

**Wake County Public School System
MIDDLE CREEK HIGH SCHOOL
HVAC RENOVATION**

ADDENDUM NO. 1

DATE: August 29, 2023

PROJECT: Wake County Public School System
Middle Creek High School
HVAC Renovation

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 August 24, 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 meeting minutes attached.

Attached Documents:

1. August 24th Pre-Bid Meeting Minutes
2. August 24th Pre-Bid Meeting Attendance Sheet

End of Addendum No. 1



PRE-BID MEETING MINUTES

DATE: August 24, 2023

TIME: 9:00 a.m. – 10:30 a.m.

LOCATION: Middle Creek 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. **Introduced Wake County Public School System (WCPSS) Owner team and Design Team (Dewberry Engineers Inc. and Gurel Architecture):**
 - a. Dan Budronis (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. The removal/replacement of all existing major HVAC equipment in central plant (boilers, chillers, HW and CHW pumps, etc.)
 - b. New Chillers have been pre-purchased. Estimated delivery is end of May 2024.
 - c. Building is currently being served with temporary chillers.
 - d. Removal of existing ice storage system.
 - e. The electrical disconnection/reconnection or new connection to HVAC equipment to support the renovations.
 - f. Connect new equipment to existing controls system.
 - g. Partial replacement of existing BAS controls systems.
 - h. Rerouting of existing underground water service piping around new generator location.
 - i. Roof repair scope is included for removing the existing
5. **School Schedule:**
 - a. This is a traditional school calendar, however facility includes with a community center
 - 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 the Building Automated Control system by Honeywell providing Tridium N4 with Spyder field controllers, Trane Controls providing Tridium N4, or Schneider Electric as described in Specification Section 230900.
 - 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:

- a. Pre-Bid Meeting: August 24, 2023 @ 9:00am
- b. Open Bids: September 12, 2023 @ 2:00pm
- c. Notice of Intent to Award (start shop drawings): September 13, 2023
- d. Return of Owner Contractor Agreement by Contractor: September 27, 2023
- e. Notice to Proceed with Construction: November 6, 2023
- f. Substantial Completion: August 9, 2024
- g. Final Completion: September 6, 2024

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, September 12 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 Tuesday, August 29th, which will include the Pre-Bid Meeting minutes.
- c. Questions will no longer be taken after Friday, September 1st. Last addendum will be issued Tuesday, September 5th, if necessary.

22. 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.

23. Contractor Questions:

- a. What is the existing ice storage capacity?
 - i. Response: Existing drawings indicate 5,160 gallons of water/ice storage. Existing drawings indicate the (13) existing tanks model numbers are Calmac Model 1190A.
- b. Does existing roof have a warranty? If so, who is the warranty contractor.
 - i. Response: Roof warranty has expired.



PRE-BID MEETING ATTENDANCE SHEET

DATE: August 24, 2023

TIME: 9:00 a.m. – 10:30 a.m.

LOCATION: Middle Creek High School

CAMERA SETTING: N/A.

PURPOSE: Pre-Bid Meeting

In Attendance

NAME	✓	ORGANIZATION	PHONE	EMAIL
Chris Herron	✓	Dewberry Engineers Inc.	919.268.6490	cherron@dewberry.com
Dan Budronis	✓	Wake County Public School System	919.210.9468	dbudronis@wcpss.net
Joe Bowman	✓	CSUSA (MA)	919-868-7010	joebowman@comfortsystemsusa.com
Ben Hookaday	✓	Hookaday Mech.	919-277-0485	ben@hmc.com
Shaun Hathaway	✓	Mechworks	919-322-2090	shathaway@mechworksinc.com
DAVID ALMOND	✓	SUPERIOR MECH	336-339-6296	dalmond@superiormechserv.com
SANTIAGO SIBALDO	✓	BAR CONSTRUCTION	336-274-2744	BIDS@BARCONSTRUCTION.com
Jim Thomas		ECS	919-801-3219	Jim.Thomas@ecscontrols.com
David Cotton		ECS	910-995-1684	David.Cotton@ecscontrols.net