

**Wake County Public School System
HERITAGE HIGH SCHOOL
CENTRAL PLANT REPLACEMENT**

ADDENDUM NO. 1

DATE: February 24, 2023

PROJECT: Wake County Public School System
Heritage High School
Central Plant Replacements

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

ENGINEER: Dewberry Engineers Inc.
2610 Wycliff Road, Suite 410, Raleigh, NC 27607

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. Please see attached February 21, 2023 Pre-Bid Meeting Minutes and Attendance Sheet. The Pre-Bid Meeting Minutes shall become part of the contract documents.

Drawings:

1. None.

Specifications:

1. None.

Contractor Questions:

1. Please confirm that HVAC Combination Starters are to be Breaker type. Are Fused Type allowed?
 - a. Response: Combination Starters are provided by Div. 23. However, fusible type combination starters are acceptable.
2. Please clarify if Mechanical Rooms are considered wet locations and / or subject to damage, in terms of Enclosure Types (NEMA 1 or NEMA 4X) and in terms of Conduit Type (EMT or GRS).
 - a. Response: Mechanical rooms are not typically considered wet locations. NEMA Type 1 enclosures are acceptable in this space. Both types of conduit are required/allowed in this space and shall be installed as noted in specifications (see response below).
3. Can NEMA 1 Enclosures be used in Mechanical Rooms?
 - a. Response: NEMA Type 1 enclosures are acceptable in this space.
4. Can EMT be used above 8' in Mechanical Rooms?
 - a. Response: EMT can be used above 8' as specified. GRS is required at lower elevations unless noted otherwise.
5. Section 3.2.E.2 asks for a water meter. Do you want me to quote those even though they aren't anywhere else? If so can you tell me the size of the line...I couldn't find it on the plans. Do you happen to know what sort of CHW and HHW volumes this school has?
 - a. Response: The water meter is not required on the make-up water supply.

Attached Documents:

**Wake County Public School System
HERITAGE HIGH SCHOOL
CENTRAL PLANT REPLACEMENT**

1. February 21st Pre-Bid Meeting Minutes
2. February 21st Pre-Bid Meeting Attendance Sheet

End of Addendum No. 1



PRE-BID MEETING MINUTES

DATE: February 21, 2023

TIME: 9:00 a.m. – 10:30 a.m.

LOCATION: Heritage High School

CAMERA SETTING: N/A.

PURPOSE: Pre-Bid Meeting

Summary of Discussion

1. Chris Herron thanked everyone for their interest in the project and attendance at the pre-bid meeting.
2. **Introduction of Wake County Public School System (WCPSS) Owner team and Design Team (Dewberry Engineers Inc. and Gurel Architecture):**
 - a. Tony Champion (WCPSS) will be the primary Owner Representative
 - b. Chris Herron (Dewberry Engineers Inc) will be the primary Design Team Representative
3. **Bid Document Access:** Asked if everyone was able to access the bid documents. All parties had received the bid documents.
4. **Project Scope of Work:**
 - a. Existing HVAC System equipment replacement includes boilers, pumps, and associated mechanical room piping.
 - b. Existing Water heater replacement.
 - c. Existing chillers are to remain. No scope of work included for replacement.
 - d. The electrical disconnection/reconnection or new connection to HVAC equipment to support renovations.
 - e. Connect new equipment to existing controls system.
 - f. Removal of (2) existing temporary condensing boilers and return to WCPSS.
5. **School Schedule:**
 - a. This is a traditional school.
 - b. Depending on how the school year develops later in the year, there could be school events that will need to be scheduled around. Further discussions will take place and a list of events and dates shall be provided by WCPSS Owner Representative, if necessary.
6. **Protection Areas:** Contractor shall be required to isolate/protect areas of construction with orange barrier fencing.
7. **Alternates:**
 - a. Alternate #1: Provide HVAC Building Automation System work by preferred manufacturer. Honeywell (existing system on site).
 - b. Alternate #2: Provide Fire Alarm System work by preferred manufacturer. Mircom (existing system on site).
8. **Unit Prices:**
 - a. No Unit Prices for this project.
9. **Allowance/Contingency:**
 - a. Project includes a \$100,000 contingency/allowance for the owner to use toward their discretion. Any contingency/allowance shall be returned to owner during the project closeout process.
10. **Permitting:**

- a. Documents will be submitted for permitting by Dewberry once successful contractor is on board. WCPSS will pay permitting fees directly. Contractor shall not include permit fees in their bid.

11. General Conditions:

- a. The General Conditions of the contract apply to all portions of the project. This is a formal bid, so all standard WCPSS policies have to be followed.

12. Appendix C (Sexual Offender Registry Check Certification Form):

- a. Appendix C of the General Conditions in the specifications requires all contractors working on WCPSS property to submit a “Sexual Offender Registry Check Certification Form”. The successful Contractors, including all sub-contractors, will be required to submit this form when submitting the contract. Contractors are required to complete this information before they will be allowed on the school property.

13. Photo ID Requirement:

- a. WCPSS requires all workers to wear a generated Photo ID, at all times, while on site.

14. COVID-19 Requirements:

- a. There are no COVID-19 requirements at this time. However please see the directions indicated below if requirements are put back in place during construction.

WCPSS COVID-19 GUIDELINES:

1. ALL CONTRACTORS SHALL SCREEN ALL EMPLOYEES AND SUBCONTRACTORS' EMPLOYEES PRIOR TO ENTERING THE SCHOOL. SCREENING SHALL INCLUDE TEMPERATURE CHECKS AND COVID-19 QUESTIONNAIRE PROVIDED BY WCPSS.
2. RECORDS OF ALL SCREENINGS SHALL BE SCANNED AND EMAIL TO WCPSS PROJECT MANAGER WEEKLY.
3. ALL CONTRACTORS AND SUBCONTRACTORS SHALL WEAR PROPERLY FITTED MASKS AT ALL TIMES WHEN ON WCPSS PROPERTY. THOSE WHO VIOLATE THIS POLICY WILL BE REMOVED FROM THE SITE PERMANENTLY.
4. ALL CONTRACTORS AND SUBCONTRACTORS MUST FOLLOW CURRENT WCPSS QUARANTINING GUIDELINES AS FOUND AT [HTTPS://WWW.WCPSS.NET/DOMAIN/17067](https://www.wcpss.net/domain/17067).
5. WCPSS WILL NOT BE RESPONSIBLE FOR ANY ADDITIONAL GENERAL CONDITIONS OR OTHER CHANGE ORDERS ASSOCIATED WITH COVID-19 SCREENINGS AND QUARANTINES NECESSARY TO MEET WCPSS REQUIREMENTS.

15. Project Schedule:

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|--|----------------------------|
| a. Pre-Bid Meeting: | February 21, 2023 @ 9:00am |
| b. Open Bids: | March 14, 2023 @2:00pm |
| c. Notice of Intent to Award (start shop drawings): | March 15, 2023 |
| d. Return of Owner Contractor Agreement by Contractor: | March 31, 2023 |
| e. Notice to Proceed with Construction: | May 12, 2023 |
| f. Substantial Completion: | November 10, 2023 |
| g. Final Completion: | December 8, 2023 |

16. Liquidated Damages:

- a. Beyond Substantial Completion: \$750 per day
- b. Beyond Final Completion: \$250 per day

17. Staging:

- a. Staging area can be allocated on site as needed. This will be discussed at the Pre-construction meeting.

18. Toilet Use:

- a. Contractors shall provide portable toilets.

19. Utility Use:

- a. Contractor shall be permitted to use existing water and power. These utilities shall be left as when the project began.

20. Bid Clarification Question Contact:

- a. Any bid clarification questions should be submitted in writing to Chris Herron at the following contact information:

Chris Herron
Dewberry Engineers Inc.
2610 Wycliff Road, Suite 410
Raleigh, NC 27607
(919) 425-7628 – work
(919) 268-6490 – mobile
cherron@dewberry.com – email.

21. Project Bid Opening:

- a. Note project bids will be received up until Tuesday, March 14th at 2:00pm and be reviewed at 1551 Rock Quarry Road, Building A, Raleigh, NC 27610. Enter building on short face of building, facing Rock Quarry Road.
- b. First addendum will be issued Thursday, February 23rd, which will include the Pre-Bid Meeting minutes.
- c. Questions will no longer be taken after Monday, March 6th. Last addendum will be issued Tuesday, March 7th, if necessary.

22. Closing Comments:

- a. (2) temporary condensing AERCO boilers will be moved to Heritage for possible temporary use, if required. Awarded contractor shall take these boilers to WCPSS at end of project.

23. Contractor Questions:

- a. What happens to the existing condensing boilers? Boilers are to be set aside for WCPSS to evaluate for parts.
- b. Knightdale HS, prototype of Heritage HS has light weight concrete for roof material. Light weight shall be considered for bid cost.
- c. Roof is Soprema Mod Bit and has warranty until 2029. Baker Roofing is certified roofing installer.

24. Site Walk/Visit:

- a. All parties present can walk around the project site to view existing conditions.
- b. Contractors are welcome to come back and visit the project site if approved by WCPSS. Just utilize the normal check-in/check-out process in the school office.

