

ADDENDUM 1

ADDENDUM DATE: October 13th, 2020

PROJECT: ONWASA Roof Alteration
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: **REVISED: November 5th, 2020 @ 3:00 pm**
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 October 8th @ 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 10-08-2020 is attached.

Item 2 See Revised Date in the Bid Due subject line. The bid date has been changed to November 5th, 2020 @ 3:00 pm.

Item 3 **Clarification:** The Architect, Roof Consultants and bidders surveyed the existing condition of the roof and several existing conditions were noted. The Architect will re-issue the necessary sheets in the next addendum to address all existing coordination issues noted which include but not limited to, insulation thickness, overall assembly dimension, slope of the new TPO Roof, removal and reinstallation of the HVAC units

and curb installation, centerline of the ridge and associated valley's at the north wing of the building.

- Item 4 **Clarification:** The contractor shall take special note that the minimum insurance requirements are specified under Section 007210 "Exhibit SC-A-REQUIRED INSURANCE". The awarded bidder will be required to provide the minimum insurance specified under this section. See attached copy.

End of Addendum 1

Attached:

Pre-Bid Conference Agenda (3 pages)

Pre-Bid Meeting Sign-In Sheet (1 pages)

Subject: ONWASA Roof Alteration

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
Les Parker, 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 October 22nd, 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 October 22nd, 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%) Note: Section Sheet 00 42 00-1 is the bid bond form and shall be attached to the bid bond.
3. Minority Business Guidelines (10% Goal)
 - a. Exhibit "A" Identification of HUB Certified / Minority Business Participation Form Required.
 - b. Affidavit A or Affidavit B
 - c. Appendix D: E-Verify Affidavit
4. ONWASA Bid Supplements (3 lowest bidders shall provide with 24 hours after the bid opening):
 - a. Appendix A: List of Subcontractors and Suppliers
 - b. Appendix B: Values of Key Components
 - c. Appendix C: List of Equipment

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 Roof Alteration 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 14 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 One Hundred and fifty (150) calendar days from the Notice to Proceed.
- Final Completion shall be One Hundred and Eighty (180) 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: October 14th, 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. ALTERNATES: N/A
- XIII. ALLOWANCES:
- Allowance No. UP/A-1; REMOVAL AND REPLACEMENT OF EXISTING METAL ROOF DECKING:
Quantity: 750 SF.
- Allowance No. A-2; CONTINGENCY:
Lump Sum: \$ 60,000.00
- XIV. UNIT PRICES:
- Unit Price No. UP/A-1; REMOVAL AND REPLACEMENT OF EXISTING METAL ROOF DECKING, per sq.ft.
- XV. Architect's brief description of the project:
- XVI. Site Staging and Work Zone:
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 roof and lay down area. The onsite meeting shall also be conducted to discuss staging, extents of the work area and the access to and from the site during working hours.

END OF MEETING NOTES

EXHIBIT SC-A -REQUIRED INSURANCE

GENERAL LIABILITY ¹: Contractor's General Liability under paragraphs 5.04.A.3 through 5.04.A.6 of the General Conditions, which shall include completed operations and product liability coverages and eliminate the exclusion with respect to property under the care, custody and control of the Contractor. Property Damage liability insurance will provide Explosion, Collapse, and Under-ground coverages where applicable and shall include/exclude the following endorsements:

- ✓ Include Completed Operations
- ✓ Include Product Liability
- ✓ Include Waiver of Occupancy
- ✓ Include Installation Floater
- ✓ Provide responsibility for deductible or self-insured retention
- ✓ Exclude the exclusion with respect to property under the care, custody and control of the Contractor.

a. General Aggregate	\$2,000,000.00
b. Products & Completed Operations Aggregate	\$1,000,000.00
c. Personal & Advertising Injury	\$1,000,000.00
d. Each Occurrence (Bodily Injury & Property Damage)	\$1,000,000.00
e. Excess or Umbrella Liability	
1) General Aggregate	\$5,000,000.00
2) Each Occurrence	\$5,000,000.00

CONTRACTUAL LIABILITY: The Contractual Liability coverage required by Paragraph 5.04.B.3 of the General Conditions shall provide coverage for not less than the following amounts:

a. Bodily Injury: Each person	\$2,000,000.00
Each Accident	\$2,000,000.00
b. Property Damage:	
Each Accident	\$2,000,000.00
Annual Aggregate	\$2,000,000.00

AUTOMOBILE LIABILITY: Automobile Liability under Paragraph 5.04.A.6 of the General Conditions

a. Bodily Injury:	
Each person	\$1,000,000.00
Each Accident	\$1,000,000.00
b. Property Damage:	
Each Accident	\$1,000,000.00
	OR (i.e., either a. and b. or c.)
c. Combined Single Limit of	\$1,000,000.00

WORKMAN'S COMPENSATION: Worker's Compensation, and related coverage under paragraphs 5.04.A.1 and 5.04.A.2 of the General Conditions:

a. State:	Statutory
b. Applicable Federal (e.g., Longshoremen's)	Statutory
c. Employers Liability:	\$500,000

BUILDERS RISK: The Contractor shall secure and maintain during the life of this Contract, Builder's Risk All-Risk Insurance, including fire and extended coverage, wind and water damage from hurricanes and tropical storms, flooding, and special extended coverage, for 100% of Contract amount. The coverage should provide for losses to be paid to the Contractor and the Owner as their interests may appear.