



James Grady Architect PLLC

Oct. 16, 2023

Distribution: All Bidders, Owner's Representatives, and Other Interested Parties:

Re: Labor Building - Window Replacement
SCO # 22-25223-01A Code: 42101 Item: 4218

Addendum No. 1

Please note that all parts of this addendum become part of the construction documents bid set for this project and shall be included in all bids.

Addendum No. 1, Item 1 Pre-Bid Meeting Minutes:

Note: These minutes, by James G (Jim) Grady, PhD, AIA, are incorporated into the contract documents for bidding this project. These minutes represent my best interpretation of the significant issues and resolutions discussed at the meeting. If your interpretation differs, please advise via e-mail immediately.

On Thursday, October 12, 2023 at 3:00 p.m., the Pre-bid Meeting was held at the site for the above project. The following people attended the conference:

Tim Harris	Window Supplier	American Cedar & Millwork	919 291 4157
Carson Ricciarelli	Window Supplier	American Cedar & Millwork	919 368 0285
Mark Maddrey	Superintendent	C T Wilson Construction	919 422 0283
Brandon Wiggs	Representative	Caddo Construction	919 883 6073
Kevin Hartzog	Estimator	C T Wilson Construction	919 808 1925
George Crane	General Contractor	Crane Building Company, Inc.	910 713 1976
Stuart Jones	Representative	Empuricon Inc.	919 924 7716
Adam Moser	Representative	DGC Glass Systems	919 500 4700
Jim Edwards	General Contractor	Inland Construction	919 868 6598
Gray Rogers	Representative	Davison Sash	919 274 3422
Charles Keller	Estimator	Harrod & Assoc. Constructors	919 828 7782
Christian Rebuli	Representative	RebFor LLC	919 717 0992
Scott Mabry	Chief of Staff	NC Dept. of Labor	800 625 2267
Alan Eaton	Owner's Representative	State Construction Office	919 807 4129
Skyler Allen	Labor Building Manager	NC Dept. of Labor	919 707 7706
Jim Grady	Architect	James Grady Architect	919 834 5939

After introductions all around, the Summary of the Work from the specifications was reviewed and discussed, questions were answered, and typical window installation locations were visited. A summary of the topics discussed follows:

- 1) The Summary of the Work, including the description of Alternates 1 - 4, was read aloud and discussed.

2) Addendum No.1, Item 2 following, concerning Products and Manufacturers was read aloud and discussed. It was clarified that the Labor Building is a Certified Historic Building, and that the window detail drawings have been reviewed and approved by the State Historic Preservation Office (SHPO) for conformance with the Secretary of the Interior's Standards for Rehabilitation. The performance specifications therefore include the details shown on the drawings, including SHPO approved matching historic profiles and dimensions such as parting rail and muntin widths.

3) Project Historic Color #1- Sash Color and Project Historic Color #2- Frame and Trim Color, were discussed, along with the Munsell Labs Color Definitions for each, were discussed, as shown in the Specifications APPENDIX 1- PROJECT HISTORIC COLOR DEFINITIONS. All exterior finish colors must be bid as custom colors to match current physical sample 8" x 10" sheets obtained by the Contractor from Munsell Labs. The sample sheets shall be submitted along with proposed color samples for approval. Manufacturer's similar standard colors shall not be used in the bid process.

4) In order to ensure consistency of trim profiles and matching of project historic colors, note that the exterior wood trim surrounding Window Types A, AL, B, BL, BBL, C, CL, and E shall be replaced with extruded aluminum trim manufactured by the aluminum clad wood window manufacturer, as specified in Section 085213 Aluminum Clad Wood Windows And Extruded Aluminum Trim.

5) It was clarified that the building will be occupied during construction and that the Work will be phased as planned with the Owner at the Pre-Construction Conference and at subsequent site meetings.

6) It was agreed that prospective bidders are free to contact Labor Building Manager Skyler Allen at skyler.allen@labor.nc.gov 919 707 7706, to arrange for additional site visits as needed to evaluate the existing conditions. The building exteriors are also generally accessible and easily viewed, especially on weekends.

7) During the walk through with the group, typical installations were visited for Window Types A, BL, C, D, E, F, F2, and F3, with the tour extending to the rooftop and north site areas.

8) As requested during the meeting, selected photos of typical existing conditions at Window Type E, including the roof access and dormer interiors, have been included as Addendum No. 1, Item 3 following.

9) As requested during the walk-through, a \$3000 Allowance has been added for Hazardous Materials Testing by the General Contractor During Performance of the Work, per the following Addendum No. 1 Items 4 and 5.

End of Pre-Bid Minutes

Addendum No. 1, Item 2:

Question/ Answer 1- Products and Manufacturers Shown and Specified in the Construction Documents

Per the following email issued Oct. 10, 2023 to All Interested Bidders, Suppliers, Subcontractors, and Other Interested Parties:

From: Jim Grady <jim@jgarchitect.net>

Date: Tuesday, October 10, 2023 at 6:15 PM

To: Charles Wilson <charlie@ctwilson.com>, Jim Edwards <jim@inlandconstructionco.com>, Mike Ingram <mike@inlandconstructionco.com>, Ed Long <elong@harrodandassoc.com>, George Crane <george@cranebuildingcompany.com>, John Whidden <johnw@cranebuildingcompany.com>, Brandon Wiggs <brandon@caddoconstruction.com>

Cc: Carson Ricciarelli <cricciarelli@millwork1.com>, Jim Pelowski <JimPelowski@marvin.com>, Chip Johnson <cjohnson@binswangerglass.com>, Don Maryott <donm@fyre-tec.com>, <quoting@optimumwindow.com>,

<sales@optimumwindow.com>

Subject: Labor Building Window Replacement- Question / Answer 1 for Pre-Bid Meeting and Addendum 1

To: All Interested Bidders, Suppliers, Subcontractors, and Other Interested Parties:

Re: Question / Answer 1 for Pre-Bid Meeting and Addendum 1

Q1: What is the basis of design for both style of windows. I looked in the specifications and did not see a specified mfg. I want to talk to them to find out lead times to figure out when the project could start.

A1: Because the State of NC doesn't allow calling for a Basis of Design product without designating it as a Preferred Brand Alternate and having public meetings concerning it, and I have not found equivalent products to exist, I have, with the approval of the Owner and the State Construction Office, incorporated performance specifications and dimensioned details for the manufacturers and products used for the design into the construction documents for bidding. While I have not found equivalent products to those shown on the drawings and specifications, we cannot exclude them from the bid process if they do exist and are equivalent in performance and details. This performance specification approach allows us to show the products used in the design and presented for bidding while not requiring that they must be used or being required to name at least 3 equivalents products, as we would be if we specified a product and manufacturer by name.

With the qualification and clarification that we cannot exclude products of equivalent performance, details, and dimensions, I've worked closely with the manufacturer's representatives listed below during the design process and incorporated performance specifications and dimensioned details into the construction documents for the following products and manufacturers:

- Window Types A, AL, E: Marvin G2 Signature- Prefinished Double Hung Aluminum Clad Wood Windows and Extruded Aluminum Trim (extruded aluminum trim by same manufacturer is also detailed and specified for Window Types C and CL).
- Window Types C, CL: Fyre-Tec H925- Prefinished Heavy Single Hung Fire Rated Steel Windows
- Window Types F1, FF1, F2, and F3: Optimum Window FR55

Suppliers, Subcontractors, and Other Interested Parties Forwarded Bid Set Links

Oct. 3 Carson Ricciarelli, Sales
 American Cedar & Millwork / Marvin
 3401 Tarheel Dr.
 Raleigh NC, 27609
 919-871-0200 ext. 238
 919-368-0285 mobile
 E-mail: cricciarelli@millwork1.com

Oct. 3 Jim Pelowski, Sr. Regional Manager Architectural Sales
 Marvin

marvin.com
607-423-5652
E-mail: JimPelowski@marvin.com

Oct. 3 Chip Johnson | National Account Sales
Binswanger Glass
340 S. Hollywood St. Memphis, TN 38104
www.binswangerglass.com
901-356-1859
Email: Cjohnson@binswangerglass.com

Oct. 5 Don Maryott, Senior Project Manager
Fyre-Tec
701 Centennial Rd, Wayne, NE 68787
www.fyre-tec.com
402-375-3261
E-mail: donm@fyre-tec.com

Oct. 5 Optimum Window Mfg. Corp
28 Canal St. Ellenville, NY 12428
www.optimumwindow.com
845-647-1900
Attn: Quoting Department
E-mail: quoting@optimumwindow.com

I'll be discussing this with all attendees at the Pre-Bid Meeting Thursday, and will also share this as Q & A 1 in Addendum 1 to include the Pre-Bid Minutes.

Thanks for your interest in this project!

James G (Jim) Grady, PhD, AIA
James Grady Architect, PLLC
129 Sterlingdaire Drive
Cary, NC 27511
(919) 834-5939

End of Addendum No. 1, Item 2

**Addendum No. 1, Item 3:
Photographs of Interior / Exterior Dormer Window Type E:**



Window Type E- North



Window Type E- West (East Similar)



Dormer Attic Access Roof Hatch



Dormer Attic Access Roof Hatch Ladder

(Continued Next Page)



Dormer Attic Interior Access



Window Type E- Dormer Attic Interior



Window Type E- Dormer Attic Interior



Window Type E- Dormer Attic Interior

End of Addendum No. 1, Item 3

Addendum No. 1, Item 4:

Section 012100 ALLOWANCES Added to include Allowance for Hazardous Materials Testing by GC During Performance of the Work.

See added Allowances Next Page.

SECTION 012100 – ALLOWANCES (ADDENDUM No. 1)

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
- B. Types of allowances include the following:
 - 1. Testing and inspecting allowances.

1.3 DEFINITIONS

- A. This allowance is a quantity of work or dollar amount established in lieu of additional requirements, used to defer needed on site hazardous materials testing as identified by the Contractor and approved by the Architect to a later date. If necessary, additional requirements will be issued by Change Order.

1.4 INFORMATIONAL SUBMITTALS

- A. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.5 TESTING AND INSPECTING ALLOWANCES

- A. Testing and inspecting allowances include the cost of engaging testing agencies, actual tests and inspections, and reporting results.
- B. The allowance does not include incidental labor required to assist the testing agency or costs for retesting if previous tests and inspections result in failure. The cost for incidental labor to assist the testing agency shall be included in the Contract Sum.
- C. At Project closeout, credit unused amounts remaining in the testing and inspecting allowance to Owner by Change Order.

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1.6 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchased hazardous materials testing amounts and the allowance.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALLOWANCES

- A. Allowance No. 1: Hazardous Materials Testing: Include a lump sum of \$3,000.00 for the testing of potentially hazardous materials as encountered and identified by the Contractor and approved by the Architect during the performance of the Work.

END OF SECTION 012100

Addendum No. 1, Item 5:

TABLE OF CONTENTS Revised to Include Section 012100 ALLOWANCES (ADDENDUM No. 1)

See Revised Table of Contents, Next Page.

LABOR BUILDING - WINDOW REPLACEMENT

Address: 4 West Edenton Street, Raleigh, NC 27601

Owner: North Carolina Department of Administration

North Carolina State Construction Office Project SCO # 22-25223-01A Code: 42101 Item: 4218

Division	Section Title	Pages
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**NORTH CAROLINA DEPARTMENT OF ADMINISTRATION & STATE CONSTRUCTION OFFICE
FORMAL CONTRACT**

Advertisement For Bids	1
Notice To Bidders	2
Table of Contents	2
Instructions to Bidders and General Conditions of the Contract	45
Supplementary General Conditions	1
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DIVISION 00 – COVERS

000107 - SEALS PAGE- ARCHITECT	1
000115 - LIST OF DRAWING SHEETS	1

DIVISION 01 - GENERAL REQUIREMENTS

011000 SUMMARY	2
012100 ALLOWANCES (ADDENDUM No. 1)	2
012300 ALTERNATES	2
013100 PROJECT MANAGEMENT AND COORDINATION	4

DIVISION 02 – EXISTING CONDITIONS

024119 - SELECTIVE DEMOLITION	2
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DIVISION 03 – CONCRETE

NOT APPLICABLE

DIVISION 04 – MASONRY

NOT APPLICABLE

DIVISION 06 – WOOD, PLASTICS, COMPOSITES

061000 ROUGH CARPENTRY	3
062000 FINISH CARPENTRY	2

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

076200 SHEET METAL FLASHING AND TRIM	3
079200 JOINT SEALANTS	3

DIVISION 08 – OPENINGS

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085123	FIXED FIRE RATED STEEL WINDOWS	6
085213	DOUBLE HUNG ALUMINUM CLAD WOOD WINDOWS AND EXTRUDED ALUMINUM TRIM	9
DIVISION 09 - FINISHES		
099113	EXTERIOR PAINTING	5
099123	INTERIOR PAINTING	3
APPENDIX 1- PROJECT HISTORIC COLOR DEFINITIONS		1
APPENDIX 2- SHPO HISTORIC PAINT COLORS REPORT		1

BID DOCUMENTS

Form Of Proposal	4
MBE Contractor List and Affidavits A thru D	6
Form of Bid Bond	1
Form of Construction Contract	3
Form of Performance Bond	2
Form of Payment Bond	2
Sheet for Attaching Power of Attorney	1
Sheet for Attaching Insurance Certificates	1
Form for Approval of the Attorney General	1
Form for Certification By The Office of State Budget and Management	1

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END OF ADDENDUM No. 1