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May 28, 2025

ADDENDUM #3

Coastal Carolina Community College
Institutional Support Services Building Generator Replacement
SCO # 24-28038-01A
Jacksonville, North Carolina

This addendum forms a part of the contract documents and modifies the original drawings and project manual dated April 16, 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 on Thursday, June 5, 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 **Project Manual – Notice to Bidders:** The Office of State Construction has advised that, in addition to general contractors, electrical/mechanical contractors may directly bid on this project if permitted by North Carolina General Statute Chapter 87 and their respective licensing boards.

Revisions to the **Notice to Bidders** are as follows:

1. Revise the **3rd paragraph** to state: Bids will be received for a single prime contract. All proposals shall be lump sum.
2. Revise the **11th paragraph** to state: Contractors are notified that Chapter 87, General Statutes of North Carolina, will be observed in receiving and awarding general contracts. Contractors submitting bids on this project must have licensure as required by their respective licensing boards.

Item 4 **Supplementary General Conditions – Article 23, Time of Completion, Delays, Extension of Time:** Time of completion is changed to **180** consecutive calendar days.

Bowman Murray Hemingway Architects, PC

A handwritten signature in black ink, appearing to read 'John Murray', is written over a horizontal line.

John Murray, AIA



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May 21, 2025

Addendum #3, Attachment #1

Pre-bid Meeting Minutes

Coastal Carolina Community College
Jacksonville, North Carolina

Institutional Support Services Building Generator Replacement Project

Attending:

Carol Lurz	CCCC	910-938-6343	lurzc@coastalcarolina.edu
Louis Davis	BMH Architects	910-762-2621	davis@bmharch.com
Bishop Williams	Waters Contracting	919-279-7265	bishopw@waterscontracting.net
Eric Zaleski	Primus Structures	910-381-7523	eric@primusstructures.com
Chuck Miller	Port City Builders	910-279-2124	portcitybuildersinc@gmail.com
Charlie Morgan	RiverOak Contracting	252-659-3170	cmorgan@riveroakcontracting.com
Hal Farthing	Power Master Electric	919-557-4477	hfarthing@powermasterelectric.co
Daryl Walls	Recore Energy	757-284-4845	Daryl.Walls@recore.energy
Bryan Miller	East Coast Electric	252-444-4488	bmiller@eastcoastelectric.us
Clint Henderson	R&W	910-455-1830	clint@randwconstruction.com
Daryl Jones	Coastline Electrical	252-245-0840	daryl@coastlineelec.com
Austin Latham	Latham Electric	910-330-4823	garylatham@biz.curr.com
Austin Latham	Latham Electric	910-330-4823	ailatham4@outlook.com
Duncan Leach	National Power	919-815-4252	duncan.leach@natpow.com
Bryan Braddy	Muter Construction	919-404-8330	jbowman@muterconstruction.com
Cole Brown	Scott Plumbing & Heating	252-745-5135	cjendeavors1@gmail.com
Duncan McFadyen	CBHF	910-620-1041	dmcfadyen@cbhfengineers.com

Louis Davis of Bowman Murray Hemingway Architects opened the pre-bid meeting and thanked those in attendance. This was a mandatory pre-bid meeting for the Institutional Support Services Building Generator Replacement 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 June 5, at 2:00 pm (per Addendum #2)** and immediately thereafter publicly opened and read for the furnishing of labor, material, and equipment entering into the construction of the Institutional Support Services Building Generator Replacement Project.

The project scope includes the installation of a natural gas-fueled engine-generator set to provide standby power for the Institutional Support Services building on the campus of Coastal Carolina Community College. 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 must read the General Conditions and Supplementary General Conditions applicable to this project.

The contractor is to place the project name, the contractor's name, and the 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 June 5, 2025**. The package should be sent to Coastal Carolina Community College, 444 Western Boulevard, North Carolina 28546, to the attention of Carol Lurz.

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**. 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 that minority contractors are qualified minorities prior to the 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. 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. 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, May 26, 2025. Contractors are reminded to review section 012500 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 Section 19 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 that 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 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 the bid. The last day to submit requests for information will be 1:00 pm on Thursday, May 29, 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, 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 BP25-00000707 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.

Comments and response:

1. Comment: The contractors asked if SCO needs to look at this electrical installation.
Response: SCO will not be providing electrical inspections; it will be provided by the City of Jacksonville.

The meeting was adjourned, and all prospective bidders were allowed to visit the construction site.