 - a) Purpose: Review project scope, bidding procedures, requirements, and forms; Address bidder questions.
2. Introductions
 - a) Distribute sign-in sheet (see attached sign-in sheet)
 - b) Architecture Team – Hobbs Architects: Chevon Moore
 - c) Engineering – Dewberry Engineering: Bentley Ruggles
 - d) Structural Engineering – Lynch Mykins, Christopher Bathgate
 - e) Owner Representatives – Andrew Meier, Dept. of Agriculture and Consumer Services, Dr. David Hardy, Agronomic Division, Chris Petoletti, Building Manager
3. Project Overview -
 - a) Work includes the selective demolition, renovation, and an addition to the Donald W. Eaddy Building.
 - b) Project will be a single-prime bid.
 - c) GC is responsible for the cost of all permits. These amounts should be included in the bid.
 - d) Project Bid Date is October 23 at 1:30 pm at the front desk of the Donald W. Eaddy Building, 4300 Reedy Creek Rd, Raleigh, NC 27607
 - e) Bids to be accompanied by 5% bid bond and MBE 10% goal forms, either App. A or App. B
4. Documents available through www.planscope.com at Accent Imaging (downloads free; physical sets refundable \$200 plan deposit) or via email to cmoore@hobbsarchitects.com.
5. Project time:
 - a) **365** consecutive calendar days from the Notice to Proceed.
 - i. Construction contracts are estimated to take 4 to 6 weeks.
 - ii. Tentative contract date is estimated in December 2024
 - b) Liquidated damages are set at **\$250.00/day** the project is not complete past the contract date.
6. Weather days are to be considered above and beyond historical averages. The closest weather station to the site will be used to determine basis.
7. Bidders are requested to address questions in writing via e-mail to the following:



- a) Chevon Moore, Hobbs Architects, at cmoore@hobbsarchitects.com
 - b) All questions responded to in Addendum.
 - c) Deadline for questions is October 15, 2024
 - d) Last Addendum is October 16, 2024
8. Product substitution requests are allowed where identified in the project manual and when submitted per Section 012500 Substitution Procedures. Substitution requests will be reviewed by Hobbs Architects. Any substitution requests must be submitted by a General Contractor bidding the project in writing and must be received prior to the last day for questions, October 15, 2024. All product information, as required to fully evaluate that the product meets the specification requirements, must be submitted along with Substitution Request Form CSI 13.1A.
9. Temporary Facilities requirements – See Section 015000 of the Specifications:
- a) Electricity Owner provided- connect to Owner's
 - b) Water Owner provided- connect to Owner's
 - c) Toilets Contractor provided
 - d) Construction office Field Office will be required for this project.
 - e) Coordinate shutdown activities with Owner.
10. Bid Alternates: See Section 012300 for a detailed description of each of the bid alternates listed below:
- a) Alternate G-1A – Elevated Walkway and Loading Dock Extension
 - b) Alternate G-1B -Pre-fabricated Aluminum Cantilevered Loading Dock Canopy
 - c) Alternate G-2 – Hydraulic Dock Lift and Associated Metal Stair and Landing
 - d) Alternate G-3 – Brick Veneer on Front Façade
11. The Owner does not anticipate there being items that need to be salvaged from the existing site or building prior to construction. All existing materials and connex boxes within the project site will be removed by the Owner prior to construction start.
12. Parking and Staging will be made available to the awarded contractor in near vicinity to the project. The far east parking areas will be made available, as well as grassy areas near the construction site.
13. The existing loading dock will need to be accessed by the public throughout the project for the deliveries. Accommodations will be made by the Owner during replacement of asphalt to reroute deliveries, but GC will have to coordinate the timing of asphalt replacement closely with the Owner.



14. Safety training by the Owner will be required of all contractor personnel that will be on site. Training sessions are approximately 30 minutes and can be scheduled at various times throughout the project at the contractor's request.

15. Addendum #1 will be issued and will include the Pre-Bid Meeting Minutes.

16. Questions:

- a) Question: Will fencing be required?
 - i. RESPONSE: The GC will be responsible for site security and securing any materials stored on site. Bidding GC's should consider whether fencing is needed to properly secure the site.

- b) Question: Will the existing mechanical yard gate be reused.
 - i. RESPONSE: No, a new gate shall be provided as part of Alternate G-1A.

- c) Question: Will any additional framing be required to secure the interior impact resistant gypsum wall board (beyond the PEMB girts).
 - i. RESPONSE: Additional framing shall be provided within the exterior

- d) Question: Will any additional framing be required to secure the interior impact resistant gypsum wall board (beyond the PEMB girts).
 - i. RESPONSE: TBD – question will be clarified in a future addendum.

- e) Question: What is the construction budget?
 - i. RESPONSE: The estimated construction cost is in the \$1M to \$1.4M range.

17. Attendees walked through the area of renovations

18. Meeting Closed.

SIGN IN SHEET - Pre Bid Meeting

Project: Eddy Building Pre-Bid

Date: October 2, 2024

	NAME	ORGANIZATION	TELEPHONE	E-MAIL ADDRESS - PLEASE PRINT CLEARLY
1	Chevon Moore	Hobbs Architects	919-545-2004	cmoore@hobbsarchitects.com
2	Nicholas Vance	Contact Electric	919-572-6969	nick@contactelectricllc.com
3	Greg Hedrick	Construction Managers	803-367-7264	greg.hedrick@constructionman.com
4	Mark McKenna	Harrod and Associates	919-828-7782	estimating@harrodandassoc.com
5	Tanner Griswold	Muter Construction	919-422-3445	tgriswold@muterconstruction.com
6	Jake Bowman	Muter Construction	919-495-9677	jbowman@muterconstruction.com
7	Brian Tessier	Bar Construction	336-274-2477	bids@barconstruction.com
8	Carl Shields	Innovative Contracting Group	919-270-0721	support@icq-usa.com
9	Kellen Blair	Classic Electric	919-946-2160	john@classicesinc.com
10	Wyatt Stevens	Scotia Construction Inc	919-825-7542	wyatt@scotiaconstructioninc.com
11	Brent Garlington	Trend Construction	910-723-3743	bgarlington@trendinc.biz
12	Scott Dawson, Sr.	Engineered Construction Company	919-954-9090	estimating@engrconst.com
13	Vini Bonilla	W C Construction Company	336-830-9380	bids@wcconstructionco.com
14	Jonah Williams	Carolina Commercial Contractors	919-356-9807	jonah@carolinacommercialinc.com
15	Parin Bodiwalla	CMC	919-491-8031	parin@cmcbuildinginc.com
16	Bruce Preswell	CMC	919-228-9460	bpresnell@cmcbuildinginc.com
17	Tyler Zagurski	Progressive Contracting	919-718-5454 x 208	tzagurski@progressivecci.com
18	Kenneth Edwards	Frye Fence Co.	919-479-4700	ffci2000@gmail.com
19	Kyle Upchurch	HM Kern	336-668-3213	kupchurch@hmkern.com
20	Denis Place	MLB Construction	813-391-9230	dplace@mlbind.com
21	Jim Sabino	Primus Structures Inc	252-764-2455	jim@primusstructures.com
22	Andy Wood	Diamond Contracting	919-868-1955	andy@diamondcontracting.com
23	Nick Clines	Dewberry	571-449-0926	nclines@dewberry.com