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April 11, 2025

## ADDENDUM #2

Coastal Carolina Community College  
Administrative Building & Student Center Supplemental Cooling  
Jacksonville, North Carolina

This addendum forms a part of the contract documents and modifies the original drawings and project manual dated January 28, 2025. The enclosed additions, deletions, corrections, and changes shall be as binding as if incorporated in the original documents. All General Conditions, Special Conditions, etc. as originally specified shall apply to these items. Acknowledgment of receipt of this addendum will be required as part of the contract agreement.

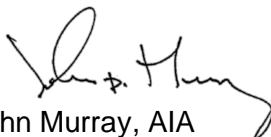
**Item 1**      **The bid date, time, and place remain the same:** The bid will be held Thursday, April 24, 2025, at 2:00 pm in the Conference Room of the Institutional Support Services Building at Coastal Carolina Community College, 444 Western Boulevard, Jacksonville, North Carolina 28546.

**Item 2**      Minutes for the Prebid Meeting are included as **Attachment #1**.

**Item 3**      Most of the structural work is anticipated to be performed from the roof above. Contractors are expected to take all necessary precautions and provide all temporary measures to maintain a watertight roof.

Contractors accessing structural steel from rooms below should include in their bid temporary removal and replacement of ceiling components if required to complete the work.

**Bowman Murray Hemingway Architects, PC**

  
John Murray, AIA



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April 10, 2025

ADDENDUM #2  
ATTACHMENT #1

Pre-bid Meeting Minutes

Coastal Carolina Community College  
Jacksonville, North Carolina

**Administration Building & Student Center – Supplemental Cooling Project  
SCO # 24-28039-01A**

Attending:

Carol Lurz	Coastal Carolina Community College	910-938-6343	lurzc@coastalcarolina.edu
John Murray	BMH Architects	910-762-2621	murray@bmharch.com
David Blizzard	Blizzard	910-289-6150	David@blizzardnc.com
Jim Worrell	Piedmont Service Group	732-496-2011	Jim.Worrell@piedmontsg.com
Dale Cranford	Piedmont Service Group	336-553-7768	dcranford@piedmontsg.com
Jim Sabino	Primus Structures	252-503-7070	jim@primusstructures.com
Clay Koonce	R&W Construction	910-455-1830	clay@randwconstruction.com
Charlie Morgan	River Oak Contractin	252-659-3170	cmorgan@riveroakcontracting.com
Bishop Williams	Waters Contracting	919-279-7265	BishopW@waterscontracting.net

John Murray of Bowman Murray Hemingway Architects opened the pre-bid meeting and thanked those in attendance. This was a mandatory pre-bid meeting for the Administration Building & Student Center – Supplemental Cooling Project at Coastal Carolina Community College.

All questions related to this project should be addressed to John Murray either by phone at 910-762-2621 or preferably by email at murray@bmharch.com. Contractors are not to contact engineering consultants directly with bid questions.

Sealed proposals will be received by Coastal Carolina Community College in the Conference Room of the Institutional Support Services Building at Coastal Carolina Community College at 444 Western Boulevard, Jacksonville, N.C. until **Thursday, April 24, at 2:00 pm** and immediately thereafter publicly opened and read for the furnishing of labor, material, and equipment entering into the construction of the Administration Building & Student Center – Supplemental Cooling Project.

The project consists of installing new roof-mounted dry fluid coolers to supplement cooling capacity on existing geothermal wellfield systems serving the Administration and Student Center buildings. Work to include new roof structural supports, screen walls, piping rework, DDC control modifications, and new power supplies from existing building electrical systems. A new ACM panel screen wall will be installed at the Administration Building. Temporary closure, if needed, shall be coordinated with the owner's representative.

Bids will be received for a single prime contract - General Construction (which includes mechanical and electrical). All proposals shall be lump sum.

The contractors and their subcontractors need to read the General Conditions and Supplementary General Conditions of this project.

**The contractor is to place the project name, contractor's name, and contractor's license number clearly on the outside of the bid envelope.** The contractor may submit the bid package in advance of the opening date. The sealed envelope will be held and unsealed at the bid opening time. If you wish to send your bid via US Mail, FedEx, or UPS, please allow several days for delivery since the bid must be received (NOT postmarked) by **2:00 pm on April 24, 2025**. The package should be sent to Coastal Carolina Community College, 444 Western Boulevard, North Carolina 28546 to the attention of Carol Lurz. Bids are due and will be accepted by the architect until 2:00 pm on April 24, 2025.

One set (hard copy) of drawings and the project manual is available for a refundable deposit of \$100.00. Additional copies will be provided at cost. PDF copies of the contract documents are available for no additional fee. Contact **bowers@bmharch.com** to arrange for electronic or paper copies of the contract documents.

The State of North Carolina encourages participation by minority contractors and has a verifiable goal of 10% on all projects. Contractors are advised that the **Identification of HUB certified/Minority Business Participation form must be included with the bid. Copies of Affidavits are included in the project manual.** The bidder must identify on its bid the minority businesses that will be utilized on the project with the corresponding total dollar value of the bid and affidavit (Affidavit A) listing good faith efforts or affidavit (Affidavit B) of self-performance of work, if the bidder will perform work under contract by its own workforce, as required by G.S. 143-128.2(c) and G.S. 143-128.2(f).

Contractors are advised that minority general contractors do not qualify as a contributor to the 10% goal, only subcontractors, suppliers, and vendors. Contractors are encouraged to verify minority contractors are qualified minorities prior to bid.

A bid bond in the amount of 5% will be required to be submitted with the bid. **The Form of Bid Bond is included in the project manual.**

A performance bond and a payment bond will be required for one hundred percent (100%) of the contract price. **The Form of Performance and Payment Bond is included in the project manual.**

No bid may be withdrawn for sixty (60) days.

The contractor is reminded that modifying the bid form in any way or leaving any item blank may result in bid disqualification. All alternates must be filled in. If an alternate is a no-cost change the bid form should be noted "0.00 dollars" or "no change." Contractors were reminded that use of the AIA bid bond form in lieu of the form contained in the project manual is considered a modification and is not permitted.

Contractors are advised that substitution requests will only be accepted up to ten days prior to bid unless a product is no longer manufactured. The last day to submit a substitution request will be 2:00 pm on Monday, April 14, 2025. Contractors are reminded to review section 016320 Product Substitutions in the project manual and to use the Substitution Request Form contained in the project manual.

Contractors should review the insurance requirements outlined in Article 34 of the General Conditions of the contract. In many instances, insurance companies have been hesitant to accept or refused to accept the state-mandated language regarding policy cancellation, reduction, or elimination. Contractors are encouraged to review this information with their insurer prior to bid. Coastal Carolina Community College has advised the contracts will be required to be executed in a timely manner. Contractors who cannot obtain the required Insurance Certificate will be considered non-responsive and the contract will be awarded to the next lowest responsive bidder.

The contract duration is 120 days from the Notice to Proceed. The liquidated damages in the amount of \$200 per day will be assessed for exceeding the allocated contractual time.

The contractor will be allowed to use the owner's existing power and water without metering or payment. The contractor must provide temporary toilets, such as port-a-johns, for the contractor's staff, including all subcontractors.

Any area of the project site damaged during construction shall be restored to its original condition.

The contractors can have access to the building by contacting Craig Davis at 910-376-6308 or [davisc@coastalcarolina.edu](mailto:davisc@coastalcarolina.edu) during normal working hours.

Any information required relating to the specifications and construction drawings will be directed to BMH Architects for clarification. Contractors are advised that requests for information on the project will only be accepted up to one week prior to bid. The last day to submit requests for information will be 5:00 pm on Wednesday, April 16, 2025.

Normal working hours shall be as follows: For work taking place within the school building, the normal working period shall be from 7:30 am to 5:00 pm (Monday-Friday) five days per week. Work may be performed and may be required to be performed at other times, with the consent of the Owner's representative and the Project Manager, in order to accommodate students' needs. Work that interrupts students' needs will be stopped upon the Project Manager(s)' request. Prearranged work may extend beyond the normal work hours. All work must comply with the local noise ordinance.

The project has received plan approval by the City of Jacksonville. The project number is BP24-00000220 in the City of Jacksonville Eplan system. It is the responsive low-bidder's responsibility to obtain and pay for all necessary permits and inspections.

The meeting was adjourned and all prospective bidders were given an opportunity to visit the construction site.