

ADDENDUM NO. 01

ISSUE DATE: **October 11, 2022**

PROJECT: **NC Transportation Museum - Back Shop Clerestory Repairs**
1 Samuel Spencer Drive, Spencer, North Carolina
SCO ID#: 21-22909-01A
Atlas Engineering Job No. J2507

FROM: **Matt Poisel, PE - Atlas Engineering, Inc.**

TO (via email): Tony Romaine – NC Department of Natural and Cultural Resources
Pre-Bid Meeting Attendees and Additional Designated Representatives
Contractors/Manufacturers Holding Bid Documents

This addendum forms a part of the Contract Documents titled “NC Transportation Museum - Back Shop Clerestory Repairs”, dated February 2021. **Acknowledge receipt of this Addendum in the space provided on the bottom of the signature page of the Form of Proposal.** Failure to do so may subject the Bidder to disqualification.

This addendum consists of 1 page with 11 pages of attachments, totaling 12 pages.

PRE-BID MEETING MINUTES:

The attached Pre-Bid Meeting Minutes (8 pages) and copy of the meeting Sign-In Sheet (2 pages) shall become a part of the Contract Documents. Significant questions discussed at the meeting can be found within the meeting minutes.

ANSWERS TO QUESTIONS FROM PRE-BID MEETINGS:

- Q1: Does there need to be a grill between the glazing panels if there is a grill on both the exterior and interior face?
- A1: No, there does not need to be a grill in between the glass panes.
- Q2: Why is the project being re-bid?
- A2: The first pre-bid meeting was mandatory, and the project did not receive 3 bids.
- Q3: Will a third-party inspector be needed to perform the spray-testing of the windows after installation?
- A3: No, the spray-testing can be performed by the contractor and witnessed Atlas Engineering.

END OF ADDENDUM



PRE-BID MEETING MINUTES

3:00 p.m., October 10, 2022
Back Shop Clerestory Repairs
NC Transportation Museum, Spencer, NC
SCO ID#: 21-22909-01A
NC Dept. of Natural and Cultural Resources

1. **Introduction of Key Members:**

- a. **Owner: NC Dept. of Natural and Cultural Resources**
NCDN&CR Project Manager: Tony Romaine
NC Transportation Museum Maintenance Director: Joseph "JR" Ayash
- b. **Designer: Atlas Engineering, Inc.**
Project Manager: Matt Poisel, PE
Engineer of Record: Kelli Wilcox, PE, RRC

2. **General Project Information:**

- a. The project is being bid and contracted as a Formal, Single-Prime contract.
- b. Attendance at the Pre-Bid Meeting by Prime Bidders is NOT mandatory. Attendees were all asked to provide their company name and email address in the chat room of the virtual meeting. A copy of the sign-in sheet is attached. Due to a low amount of bids received at the first bid-opening, the project has been re-bid.
- c. People signing in as well as people who attended a previous pre-bid meeting will receive addenda and other project information/communication during the bidding process from this point forward. If there were additional people that should be on this distribution list, bidders had the opportunity to provide their information during one of the pre-bid meetings or contact Matt Poisel separately.
- b. Review of Bid Date, Time, and Format
 - **Bids are due on October 20, 2022 no later than 3:00 P.M. in the office of the NC Department of Natural and Cultural Resources to the attention of Mr. Tony Romaine.** This is a formally bid project and bids will be publicly opened and read in the same location directly following the 3:00 p.m. deadline in accordance with the requirements of the General Statutes of North Carolina.
 - *Please Note this bid date is different from the Notice to Bidders and Advertisement for Bids in the Project Manual. October 20, 2022 is the correct bid date.*
 - Please be aware that USPS mail must be sent to the Mail Service Center address instead of directly to the building location. Due to COVID-19 impacts, bidders should allow for several extra days for Mail Service Center processing if they choose to send their bids via USPS. Bidders sending bids to the Mail Service Center are highly encouraged to send

them early and to call Mr. Romaine ahead of the bid date to ensure that their bids have been received.

- **USPS Mail Address for Mail Service Center**
4605 Mail Service Center
Raleigh, NC 27699-4605
- UPS and FedEx deliveries are to be sent directly to the NC Department of Natural and Cultural Resources at the following address.
 - **UPS & FedEx Address for NC DMN&CR**
109 East Jones Street
Raleigh, NC 27601
- In order to be considered received on time, the bids must be at the NC Department of Natural and Cultural Resources office by the 3:00 p.m. deadline.
- Carefully follow the Instructions to Bidders included within the Project Manual.
- Use Form of Proposal provided. Submitted proposal must have original signatures. Photocopied signature sheets or faxed or emailed proposals will not be considered. Bids provided on other forms will be disqualified.
- Provide two original hardcopies of bid in an opaque, sealed envelope, marked with the project name, bid date and time, SCO ID#, name of the bidder, bidder's contractor license number clearly printed on the outside of the envelope. Please clearly mark "BID ENCLOSED" and "ATTN: TONY ROMAINE" on the outside of the bid envelope and the on the front and back of any additional mailing envelopes such as UPS or FedEx. Please follow these instructions carefully to avoid loss of bids or designation as a non-responsive bidder.
- Cash Deposit, certified check, or Bid bonds are required for 5% of proposal. If providing a Bid Bond, you must use the State's Bid Bond Form included in the Project Manual. (Do not use AIA or AIA-based Bid Bond Form.) Bid bonds not provided using the State Bid Bond form may cause the bid to be disqualified.
- Identification of Minority Business Participation and either Affidavit A or Affidavit B must be attached to the bid. Failure to properly complete and include the required MBE documentation may result in disqualification of the bid. Additional information can be found in the MBE Guidelines included within the Project Manual. ***Bidders were reminded that documentation of Good Faith Effort must be provided if MBE requirements are not met.***
- Performance and Payment Bonds are required for this project. These bonds are not required to be submitted with the bid, but bidder must be sure they are capable of bonding in the amount of the bid provided (including the bid alternate).
- Bidders were asked to review directions regarding withdrawal of proposals.

- c. Obtaining Bid Documents: Bidders must fully examine the Project Documents and existing site conditions prior to submitting their bid.
- Bid Documents consist of the Project Manual and Project Drawings.
 - A hardcopy of the design documents will be made available to attendees of the pre-bid meeting at no cost. Additional hardcopy sets may be requested from Atlas Engineering for a refundable plan deposit of \$50.00.
 - Electronic copies of the documents may be requested from Atlas Engineering and are free of charge. Bidders are responsible for checking all drawing scales on electronic versions when using them with estimating software and are responsible for making sure that electronic sets are complete.
 - Notify the Designer of any questions, concerns, errors as soon as possible, but no later than end of business 8 days prior to the bid (by Wednesday, October 12th). The last addendum will be issued by 3:00 p.m. on October 13th, 2022.
 - Issue of Addendum No. 01 will include a copy of the pre-bid meeting minutes and answers to questions from the pre-bid meeting. **Receipt of addenda must be marked on the Form of Proposal** (after signatures). Failure to indicate receipt of addenda may cause your bid to be disqualified.
 - Bidders were reminded that they must be familiar with the State's General Conditions and Supplementary Conditions, included within the Project Manual.

3. **Review of Form of Proposal:**

- a. Fill out completely base bid, bid alternate, and unit costs. For base bid and bid alternate use words and numbers – make sure they match!
- b. Base Bid cost must include estimated quantities of unit rate work per Section 012100.
- c. Fill out subcontractors to be used (windows, electrical, etc.). If prime bidder is self-performing one of these work items, please place bidder name in the correct space, don't leave blank. Bidders can list more than one subcontractor if the subcontractor selected will differ based on acceptance of a bid alternate, etc.
- d. Bidders must circle "Add" or "Deduct" for Bid Alternate.
- e. Provide unit rates for listed items. Unit rates will be used in the event that the actual quantity of work performed is more, or less, than the estimate in the base bid.
- f. Attach the required MBE forms (ID of MBE/HUB firms, and either Affidavit A or B) and Bid Bond form. Forms have been included in the Project Manual. **If a contractor will self-perform the work and intends to submit Affidavit B, they must make sure to fill out the Identification of Minority Business Form with "none" and \$0 (not blank) in the places provided. Bidders should take care to carefully follow the MBE requirements and contact the Owner, Designer, or State HUB personnel with any questions or concerns during the bidding process.**

- g. The Owner reserves the unqualified right to reject bids if the bidder fails to insert a price for all of the bid items including the base bid, bid alternates, or unit rates requested, fails to complete subcontractor listing, mark addenda, or provides incomplete or incorrectly completed forms. Don't leave any spaces blank.
- h. The award of the contract will be made to the lowest responsible and responsive bidder on the basis of the base bid and bid alternate, if accepted by the Owner. The bid alternate may be selected if budget is available.

4. **Scope of Work:**

- a. Base Bid works includes:
 - 1. Perform a Pre-Job Damage Survey prior to the start of work. Perform an operational check of all operable louvers prior and document condition prior to start of work. Notify the Designer and Owner if the operational test of the louvers indicates any problems or if any equipment is found to be abandoned, damaged, or non-operational.
 - 2. Installation, maintenance, and removal of pedestrian protection and work access infrastructure including, but limited to: scaffolding; ladder/stair towers; pedestrian traffic control methods; pedestrian overhead protection; netting/screening to prevent falling debris; exhibit protection; roof system protection; lifting, transporting, or conveying equipment; or other infrastructure as discussed during the pre-bid meeting.
 - 3. Existing structural member sizes and layout, rough opening layout, and system construction and flashing details must be field verified by the contractor prior to provision of shop drawings and ordering, fabricating, and installation of the new window and louver systems.
 - 4. Un-mounting, temporary support, and re-mounting of conduit, fire protection systems, and other fixtures on the interior face of the clerestory wall as needed to access the work area. Coordinate and obtain all local and SCO inspections required, if any.
 - 5. Removal of interior plywood sheathing of clerestory wall. Removal of batt insulation from stud wall cavities. Remediation of any organic growth encountered.
 - 6. Repair of stud wall framing per Engineer's direction after inspection. Repairs will utilize unit cost allowances.
 - 7. Repair of deteriorated wood decking utilizing unit cost allowances.
 - 8. Installation of supplemental framing Z-purlins and flashing below clerestory wall and attachment to existing steel truss framing. Painting of steel members to match existing structural steel.
 - 9. Removal of existing window systems. Preparation of rough opening to receive new storefront window system, including all weather-barriers, flashings, and other components.
 - 10. Removal of existing louver systems. Preservation of existing louver control and operation equipment for reinstallation on new louvers. Preparation of rough opening to receive new storefront system, including all weather-barriers, flashings, and other components.

11. Installation of new storefront window system framing, including all blocking, shims, fasteners, sealants, gaskets, insulation, clips, and other accessories necessary for a watertight installation capable of resisting code loading and obtaining a manufacturer's warranty.
12. Installation of new glazing systems, including all clips, gaskets, sealants, and other accessories necessary for a watertight installation capable of resisting code loading and obtaining a manufacturer's warranty.
13. Installation of new louver systems, including all clips, gaskets, sealants, and other accessories necessary for a watertight installation capable of resisting code loading and obtaining a manufacturer's warranty. Reconnection of existing louver operators and controls to new louver system, including all hardware, control wiring, calibration, and other requirements for acceptable operation to the Owner and Manufacture.
14. Field water spray-testing of window and louver systems prior to removal of access platforms and installation of interior insulation and sheathing.
15. Installation of new batt insulation in stud cavity walls of clerestory.
16. Installation of new stained plywood sheathing to match existing interior finish of clerestory walls.
17. Final cleaning of all installed surfaces.

b. Bid Alternates:

The following bid alternates are requested for this project.

- Bid Alternate 01: Provide Kawneer Tri-Fab Trifab VG451T (4-1/2" x 2") as a preferred alternate for the new storefront system windows of the Base Bid.
- Bid Alternate 02: Remove and replace all windows and louvers on both sides of the clerestory between column lines 12 through 20 and all associated work necessary. Perform work in accordance with the requirements of the base bid scope of work.
- Bid Alternate 03: Provide Kawneer Tri-Fab Trifab VG451T (4-1/2" x 2") as a preferred alternate for the new storefront system windows of Bid Alternate 02.
- Bid Alternate 04: Remove and replace all windows and louvers on both sides of the clerestory between column lines 20 through 27 and all associated work necessary. Perform work in accordance with the requirements of the base bid scope.
- Bid Alternate 05: Provide Kawneer Tri-Fab Trifab VG451T (4-1/2" x 2") as a preferred alternate for the new storefront system windows of Bid Alternate 04.

c. Preferred Alternate: The preferred alternate meeting will be held immediately after this meeting.

- d. Specified Window System Requests for Substitution.
 - Requests for substitutions) must be received by no later than end of normal business on **October 12, 2022** to allow for time to review and issue applicable addenda. Requests must come from a bidder and not from a system manufacturer.
- e. Visiting the Site: Bidders may visit the site and roof following the meeting. Bidders may visit the interior but must be escorted with the group. Lift access to the clerestory windows on the interior side will not be provided following the meeting. An exterior ladder will be available to access the roof following the meeting. Bidders may return to the building to perform additional observation, but must contact JR Ayash in advance at 704-636-2889 ext.248 to coordinate access.

5. Work Hours/Coordination Items:

- a. The contract time from the NTP to Final Completion for Base Bid work is 225 days. The Notice to Proceed date will be scheduled to indicate the start of on-site work with the understanding that the contractor will require some upfront time for exploratory phase, submittals and window shop drawing process. The Contractor may not mobilize to site or perform work until submittal process has been completed and the Contractor receives the Notice to Mobilize from the Designer. The Contractor will have 105 days for completion of base bid work from Notice to Mobilize to Final Completion. Performance of the initial Exploratory Phase is considered part of the submittal process and does not require the Notice to Mobilize. Liquidated damages per calendar day. Acceptance of Alternates will increase the contract time by the following amounts:
 - 1. Acceptance of Alternate 02 will add 60 days to the contract time above the base bid.
 - 2. Acceptance of Alternate 04 will add 60 days to the contract time above the base bid.
- b. Coordination with Building Schedule: The Owner will occupy the premises during the period of construction for the conduct of their normal operations. Limit the use of the premises for construction operations, to allow for Owner occupancy to the building and adjacent buildings through the duration of the project. Contractor shall schedule and coordinate work with the designated point of contacts at NCDNCR and the project contact with the building. The museum's hours are 8-5 Tuesday through Sunday, Saturday being the day with the most visitors. Scaffolding is highly recommended to access the clerestory windows on the inside of the building as opposed to a lift due to the amount of interior structure around the clerestory windows. Overhead protection shall be provided around scaffolding to protect visitors of the museum during work hours. The contractor shall contact JR in advance if exhibits must be moved to complete the work in a particular area. JR informed the contractor that the plane will be the hardest exhibit to move and may require an advanced notice. JR also informed meeting participants that

the doors into the Back Shop stay open all day unless there are inclement weather conditions.

- c. Staging and Storage: The Staging and Storage area will be the gravel road/parking lot on the south side of the building to the building. JR is not requiring fencing around materials, but fencing is recommended to prevent access by visitors of the museum. Storing materials on the inside of the building or on the roof will not be allowed. The contractor will be responsible for providing their own porta-johns for workers. Windows and louvers removed during the exploratory phase of the project will remain on site until after spray testing is performed and sufficiency of the new window system is verified.
- d. The Contractor must follow all requirements of the NCDNCR and the NC Transportation Museum including, but not limited to, entrance to the site and building by workers and delivery vehicles, coordination with interior occupants for purpose of safety, storage and protection of equipment and vehicles, and coordination of construction scheduling around the events of the building as applicable.

6. Owner Preferred Alternate

- a. Preferred Alternate Information was Presented as a part of the public meeting. The project scope includes installation of a new storefront window system in place of the existing windows. The use of specified products/systems provided by Kawneer Trifab VG451T- 2"x 4-1/2" with Thermal Break has been recommended as a preferred alternate (Bid Alternates No. 01, 03, & 05). Refer to Section 012300 and 084100 for additional information. The preferred alternate is recommended due to existing coordination that has been done by Atlas utilizing Kawneer TriFab as the basis of design.
- b. An opportunity for comments or input from attendees at the meeting will be provided.
- c. No written comments were provided to Atlas Engineering or NC-DNCR in advance of this meeting.
- d. The preferred alternate has been accepted by NC-DNCR as a part of the design process. A written statement of justification will be publicly issued.

7. General/Owner Items:

- a. Deliveries: Contractor must be present to accept and unload deliveries.
- b. Insurance Requirements/P&P Bonds: Be sure that insurance certificates will meet State Requirements, especially for cancellation clauses, endorsements, and builder's risk coverage.
- c. Review special requirements at the NC Transportation Museum.

8. Questions and Answers from Pre-Bid Meeting

Q1: Does there need to be a grill between the glazing panels if there is a grill on both the exterior and interior face?

A1: No, there does not need to be a grill in between the glass panes.

Q2: Why is the project being re-bid?

A2: The first pre-bid meeting was mandatory, and the project did not receive 3 bids.

Q3: Will a third-party inspector be needed to perform the spray-testing of the windows after installation?

A3: No, the spray-testing can be performed by the contractor and witnessed Atlas Engineering.

END OF MEETING MINUTES

NC Transportation Museum Back Shops Clerestory Repairs

Site Access, Staging, & Storage



Sign - In Sheet Pre-Bid Meeting

1

Back Shop Clerestory Repairs - NC Transportation Museum (SCO#: 21-22909-01A)

October 10, 2022 3:00 PM

1	Company	Attendee Name	Email	Phone No.
	Atlas Engineering, Inc.	Matt Poisel, PE	matt@atlasnc.com	919-961-0417
	Role DESIGNER	Additional Contact:		
2	Company	Attendee Name	Email	Phone No.
	Atlas Engineering, Inc.	Tim Ford, EI	tim@atlasnc.com	336-745-1983
	Role STAFF ENGINEER	Additional Contact:		
3	Company	Attendee Name	Email	Phone No.
	Bar Construction Company, Inc.	Logan Hodges	lwillis@barconstruction.com	
	Role GENERAL CONTRACTOR	Additional Contact:		
4	Company	Attendee Name	Email	Phone No.
	The Durable Restoration Company	Don Turner	dturner@durablerestoration.com	240-470-0136
	Role GENERAL CONTRACTOR	Additional Contact:		
5	Company	Attendee Name	Email	Phone No.
	Brawley Company	Jeremy K Thompson	jthompson@brawley.net	919-636-1338
	Role GENERAL CONTRACTOR	Additional Contact:		

Sign - In Sheet Pre-Bid Meeting

2

Back Shop Clerestory Repairs - NC Transportation Museum (SCO#: 21-22909-01A)

October 10, 2022 3:00 PM

6	Company	Attendee Name	Email	Phone No.
	Salcoa Contracting, Inc.	Josh Triplett	jtriplett@salcoacontracting.com	704-638-22357
	Role GENERAL CONTRACTOR	Additional Contact:		
7	Company	Attendee Name	Email	Phone No.
	Brandsafway Solutions, LLC	John Poepping	jpoepping3@brandsafway.com	
	Role SUBCONTRACTOR	Additional Contact:		
8	Company	Attendee Name	Email	Phone No.
	Brandsafway Solutions, LLC	Aaron D Freeman	afreeman@brandsafway.com	704-249-5987
	Role SUBCONTRACTOR	Additional Contact:		
9	Company	Attendee Name	Email	Phone No.
	Carolina Classic Windows & Glass	Tom Bell	tom@ccwginc.com	336-669-0200
	Role GENERAL CONTRACTOR	Additional Contact:		
10	Company	Attendee Name	Email	Phone No.
	Role	Additional Contact:		