

ADDENDUM 1

ADDENDUM DATE: August 3, 2020

PROJECT: ONWASA Laboratory Addition
228 Georgetown Rd.
Jacksonville, NC 28540

OWNER: Onslow Water and Sewer Authority
228 Georgetown Rd.,
Jacksonville, NC 28540

ARCHITECT: Smith Sinnett Architecture, P.A.
4600 Lake Boone Trail, Suite 205
Raleigh, North Carolina 27607

BIDS DUE: **Tuesday, August 18th, 2020 at 3:00 p.m.**
ONWASA Administration building in meeting room A and B
228 Georgetown Rd
Jacksonville, NC 28540

Project Addendums and Bidders List are available at www.smithsinnett.com under the 'Documents' icon on the navigation bar.

Among other items, this Addendum addresses issues raised in the Pre-Bid Meeting held on July 30th @ 11:00 am. Pre-Bid notes and sign in sheet of those that attended are attached.

This Addendum shall be 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 COMMENTS

- Item 1 A copy of the pre-bid meeting agenda and sign in sheet for the pre-bid meeting held on 7-30-2020 is attached.
- Item 2 An additional site visit will be scheduled for all General Contractors and Subcontractors this Thursday 8-6-2020 from 2:00 pm -3:00 pm to survey the site in preparation for the bid opening. Any questions raised during the site survey shall be submitted to the Architect by no later than 12:00 pm Monday 8-10-2020 so the questions can be addressed in the next addendum.
- Item 3 **Clarification:** The GC shall include a double access gate at the existing fence for loading and delivery of equipment. The gate shall be locked at the end of each working day to secure the campus perimeter.

- Item 4 **Clarification:** All RFI's shall be submitted to the Architect by August 10th so that the last addendum can be submitted one week in advance of the bid opening date.

CHANGES AND CLARIFICATIONS TO THE SPECIFICATIONS

- Item 5 Section **00 42 10** – Bid Form Supplements: The GC shall be allowed to submit the following supplemental bid forms within 24 hours after the bid opening time and date:

- Appendix A-List of subcontractors.
Exception: The GC will be required to list the major subcontractors and license number in the bid proposal form: General Subcontractor, Plumbing Subcontractor, Mechanical Subcontractor and Electrical Subcontractor.
- Appendix B-Schedule of key components of lump sum bid
- Appendix C-List of Equipment

- Item 6 Section **01 50 00** – Temporary Facilities:

Under 3.2 Temporary Utility Installation B. Water Service. change the line to read "Use of the Owner's water service facilities will **NOT** be permitted."
All temporary water and electrical utilities will be provided by the Contractor

- Item 7 ADD Section **09 65 19** – Resilient Tile Flooring: Pages 1 thru 6 attached.

CHANGES AND CLARIFICATIONS TO THE DRAWINGS

- Item 8 **Sheet A1-01:** The Gas Tank Storage Unit specified on the south wall shall be (1) fully assembled steel & mesh, exterior grade 14-gauge steel top and bottom, rust and acid resistant powder coated color finished Gas Cylinder Cabinet. Cabinet size: 30" Deep x 60" wide by 72" high. Products by Grainger, U-Line or Tool Lots. The cabinet shall have 2 self-closing magnetic catch doors and heavy-duty butt hinges for padlock. Pre-punched lagging holes in feet for anchoring to the ground. All assembly and floor mounting shall be per manufacturers written instructions and included in the project scope of work.

End of Addendum 1

Attached:

Pre-Bid Conference Agenda (5 pages)
Pre-Bid Meeting Sign-In Sheet (1 pages)
09 65 19 – Resilient Tile Flooring Specifications (6 pages)

ONWASA Laboratory Addition

Owner: Onslow Water and Sewer Authority
228 Georgetown Rd.
Jacksonville, NC 28540

Jeff Hudson, CEO
David Mohr, COO

Location: ONWASA Administration Building
228 Georgetown Rd.
Jacksonville, NC 28540

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

Scott McConnell, Principal, AIA
Drew Wilgus, Architect, AIA

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:

3:00 p.m. on August 18th, 2020 in the Meeting Room A/B
of the ONWASA Administration Building located at:
228 Georgetown Rd.
Jacksonville, NC 28540

All bids will be held until 3:00 p.m. on August 18th, 2020. No bids will be accepted after 3:00 p.m.

- II. Bid Day Documents: Refer to Specifications

1. Bid Form Pages 1 through 6
2. Bid Bond (5%) or Certified Check (5%)
3. Minority Business Guidelines (10% Goal)
 - a. Identification of HUB Certified / Minority Business Participation Form Required.
 - b. Affidavit A or Affidavit B
4. ONWASA Bid Supplements:
 - a. Appendix A: List of Subcontractors
 - b. Appendix B: Values of Key Components
 - c. Appendix C: List of Equipment
 - d. Appendix D: E-Verify Affidavit

5. 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: ONWASA Laboratory Addition Bid Proposal
6. The successful bidder must provide an executed Performance Bond and Payment Bond for 100% of the Contract by a company licensed in North Carolina within 30 days of receipt of an Intent to Award Letter. Certificates of Insurance meeting the requirements indicated in the Specifications will also be required.
7. Any bids that have qualifying notes or comments will be rejected.
8. For mailed bids, it's the contractor's responsibility to ensure the bid arrives prior to the bid opening time. Place the bid in a double envelope with "Sealed Bid Do Not Open" written on the envelope. Place the following on the outside of the envelope:

Attn: Jeff Hudson, CEO
(Bid Documents Enclosed)
228 Georgetown Rd.
Jacksonville, NC 28540

III. Schedule:

The Contract time shall commence on a date to be specified in a written Notice to Proceed from the Architect. Substantial Completion shall occur on or before the dates listed below :

- Substantial Completion shall be Three Hundred and **Sixty Five** (365) calendar days from the Notice to Proceed.
- Final Completion shall be Four Hundred and Ten (410) calendar days from the Notice to Proceed.

IV. Liquidated Damages:

See Bid Form: \$ 500.00 each calendar day in excess of the stated completion time.

V. Examination of Bid Documents:

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.

VI. Substitutions:

Substitutions or approvals of "Equals" will only be accepted if approved by the Architect in writing at least 7 days prior to the receipt of bids: August 10th, 2020.

VII. Technical Questions:

Technical questions should be submitted to Architect as soon as possible by phone or preferred email.

Scott McConnell, AIA

smcconnell@smithsinnett.com
(919) 781-8582

VIII. 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 under the Documents Tab.

IX. 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 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 smcconnell@smithsinnett.com

X. Bidders List:

1. Bidders List can be downloaded from www.smithsinnett.com under the Documents Tab.

XI. Construction Documents:

This is a formal bid and construction documents and specifications are available in PDF format upon ShareFile link request. All addenda as well as the plan holders list will also be posted to the Smith Sinnett Architecture website under the "Documents" tab. If you have any issues or cannot download any of the documents, please let us know and we will work to make sure you can get them.

XII. Open for Questions and Discussions.

XII. ALTERNATES:

Alternate No. 1; Owner Preferred Manufacturer Cores-Cylinders-Locksets: Corbin Russwin

XIII. ALLOWANCES:

Allowance No. UP/A-1; UNDERCUT/REPLACEMENT IN OPEN EXCAVATIONS WITH SUITABLE SOIL MATERIALS:
Quantity: 200 cu. yds.

Allowance No. UP/A-2; UNDERCUT/REPLACEMENT IN OPEN EXCAVATIONS WITH ENGINEERED FILL:
Quantity: 250 cu. yds.

Allowance No. UP/A-3; UNDERCUT/REPLACEMENT IN TRENCHES:
Quantity: 100 cu. yds.

Allowance No. UP/A-4; UTILITY TRENCH UNDERCUT/REPLACEMENT:
Quantity: 100 cu. yds.

Allowance No. UP/A-5; GEOGRID:
Quantity: 200 square yards

Allowance No. A-6; CONTINGENCY:
Lump Sum: \$175,000.00

XIV. UNIT PRICES:

Unit Price No. UP/A-1; UNDERCUT/REPLACEMENT IN OPEN EXCAVATIONS WITH SATISFACTORY SOIL MATERIALS, per cu. yd.

Unit Price No. UP/A-2; UNDERCUT/REPLACEMENT IN OPEN EXCAVATIONS WITH ENGINEERED FILL, per cu. yd.

Unit Price No. UP/A-3; UNDERCUT/REPLACEMENT IN TRENCHES, per cu. yd.

Unit Price No. UP/A-4; UTILITY TRENCH UNDERCUT/REPLACEMENT per cu. yd.

Unit Price No. UP/A-5; GEOGRID FABRIC, per square yard

XV. Open Meeting for Preferred Alternates:

1. Owner Preferred Manufacturer: Corbin Russwin **No Objects to the preferred Alternate at the meeting**

XVI. Architect's brief description of the project:

XVII. Site Staging and Existing Gate Access:

Immediately following this meeting, the Architect and Owner will meet with all potential bidders at the job site for bidders to survey and document the existing building and site conditions. The onsite meeting shall also be conducted to discuss staging, extents of the work area and the access gate in order to maintain safe separation between the existing buildings work routine and the daily construction activities.

END OF MEETING NOTES

SECTION 09 65 19 - RESILIENT TILE FLOORING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section Includes:
 - 1. Vinyl Composition Floor Tile.
- B. Related Sections:
 - 1. Division 09 Section "Resilient Base and Accessories" for resilient base, reducer strips, and other accessories installed with resilient floor coverings.

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Samples for Initial Selection: For each type of floor tile indicated.
- C. Product Schedule: For floor tile.
- D. Qualification Data: For qualified Installer.
- E. Maintenance Data: For each type of floor tile to include in maintenance manuals.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: A qualified installer who employs workers for this Project who are competent in techniques required by manufacturer for floor tile installation and seaming method indicated.
- B. Single-Source Responsibility for Floor Tile: Obtain each type, color, and pattern of tile from a single source with resources to provide products of consistent quality in appearance and physical properties without delaying progress of the Work.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Store floor tile and installation materials in dry spaces protected from the weather, with ambient temperatures maintained within range recommended by manufacturer, but not less than 50 deg F or more than 90 deg F. Store floor tiles on flat surfaces.
- B. Deliver tiles and installation accessories to Project site in original manufacturer's unopened cartons and containers each bearing names of product and manufacturer, Project identification, and shipping and handling instructions.
- C. Store tiles on flat surfaces. Move tiles and installation accessories into spaces where they will be installed at least 48 hours in advance of installation.

1.6 PROJECT CONDITIONS

- A. Maintain ambient temperatures within range recommended by manufacturer, but not less than 70 deg F or more than 95 deg F, in spaces to receive floor tile during the following time periods:
 - 1. 48 hours before installation.
 - 2. During installation.
 - 3. 48 hours after installation.
- B. Do not install tiles until they are at the same temperature as the space where they are to be installed.
- C. Until Substantial Completion, maintain ambient temperatures within range recommended by manufacturer, but not less than 55 deg F or more than 95 deg F.
- D. Close spaces to traffic during floor tile installation.
- E. Close spaces to traffic for 48 hours after floor tile installation.
- F. Install floor tile after other finishing operations, including painting, have been completed.
- G. Do not install tiles over concrete slabs until the slabs have cured and are sufficiently dry to bond with adhesive as determined by tile manufacturer's recommended bond and moisture test.

1.7 EXTRA MATERIALS

- A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 - 1. Floor Tile: Furnish 1 box for every 50 boxes or fraction thereof, of each type, color, and pattern of floor tile installed.

PART 2 - PRODUCTS

2.1 VINYL COMPOSITION FLOOR TILE

- A. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. Basis of Design: Armstrong Standard Excelon
 - a. Armstrong World Industries, Inc.
 - b. Congoleum Corporation
 - c. Mannington Mills, Inc.
 - d. Tarkett, Inc.
- B. Tile Standard: ASTM F 1066, Class 2, through-pattern tile.
- C. Wearing Surface: Smooth.
- D. Slip resistant at interior sloped floors and ramps.
- E. Thickness: 0.125 inch.
- F. Size: 12 by 12 inches.
- G. Colors and Patterns: As selected by Architect from full range of industry colors. Refer to drawings for the number of different colors to provide. Refer to drawings for pattern.
 - 1. Basis of design colors have been selected from the Standard Excelon Collection including Imperial Texture, Multicolor, and Rave colors. Cost for entire collection shall be included within the bid.

2.2 INSTALLATION MATERIALS

- A. Trowelable Leveling and Patching Compounds: Latex-modified, portland cement based or blended hydraulic-cement-based formulation provided or approved by manufacturer for applications indicated.
- B. Adhesives: Water-resistant type recommended by manufacturer to suit floor tile and substrate conditions indicated.

1. Use adhesives that comply with the following limits for VOC content when calculated according to 40 CFR 59, Subpart D (EPA Method 24):
 - a. Vinyl Composition Floor Tile Adhesives: Not more than 50 g/L.
- C. Floor Polish: Provide protective liquid floor polish products as recommended by manufacturer.
- D. Concrete Slab Primer: Non-staining type as recommended by flooring manufacturer.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, with Installer present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.
- B. Verify that finishes of substrates comply with tolerances and other requirements specified in other Sections and that substrates are free of cracks, ridges, depressions, scale, and foreign deposits that might interfere with adhesion of floor tile.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Prepare substrates according to manufacturer's written instructions to ensure adhesion of resilient products.
- B. Concrete Substrates: Prepare according to ASTM F 710.
 1. Verify that substrates are dry and free of curing compounds, sealers, and hardeners.
 2. Remove substrate coatings and other substances that are incompatible with adhesives and that contain soap, wax, oil, or silicone, using mechanical methods recommended by manufacturer. Do not use solvents.
 3. Alkalinity and Adhesion Testing: Perform tests recommended by manufacturer. Proceed with installation only after substrates pass testing.
 4. Moisture Testing: Perform tests recommended by manufacturer. Proceed with installation only after substrates pass testing.
 - a. Perform anhydrous calcium chloride test, ASTM F 1869. Proceed with installation only after substrates have maximum moisture-vapor-emission rate of 3 lb of water/1000 sq. ft. in 24 hours.
 - b. Perform relative humidity test using in situ probes, ASTM F 2170. Proceed with installation only after substrates have a maximum 75% relative humidity level measurement.
- C. Fill cracks, holes, and depressions in substrates with trowelable leveling and patching compound and remove bumps and ridges to produce a uniform and smooth substrate.
- D. Do not install floor tiles until they are same temperature as space where they are to be installed.
 1. Move resilient products and installation materials into spaces where they will be installed at least 48 hours in advance of installation.
- E. Sweep and vacuum clean substrates to be covered by resilient products immediately before installation.
- F. Remove coatings, including curing compounds, and other substances that are incompatible with flooring adhesives and that contain soap, wax, oil, or silicone, by using a terrazzo or concrete grinder, a drum sander, or a polishing machine equipped with a heavy-duty wire brush.
- G. Apply concrete slab primer, if recommended by flooring manufacturer, prior to applying adhesive. Apply according to manufacturer's directions.

3.3 FLOOR TILE INSTALLATION

- A. Comply with manufacturer's written instructions for installing floor tile.

- B. Lay out floor tiles from center marks established with principal walls, discounting minor offsets, so tiles at opposite edges of room are of equal width. Adjust as necessary to avoid using cut widths that equal less than one-half tile at perimeter.
 - 1. Lay tiles square with room axis.
- C. Match floor tiles for color and pattern by selecting tiles from cartons in the same sequence as manufactured and packaged, if so numbered. Discard broken, cracked, chipped, or deformed tiles.
 - 1. Lay tiles with grain direction alternating in adjacent tiles (basket-weave pattern).
- D. Scribe, cut, and fit floor tiles to butt neatly and tightly to vertical surfaces and permanent fixtures including built-in furniture, cabinets, pipes, outlets, and door frames.
- E. Extend floor tiles into toe spaces, door reveals, closets, and similar openings. Extend floor tiles to center of door openings.
- F. Maintain reference markers, holes, and openings that are in place or marked for future cutting by repeating on floor tiles as marked on substrates. Use chalk or other nonpermanent, nonstaining marking device.
- G. Install floor tiles on covers for telephone and electrical ducts, building expansion-joint covers, and similar items in finished floor areas. Maintain overall continuity of color and pattern between pieces of tile installed on covers and adjoining tiles. Tightly adhere tile edges to substrates that abut covers and to cover perimeters.
- H. Adhere floor tiles to flooring substrates using a full spread of adhesive applied to substrate to produce a completed installation without open cracks, voids, raising and puckering at joints, telegraphing of adhesive spreader marks, and other surface imperfections.
- I. Use full spread of adhesive applied to substrate in compliance with tile manufacturer's directions including those for trowel notching, adhesive mixing, and adhesive open and working times.
- J. Hand roll tiles where required by tile manufacturer.

3.4 CLEANING AND PROTECTION

- A. Comply with manufacturer's written instructions for cleaning and protection of floor tile.
- B. Perform the following operations immediately after completing floor tile installation:
 - 1. Remove adhesive and other blemishes from exposed surfaces.
 - 2. Sweep and vacuum surfaces thoroughly.
 - 3. Damp-mop surfaces to remove marks and soil.
 - 4. Do not wash floor until after time period recommended by resilient floor tile manufacturer.
- C. Protect floor tile products from marks, marks, indentations, and other damage from construction operations and placement of equipment and fixtures during remainder of construction period.
- D. Floor Polish: Remove soil, visible adhesive, and surface blemishes from floor tile surfaces before applying liquid floor polish.
 - 1. Apply three coat(s).
 - 2. Use commercially available, metal, cross-linked acrylic product acceptable to tile manufacturer.
 - 3. Coordinate selection of floor polish with Owner's maintenance service.
 - 4. The Contractor shall inspect tiles and remove and discard any and all tiles that telegraph imperfections from subfloor. Correct deficiency in subfloor surface and replace with new tile.
- E. Joint Sealant: Apply sealant to resilient terrazzo floor tile perimeter and around columns, at door frames, and at other joints and penetrations.
- F. Sealers and Finish Coats: Remove soil, visible adhesive, and surface blemishes from resilient terrazzo floor tile surfaces before applying liquid cleaners, sealers, and finish products.
 - 1. Sealer: Apply two base coats of liquid sealer.
 - 2. Finish: Apply three coats of liquid floor finish.
- G. Cover floor tiles with undyed, untreated building paper until Substantial Completion.
- H. Do not move heavy and sharp objects directly over tiles. Place plywood or hardboard panels over tiles and under objects while they are being moved. Slide or roll objects over panels without moving panels.
- I. Clean tiles not more than 4 days prior to dates scheduled for inspections intended to establish date of Final Acceptance in each area of Project. Clean tiles using method recommended by manufacturer.
 - 1. Strip protective floor polish that was applied after completing installation prior to cleaning.
 - 2. Reapply floor polish after cleaning.

3. The Architect will inspect tiles at this time and mark tiles that may still telegraph imperfections from subfloor with a permanent marker. Remove marked tiles, correct deficiency in subfloor surface and replace with new tile.
4. After above procedure is complete apply an additional minimum of two (2) coats of final polish acceptable to the tile manufacturer and the Owner's maintenance service

END OF SECTION 09 65 19

