

ADDENDUM 1

DATE: March 12, 2026

PROJECT: **ELSEE BUILDING RENOVATIONS & ADDITION**
111 College Rd, Smithfield, NC 27577

OWNER: Johnston Community College
245 College Road
Smithfield, NC 27577

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

BIDS DUE: Thursday, March 26, 2026 at 2:00 p.m.
Wilson Building, Pines Boardroom
245 College Road
Smithfield, NC 27577

Please note, Plan Request Form, Addenda, and Plan Holders 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 March 11, 2026 at 10:00 a.m. Pre-Bid Agenda 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

1. See attached Pre-Bid Meeting Agenda and Sign-In Sheet.
2. See attached Sheet List for the Bid Drawings for reference.
3. The Original 1976 Plans may be downloaded for reference from the following link:
<https://smithsinnett.sharefile.com/public/share/web-s4f238e62c8f84a6eb00825c240889e6d>

SPECIFICATIONS

4. **Section 007200 Supplemental Conditions:** Replace paragraph 8.9.1 in its entirety with the following:

Substantial Completion Liquidated Damages shall be the sum of two thousand five hundred dollars (\$2,500) per calendar day, and this amount shall be assessed in accordance with Subparagraph 8.9.1 of the General Conditions.

5. **Section 013100 Project Management and Coordination:** Delete paragraph 1.7.B.
6. **CLARIFICATION:** The Bid Bond form to be used can be found on pages 33-34 of the Project Manual.

End of Addendum 1

Attached:

Pre-Bid Meeting Agenda, (4 Pages)
Pre-Bid Meeting Sign-In Sheet (1 Page)
Bid Drawing Sheet List (2 Pages)

SCO ID # 25-30100-01A

SSA#: 2025023

Location: Wilson Building, Room C1111
245 College Road
Smithfield, NC 27577

Owner: Johnston Community College
245 College Road
Smithfield, NC 27577

Architect: Smith Sinnett Architecture, P.A.
4600 Lake Boone Trail, Suite 205
Raleigh, NC 27607
www.smithsinnett.com
Phone: 919-781-8582
Jay Sikes, 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:
2:00 pm, March 26, 2026
Wilson Building, Pines Boardroom
245 College Road
Smithfield, NC 27577
- 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.
 - a. 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%)
 - a. Use Provided Form in the Project Manual.
 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. Two separate Bonds must be provided.
 6. Certificates of Insurance meeting the requirements indicated in the Specifications will also be required. Refer to Article 9 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.
 7. Any bids that have qualifying notes or comments will be rejected.

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- 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 it.
 - 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 the Pines Boardroom in the Wilson Building, on Johnston Community College campus, 245 College Road, Smithfield, NC 27577.
 - 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 reception desk WILL NOT be allowed to accept packages of any kind.
 - d. ~~On arrival in the lobby, check in at the front desk and then meet in the boardroom.~~
- 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: ~~242 consecutive calendar days from anticipated Notice to Proceed.~~ **DECEMBER 11, 2026**
- V Liquidated Damages:
1. Supplementary General Conditions:
 - a. **\$2500.00 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: Jay Sikes, AIA
jsikes@smithsinnett.com (preferred)
919-781-8582
 2. Last day for Questions will be Friday, March 20, 2026 by 5:00 pm.
The Last Addendum will be issued Monday, March 23, 2026 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 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 under the Documents Tab.
3. An addenda will be issued to address any questions raised today.
4. All Addenda will be issued by email. Verify that email security will allow emails from: jsikes@smithsinnett.com

XI Bidders List:

1. Bidders List can be downloaded from 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.
3. Owner shall provide and pay for temporary service and electrical cost till transfer to permanent power.

XIII Base Bid – General Scope:

1. Description of Project Scope:

This project consists of the renovation of and addition to the existing Elsee Building located on the Johnston Community College campus. The existing building is a one-story structure constructed of interior and exterior load-bearing masonry walls with column-supported structural steel roof framing and steel deck. Work under this Contract includes selective demolition, removal, alteration, and replacement of existing architectural, structural, mechanical, electrical, and plumbing components. Scope of work includes, but is not limited to, demolition and replacement of existing ceilings; floor and wall finishes; non-load-bearing partitions; doors and frames; interior and exterior glazing; lighting fixtures; mechanical grilles and diffusers; fire alarm devices; plumbing fixtures and associated piping; minor roof specialties; electrical receptacles and devices; hollow metal framing; signage; drinking fountains; and associated ductwork and systems. The project includes construction of a new approximately 2,900 square foot addition consisting of a concrete slab-on-grade foundation system, structural steel framing, CMU and metal panel exterior wall systems, and interior metal stud partitions. The addition includes a combination of sloped metal roofing and flat membrane roofing systems, as well as aluminum curtain wall and storefront glazing systems. Work also includes all incidental and related work required for a complete and fully coordinated project, including patching, repair, transitions, code compliance, and integration with existing systems. All work shall be performed in accordance with the Contract Documents, applicable codes, and governing authority requirements. 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 #1 - Owner Preferred Manufacturers
 1. Door Hardware:
 - a. Locks and Latches: Manufacturer - Yale / ASSA-Abloy
 - b. Closers: Manufacturer - LCN
 2. Fire Alarm System: Manufacturer - EST4 - Edwards
 3. Control Valves/Actuators: Manufacturer - Belimo
 4. Water Heaters: Manufacturer - Rheem
 5. Toilet / Urinal: Manufacturer - American Standard
 6. Faucets: Manufacturer - Delta
 7. Water Fountains: Manufacturer - Elkay
 8. Flush Valve: Manufacturer - Sloan/Zurn
 9. Lights: Manufacturer - Lithonia
 10. Paint: Manufacturer - Sherwin Williams
 11. Rubber Base Board: Manufacturer - Tarkett/Johnsonite
 12. Carpet: Manufacturer - Milliken
 13. Vinyl Floor: Manufacturer - Tarkett
 14. Ceiling Tile: Manufacturer - Armstrong
 15. Building System Controls: Manufacturer - CMS Controls
 16. Electrical Panels: Manufacturer - Square D
2. Alternate #2 – Terrazzo Finish Upgrades
3. Alternate #3 – Finish & Fixture Upgrades to Restroom A104A & A104B
4. Alternate #4 – JCC Jaguar Logo Integrated into Plaza Paver Design

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

1. Allowance No. 1: TOPICAL MOISTURE VAPOR MITIGATION SYSTEM. Quantity: 7,500 sqft.
2. Allowance No. 2: ABRASIVE BLAST FLOOR PREPARATION. Quantity: 5,000 sqft.
3. Allowance No. 3: FLOOR LEVELING COMPOUND. Quantity: 5,000 sqft.
4. Allowance No. 4: UNSUITABLE SOILS REMOVAL AND DISPOSAL OFF-SITE. Quantity: 300 cu. yds.
5. Allowance No. 5: MASS ROCK REMOVAL AND DISPOSAL OFF-SITE. Quantity: 25 cu. yds.
6. Allowance No. 6: TRENCH ROCK REMOVAL AND DISPOSAL OFF-SITE. Quantity: 25 cu. yds.
7. Allowance No. 7: REPLACEMENT OF AUTHORIZED EXCAVATION OF UNSUITABLE SOILS OR ROCK WITH OFF-SITE IMPORTED FILL MATERIAL. Quantity: 150 cu. yds.
8. Allowance No. 8: REPLACEMENT OF AUTHORIZED EXCAVATION OF UNSUITABLE SOILS OR ROCK WITH AGGREGATE BASE COURSE MATERIAL. Quantity: 100 cu. yds.
9. Allowance No. 9: REPLACEMENT OF AUTHORIZED EXCAVATION OF UNSUITABLE SOILS OR ROCK WITH #57 WASHED STONE MATERIAL. Quantity: 100 cu. yds.
10. Allowance No. 10: TRIAXIAL GEO-GRID IN PLACE. Quantity: 150 sqft.

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

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|--------------------|--|
| Unit Price No. 1; | Topical Moisture Vapor Mitigation System |
| Unit Price No. 2; | Abrasive Blast Floor Preparation |
| Unit Price No. 3; | Floor Leveling Compound |
| Unit Price No. 4; | Unsuitable Soils Removal and Disposal Off-Site |
| Unit Price No. 5; | Mass Rock Removal and Disposal Off-Site |
| Unit Price No. 6; | Trench Rock Removal and Disposal Off-Site |
| Unit Price No. 7; | Replacement of Excavation with Off-Site Fill |
| Unit Price No. 8; | Replacement Excav. w/ Aggregate Base Course |
| Unit Price No. 9; | Replacement Excav. w/ #57 Washed Stone |
| Unit Price No. 10; | Triaxial Geo-Grid |

Elsee Building Addition and Renovation

Date: March 11, 2026

Johnston Community College

Smith Sinnett Architecture, P.A.

Pre Bid Meeting

Name	Company	Email address	Phone Number
Dave Sewar	Baker Mechanical	dsavary@bakermechanicalinc.com	252-236-5809
Denton Wall	Foss Demolition	dwall@fossdemolition.com	252-607-3825
Wade Taylor	Wimco	wtaylor@wimco.com	252-495-4599
Wesley Hicks	MLB Construction	w Hicks@mlbind.com	919-845-9845
Scott Carpenter	Birkstone Construction	scottc@birkstone.com	910-668-6215
Kingsley Scott	KINSTRUCT	kingsley@kinstruct.com	252-365-9447
KEVIN MOORE	KINSTRUCT	kevin@kinstruct.com	
Mike Jones	Peak Civil	m.jones@peakcivil.com	919-780-9916
Havigham Olsen	CMC Building	parin@cmcbldg.com	919-295-2163
MIKE KRISTON	35 NORTH	mkriston@35n.com	919-291-9132
Josh Johnson	VSC Fire	jjohnson@vscfire.com	919-896-9670

Name	Company	Email address	Phone Number
Jay Hill	Trifecta Services	jhill@trifecta.com	910-658-0631
Brandon Ward	IMEC Group	bward@imecgroup.com	252-571-4544
Mike J. Leclair	CIC Construction	mleclair@cic-pi.com	919-297-2957
MIKE EVANS	The Northgate Group	mevans@thenorthgategroup.com	910-714-8107
AARON YOCUM	Schneider Electric	AARON.YOCUM@SE.com	919-971-3060

Pre Bid Meeting

Name	Company	Email address	Phone Number
SAVANNAH SALINSO	HAIRE	Savannah@haireplumbing.com	910-483-1421
TOMMY SADLER	HAIRE	Tommy@haireplumbing.com	910-483-1421
Dawn HALE	BARNHILL	dhaile@barnhillcontracting.com	919-868-7549
Brent Garlington	Trend Construction	bgarlington@trendinc.biz	910-723-3743
Jonah Williams	Carolina Commercial Contractors	jwilliams@carolinacomm.com	919-356-9807
KEVIN MOORE	KINSTRUCT, LLC	KEVIN@KINSTRUCT.com	407-467-1376
Chenoa Stallings	Jak General Contractors	chenoa@jkgc-us.com	(910) 888-8800

Pre Bid Meeting

Name	Company	Email address	Phone Number
Mike Kiddy	MP Kiddy Electric	mkiddy@mpkiddyelectric.com	919-291-6297
David Vinson	Ontech Electric	dvinson@ontech.com	919-648-3627
Tyler Cooley	Cooley Plumbing	cooleyplumbing@gmail.com	919-252-8949
Matthew Chappell	Farrior & Sons	Matthew@farriorandsons.com	252-753-2005
TRACY KING	Vortex	tking@vortexconstruction.com	919-868-2450
Brandon Sato	Integrity Unlimited	Brandonjivie@gmail.com	919-201-6513

Pre Bid Meeting

Name	Company	Email address	Phone Number
Juan Lopez	EMR Services Inc	Ruben@EMRservicesinc.com	
		Juan@EMRservicesinc.com	
			919-587-6855

Pre Bid Meeting

Name	Company	Email address	Phone Number
DARYL JONES	Coastline Electrical	1838 Progress Rd Greenville	252-758-9900
Richard Davenport	calvin Davenport Inc	richard@davenport.com	252-443-0923

SHEET LIST - JCC ELSEE BUILDING RENOVATIONS & ADDITION	
SHEET NUMBER	SHEET NAME
GENERAL	
G0-01	COVER SHEET
G0-02	BUILDING CODE SUMMARY
G1-01	LIFE SAFETY PLAN - PHASE 1 - RENOVATION
G1-02	LIFE SAFETY PLAN - PHASE 2 - ADDITION
CIVIL	
C0.01	GENERAL NOTES
C1.00	OVERALL EXISTING CONDITIONS
C1.01	EXISTING CONDITIONS
C1.11	DEMOLITION PLAN
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN
C3.01	GRADING PLAN AND DRAINAGE PLAN
C9.00	SITE DETAILS
LANDSCAPING	
L1.01	PLANTING PLAN
L9.00	PLANTING DETAILS
STRUCTURAL	
S0-01	GENERAL NOTES
S0-02	TYPICAL DETAILS
S0-03	TYPICAL DETAILS
S1-01	FOUNDATION PLAN
S1-02	ROOF FRAMING PLAN
S1-03	BRACED FRAME ELEVATIONS
S2-01	SECTIONS
S2-02	SECTIONS
ARCHITECTURAL	
A0-01	DEMOLITION FLOOR PLAN
A0-02	DEMOLITION REFLECTED CEILING PLAN
A0-03	DEMOLITION ROOF PLAN
A0-04	DEMOLITION ELEVATIONS
A1-00	WALL TYPES
A1-01	FLOOR PLAN
A1-20	REFLECTED CEILING PLAN
A1-30	ROOF PLAN
A2-01	OVERALL BUILDING ELEVATIONS
A3-01	BUILDING SECTIONS
A3-10	WALL SECTIONS
A3-11	WALL SECTIONS
A3-12	WALL SECTIONS
A4-01	ENLARGED TOILET PLANS AND ELEVATIONS
A4-02	INTERIOR ELEVATIONS
A4-10	CASEWORK ELEVATIONS
A5-01	PLAN DETAILS
A5-02	PLAN DETAILS
A5-03	PLAN DETAILS
A5-04	WALL SECTION DETAILS

A5-05	WALL SECTION DETAILS
A5-06	STANDARD DETAILS
A6-01	DOOR SCHEDULE & DETAILS
A6-10	WINDOW ELEVATIONS AND DETAILS
A7-01	FINISH PLAN
A7-02	FURNITURE PLAN - FOR REFERENCE ONLY
A9-01	ALTERNATES 2, 3, 4
PLUMBING	
P0-01	PLUMBING LEGEND, INDEX, AND NOTES
P0-02	PLUMBING SCHEDULES
PD1-01	PLUMBING DRAINAGE PLAN - FIRST FLOOR - DEMOLITION
PD2-01	PLUMBING SUPPLY PLAN - FIRST FLOOR - DEMOLITION
P1-01	PLUMBING DRAINAGE PLAN - FIRST FLOOR - NEW WORK
P1-02	PLUMBING DRAINAGE PLAN - ROOF - NEW WORK
P2-01	PLUMBING SUPPLY PLAN - FIRST FLOOR - NEW WORK AND NOTES
MECHANICAL	
M0-01	MECHANICAL LEGEND AND NOTES
M0-02	MECHANICAL SCHEDULES
M0-03	MECHANICAL DETAILS
M0-04	MECHANICAL CONTROLS SEQUENCE & POINT MATRIX
MD1-01	MECHANICAL PLAN - FIRST FLOOR - DEMOLITION
MD1-02	MECHANICAL PLAN - ROOF - DEMOLITION
MD2-01	MECHANICAL PIPING PLAN - FIRST FLOOR - DEMOLITION
M1-01	MECHANICAL PLAN - FIRST FLOOR - NEW WORK
M1-02	MECHANICAL PLAN - ROOF - NEW WORK
M2-01	MECHANICAL PIPING PLAN - FIRST FLOOR - NEW WORK
ELECTRICAL	
E0-01	ELECTRICAL LEGEND AND NOTES
E0-02	ELECTRICAL SPECIFICATIONS
ED1-11	ELECTRICAL DEMOLITION PLAN - FIRST FLOOR LIGHTING
ED1-21	ELECTRICAL DEMOLITION PLAN - FIRST FLOOR POWER
ED1-31	ELECTRICAL DEMOLITION PLAN - FIRST FLOOR SYSTEMS
E1-11	ELECTRICAL LIGHTING PLAN - FIRST FLOOR
E1-21	ELECTRICAL POWER PLAN - FIRST FLOOR
E1-22	ELECTRICAL POWER PLAN - FIRST FLOOR EQUIPMENT
E1-23	ELECTRICAL POWER PLAN - ROOF EQUIPMENT
E1-31	ELECTRICAL SYSTEMS PLAN - FIRST FLOOR
E4-01	ENLARGED PLANS
E5-01	ELECTRICAL DETAILS
E5-02	ELECTRICAL DETAILS
E6-01	ELECTRICAL RISER DIAGRAMS
E7-01	PANEL SCHEDULES
E8-01	LIGHTING FIXTURE SCHEDULE
FIRE ALARM	
FA0-01	FIRE ALARM LEGEND AND NOTES
FAD1-01	FIRE ALARM PLAN - FIRST FLOOR - DEMOLITION
FA1-01	FIRE ALARM PLAN - FIRST FLOOR