



**Chatham County Finance Office Renovation Project: Addendum #2**

**DATE: August 7, 2020**

Hobbs Architects, PA  
159 West Salisbury Street  
PO Box 1457  
Pittsboro, North Carolina 27312

**ADDENDUM #2:**

TO: All bidders of record, which have received plans and specifications for the project referred to above.

This Addendum No. 1 forms a part of the Contract Documents and modifies the original Drawings and Specifications dated June 26, 2020 as noted below. Acknowledge receipt of this addendum in the space provided on the Bid Form. Failure to do so may subject bidder to disqualification.

This addendum consists of 17 pages of information including: pre-bid meeting minutes, pre-bid sign-in sheets, and a BLT drawing.

**General:**

- A. The minutes and sign-in sheet from the Pre-Bid Meeting are included in this Addendum. Bidders are reminded that the Pre-Bid Conference was mandatory for General Contractors only. Reference the meeting minutes for information discussed and for photos of the existing electrical panels and fire control panels. These minutes are part of the Contract Documents and are intended to add clarification to the drawings and specifications.

**Drawings:**

1. **Architectural:**

- o Sheet Number: D1.1
  - o Replace Detail 03 with BLT-1 included in this addendum. Section tags are to read 04/D1.1 and Notes 1 through 4 are to reference the Attic Demo Notes.
- o Sheet Number: A2.1
  - o Replace Notes under Detail 03 ATTIC REFLECTED CEILING PLAN with the following:  
  
\*INSULATING ROOF AND GABLE ENDS WITH SPRAYED FOAM THERMAL INSULATION TO BE INCLUDED IN BASE BID. BASE BID INCLUDES FRAMING AND GWB AT PLENUM SPACE TO SEPARATE ALL SPRAY FOAM FOR FIREPROOFING.  
\*\*SEE BID ALTERNATE G-8 FOR THERMAL BARRIER INTUMESCENT COATING IN LIEU OF THE FRAMING AND GWB AT PLENUM SPACE.

2. **Electrical:**

- o Sheet Number: E2
  - o Within Drawing 2 on the sheet, remove the new 2' x 2' lights shown in Womens 263 and Mens 265.

3. The Following Architectural Bulletin Drawing has been added:

- o BLT-1 – ATTIC DEMOLITION PLAN – WEST SIDE

**Clarifications/Questions and Answers:**

1. Question: Can we find out who has the existing Fire Alarm contract on this building, so we may obtain a quote from them on the new devices required?
  - o Response:  
  
Crawford Sprinkler Company of Raleigh, Inc.  
2725 S. Saunders Street  
Raleigh, NC 27603  
  
Phone 919-828-9346 x120  
Direct 919-792-6181  
Fax 919-839-8164  
  
Contact : Nicole Schlosser, Inspection Scheduler or Adrian at 919-291-7241
2. Question: Drawing E2, Lighting Plan, Rooms 263 and 265, each show a 2' x 2' light fixture. There is no designation and there are no 2' x 2' fixtures on the fixture schedule. Please clarify.
  - o Response: There are no new 2' x 2' fixtures in those restrooms. There are no 2' x 2' fixtures required for the project.
3. Question: Could you please clarify if the GC is responsible for builder's risk, our general counsel indicated that the wording in the bid docs was unclear.
  - o Response: Yes, the GC is responsible for Builder's Risk.
4. Question: Sheet D1.1, detail 3 references D2/4 which I cannot locate in my plans. Please clarify.
  - o Response: The section details on 03/D1.1 should be changed to read 04/D1.1. We have provided a BLT drawing within this Addendum that is to replace Detail 03 on sheet D1.1.
5. Could you please clarify the numbers 1 thru 4 that are referenced in the detail on D1 / 3.
  - o Response: These are to be the Attic Demo Notes. We have provided a BLT drawing within this Addendum that is to replace Detail 03 on Sheet D1.1.
6. Question: Sheet A2.1 / 3 states Alternate 2 where I believe it is supposed to be Alternate 8?
  - o Response: See Addendum 2 for revisions to those notes for clarification.
7. Question: As discussed, please clarify the extent of cleaning required for the skylights.

- Response: Under Alternate G-7, include in that scope of work the cleaning of the underside of the existing skylights with a brush and cleaning solution. Portions of the skylights are to be test cleaned to confirm cleaning techniques will not damage the panels.
8. Question: Spec 02 41 19 3 number 1.8 is where I saw the requirement for “ The experienced Demolition Firm “. As discussed, we will plan to complete demo with our own labor. Please confirm.
- Response: The GC may provide their own labor for Demolition activities provided that they have experience with the demolition activities required. Demolition work includes selective demolition of existing masonry walls and limestone removable. A letter of assurance for previous experience is required.
9. Question: Are there specific hours for construction work within the area of renovation?
- Response: The hours that demolition and construction work may take place are to be coordinated with the County. The building must remain open and operational during normal weekly business hours for the staff working with the adjacent office suites. There are opportunities for weekend and evening work but those times must be coordinated with the County.

**END OF ADDENDUM #2**



## Chatham County Finance Office Renovation Project

### Pre-Bid Meeting Minutes

August 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup>, 2020

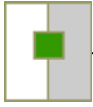
Chatham County Courthouse Annex

12 East Street

1. See attached roll call sheets for those present at the Pre-Bid Meetings. These minutes are hereby included in the construction documents for the project and should be accounted for when bidding the project.
2. A General review of the project design team and project scope was presented. It was noted that the building will need to remain in use during construction and that the work is to begin at the existing server room with new partitions. The server is to remain operational, protected, and secure throughout demolition and construction.
3. Project Bid Date is Thursday, August 20<sup>th</sup>, 2020 and the opening will take place in the Chatham County Historic Courthouse at 9 Hillsboro Street at 2pm. Bids will be effective for 90 days.
4. Attendees were told that the project documents are available through the architect and Planscope.com.
5. Project time allocation was noted as 180 consecutive calendar days (6 months) with a notice to proceed anticipated in Fall 2020. Liquidated damages are \$500.00 per day for each day up to 15 calendar days that the substantial completion is delayed and \$1,000 per day should the contractor delay in achieving substantial completion by more than 15 days after the time allowed by this contract. Contractors were advised to refer to the Project Manual for additional information.
6. Contractors were advised to keep track of weather days, although the award of weather days is not anticipated due to this being an interior renovation.
7. Bidders were requested to address questions to [sbrooker@hobbsarchitects.com](mailto:sbrooker@hobbsarchitects.com) and [thobbs@hobbsarchitects.com](mailto:thobbs@hobbsarchitects.com) and to send in questions/substitutions as early as possible to reduce and simplify late addenda. Last day for questions is Wednesday August 12<sup>th</sup> 2020 for an Addendum issue of Thursday August 13<sup>th</sup>, 2020 (one week prior to bid).
8. The General Contractor is responsible for obtaining the building permits. With this being a County project, the fee for permitting is waived. The Architect will work on submitting the permit set this month to expedite the review by inspections.
9. Allowances and Unit Prices were referenced and contractors were referred to the project manual for additional information.



10. Temporary Facilities requirements were indicated as detailed below:
  - a. Electricity                      County/Owner Provided
  - b. Water                              County/Owner Provided
  - c. Toilets                            Contractor Provided (Location to be determined)
  - d. Construction office          Existing Room within Area of Renovation
11. Potential laydown areas were identified as within the northern exterior courtyard and within the west side of the southern parking lot. Exact locations will be released through addenda and coordinated with the County.
12. The limits of the installation of spray foam insulation under the existing roof decking on the West Side of the Building were reviewed, along with the associated Alternates.
13. Contractors were informed that all material testing for the project will be the responsibility of Chatham County and is to be coordinated by the General Contractor. Existing materials in the area of renovation have been found to contain asbestos based on an inspection by an environmental health and safety professional. This report is included in the project manual and instructions for abatement have been provided in the appendix A of the project manual. The flooring tested and identified in the report is to remain in place and be covered with new flooring. The allowance for partial floor removal if needed was referenced. Existing carpeting within the area of renovation is to be removed.
14. Bidders were encouraged to review the Bid Form and associated required documents. MBE participation is included and the goal for Chatham County is 15% minority participation. E-verify and Iran Divestment forms are required as part of the Construction Contract and should be included with your bids.
15. All Bid Alternates were reviewed, including G-1 through G-8.
16. It was noted that the Architect is requesting a pre-demolition meeting in which the suspended ceilings are to be removed for a full above-ceiling inspection with the GC prior to commencing any wall demolition work. These locations were pointed out during the walk through with the contractors.
17. Contractors were told that any and all questions were to be submitted to the Architect for response to assure all attendees would be provided with a documented response given that the pre-bids were staggered with the scheduling.
18. Contractors were advised to include all Allowances within their Bid and that those should be itemized within the schedule of values.
19. Contractors were informed that the building would be occupied during construction and must maintain entrances and egress from the adjacent office suites. It should be anticipated the County



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Staff and the visiting public would be around and within the occupied spaces of the building and that the construction team would be required to wear face coverings and maintain recommended social distancing at the request of the County.

- 20. A Walk-through of the exterior breezeways of the first floor and interior second floor finance office was conducted with the attendees.
- 21. Areas of new infill at existing louvers and the scope of work related to the existing and new windows were reviewed.
- 22. The area of limestone replacement was reviewed with reference to the associated Allowance.
- 23. Areas for exterior improvements were identified and relevant Alternates and Allowances were reviewed.
- 24. Existing wood doors to remain were identified and refinished doors on the East side of the building were presented as reference for expectations for refinishing and new hardware.
- 25. As part of these minutes, the Architect has provided photos for reference of the existing electrical panels, fire control panels, and security equipment. Please see photos below. Twenty (20) total photos.



Photo 1: Fire Alarm Control Panel

Grimsley T. Hobbs, Jr., AIA



Photo 2: Fire Alarm Control Panel Door

Chevon M. File, AIA

G. Taylor Hobbs III, AIA

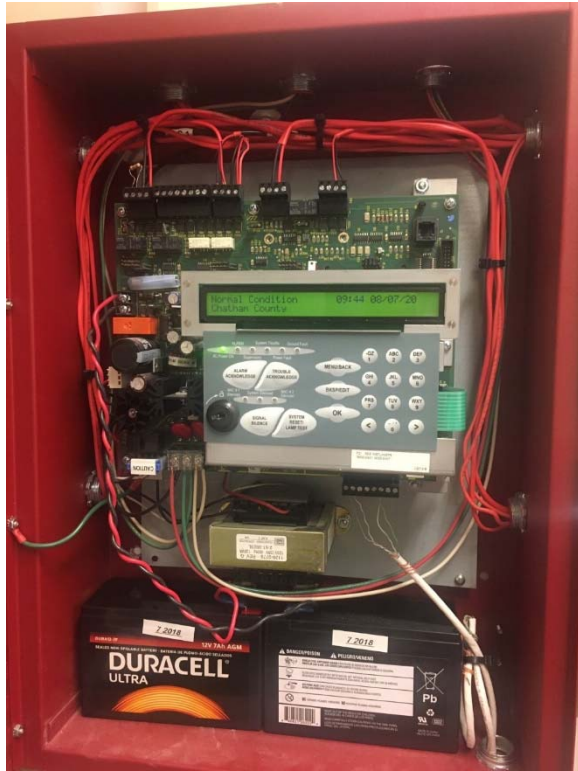


Photo 3: Fire Alarm Control Panel



Photo 4: Elec. Panel Finance Office Hall

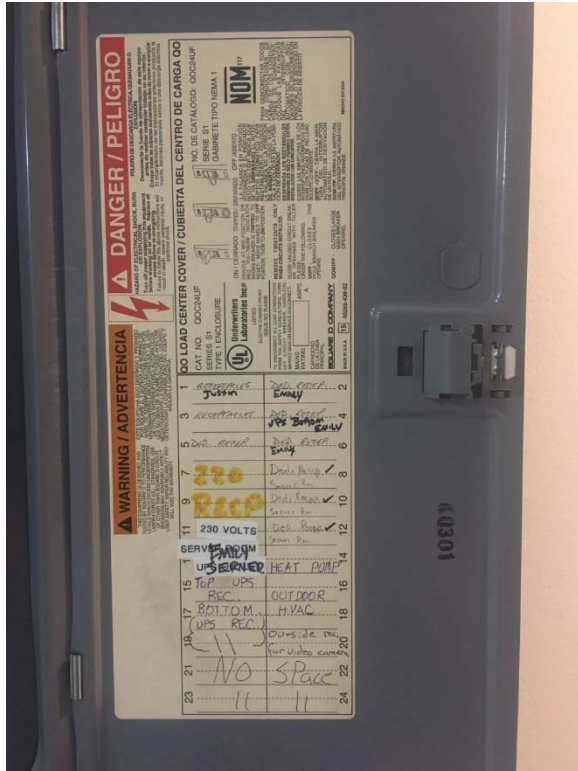
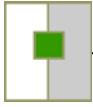


Photo 5: Electrical Panel Door Finance Office Hall



Photo 6: Electrical Panel Finance Office Room





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Photo 7: Electrical Panel Finance Office Room

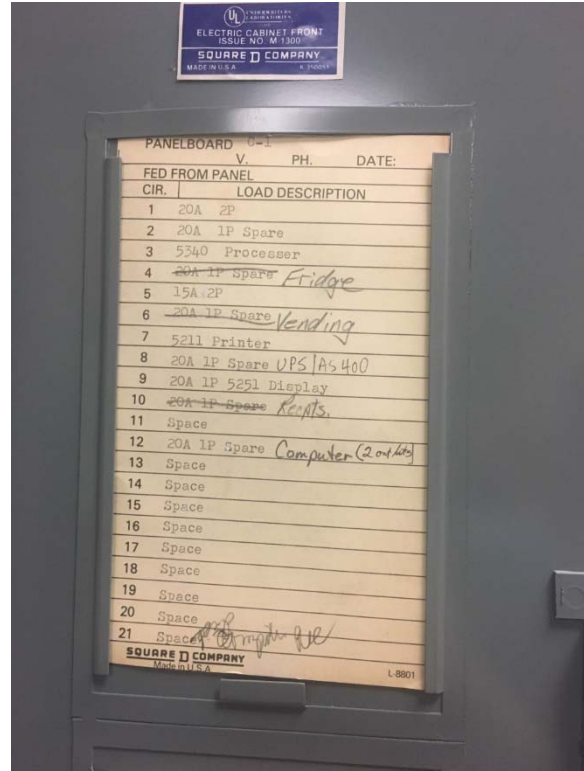


Photo 8: Elec. Panel Door Finance Office Room



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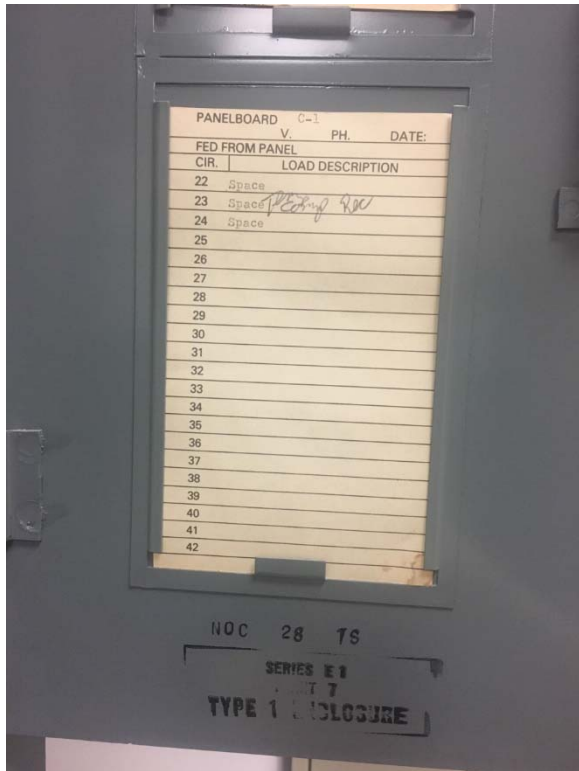


Photo 9: Electrical Panel Door Finance Office Room

Photo 10: Main Panel First Floor

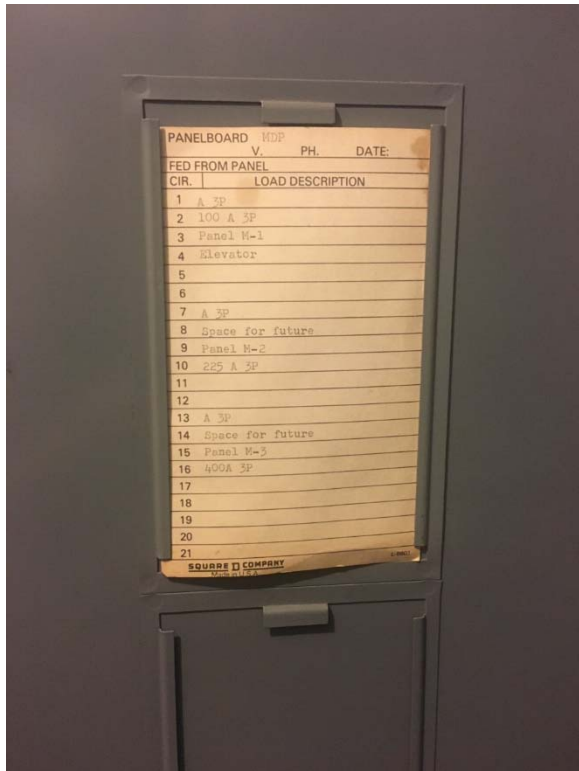
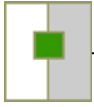


Photo 11: Main Panel Door First Floor



Photo 12: Side Panel First Floor



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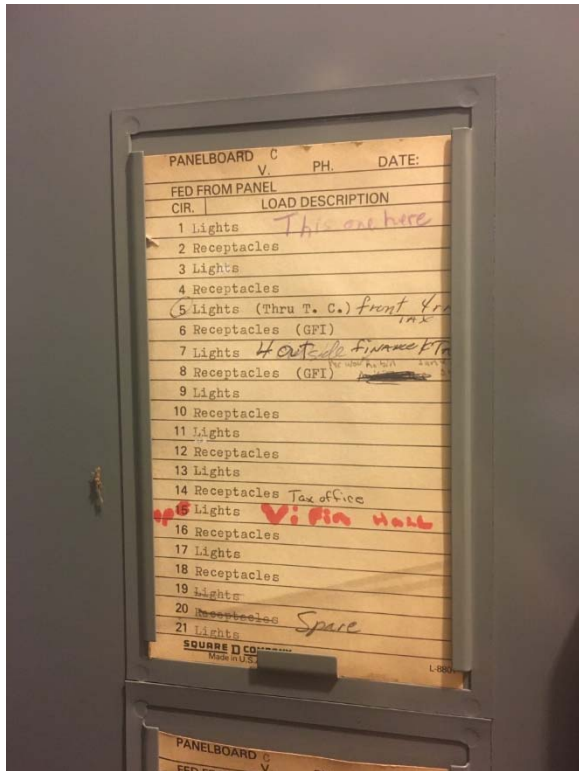


Photo 13: Side Panel First Floor Door

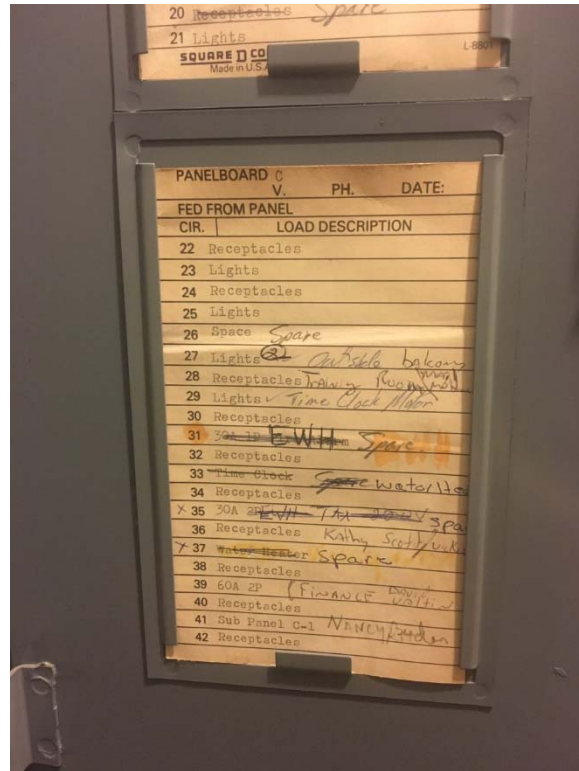


Photo 14: Side panel First Floor Door

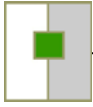


Photo 15: Sub Fire Alarm Panel (First Floor)



Photo 16: ARA Communication Panel (First Floor)

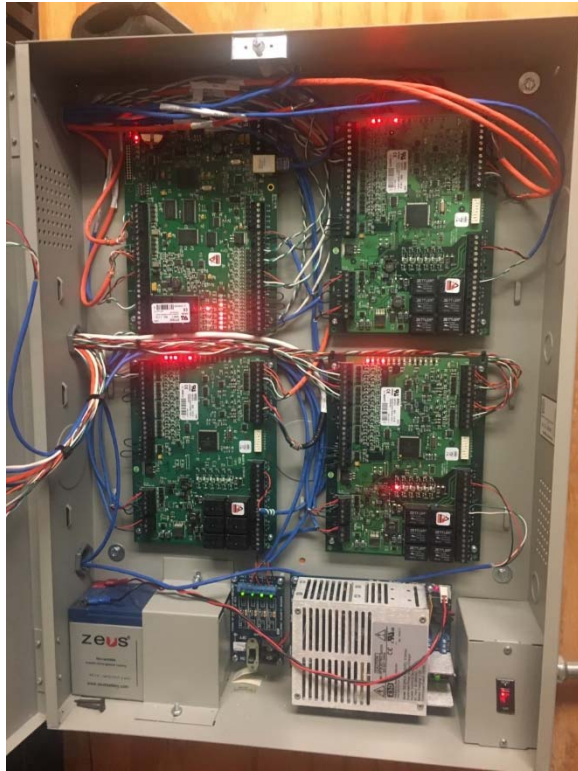
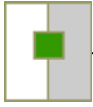


Photo 17: Security/Access Equipment

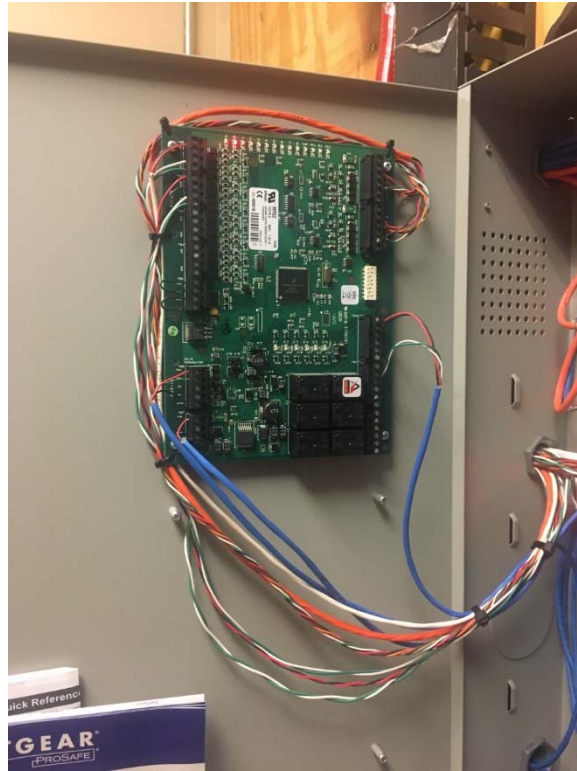


Photo 18: Security/Access Equipment

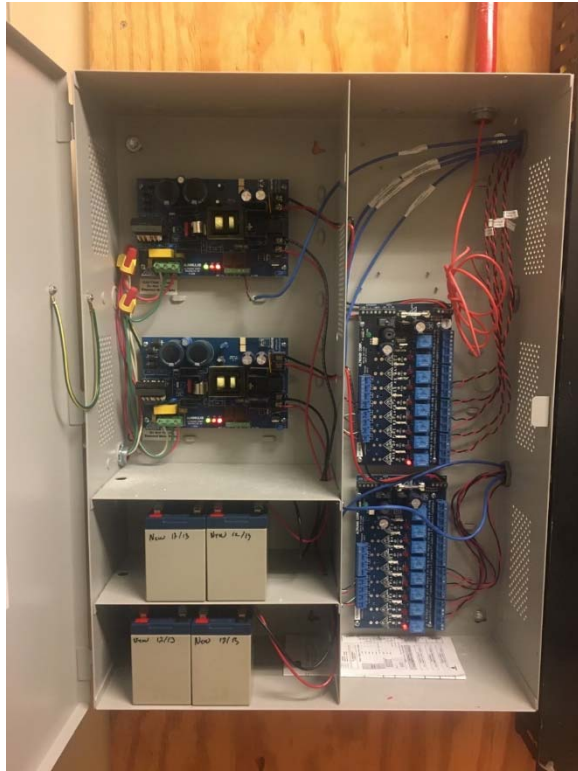
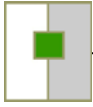


Photo 19: Security/Access Equipment

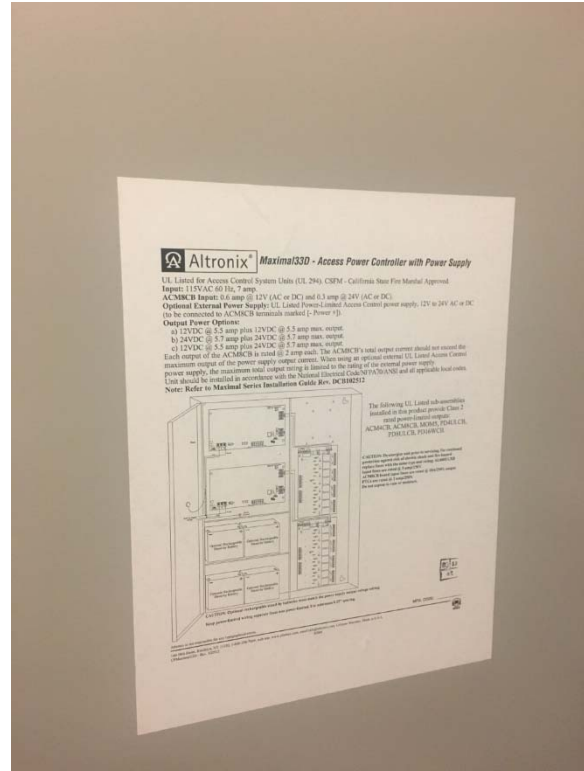


Photo 20: Security/Access Equipment

**Project:** Chatham County Finance Office

**Pre-Bid Meeting Attendees**

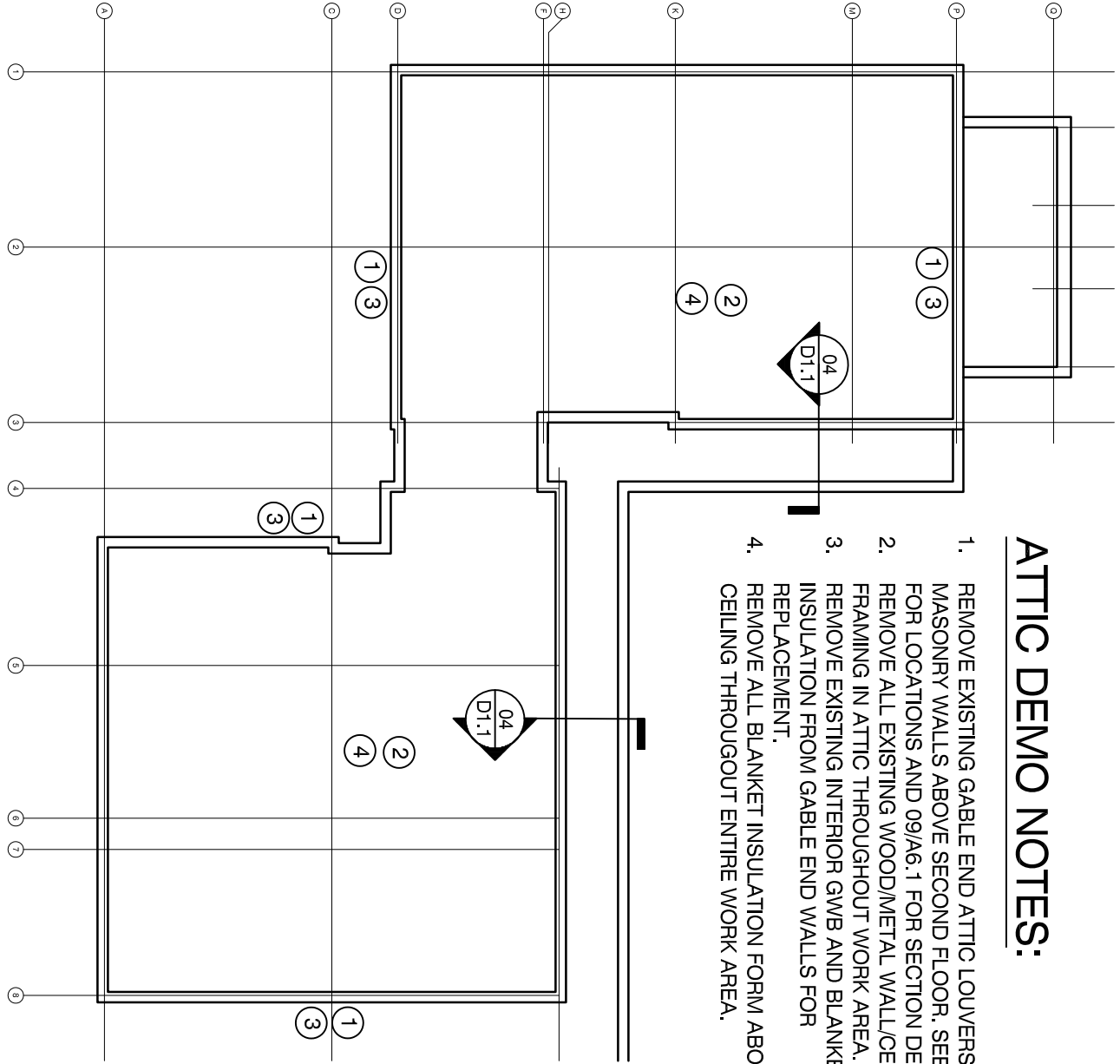
**Date:** August 3-5, 2020

<b>NAME</b>	<b>ORGANIZATION</b>	<b>TELEPHONE</b>	<b>E-MAIL ADDRESS</b>
Chuck Champion	Champion Wuthrich	919-383-1080	<a href="mailto:cchampion@championwuthrich.com">cchampion@championwuthrich.com</a>
Don Chambers	Trademasters NC	919-680-6400	<a href="mailto:don@trademastersnc.com">don@trademastersnc.com</a>
Brian Tessier	Bar Construction	336-274-2477	<a href="mailto:btessier@barconstruction.com">btessier@barconstruction.com</a>
Terry Holladay	Triad Upfits	336-824-1440	<a href="mailto:triadupfitsinc@gmail.com">triadupfitsinc@gmail.com</a>
Angelo Tillman	All Pro Construction	704-605-3047	<a href="mailto:angelotillman@bellsouth.net">angelotillman@bellsouth.net</a>
Mark Ferris	ACH Constructors	919-484-9550	<a href="mailto:mark@achconstructors.com">mark@achconstructors.com</a>
Tim Cothran	Riggs Harrod	919-730-1043	<a href="mailto:tcothran@riggsharrod.com">tcothran@riggsharrod.com</a>
Travis Langley	Lomax Construction	336-992-7000	<a href="mailto:tlangley@lomaxconstruction.com">tlangley@lomaxconstruction.com</a>
Shannon Smith	Smith and Allen	336-302-8431	<a href="mailto:shannon@smithandallen.com">shannon@smithandallen.com</a>
Erin Byrd	Riley Contracting	704-621-0273	<a href="mailto:eburd@rileycontracting.com">eburd@rileycontracting.com</a>
Isaac Ellington	Ellington Contracting	919-548-1132	<a href="mailto:isaac.econtracting@gmail.com">isaac.econtracting@gmail.com</a>
Tamara Casuso	EMR Services	336-807-6569	<a href="mailto:emrservices19@gmail.com">emrservices19@gmail.com</a>
Santiago Chavez	EMR Services	336-807-6568	<a href="mailto:emrservices19@gmail.com">emrservices19@gmail.com</a>
Allan Hopkins	Bam Construction	828-303-2262	<a href="mailto:allan@bam-construct.com">allan@bam-construct.com</a>
Ty Graning	Sanford Construction	919-500-1897	<a href="mailto:tgraning@sanfordcontractors.com">tgraning@sanfordcontractors.com</a>
Ron Kiser	S and S Building	336-808-1328	<a href="mailto:rkiser@sandsbuilding.com">rkiser@sandsbuilding.com</a>
Mike Lassiter	PR Faulk Electric	919-775-1990	<a href="mailto:nlassiter@prfaulkelectric.com">nlassiter@prfaulkelectric.com</a>
Tony Jordan	Resolute	919-933-1000	<a href="mailto:tjordan@resoluteinc.com">tjordan@resoluteinc.com</a>
Ryan Plankenhorn	Resolute	919-933-1000	<a href="mailto:rplankenhorn@resoluteinc.com">rplankenhorn@resoluteinc.com</a>
Louis Lemak	IDIAS Contracting	919-747-5000	<a href="mailto:llemak@sepiinc.com">llemak@sepiinc.com</a>
Larry Wirth	Harrod and Associates	919-629-0447	<a href="mailto:twirth@harrodandassoc.com">twirth@harrodandassoc.com</a>
Amie Perkins	Central Builders Inc	336-227-4551	<a href="mailto:amiep@centralbuildersinc.com">amiep@centralbuildersinc.com</a>
Drew Wood	Progressive Contracting	919-718-5454	<a href="mailto:bhobbs@progressivecci.com">bhobbs@progressivecci.com</a>
Austin Daily	HM Kern	336-668-3213	<a href="mailto:adaily@hmkern.com">adaily@hmkern.com</a>
James Diggins	NEO Corporation	800-822-1247	<a href="mailto:jdiggins@neocorporation.com">jdiggins@neocorporation.com</a>



# ATTIC DEMO NOTES:

1. REMOVE EXISTING GABLE END ATTIC LOUVERS IN MASONRY WALLS ABOVE SECOND FLOOR. SEE PLAN FOR LOCATIONS AND 09/A6.1 FOR SECTION DETAILS.
2. REMOVE ALL EXISTING WOOD/METAL WALL/CEILING FRAMING IN ATTIC THROUGHOUT WORK AREA.
3. REMOVE EXISTING INTERIOR GWB AND BLANKET INSULATION FROM GABLE END WALLS FOR REPLACEMENT.
4. REMOVE ALL BLANKET INSULATION FORM ABOVE CEILING THROUGHOUT ENTIRE WORK AREA.



03

ATTIC DEMOLITION PLAN - WEST SIDE  
 1/16" = 1'-0"

THIS DETAIL IS TO REPLACE DETAIL 03 ON SHEET D1.1 OF THE BID DRAWINGS DATED 6.26.2020.

**HOBBS ARCHITECTS, PA**  
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 Pittsboro, North Carolina 27312  
 Voice: (919) 545-2004  
 Fax: (919) 545-9002

CHATHAM COUNTY FINANCE OFFICE RENOVATION  
**CHATHAM COUNTY COURTHOUSE ANNEX**  
 EAST SIDE OF BUILDING  
 12 EAST STREET  
 PITTSBORO, NC

DATE  
 8.7.2020  
 BLT-1