

ADDENDUM 1

ADDENDUM DATE: April 18th, 2025

PROJECT: Orange County Health Department Improvements
Orange County, NC

OWNER: Orange County Asset Management
306 Revere Rd. Suite A102.
Hillsborough, NC 27278

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



BIDS DUE: **April 29th, 2025 at 3:00 p.m.**
Orange County Finance, Administrative Services,
131 W. Margaret Lane Suite 300, Conference Room 302
Hillsborough, North Carolina 27278

Please note, Project Addenda and Bidders List are available at www.smithsinnett.com under the 'Documents' Tab on the navigation bar.

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

1. Reminder: The Pre-Bid Meeting held on April 15th was mandatory. Meeting agenda is attached; comments and questions from the meeting and site walk-through are addressed in this addendum. The sign in sheet has been posted to the web address listed above.
2. Staging area for the Whitted building shall be held in the gravel lot to the north of the building.
3. Staging area for the Southern Human Services building shall be held in the paved parking lot.
4. There is other work being performed at the Whitted Building that may occur at the same time as this project. Other work will be on floors 1 and 2 and will not physically overlap with the scope of this project, which is limited to the basement level. The 2 concurrent projects will need to share the gravel lot staging area.

5. **Clarification:** The architect has made a good faith effort to represent existing conditions accurately on the drawings, however, the providers at the clinics may make changes to their space to better serve their patients. If discrepancies are identified on site notify the architect immediately.

Drawings – Whitted Health Department

6. **Clarification:** All wall equipment and accessories, including but not limited to sharps containers, glove boxes, paper towel dispensers, soap dispensers, sanitizer dispensers, tack boards, pamphlet holders, and informational posters shall be documented by GC, removed, stored, and reinstalled in current location after completion of painting work.
7. **Clarification:** Dental Chair removal and reinstallation will be provided by owner. Additional information forthcoming.
8. **Clarification:** existing 6" rubber wall base is to be removed and replaced with 6" integral epoxy base, per Sheet A7-04
9. **Clarification:** provide new 4" rubber base on existing cabinetry toe kicks, per Sheet A7-04
10. **Clarification:** All wall equipment and accessories, including but not limited to sharps containers, glove boxes, paper towel dispensers, soap dispensers, sanitizer dispensers, tack boards, pamphlet holders, and informational posters shall be documented by GC, removed, stored, and reinstalled in current location after completion of painting work.
11. **Revised:** X-RAY B114 has been modified by the owner, scope now includes:
 - Floor mounted monitor stand (Sheet A7-04, Keynote 6) has been removed
 - L-shaped wall shelves have been added. Remove, store, and reinstall per Sheet A7-04, Keynote 7.
 - Wall mounted x-ray has been added, leave x-ray in place and paint around wall bracket
12. **Clarification:** In Storage B116 demo and install new epoxy flooring around CMU support blocks, per Sheet A7-04, Keynote 5.
13. **Revised:** PAN B119 has been modified by the owner, scope now includes:
 - Floor mounted monitor stand (Sheet A7-04, Keynote 6) has been relocated to this room.
14. **Revised - A7-04:** UTIL B132
 - UTIL B132 is named ELEC B132 in the field.
 - Text note has been revised, med gas equipment will not be relocated.
 - Demo existing epoxy and replace to same extent as existing, "L" shaped area of resilient flooring under the med gas equipment is existing to remain per Sheet A7-04, Keynote 8.

15. **Clarification:** The upper floors of the Whitted building will be occupied during the course of flooring repair. GC shall ventilate epoxy fumes out of the building as to minimize negative impact on building occupants. Fresh air intake for the building is outside of MECHANICAL ROOM B135, all project ventilation shall avoid this area.

Drawings – Southern Human Services Health Clinic

13. **Revised:** Plumbing Legend (A4-11) has been revised to include fixture selections. Sheet attached.
14. **Clarification:** Refer to Wall Device Schedule on sheet A7-03 for new wall device locations. Any wall equipment and accessories not included in the Wall Device Schedule shall be documented by GC, removed, stored, and reinstalled in current location after completion of painting work. Notify owner of any conflicts between new and existing locations.
15. **Revised:** Flooring transition detail 02/A7-02 basis of design has been revised from a metal transition strip (Schluter VINPRO-U) to resilient transition strip (Johnsonite SLT-XX-C).

Specifications

16. **Clarification:** Section 01 21 00 - Allowance No. 1; Moisture Remediation Primer is intended to be used at Southern Human Services only. Refer also to 07 26 19.
17. **Revised :** 08 71 00 Door Hardware: Change part 2.08,B,2 to read: "Corbin Russwin L4". Refer also to Alternate 1: Owner Preferred Manufacturer – Door Hardware

End of Addendum 1

Attached:

PreBid Meeting Agenda, Sign-in-sheet

Drawings:

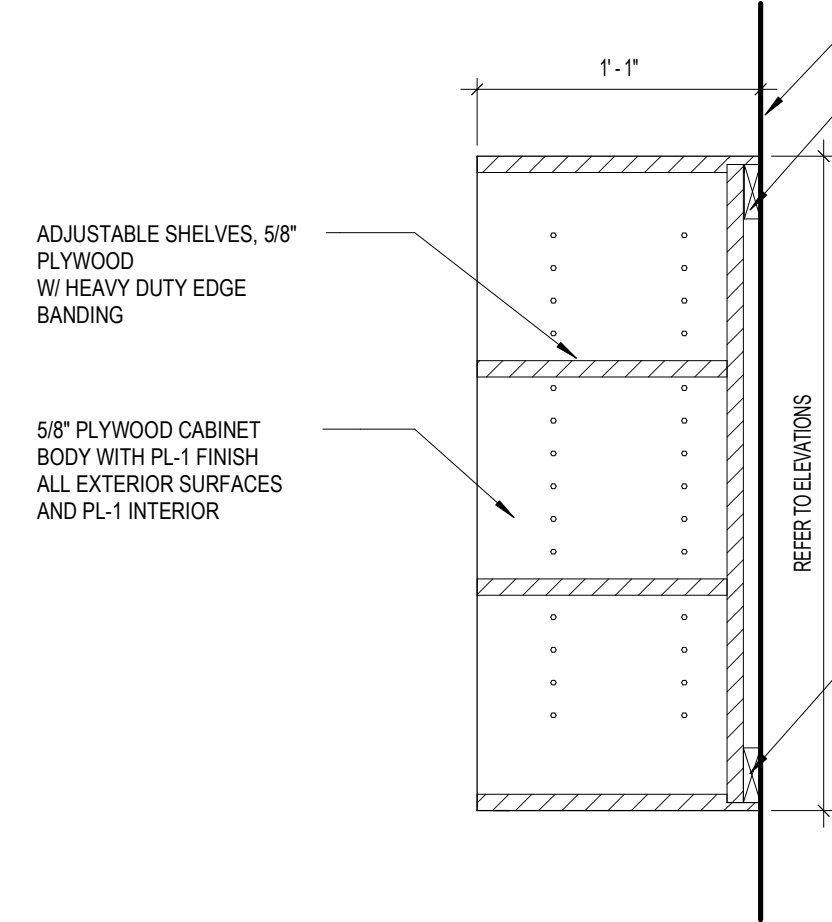
Southern Human Services A4-11, Whitted Health A7-04

Specifications:

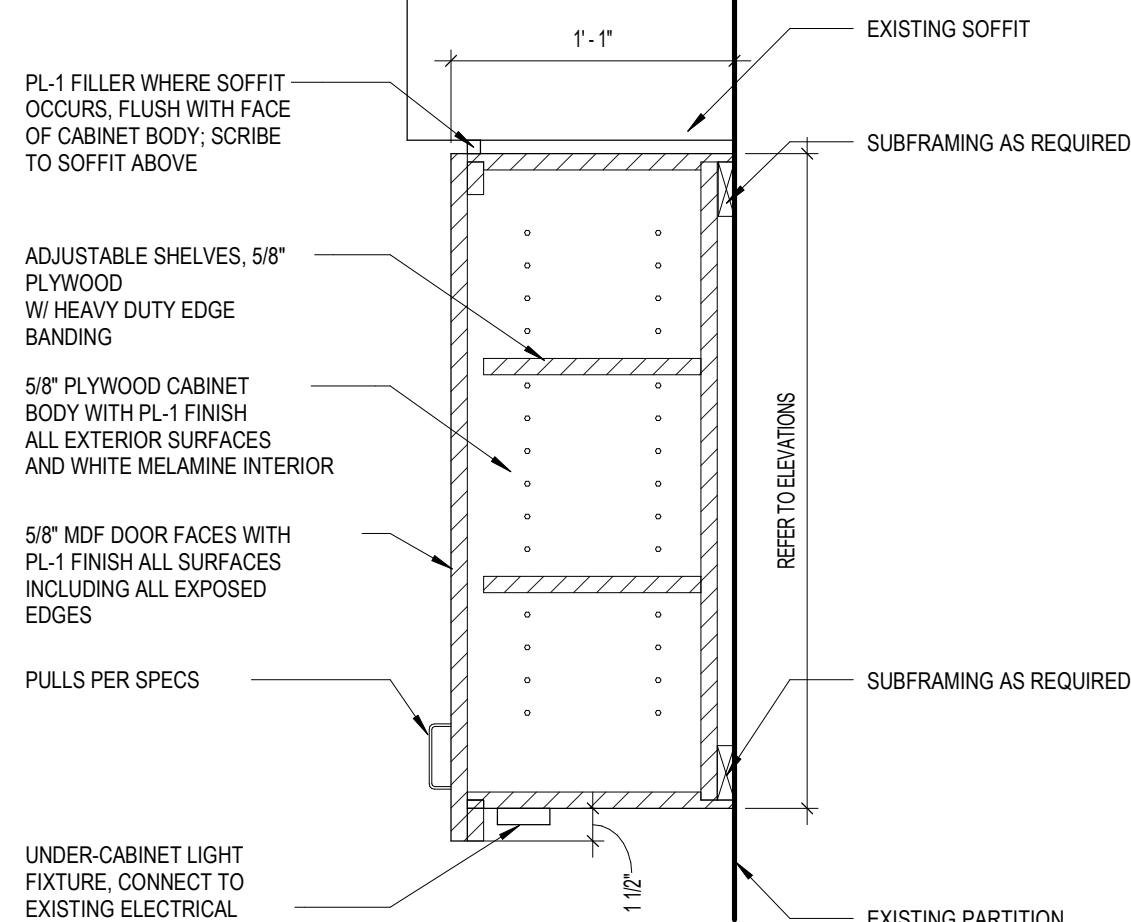
C:\Users\shinnett\OneDrive - Smith Sinnett\Documents\02020072 SHSC-Health Department_Architectural\APV.rvt
10/2/2025 2:59:53 PM

PLUMBING LEGEND		
MARK	SINK	FAUCET
P1	ELKAY DROP-IN ADA SINGLE BOWL, 25" X 22" X 6-1/2" - LRAD25226SPD, STAINLESS STEEL	ELKAY 4" CENTERSET W/ EXPOSED DECK, 8" GOOSENECK, 4" WRISTBLADE HANDLES - LK406GN08T4, CHROME
P2	ELKAY DROP-IN SINGLE BOWL, 18" X 18" X 5-5/8" - LPR1818, STAINLESS STEEL	ELKAY 4" CENTERSET W/ EXPOSED DECK, 8" GOOSENECK, 4" WRISTBLADE HANDLES - LK406GN08T4, CHROME

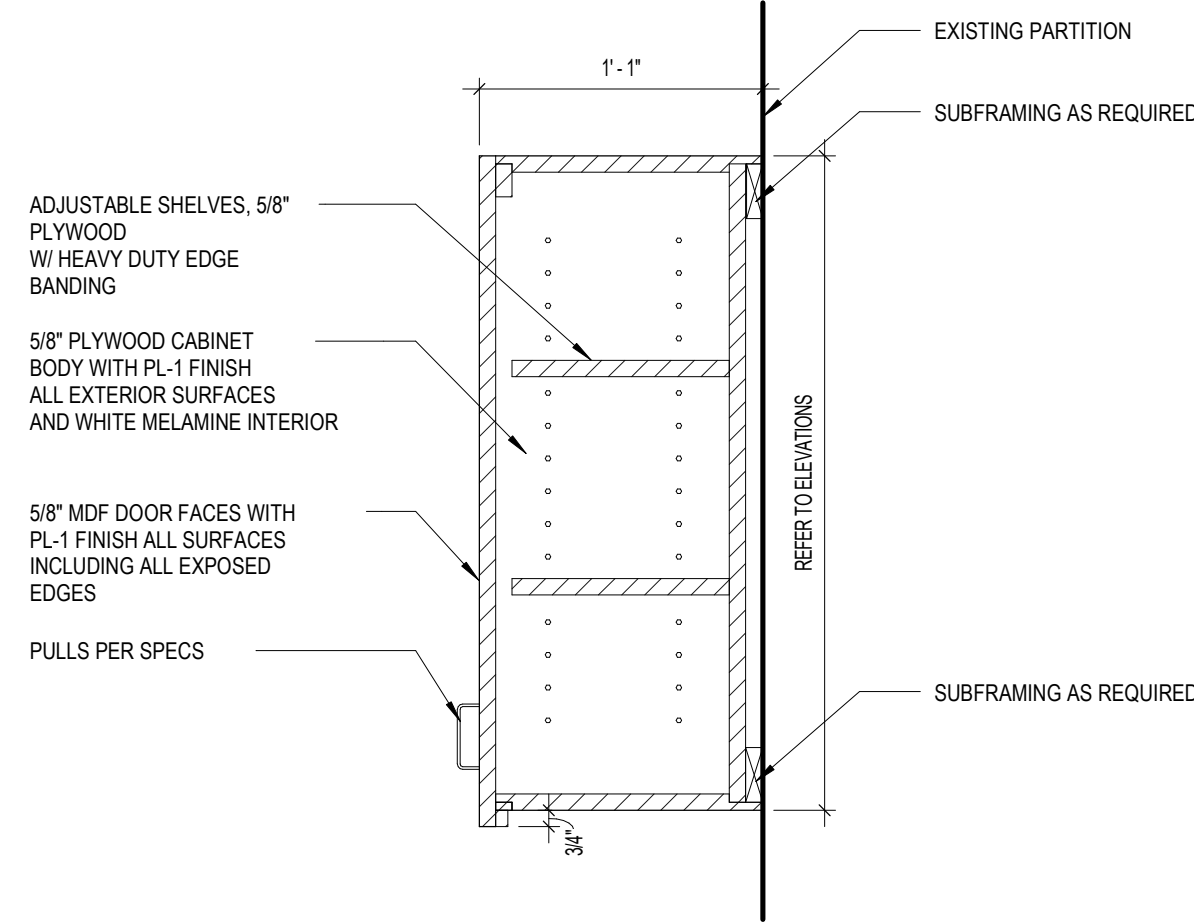
NOTES:
1. SINKS NAMED ABOVE ARE BASIS OF DESIGN ONLY. CONTRACTOR MAY SUBMIT
ALTERNATES BY ACON, KOHLER, OR EQUAL.
2. FAUCETS NAMED ABOVE ARE BASIS OF DESIGN ONLY. CONTRACTOR MAY SUBMIT
ALTERNATES BY AMERICAN STANDARD, CHICAGO, KOHLER, OR EQUAL.



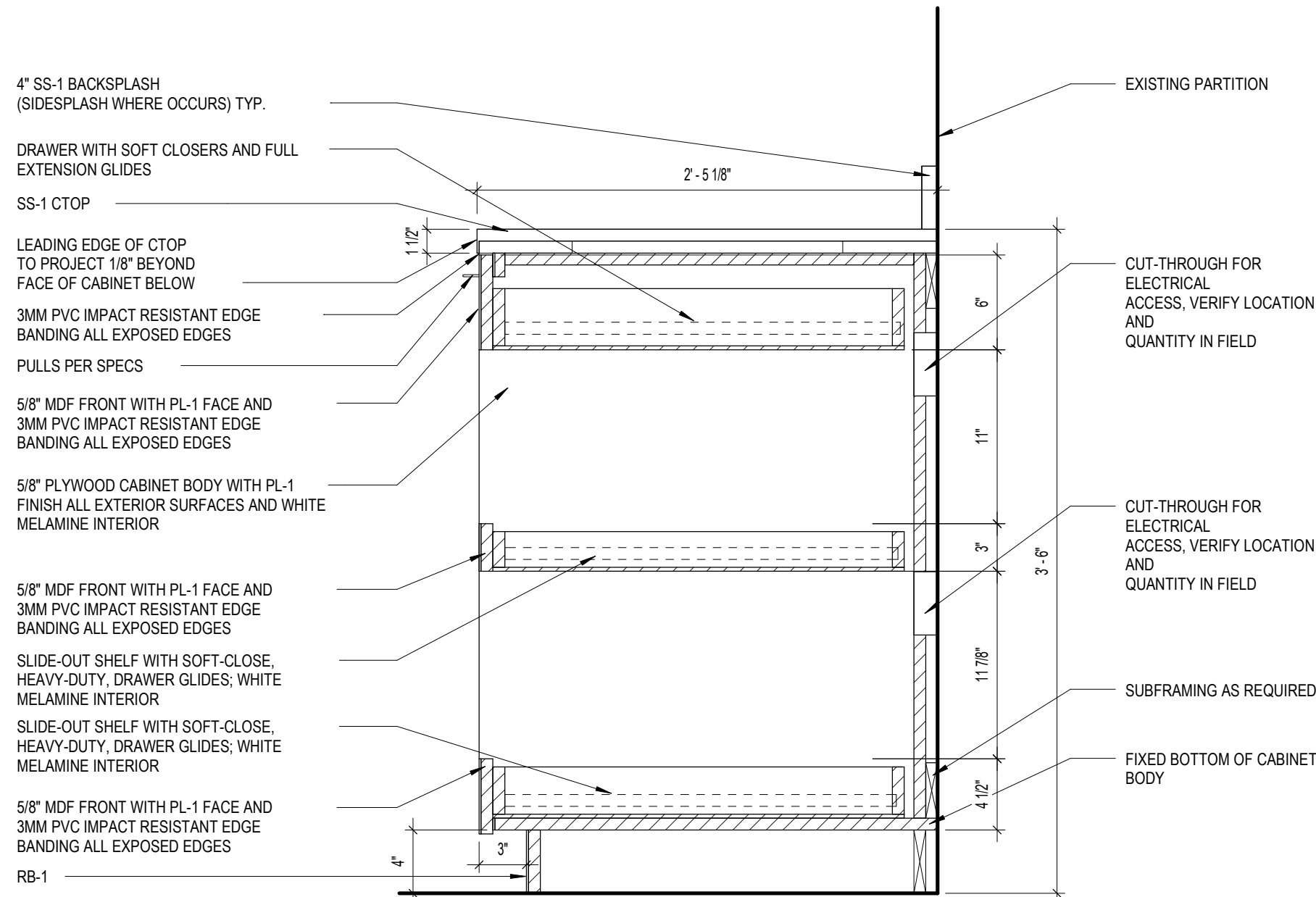
9 UPPER CABINET WITH OPEN SHELVES
A4-11 1 1/2" = 1'-0"



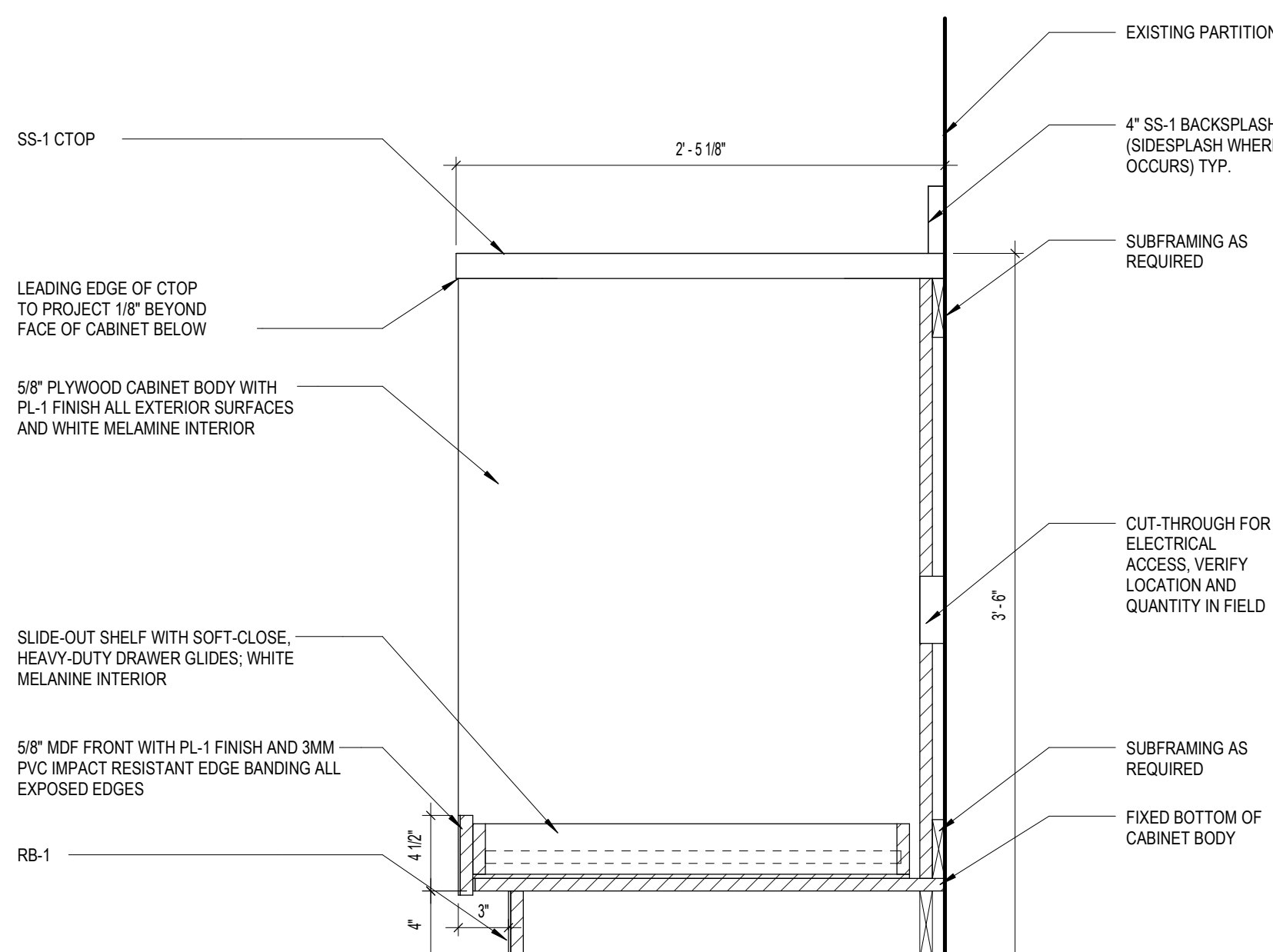
8 TYPICAL UPPER CABINET WITH U.C. LIGHTING
A4-11 1 1/2" = 1'-0"



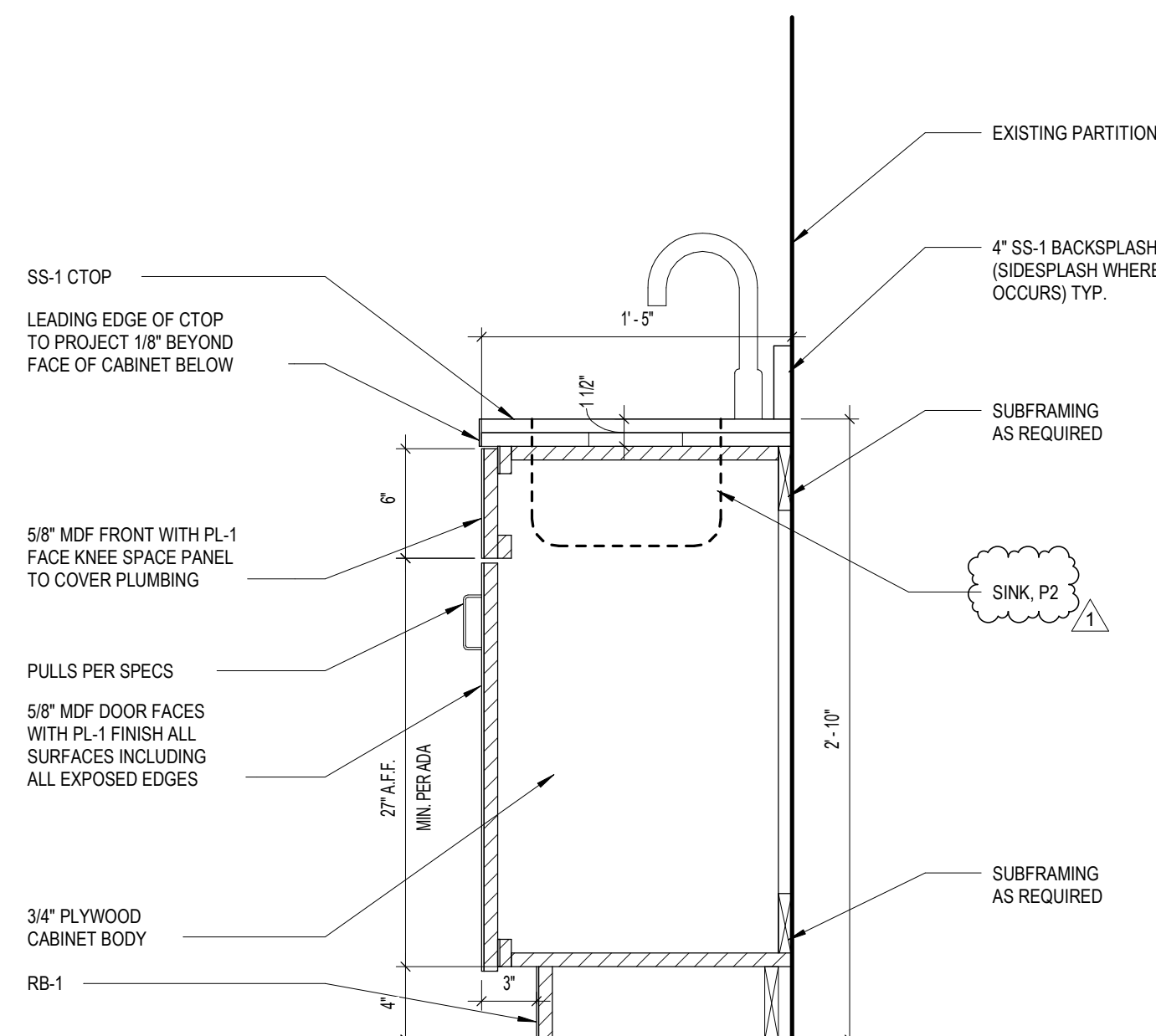
7 TYPICAL UPPER CABINET
A4-11 1 1/2" = 1'-0"



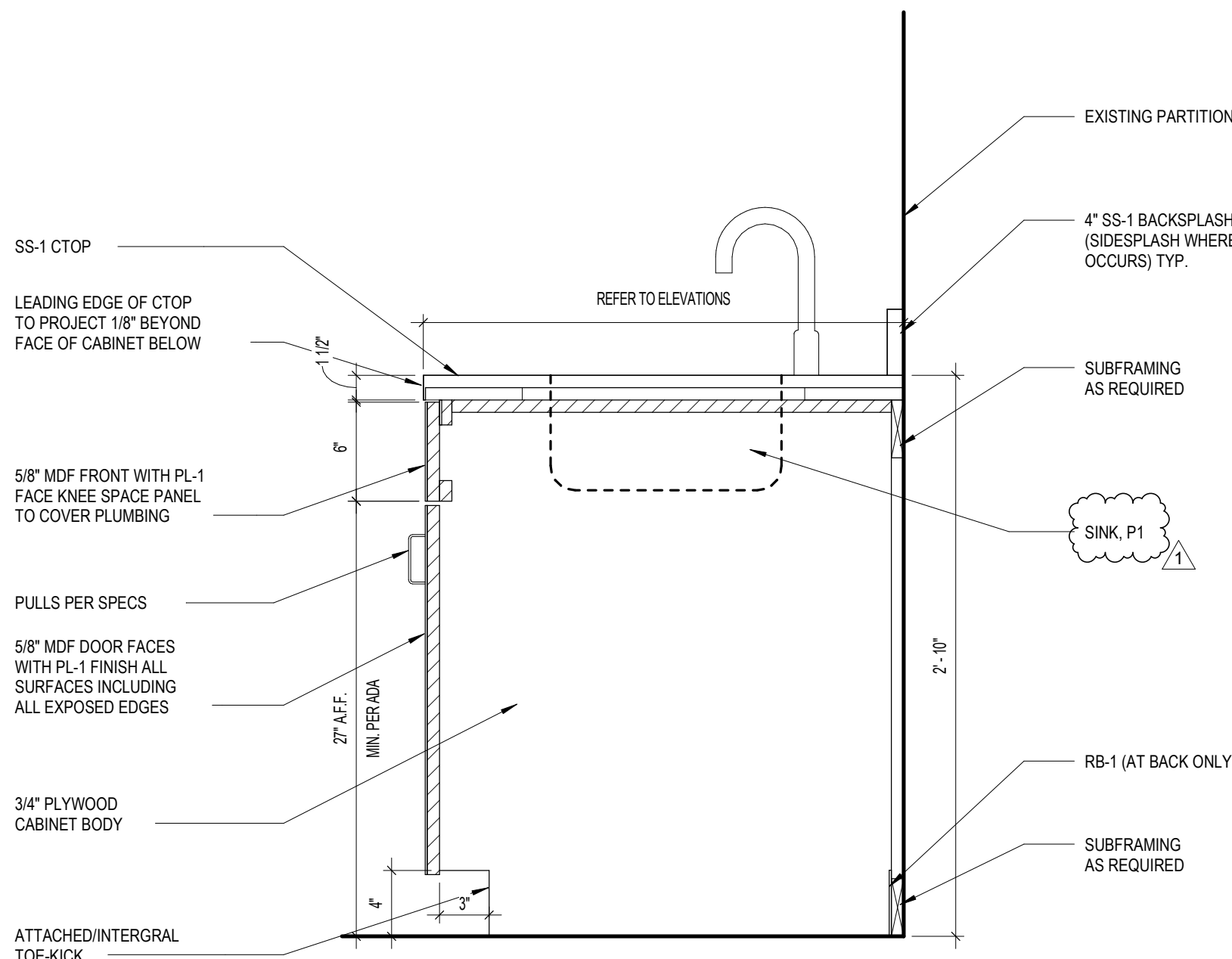
6 DOUBLE SLIDE-OUT SHELF
A4-11 1 1/2" = 1'-0"



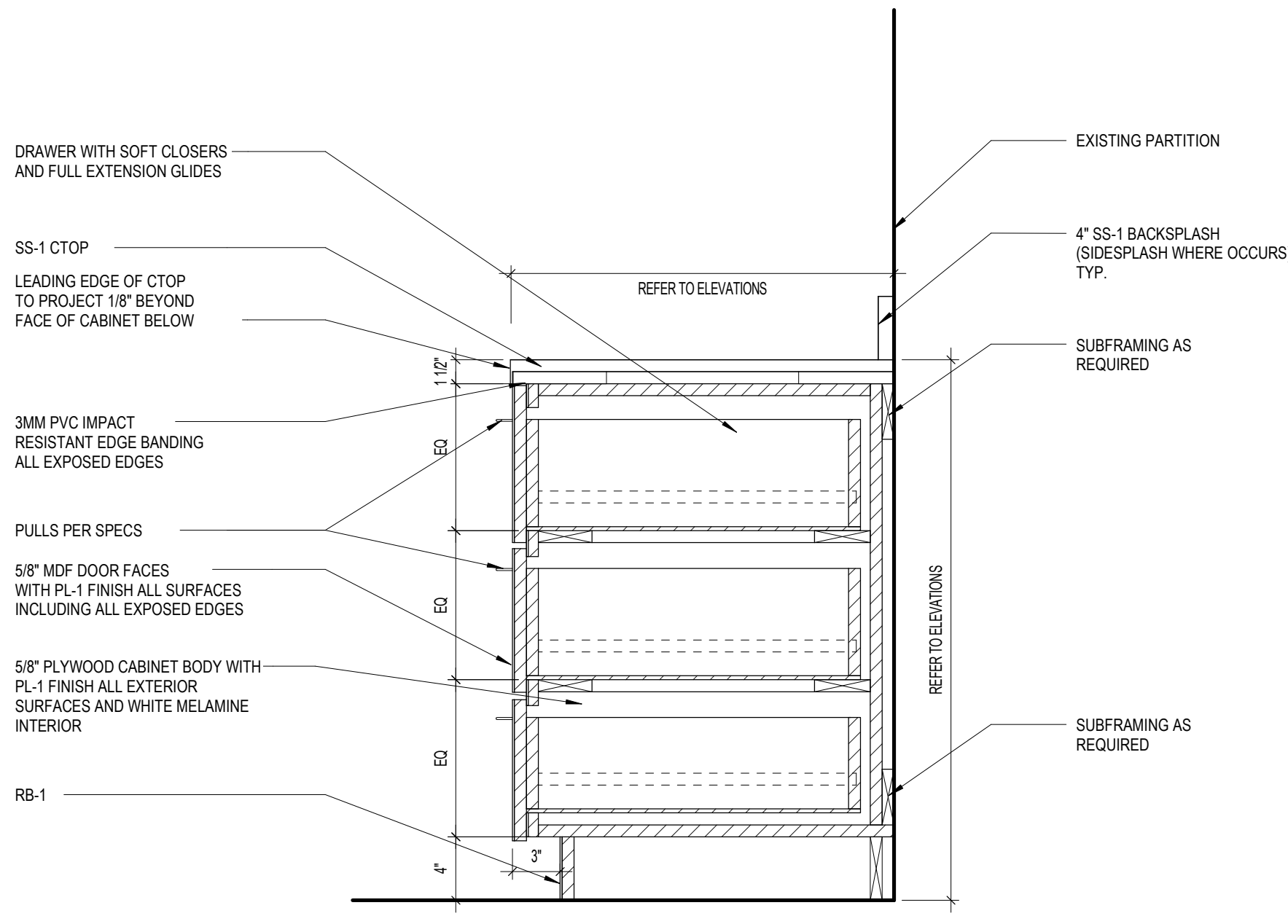
5 SINGLE SLIDE-OUT SHELF
A4-11 1 1/2" = 1'-0"



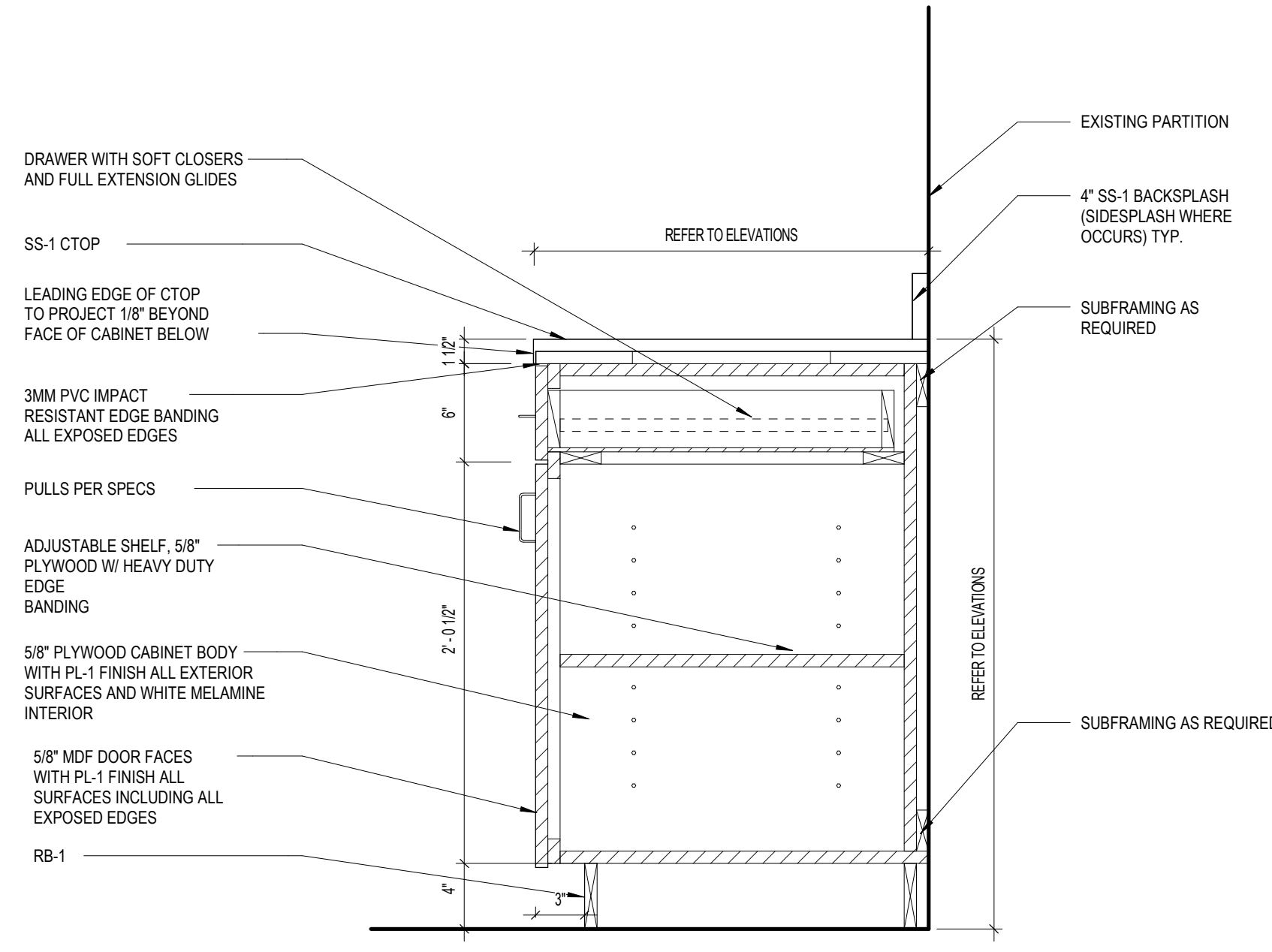
4 TYPICAL SINK BASE CABINET
A4-11 1 1/2" = 1'-0"



3 TYPICAL ADA SINK BASE CABINET
A4-11 1 1/2" = 1'-0"



2 TYPICAL DRAWER BASE
A4-11 1 1/2" = 1'-0"



1 TYPICAL BASE CABINET
A4-11 1 1/2" = 1'-0"

ORANGE COUNTY HELATH DEPARTMENT IMPROVEMENTS
SOUTHERN HUMAN SERVICES HEALTH CLINIC
2501 Homestead Rd, Chapel Hill, NC. 27516
ITB 367-OC5452

ID	DATE	DESCRIPTION
1	04/19/2025	ADDENDUM 1
DRAWN BY: NB		
CHECKED BY: DW		

CASEWORK SECTIONS

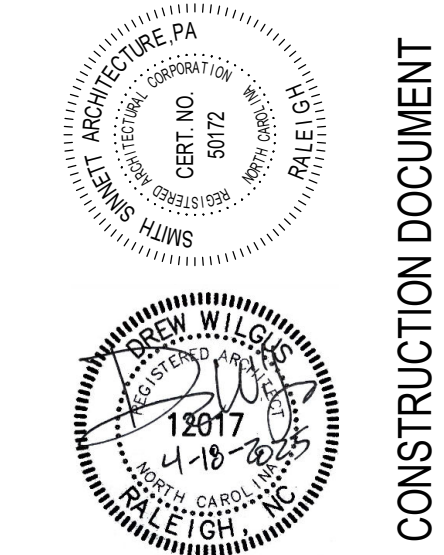
2024008 10 FEB 2025

A4-11

This drawing and the design shown is the property of Smith Sinnett Architecture, P.A. The reproduction or use of this drawing without the written consent of the Architect is prohibited. Any portion of the drawing that is not shown or is not to scale is for informational purposes only and must be referred to the Architect at the time of construction. Smith Sinnett Architecture, P.A. 2025

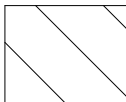
THIS DRAWING IS FORMATTED TO BE PRINTED ON A 36" X 48" SHEET


T 919 781 9392
4600 Lake Boone Trail
Suite 200
Raleigh, NC 27607
info@smithsinnett.com

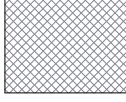


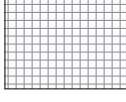
CONSTRUCTION DOCUMENT

FLOORING LEGEND

- 

REMOVE EXISTING EPOXY FLOORING AND RUBBER BASE. REPLACE WITH NEW EPOXY FLOORING (EPX-1) AND 6" INTEGRAL COVE BASE (IB-1).
- 

REMOVE EXISTING LVT FLOORING AND RUBBER BASE. REPLACE WITH NEW EPOXY FLOORING (EPX-1) AND 6" INTEGRAL COVE BASE (IB-1).
- 

REMOVE EXISTING LINOLEUM FLOORING AND RUBBER BASE. REPLACE WITH NEW EPOXY FLOORING (EPX-1) AND 6" INTEGRAL COVE BASE (IB-1).
- 

REMOVE EXISTING RUBBER STAIR TREADS AND ASSOCIATED FLOORING ADHESIVE. REPLACE WITH NEW RUBBER STAIR TREADS (ST-1) PER 1/A7-11.
- NEW 4" RUBBER BASE (RB-1) ON EXISTING CABINET TOE KICK, ALL EXPOSED FACES
- INDICATES OPEN KNEE SPACE, CONTINUE FLOORING UNDER COUNTERTOP

ALL PRODUCTS DESCRIBED BELOW ARE BASIS OF DESIGN. REFER TO PROJECT SPECIFICATIONS FOR ACCEPTABLE ALTERNATES.

EPX-1
MANUFACTURER: DEK-O-TEX
PRODUCT: TEK-CRETE SL-B
COLOR: TO BE SELECTED BY OWNER

ST-1
MANUFACTURER: JOHNSONITE
PRODUCT: ANGLE FIT RUBBER STAIR TREAD
TEXTURE: RAISED SQUARE
COLOR: GREY 48
CONTACT: STEPHANIE HARRIS, 910-710-3900
STEPHANIE.HARRIS@TARKETT.COM

IB-1
MANUFACTURER: DEK-O-TEX
PRODUCT: TEK-CRETE SL-B
COLOR: MATCH EPX-1

RB-1
MANUFACTURER: JOHNSONITE
PRODUCT: TRADITIONAL DURACOVE 4"
COLOR: GREY 48
CONTACT: STEPHANIE HARRIS, 910-710-3900
STEPHANIE.HARRIS@TARKETT.COM

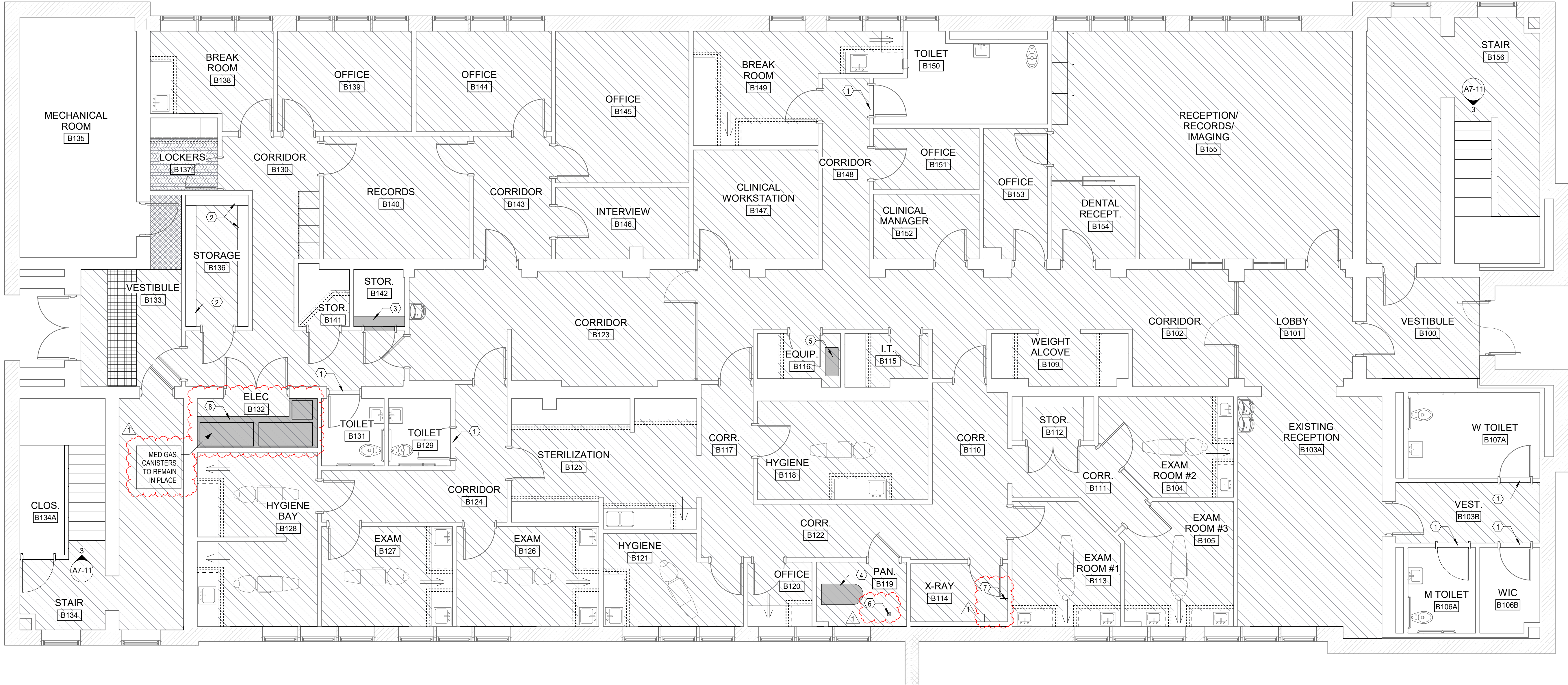
GENERAL CONDITIONS NOTES:

- EXISTING CONDITIONS DEPICTED HEREIN ARE BASED ON FIELD OBSERVATIONS, FIELD MEASUREMENTS, AND LIMITED EXISTING DRAWINGS.
- GC SHALL MAKE REASONABLE EFFORTS TO MINIMIZE DAMAGE TO EXISTING CONDITIONS, AND SHALL PATCH AND REPAIR ANYTHING DAMAGED DURING DEMOLITION AND CONSTRUCTION.
- GC SHALL ALERT THE OWNER TO EXISTING CONDITIONS WHICH MAY HINDER WORK BEFORE PROCEEDING WITH WORK.
- AREAS OF THE BUILDING OUTSIDE OF THE PROJECT'S AREA OF WORK WILL BE OCCUPIED AS WORK IS COMPLETED. GC IS RESPONSIBLE FOR SCHEDULING WORK WITH THE OWNER TO MINIMIZE DISTURBANCE AND OBSERVE SAFETY PRECAUTIONS. THE GC IS RESPONSIBLE FOR PROVIDING ITS OWN POWER AND FACILITIES. REFER TO PROJECT SPECIFICATIONS.

FLOORING KEYNOTE LEGEND

- EXISTING MARBLE THRESHOLD, PROTECT FROM OVER-APPLICATION OF EPOXY, REFER TO 5/A7-11
- REMOVE LOOSE BOTTOM SHELVES, APPLY NEW EPOXY AROUND FIXED SHELVING VERTICALS, AND REINSTALL SHELVES
- DEMO FLOOR TILES, MOP AROUND EQUIPMENT, NEW EPOXY TRANSITION PER 2/A7-11
- REMOVE VCT INFILL FLOORING, GRIND ASSOCIATED ADHESIVE AND EPOXY LIP TO PREPARE FOR NEW EPOXY FLOORING
- DENTAL EQUIPMENT TO REMAIN, INSTALL EXPOXY FLOORING AROUND CMU SUPPORT BLOCKS
- FLOOR-MOUNTED MONITOR STAND, REMOVE PRIOR TO FLOORING PREP AND RE-INSTALL AFTER FLOORING IS FULLY CURED
- SHELVES ON WALL-BRACKETS, REMOVE PRIOR TO PAINTING PREP AND RE-INSTALL AFTER COMPLETION OF PAINTING WORK
- HATCHED AREA INDICATES EXISTING RESILIENT FLOORING TO REMAIN. REPLACE EPOXY FLOORING TO SAME EXTENT AS EXISTING

NOTE:
GC SHALL PROVIDE ON-SITE SECURE STORAGE FOR OCCUPANT FURNITURE AND DENTAL CHAIRS. FURNITURE AND DENTAL CHAIRS SHALL BE RELOCATED TO SECURE STORAGE BY GC PRIOR TO COMMENCEMENT OF FLOORING PREP AND REPLACED AFTER WORK IS COMPLETE.



1
A7-04
FLOORING PLAN - DENTAL CLINIC
3/16" = 1'-0"

ORANGE COUNTY HEALTH DEPARTMENT IMPROVEMENTS
WHITTED BUILDING HEALTH AND DENTAL CLINICS

300 W. TRYON STREET, HILLSBOROUGH, NC 27278

ITB 367-OC5452

1	04/18/2025	ADDENDUM 1
ID	DATE	DESCRIPTION

DRAWN BY: AH
CHECKED BY: DW

FLOORING PLAN -
DENTAL CLINIC

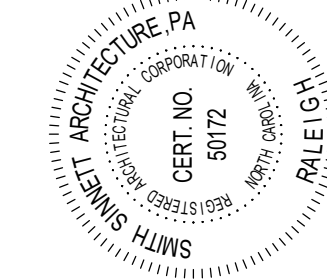
2023036 10 FEB 2025

A7-04

This drawing and the design shown is the property of Smith Sinnett Architecture, Inc. and shall remain the property of the Architect. Any reproduction or use of this drawing without the written consent of the Architect is prohibited. Any infringement of the ownership rights will be subject to legal action. All copies of this drawing shall be controlled by the Architect at the completion of the project.

Smith Sinnett Architecture, P.A. 2025

THIS DRAWING IS FORMATTED TO BE PRINTED ON A 24" X 36" SHEET



CONSTRUCTION DOCUMENT

**smith
sinnett**
ARCHITECTURE

T 919 781 8582
F 919 781 3979
4600 Lake Boone Trail
Suite 205
Raleigh, NC 27607
info@smithsinnett.com

Orange County Health Department Improvements
Project No. 2024008
Orange County, NC
Pre-Bid Conference Agenda
April 15, 2025 at 10:00 a.m.



Owner: Orange County Asset Management
306 Revere Road A102
Hillsborough, North Carolina 27278

Location: Whitted Building: 300 W. Tryon St., Hillsborough, NC
Orange County Southern Human Services: 2501 Homestead Rd, Chapel Hill, NC 27516

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

Drew Wilgus dwilgus@smithsinnett.com

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. As this is a mandatory Pre-Bid, any GC's not present and signed in will not be eligible to bid.

I Bid:

Bids will be received until **3:00 pm on Tuesday April 29th, 2025** for a Single Prime Contract at:

Orange County Finance, Administrative Services,
131 W. Margaret Lane Suite 300, **Conference Room 302**,
Hillsborough, North Carolina 27278

As this is an formal bid process, all bids will be opened publicly at 3:00 p.m. on the date listed above. Bid opening will be in person.

II Bid Day Documents: Refer to Specifications

1. Proposal Form Pages 1 through 6 - Signed, Sealed and Attested (or witnessed)
2. Bid Bond (5%) or Certified Check (5%)
3. Minority Business Guidelines (10% Goal)
4. Supplemental Vendor Information: Historically Underutilized Businesses
5. Affidavit A or Affidavit B
6. E-Verify Affidavit
7. Living Wage Contractor Policy
8. Orange County Nondiscrimination Certification
9. Safety Questionnaire
10. 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
11. 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. Certificates of Insurance meeting the requirements indicated in the Specifications will also be required.
12. Any bids that have qualifying notes or comments will be rejected.
13. For mailed bids, it is 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.

III Alternates / Allowances:

ALTERNATES:

Whitted Building Health and Dental Clinics

A. Alternate 1; Owner Preferred Manufacturer – Door Hardware

The owner has found the following brand/product(s) to be superior in application and durability. Per GS133-3, the following are required to be bid as an alternate to the base specification. State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing the Owner Preferred Manufacturers Listed Below:

1. List of Preferred Manufacturers- **Corbin Russwin** - Refer to Section 08 71 00

Southern Human Services Health Clinic

B. Alternate 1; Owner Preferred Manufacturer – Door Hardware

The owner has found the following brand/product(s) to be superior in application and durability. Per GS133-3, the following are required to be bid as an alternate to the base specification. State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing the Owner Preferred Manufacturers Listed Below:

1. List of Preferred Manufacturers- **Corbin Russwin** - Refer to Section 08 71 00

ALLOWANCES

(Refer to Division 01 Section 01 21 00 – Allowances for amounts to be included in bid) *** Follow the below numbering when filling out the proposal form.

Allowance No. Up/A-1; Moisture Remediation Primer:

Allow an amount per square foot for addition moisture mitigation primer for flooring that is not otherwise specified to receive such in the design documents.

Quantity: 750 SF

Allowance No. A-2; General Contingency: Whitted Health and Dental Clinics:

Contingency allowance shall be provided as follows and the price shall be adjusted based on the actual cost of subcontracts, materials, and labor, excluding overhead and profit. Allowances for overhead and profit shall be provided within the contract price. If there is unused allowance at the conclusion of the project, the allowance plus 15% will be deducted from the contract.

Contingency: \$25,000 Lump Sum

Allowance No. A-2; General Contingency: Southern Human Services Health Clinic:

Contingency allowance shall be provided as follows and the price shall be adjusted based on the actual cost of subcontracts, materials, and labor, excluding overhead and profit. Allowances for overhead and profit shall be provided within the contract price. If there is unused allowance at the conclusion of the project, the allowance plus 15% will be deducted from the contract.

Contingency: \$20,000 Lump Sum

IV E-Procurement Vendors

E-Procurement rules WILL apply for Registered E-Procurement Vendors only. If the low bidder is an E-Procurement Vendor, the owner will not be responsible for any fees associated with the E-Procurement process incurred by the low bidder or any subcontractor. Refer to 009010 Special Conditions Article 8

V Schedule:

Notice to Proceed: anticipated **June 02, 2025.**
Substantial Completion: **September 30th, 2025 (approx. 120 days)**
Final Completion: shall occur 30 days after Substantial Completion

VI Liquidated Damages:

See Supplementary General Conditions: **\$500.00 each calendar day** in excess of the stated completion time.

VII 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.

VIII 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: April 22nd, 2025.

IX Technical Questions:

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

Drew Wilgus
dwilgus@smithsinnett.com
(919) 455-4227

X 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.

XI Addenda:

Addenda will be posted to the website @ <http://smithsinnett.com/documents/> and a notification will be sent to everyone on the Architect's plan holders list.

XII Plan Holders and Bidders List:

Plan Holders and Bidders List will be posted on our website. @ <http://smithsinnett.com/documents/>

XIII Architect's brief description of the project:

The project includes improvements at two separate sites in Hillsborough and Chapel Hill.

Whitted Building: 300 W. Tryon St., Hillsborough: Medical and Dental Clinic - Flooring replacement and repainting – approximately 20,000sf.

OC Southern Human Services: 2501 Homestead Rd, Chapel Hill, NC 27516: Floor replacement and casework replacement in medical clinic- approximately 6,150sf.

Bids will be received from general contractors for Single Prime. All proposals shall be lump sum.

Project #: 2024008

smithsinnett
ARCHITECTURE

[illegible]