



Addendum #1
March 31, 2023

NC Department of Natural and Cultural Resources
NC Zoo Desert Pavilion HVAC Improvements
SCO ID # 18-18399-01A
SSME #19049

The following addendum items shall be incorporated into the Contract Documents:

1. Refer to the meeting minutes and attendance sign-in sheets from the Pre-Bid Conference held at the project site on Tuesday, March 28, 2023.
2. Refer to Specifications Section Notice to Bidders. Page 1.

Change

“Bids will be received for General Contractor – Single Prime - contract. All proposals shall be lump sum.”

to

“Bids will be received Single Prime contract. General Contractor or other qualified contractor based on GS 87 excerpt below. All proposals shall be lump sum.

On public buildings being bid single prime, where the total value of the general construction does not exceed 25% of the total construction value, contractors under GS87- Arts 2 and 4 (Plumbing, Mechanical & Electrical) may bid and contract directly with the Owner as the SINGLE PRIME CONTRACTOR and may subcontract to other properly licensed trades. GS87-1.1- Rules .0210”

END OF ADDENDUM #1



March 28, 2023

NC Department of Natural and Cultural Resources
SCO ID # 18-18399-01A NC Zoo Desert Pavilion HVAC Improvements
SSME #19049

Pre-Bid Conference Agenda – Note: Items shown in red are additional information from this meeting.

1. **Introduction:**

a. **Distribution of Sign-In Sheet**

b. **General Introductions**

c. **Form of Bid:** Single Prime General Construction Contract – lump sum

d. **Key Project Personnel and Roles:**

- **Owner/Agency:** NC Department of Natural and Cultural Resources
- **Owner's Rep/Project Manager:** **Martin Kearns** - NC Zoo
- **Design Team/Project Managers:** Steven McCullen, Trisha Pelkey-Holland - Spring Stoops McCullen Engineering, PA

e. **Bid, Award and Construction Schedule:**

- **Bid Date/Time:** Thursday, April 13, 2023 - MPR conference room.
- **Re-bid Date/Time:** **Thursday, April 20, 2023 - MPR conference room.**
- **Bid Opening Location:** **W. David Stedman Education Center**, (park in the North American parking lot) **4401 Zoo Parkway**, Asheboro, NC.,
- **Construction Duration:** 280 consecutive calendar days from Notice to Proceed (NTP)
- **Key Milestone Dates (rough schedule):**
 - Contracts Complete: April 27, 2023
 - Anticipated NTP: May 4, 2023
 - Final Acceptance: February 8, 2024

2. **Owner General Requirements/Comments:**

- a. Owner will occupy the building during the construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's day-to-day operations. Maintain existing exits, and roadways unless otherwise indicated.
- b. Provide not less than seventy-two (72) hours' notice to Owner of activities that will affect Owner's operations.
- c. Site driveways, parking areas, roads and streets shall be kept clear at all times. Do not use these areas for parking or storage of materials.

- d. Work hours: Submit work schedule to Owner and Designer.
Schedule of work hours per Desert Pavilion Staff:
 - a.) Summer hours 7:30 am. to 5:00 pm. April to October
 - b.) Winter hours 7:30 am. To 4:30 pm. November to March
 - e. Noise and disruptions – Coordinate with Zoo Staff and provide no less than 72 hour notice of work that will cause noise and disruptions.
 - f. Contractor parking. Four (4) spots will be available in the upper-level parking area at the back of the Desert Pavilion. One (1), possibly two (2) spaces will be available on the lower-level area at the back of the Desert Pavilion adjacent to the mechanical room
 - g. Temporary facilities: Contractor shall provide temporary toilets. Electricity and water will be provided from the building for cleaning and testing installed piping system. LP Gas will be available at the building to connect to for the temporary boiler.
3. **Designer Overview/Comments:**
- a. **Review Scope of Work:** Work consists of, but is not limited to, the replacement of two (2) existing heating hot water boilers with two new hot water boilers and hot water pumps, including replacing two (2) existing air handling units. Miscellaneous HVAC upgrades and repairs are also included.
 - b. **Site Safety:** Follow US Department of Labor OSHA Standards.
 - c. **Material Laydown/Staging Area and Waste/Spoil Removal:** Pre-arranged/approved location(s). The laydown/staging area will be next to the air-cooled chillers. Refer to attached site map.
 - d. **Communication During Bid Phase:** All questions shall be in writing (via email) to SSME Attn: Steven McCullen and Trisha Pelkey-Holland. Answers and/or clarifications will be issued via addendum.
 - e. **Bid Proposal Form:**
 - Only use standard form “Form of Proposal” included in backend of the Project Manual.
 - Submit bid with all required forms and documents in sealed manila envelope with the submitting contractor’s name, license number, project name and SCO ID # clearly marked on front of envelope.
 - Base bid and (Alternate Bids 012300).
 - Bid bond (security) will be required for project.
 - Performance and payment bonds will be required for project.
 - f. **Addenda:** Last addendum changing/revising bid documents will be issued no later than 5 p.m. on Thursday, April 6, 2023 (7 calendar days prior to bid opening).
 - g. **Request for Clarification During Bid Phase:** Clarifications not requiring changes or revisions to bid documents will be issued no later than 5:00 p.m. on April 10, 2023
 - h. **Questions and Answers**
 - i. **Tour of the Site**

- j. A second site pre-bid walk through is scheduled for Monday April 3, 2023 at 1:00 p.m. Meet at the W. David Stedman Education Center lobby, (park in the North American parking lot) 4401 Zoo Parkway, Asheboro, NC., NC Zoo contact is Martin Kearns.

A. Proposed order of construction:

- 1.) The temporary boiler will be provided piped and operational prior to starting demolition of the existing boilers
- 2.) Phase 1 - Work to install new boilers and pumps.
- 3.) Phase 2 - Work anticipated to start late summer early fall on the south side large area of the upper area to replace reheat coils, piping and ductwork. Replacement of *AHU-2 and AHU-3 to be commence. A temporary AHU will be provided to serve the north side, small area. *Note that the critical unit is AHU-2 as it serves the habitats and holding areas.
- 4.) Phase 3 – Work will involve replacing the reheat coils, piping and ductwork on the north side, smaller area on the upper level.
- 5.) Phase 4 – Balancing and completion of controls.



End of Report

MEETING SIGN-IN SHEET



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PROJECT: NC Department of Natural and Cultural Resources
 NC Zoo Desert Pavilion HVAC Improvements
 SCO ID# 18-18399-01A

MEETING: Pre-Bid meeting

DATE: March 28, 2023

TIME: 2:00 P.M.

LOCATION: **W. David Stedman Education Center, 4401 Zoo Parkway, Asheboro, NC.**

NAME	COMPANY	PHONE #	EMAIL ADDRESS
Martin Kearns	NC Zoo	336-953-0979	Martin.kearns@nczoo.org
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William Harvell	Piedmont Service	336-669-0796	wharvell@piedmontsg.com

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