

**ADDENDUM 1**

September 19, 2023

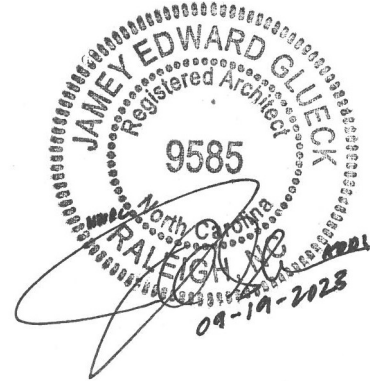
**North Carolina National Guard Hamlet Readiness Center Renovation  
SCO#: 16-14395-01A  
NCNG ID#: 3720170175**

**LOCATION:** NCNG North Wilkesboro Readiness Center  
191 Armory Road  
North Wilkesboro, NC 28659

**OWNER:** North Carolina National Guard  
Construction & Facility Management Office  
1636 Gold Star Drive  
Raleigh, NC 27607

**ARCHITECT:** Smith Sinnett Architecture, P.A.  
4600 Lake Boone Trail, Suite 205  
Raleigh, NC 27607  
Phone: (919) 781-8582  
Fax: (919) 781-3979

**BIDS DUE:** **October 3, 2023, 2:00pm Base Bid, 3:00pm Alternates**  
North Carolina National Guard  
Joint Force Headquarters Cafeteria  
1636 Gold Star Drive  
Raleigh, NC 27607



Among other items, this Addendum addresses issues raised at the Pre-Bid Conference held on September 14, 2023 at 10:30am. Pre-Bid notes and sign-in sheet of attendees are attached.

This Addendum, applicable to the work designed below, shall be understood to be and is an addendum and shall be part of and included in the contract for the above-referenced project. All General, Supplementary and Special Conditions, etc., as originally specified or as modified below shall apply to these items.

**General:**

1. **GENERAL:** Access to Joint Force Headquarters (JHFQ): All visitors (and JFHQ complex employees who do not have an access badge to display) will be required to check in at the main lobby security desk to receive a visitor badge. Visitors will need to surrender a valid ID to receive the visitor badge. Please see the attached flyer for guidance on the new badging requirements.
2. **GENERAL:** Background checks will be required for this project. All personnel that will be working onsite will be required to undergo a background check performed by the NCNG. Only approved personnel will be allowed to work on the project. All contractors shall submit the required background check form a minimum of 4 weeks prior to being onsite.
3. **GENERAL:** During the pre-bid meeting, a Contractor asked if hazardous materials assessment was conducted. A confirmation survey and assessment for asbestos-containing materials (ACM) and lead containing paints was conducted and remediation documents prepared for removal. Refer to the Project Manual for the documents. Thermal System Insulation (TSI) with ACM covering pipelines was identified throughout the Readiness Center. A Contractor asked if the length of pipeline with TSI was provided in the documentation. The length was not determined during the confirmation survey, but an allowance of 750 In ft is provided in the documentation. Refer to the

Confirmation Survey and Assessment Report to Identify Asbestos-Containing Materials and Lead-Containing Pains for Planned Facility Renovations. The 1952-1953 One Unit Armory Drawings (existing drawings) provide a piping layout drawing, which based on limited above ceiling access, appears to be reasonably consistent with field observations. These existing drawings have been posted to the share file folder. These drawings appear to be from the original construction of the Armory, though some representations such as the roof deck (precast concrete plank) are inconsistent with field observation. While they appear to be mostly consistent with the actual conditions, we cannot guarantee their accuracy. They should be used for reference ONLY.

4. **GENERAL:** During the pre-bid meeting, a Contractor asked for clarification on what documentation should be submitted at the Base Bid Submittal at 2:00pm and the Alternate Bids Submittal at 3:00pm. Refer to the Notice to Bidders in the Project Manual for instructions.
5. **GENERAL:** The pre-bid notes item XII, Owner Related Items, 2. indicated the "Owner will pay for Water Service." This is incorrect. The Contractor shall pay for all use charges (water, electric power, and natural gas) until beneficial occupancy or final completion, whichever comes first. Refer to the Project Manual, specification Temporary Facilities and Controls, 015000, 1.4.
6. **GENERAL:** Note the Owner will commission this project. Refer to Project Manual specifications for the extent and requirements of the Contractor for project commissioning.
7. **GENERAL:** Contractor submitted the following question: Please advise; will the Owner be supplying this form (Form E-589C1) to the successful bidder? Response: The Owner will not provide the form.

**Specifications:**

1. **ADD:** The manufacturer/model Saniflow Speedflow Plus M17ACS (stainless steel stain finish) to section 102800 Toilet and Batch Accessories, 2.4 Warm-Air Dryers High-Speed Surface Mounted High Speed Hand Dryer as an acceptable substitution to the basis-of-design.

**End of Addendum 1**

**Attachments:**

JFHQ Complex Access Control Badge	1 page
Pre-Bid Notes:	5 pages
Pre-Bid Sign-in sheet	1 page

# JOINT FORCE HEADQUARTERS COMPLEX

## ACCESS CONTROL IDENTIFICATION BADGES

### What is changing?

- New badge designs
- Worn visibly while on site
- Visitor / Vendor procedures
- Doors, stairs, elevators secured during duty hours
- Agency access control reps
- Tiered access levels
- Application process



### When will I get my new badge?

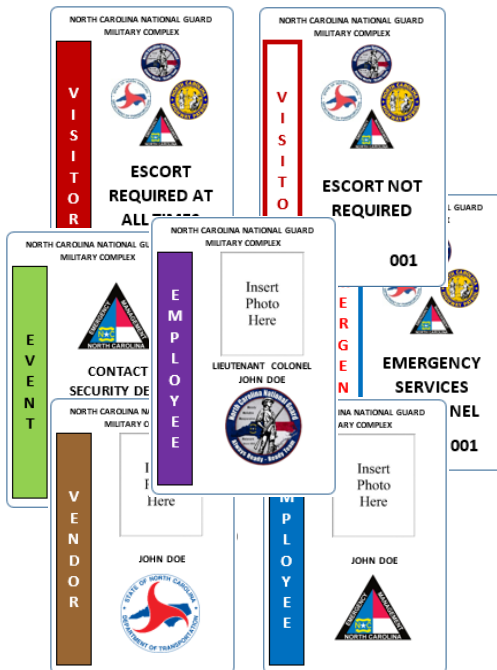
- Current employees will receive updated badges beginning August through September
- Badges will be issued by agency access control reps
- After August 1<sup>st</sup>, new hires will submit applications through agency access control reps

### How will this affect me?

- Minimal change to employees
- Badge will be worn visibly
- “May” be required to take a new photo
- Visitors will be required to surrender a photo ID at the main lobby security desk in exchange for a visitor badge
- Badge will be required to operate elevators
- Badge will be required in stairwells (except 1<sup>st</sup> floor)

### Why are we changing?

- Increases security posture
- Quick visual identification
- Visitor / Vendor accountability during emergencies
- Enhances access control to sensitive / restricted areas
- Grants agencies authority to approve access to their workspace



SCO#:16-14395-01A  
NCNG#: 3720170175  
Smith Sinnett Architecture #: 2022026

Location: NCNG North Wilkesboro Readiness Center  
191 Armory Road  
North Wilkesboro, NC 28659

Owner: North Carolina National Guard  
Construction & Facility Management Office  
1636 Gold Star Drive  
Raleigh, NC 27607

Architect: Smith Sinnett Architecture, P.A.  
4600 Lake Boone Trail, Suite 205  
Raleigh, NC 27607  
[www.smithsinnett.com](http://www.smithsinnett.com)  
Phone: 919-781-8582  
Jamey Glueck, AIA - Project Architect

On behalf of the Owner and Smith Sinnett Architecture, we would like to thank you for your interest and attendance at this Pre-Bid Conference.

I Bid:

Sealed Bids from Single Prime Contractors will be received and publicly opened at:

**1400 (2:00pm) on Tuesday, October 3, 2023 for Base Bid**  
**1500 (3:00pm) on Tuesday, October 3, 2023 for Alternates**

North Carolina National Guard  
Joint Force Headquarters Cafeteria  
1636 Gold Star Drive  
Raleigh, NC 27607

II Bid Day Documents:

1. Proposal Form Pages 1 through 4
2. Minority Business Participation Form and/or Affidavit
  - a. Identification of HUB Certified / Minority Business Participation Form Required.
    - i. Name on Form must be the exact name as provided to the NC Office for HUB
  - b. Affidavit A or Affidavit B
3. Form of Bid Bond (5%) or Certified Check (5%) – Use Provided Form in the Project Manual. Note AIA Bid Bond Form will not be accepted.
4. Bid envelope should be sealed with the following information listed on the outside of the envelope:
  - a. Bidder's Name and Address
  - b. North Carolina Contractor's License Number
  - c. Name of Project
5. If awarded the Contract, the Bidder must provide an executed Performance Bond and Payment Bond for 100% of the Contract by a company licensed in North Carolina.
  - a. 2 separate Bonds must be provided.
6. Certificates of Insurance meeting the requirements indicated in the Specifications will also be required. Refer to Article 34 of the General Conditions. 30 days notification by certified mail return receipt requested of any (including nonpayment of premium) cancellation, reduction, or elimination of the required policies.

**PRE-BID MEETING AGENDA**

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7. Any bids that have qualifying notes or comments will be rejected.
  8. To be accepted Bidders shall turn in the base bid proposal
- III Bid Opening:
1. For mailed bids:
    - a. It's the contractor's responsibility to ensure the bid arrives prior to the bid opening time. If you wish to send your bid via US Mail, FedEx or UPS, please allow several days for delivery since the bid must be received (NOT postmarked) by the date and time stated in the solicitation.
    - b. Place the bid in a double envelope with "Sealed Bid Do Not Open" written on the envelope.
    - c. Sealed envelope will be held and unsealed at the bid opening time.
    - d. Project Name must be clearly marked on the outside of the sealed envelope.
  2. For delivered bids:
    - a. The bid opening location is at Joint Force Headquarters Cafeteria, 1636 Gold Star Drive, Raleigh, NC 27607
    - b. Plan to arrive at least 30 minutes in advance of the bid opening to allow time to process through the security gate, park and then gain access to the building.
    - c. Note the gate guard, nor the reception desk WILL NOT be allowed to accept packages of any kind.
    - d. Picture identification is required to enter the security gate. Notify the guard at the gate that you are here for the NORTH WILKESBORO READINESS CENTER ADDITION AND RENOVATION bid opening with Project Manager, Mr. Daniel Erickson of NCNG Construction Facility Management Office (CFMO).
    - e. On arrival in the lobby, check in at the front desk and then meet in the cafeteria.
    - g. Point of contact: For questions regarding this project or the procedures described above is Mr. Daniel Erickson, Project Manager, 984-664-6540.
- IV Schedule:
1. No bid may be withdrawn after the scheduled closing time for the receipt of bids for a period of 60 days.
  2. Supplementary General Conditions:
    - a. Date of substantial completion: **420 consecutive calendar days** from anticipated Notice to Proceed.
- V Liquidated Damages:
1. Supplementary General Conditions:
    - a. **\$500.00 each calendar day** in excess of the stated completion time.
- VI Examination of Bid Documents:
1. All Bidders are expected to fully examine and familiarize themselves with the Drawings, Specifications and Existing Conditions. All Bidders should read the scopes of the bid package. Any questions or clarifications should be directed to the Architect. No allowances will be made after the bids are received for any oversight due to failure to examine the documents.
- VII Substitutions:
1. Substitutions or approvals of "Equals" will only be accepted if approved by the Architect in writing at least 10 days prior to the receipt of bids.
- VIII Technical Questions:
1. Technical questions shall be submitted to the Architect as soon as possible by email or phone. Jamey Glueck

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[jglueck@smithsinnett.com](mailto:jglueck@smithsinnett.com) (preferred)  
919-781-8582

2. Last day for Questions will be Friday, September 22, 2023 by 5:00 pm.  
The Last Addendum will be issued Tuesday, September 26, 2023 by 12:00 pm.

IX Construction Documents:

1. Construction Documents may be ordered from:  
Smith Sinnett Architecture  
4600 Lake Boone Trail, Suite 205  
Raleigh, NC 27607  
919-781-8582
2. Electronic Copies of the Plans and Specifications are available upon request and with a completed Plan Request Form found at [www.smithsinnett.com](http://www.smithsinnett.com) under the Documents Tab.

X Addenda:

1. Addenda will be emailed to everyone on the Architect's plan holders list that has requested access to the Construction Documents
2. Addenda can also be downloaded from: [www.smithsinnett.com](http://www.smithsinnett.com) under the Documents Tab.
3. An addenda will be issued to address any questions raised today.
4. All Addendums will be issued by email. Verify that email security will allow emails from [jglueck@smithsinnett.com](mailto:jglueck@smithsinnett.com).

XI Bidders List:

1. Bidders List can be downloaded from [www.smithsinnett.com](http://www.smithsinnett.com) under the Documents Tab.

XII Owner Related Items:

1. Construction testing contracted by Owner. Contractor is responsible for coordination and cost of any failed test.
2. ~~Owner will pay for Water Service.~~ **The Contractor shall pay for all use charges including the water service. Refer to Addendum 1, Item 5.**
3. Contractor shall provide and pay for temporary service and electrical cost till transfer to permanent power.
4. For construction, renovation and demolition activities, the contractor is required to send monthly reports for inclusion in the SOLID WASTE ANNUAL REPORTING (SWARWeb) RECYCLING STREAMS. Refer to the SWARWeb form in the Project Manual.

XIII Base Bid – General Scope:

1. Description of Project Scope:  
This project consists of the renovation (12,719sf) and addition (base bid 1,451sf, alternate 1,476sf) to the existing National Guard Readiness Center in North Wilkesboro, NC original drawings dated November 1952, renovation (4,422sf) and addition (428sf) to the Unit Training Bay (UTB) and construction (1,936sf) of the Unheated Storage Building (USB). The scope consists of building renovations, additions, new construction including new plumbing, mechanical, electrical, fire alarm, communications, and finishes throughout. The existing buildings are masonry load-bearing construction with steel and concrete framing/structure and deck. All hazardous materials such as asbestos and lead shall be removed as part of the scope. The scope also includes a complete reroof, window repair, resinous flooring, lay-in ceiling replacement, interior and exterior door replacement, and painting throughout. Electrical scope consists of complete electrical service replacement, generator, new LED light fixtures, fire alarm replacement, and network wiring replacement. The building additions and new construction are primarily masonry load-bearing construction with brick veneer, steel roof framing and deck. Site work for the project consists of parking lot expansion and paving for private and military vehicles,

**PRE-BID MEETING AGENDA**

sidewalk replacement, new fencing, and new water, sewer, electrical, gas, and communications service to the building. The project includes all other work as shown, indicated, or reasonably implied on the drawings and/or specifications for a complete, first-class job.

XIV Alternates, refer to Project Manual, Allowance, 01 23 00:

1. Alternate No. 1; Readiness Center Addition
2. Alternate No. 2; Decorative Fence (around POV lot) with Motorized Vehicle Gate
3. Alternate No. 3; Unheated Storage Building (USB)
4. Alternate No. 4; Motor Pool Concrete Paving East Side of Readiness Center
5. Alternate No. 5; Motor Pool Concrete Paving (between the RC and UTB).
6. Alternate No. 6; Building Facade
7. Alternate No. 7; Furniture Packages (break out cost on Proposal)
  - a. Readiness Center (RC) Base Bid Furniture Package (Base Bid Area)
  - b. Readiness Center (RC) Heavy Duty Furniture Package (Base Bid Area)
  - c. Readiness Center (RC) Alternate 1 Furniture Package (Alternate 1 Area)
  - d. Unit Training Bay (UTB) Furniture Package (Base Bid Area)
  - e. Unheated Storage Building (USB) Heavy Duty Furniture package (Alternate 3 Area)
8. Alternate No. 8; Owner Preferred (break out cost on Proposal)
  - a. Refer to Preferred Alternate Manufacturer's below.
9. Alternate No. 9; Generator, ATC, and Associated Components
10. Alternate No. 10; Specialty Signage (break out cost on Proposal):
  - a. Terrazzo Flooring Insignia Lobby 101.
  - b. MEB Painted Insignia Drill Hall 100.
  - c. Workhorse Painted Insignia Drill Hall 100.
  - d. (15) 24"x36" and (3) 18"x24" Snap Frames.
  - e. 5'x5' Grided Magnetic Marker Board.
  - f. 7'x7' Camp Butner Training Center Image with Marker Reader Surface.

XV Allowances, refer to Project Manual, Allowances, 01 21 00:

1. Allowance No. 1: TOPICAL MOISTURE VAPOR MITIGATION SYSTEM
  - a. Quantity: 1,000 sqft.
2. Allowance No. 2: ABRASIVE BLAST FLOOR PREPARATION
  - a. Quantity: 1,000 sqft.
3. Allowance No. 3: FLOOR LEVELING COMPOUND
  - a. Quantity: 1,000 sqft.
4. Allowance No. 4: UNSUITABLE SOILS REMOVAL AND DISPOSAL OFF-SITE
  - a. Quantity: 400 cu. yds.
5. Allowance No. 5: MASS ROCK REMOVAL AND DISPOSAL OFF-SITE
  - a. Quantity: 50 cu. yds.
6. Allowance No. 6: TRENCH ROCK REMOVAL AND DISPOSAL OFF-SITE
  - a. Quantity: 50 cu. yds.
7. Allowance No. 7: REPLACEMENT OF AUTHORIZED EXCAVATION OF UNSUITABLE SOILS OR ROCK WITH OFF-SITE IMPORTED FILL MATERIAL.
  - a. Quantity: 400 cu. yds.
8. Allowance No. 8: REPLACEMENT OF AUTHORIZED EXCAVATION OF UNSUITABLE SOILS OR ROCK WITH AGGREGATE BASE COURSE MATERIAL
  - a. Quantity: 100 cu. yds.
9. Allowance No. 9: TRIAXIAL GEO-GRID IN PLACE
 

Quantity: 500 sq. yds.
10. Allowance No. 10; REMOVAL AND REPLACEMENT OF EXISTING ROOF DECKING
  - a. Quantity: 300 sqft.
11. Allowance No. 11; ADDITIONAL MASONRY POINT UP AND PATCHING

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- a. Quantity: 1,000 lf

XVI Unit Prices, refer to Project Manual, Unit Prices 01 22 00:

1. Unit Price No. 1: TOPICAL MOISTURE VAPOR MITIGATION SYSTEM
2. Unit Price No. 2: ABRASIVE BLAST FLOOR PREPARATION
3. Unit Price No. 3: FLOOR LEVELING COMPOUND
4. Unit Price No. 4: UNSUITABLE SOILS REMOVAL AND DISPOSAL OFF-SITE
5. Unit Price No. 5: MASS ROCK REMOVAL AND DISPOSAL OFF-SITE
6. Unit Price No. 6: TRENCH ROCK REMOVAL AND DISPOSAL OFF-SITE
7. Unit Price No. 7: REPLACEMENT OF AUTHORIZED EXCAVATION OF UNSUITABLE SOILS OR ROCK WITH OFF-SITE IMPORTED FILL MATERIAL.
8. Unit Price No. 8: TRIAXIAL GEO-GRID IN PLACE
9. Unit Price No. 9: REMOVAL AND REPLACEMENT OF EXISTING ROOF DECKING
10. Unit Price No. 10; REMOVAL AND REPLACEMENT OF EXISTING ROOF DECKING
11. Unit Price No. 11; ADDITIONAL MASONRY POINT UP AND PATCHING

XVII Unit Preferred Manufacturers Alternates Meeting:

11. Alternate No. 8; Owner Preferred (break out cost on Proposal)
  - a. Data Rack: Manufacturer – Chatsworth Products
    - 1) Cube-iT Plus Cabinet System 13496-E72 ELS Kit 1000 keypad.  
Optional Accessories:
      - a) ESL Kit 1000 keypad
      - b) 40970-711 vertical cabling section
      - c) 40971-E72 Vertical Lashing bracket
      - d) 12820-706 Power stripe
    - b. ThinLine II Wall Mount Cabinet System 13050-723
      - 1) Optional Accessories
        - a) ESL Kit 1000 keypad
        - b) Cooling fan
        - c) Surge-suppressed duplex outlet
    - c. Building Automation System: Manufacturer – Tridium.
    - d. Building Automation System: Installer – Hoffman Building Technologies, Inc.
    - e. Energy Meter: Manufacturer: Square D.
    - f. Building Signage: Manufacturer – Vista Signs and Snap Signs.
    - g. Generator: Manufacturer – Caterpillar.
    - h. Fire Alarm Control Panel, remote fire alarm control panel, cellular modem (CELL-MOD GSM Central Commander Station and associated components: Honeywell FireWarden 100X (NFW-100X).



