

**Johnston County Public Schools
HVAC CONTROLS REPLACEMENTS – PACKAGE 3**

ADDENDUM NO. 1

DATE: June 16, 2023

PROJECT: Johnston County Public Schools
Controls Replacements – Package 3

OWNER: Johnston County Public Schools
601-A West Market Street, Smithfield, NC 27577

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 June 13, 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. See Pre-Bid Meeting Minutes for questions and responses.

Attached Documents:

1. June 13th Pre-Bid Meeting Minutes
2. June 13th Pre Pre-Bid Meeting Attendance Sheet

End of Addendum No. 1



PRE-BID MEETING MINUTES

DATE: June 13, 2023

TIME: 9 a.m. – 11 a.m.

LOCATION: West Johnston High School – 5935 Raleigh Road, Benson, NC 27504
Selma Elementary School – 311 West Richardson Street, Selma, NC 27576
Corinth Holders Elementary School – 3976 NC-231, Zebulon, NC 27597

CAMERA SETTING: N/A.

PURPOSE: Package 3 Pre-Bid Meeting Agenda

Summary of Discussion

1. Thank everyone for their interest in the project and attendance at the pre-bid meeting.
2. Introduction of Johnston County Public Schools (JCPS) Owner team and Design Team (Dewberry Engineers Inc.):
 - a. Josh Woodard (JCPS) will be the primary Owner Representative
 - b. Chris Herron (Dewberry Engineers Inc) will be the primary Design Team Representative
 - c. Rebecca Parada (Dewberry Engineers Inc)
3. **Bid Document Access:** Ask if everyone was able to access the bid documents.
4. **Project Scope of Work:**
 - a. Replacement of existing BAS Controls systems at West Johnston High School, Selma Elementary and Corinth Holders Elementary School.
 - b. Selma Elementary – Replace (2) hot water secondary pump motors. Provide new VFDs.
 - c. West Johnston High – Replace (2) hot water and (2) chilled water secondary pumps. Provide new VFDs. Replace (1) fan coil unit.
 - d. Corinth Holders – Replace (1) HVAC Package Unit serving Gymnasium. Scope of work was discussed/presented at PreBid Meeting. Further details on this unit replacement will be coming in future addendum no later 6/20/23. Also, see comments below.
5. **School Schedule:**
 - a. This is a traditional calendar school. Work is intended to be conduct primarily around the summer break, with weekends and nights during school year, if necessary
 - 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 JCPS Owner Representative, if necessary.
6. **Alternates:**
 - a. Alternate #1: Manufacturer Preferred Brand BAS: Distech
 - b. Alternate #2: Manufacturer Preferred Brand Control Valves: Belimo
7. **Unit Prices:**
 - a. No Unit Prices for this project.
8. **Allowance/Contingency:**
 - a. Project includes a \$50,000 contingency/allowance for the owner to use toward their discretion. Any contingency/allowance shall be returned to owner during the project closeout process.

9. Permitting:

- a. Documents will be submitted for permitting by contractor once successful contractor is on board. Contractor shall include permit costs in the bid submittal.

10. General Conditions:

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

11. Sexual Offender Registry Check Certification Form:

- a. The General Conditions in the project manual requires all contractors working on JCPS 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.

12. Photo ID Requirement:

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

13. Project Schedule:

- a. Pre-Bid Meeting: June 13, 2023 @ 9:00am
- b. Open Bids: **June 27, @ 3:30pm**
- c. Notice of Intent to Award (start shop drawings): June 28, 2023
- d. Return of Owner Contractor Agreement by Contractor: July 14, 2023
- e. Notice to Proceed with Construction: July 31, 2023
- f. Substantial Completion: July 31, 2024
- g. Final Completion: August 18, 2024
- h. Final Closeout: August 25, 2024

14. Liquidated Damages:

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

15. Protection Areas: Contractor shall be required to isolate/protect areas of construction with orange barrier fencing.

16. Staging:

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

17. Toilet Use:

- a. Contractors shall provide portable toilets.

18. Utility Use:

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

19. 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.

20. Project Bid Opening:

- a. Note project bids will be received up until **Tuesday, June 27th at 3:30pm** and be reviewed at 601-A West Market Street, Smithfield, NC 27577.
- b. First addendum will be issued Friday, June 16th, which will include the Pre-Bid Meeting minutes.
- c. Questions will no longer be taken after Monday, June 19th. Last addendum will be issued Tuesday, June 20th, if necessary.

21. Closing Comments:

- a. At Selma Elementary with the two secondary heating hot water pumps, the drawings show only the motor being replaced. We are going to include replacing the entire pump in next addendum.
- b. In addition to the work already shown at Corinth Holders Elementary School we are going to include replacing the package unit currently serving the Gym.
 - i. TCH360A40R1A5BC5A00D000HJ000000
 - ii. C05E04826



22. Contractor Questions:

- a. What do you mean by “recommission” for AHU-6B at West Johnston High School?
 - i. Get it back in working order and programmed correctly. This includes cleaning the energy recovery wheel.
 - ii. Any deficiencies beyond what is mentioned in the project will need to be recorded to discuss with engineer and owner. Additional costs will come out of the contingency.
- b. How is the glycol system supposed to be flushed? Answer will be coming in the next addendum.
- c. Are the existing control valves at Corinth Holders Elementary School being replaced?

- i. Yes, the existing control valves (pictured below) will need to be replaced.



- d. The mezzanine at Corinth Holders Elementary School does not appear to be plenum rated and has a lot of exposed wires. Does the wire have to be plenum rated? Does all wiring need to be in conduit? Answer will be coming in the next addendum.
- e. Will the concrete pad the existing gym unit at Corinth Holders Elementary School need to be expanded? This will be indicated on the revised documents in the next addendum.

23. Site Walk/Visit:

- a. All parties present can walk around the project site to view existing conditions.
- b. Contractors are welcome to visit the project sites once approved by JCPS. Contact Matt Johnson or Josh Woodard to schedule time with staff notification. Utilize the normal check-in/check-out process in the school office.

