

MORGANTON COMMUNITY HOUSE – PHASE II

ADDENDUM # 3 – 11/11/16

Bid date remains November 16 at 3 PM as changed in Addendum #1.

This Addendum is provided through the City of Morganton's website ([www.morgantonnc.gov/bids](http://www.morgantonnc.gov/bids)), the FW Dodge Report, AGC Carolinas, Hispanic Contractors Association, and is being emailed to the Contractors who have provided contact information to the Architect. The GCs shall be responsible for the distribution of this addendum to their subcontractors and suppliers providing pricing for this project.

**General:**

1. A current Bidders' List is attached.
2. A new Bid Form 004100 is attached to this document. It eliminates Alternate #4 (sequencing of construction). Note that Alternate #5 remains as numbered. Use the Bid Form in this Addendum. Note that it includes only the first three pages, to be turned in on bid date. For clarity, pages 5 and 6 (Article 6), included in the Project Manual, are not included in this Addendum. Pages 5 and 6 contain Post-Bid Information to be turned in within 72 hours of the Bid Date and time. Alternates 012300 eliminates #4.

**Architectural:**

1. Refer to Specification Section 10 2226.33 Folding Panel Partitions. Spec calls for Modernfold Acousti-Seal Single Panel Systems 931 as the Basis of Design for the acoustic room divider in the Cobb Room 107. The following Manufacturers' specific Models will be accepted as equals when they meet all criteria of the Listed Model:
  - a. Panelfold: Model Moduflex 510
  - b. Moderco: Model 8600
2. The wire partitions in the Lower Level storage area will be removed by the Owner prior to start of construction.
3. Refer to Sheet A5, Section 1/A5 and Specification Section 11 5213 Projection Screens. Ignore the size of screens as listed in the specifications; the correct sizes of the screens are labeled in the drawing 1/A5.
4. Refer to Sheets A2, A3 and A5. There are three identical Beverage Stations for the project: one in the Connelly Room and one each in the two Lower Level Meeting Rooms. The section 8/A5 applies to all stations.

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5. Refer to Sheet A5, Detail 4/A5. Correction: the Upper Floor floor system to the right of the elevator shaft is shown incorrectly as concrete on joists. The floor system above Elevator Vestibule is a wood frame floor as shown in Building Section 1/A5 and S2.
6. Refer to Sheet A5, Detail 1/A5: The vaulted ceiling in the Connelly Room is called to be a spray on Acoustic Plaster. A clarification was offered in Addendum 1 Item 2. To further clarify this ceiling, GC (after removing acoustic tiles per 2/A1) is to install metal plaster lath with mechanical (staples) attachments to the existing wooden plank underlayment. Install Control Joints per 2/A4 and final install spray on acoustic plaster in two applications for a total  $\frac{3}{4}$ " thickness.
7. Refer to Specification Section 07 1713 Bentonite Panel Waterproofing. GC will provide all waterproofing warranties as required by the specs. Since blind side waterproofing is required, it is independent of the concrete form work which is on the inside of the elevator shaft only. The earth serves as formwork on the exterior, with blind side waterproofing.
8. Any water damage or wood rot uncovered during the construction process shall be made known to the Owner and Architects at the time of discovery. It will be repaired by the GC following agreement of the cost of repairs in the form of a Change Order.
9. An access door is to be provided in the new southwest cmu wall of the Elevator Vestibule 007 to access the Crawl Space area that is located between the Vestibule and the front exterior wall. Install a 24W x 24H Acudor AS 900. Finish will be paint to match Wood Trim. Masonry opening head height at 6'-8". Use lintel block at head of masonry opening.
10. Refer to Specification Section 12 3530 Manufactured Casework. KCMA Certification for Casework Manufacturers and Installers is a guideline and not a requirement of the contract.
11. Refer to Sheet A5, Details 8/A5 and 9/A5. The note should read "two-piece door casing." Refer to Detail 6 on Sheet A7 for door casing profile.
12. Refer to Sheet A5, Details 6/A5 and 7/A5. Clarification on crown detail. Use shims to support crown molding. The ceiling in the coffer is Acoustical Tile Ceiling in grid as specified. The lower ceiling is per note in Details 6/A5 and 7/A5. Use  $\frac{3}{4}$ " x  $\frac{3}{4}$ " molding profile to be selected by the Architect.
13. Refer to Coffered Details. Note that the purpose of the plywood is for blocking for nailing. We are not looking for exposed finished wood.
14. Refer to Sheet A6. Wall tile and cap is on wet wall only. Base goes around full perimeter of room at floor.
15. Refer to Specification Section 09 6800 Carpeting. The information provided to identify the two carpet selections was incomplete. Carpet to be as follows:
  - a. In Green Room: broadloom  
Mohawk Horizon Collection  
Style 1R28, Lasting Luxury, Color: 523 Cobblestone

- b. In Lower Level Rooms (carpet tile)  
Mohawk Aladdin Collection  
1A95 Style, Energized Tile  
Color: 919 Circuit
16. Clarification: the Owners or their subcontractors will install the Owner-furnished audio/video equipment, independent of this Contract.
  17. Refer to Sheet A1 Existing/Demo Floor Plans, A2 Main Floor Renovation Plan, A7 Door Schedule. Door 101 is a new double door in an existing single door opening. Temporarily support brick overhead during demolition to widen opening. The wall is solid brick (three wythes) with plaster on the interior. New lintel: 2-L4 x 4 x 5/16. Insert into each of the two joints overhead. 8" bearing on each end. 1/8" x 7" x 6'-2" plate welded to the bottom of the angles. Keystone remains centered over door (door opening is widened symmetrically). Continue soldier course to match existing pattern for new width of door. Paint any new brick to match existing.

**Structural:**

1. Refer to Page S3, Detail 1/S/3. The wall has been redesigned for hydrostatic pressure, as follows: Change the Vestibule wall reinforcing (both sides of Vestibule) to #5 vertical, at 2'-0" o.c. and omit the drain.
2. Refer to Sheet S3, Detail 1/S/3. The top plate on vestibule wall does not state the anchor bolt size or spacing. Provide 5/8" diameter x 10" long (8" plus 2" hook) anchor bolts at 32" o.c.
3. Refer to Sheet S3, Detail 2/S/3. There are conflicting channel sizes shown. Use C10 x 15.3.

**Mechanical:**

1. Refer to General Notes on Sheet M1.2. Clarification based on question asked: There are two existing Trane furnaces located on the lower level in the kitchen storage room. One of these furnaces serves the lower level kitchen storage area and the other serves the Connelly Room through the existing floor grilles. These furnaces are to remain in use. In the base bid they shall have new programmable thermostats installed. In the DDC control Alternate they will be controlled by the DDC control system.
2. Refer to Specification Section 230923. Question regarding whether or not the Owner already has a DDC Control Contractor. Answer: No. Several manufacturers are listed in the DDC Control Spec. They are Automated Logic, Honeywell, Schneider Electric, Distch, Trane, and Alerton. Any other manufacturers wishing to bid should request approval in advance.

**END OF ADDENDUM**

## **MORGANTON COMMUNITY HOUSE PHASE II – LIST OF BIDDERS**

(attended Pre-Bid 10-26-16, mandatory for General Contractors)

### GENERAL CONTRACTORS:

- Greene Building Corporation, contact Jason Clontz  
Email: [jason@greenebuildingcorp.com](mailto:jason@greenebuildingcorp.com)  
Tel. 704-473-5292
- Hickory Construction, contact Jeff Herman  
Email: [jherman549@hotmail.com](mailto:jherman549@hotmail.com)  
Tel. 828-228-4761
- Kearey Builders Inc., contact Ryan Kearey  
Email: [marita@keareybuilders.com](mailto:marita@keareybuilders.com)  
Tel. 704-883-9811
- Neill Construction Inc., contact Jeff Derrell Brown  
Email: [Darrell@neillinc.com](mailto:Darrell@neillinc.com)  
Tel. 828-855-5805
- Pro Construction Inc., contact Matthew Stonebraker  
Email: [proconnc@gmail.com](mailto:proconnc@gmail.com)  
Tel. 910-455-0647
- Ridgeline Building Corp., contact Wes Taylor  
Email: [wtaylor@ridgelinebc.com](mailto:wtaylor@ridgelinebc.com)  
Tel. 828-413-0310
- Triangle Contractors, contact Eric Jacobsen  
Email: [Ejacobsen@tcihvac.com](mailto:Ejacobsen@tcihvac.com), [estimating@tcihvac.com](mailto:estimating@tcihvac.com)  
Tel. 828-432-0025
- WC Construction Co., contact Chris Hoover  
Email: [chrish@wconstructionco.com](mailto:chrish@wconstructionco.com)  
Tel. 336-721-3420
- Wilkie Construction Co, contact Brandon Harrison  
Email: [Estimator@wilkie-Const.com](mailto:Estimator@wilkie-Const.com)  
Tel. 828-754-6431

### ELECTRICAL CONTRACTORS:

- Kayga Electric, contact Sammy Kayga  
Email: [kayga2@bellsouth.net](mailto:kayga2@bellsouth.net)  
Tel. 828-433-7547
- Progressive Electric Co Inc., contact Jason Sigmon  
Email: [progressiveelectric@charter.net](mailto:progressiveelectric@charter.net)  
Tel. 828-244-6908

MECHANICAL CONTRACTORS:

- Triangle Contractors, contact Don Mask  
Email: [don@tcihvac.com](mailto:don@tcihvac.com)  
Tel. 828-413-4021

**DOCUMENT 00410 – BID FORM**

**ARTICLE 1 - DEFINITIONS**

- 1.1 Owner: City of Morganton, a Municipal Corporation, 305 East Union Street, Suite A100, Morganton, NC 28655
- 1.2 Project: Morganton Community House Phase 2, 120 North King Street, Morganton NC 28655
- 1.3 Architect: Glazer Architecture, P.A. 78 ½ Patton Avenue, Asheville, North Carolina 28801.
- 1.4 Bidder:

<i>Legal name of Bidder</i>		
<i>Legal form of Bidder (mark one)</i> <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Individual	<i>State of incorporation or place of business</i>	<i>Corporate seal (if corporation)</i>

**ARTICLE 2 - PROPOSAL**

- 2.1 Proposal: The Bidder agrees, if this Bid is accepted, to enter into an agreement with the Owner, based on the Proposed Agreement for the Work included in the Project Manual and to perform all Work for the construction of the Project in accordance with the proposed Contract Documents prepared within the Contract Time and Contract Sum set forth therein based on the following Bid:

**ARTICLE 3 - BID**

- 3.1 Base Bid: Bidder agrees to perform the Work of the proposed Contract Documents for the following Base Bid:

<i>written</i>	<i>figures</i>
dollars	\$

- 3.2 Alternate Bids: Bidder agrees to perform the Work of Alternates as described in the proposed Contract Documents for the following Alternate Bids:

**A. Alternate 1: Add Fireplace**

<i>mark and circle one</i> <input type="checkbox"/> ADD <input type="checkbox"/> DEDUCT	<i>written</i>	<i>figures</i>
dollars		\$

**B. Alternate 2: Add Finish Work in Stair**

<i>mark and circle one</i> <input type="checkbox"/> ADD <input type="checkbox"/> DEDUCT	<i>written</i>	<i>figures</i>
dollars		\$

**C. Alternate 3: Add Wallpaper**

<i>mark and circle one</i> <input type="checkbox"/> ADD <input type="checkbox"/> DEDUCT	<i>written</i>	<i>figures</i>
dollars		\$

**D. Alternate 4: Sequence Work**

<i>mark and circle one</i> <input type="checkbox"/> ADD <input type="checkbox"/> DEDUCT	<i>written</i>  <div style="text-align: center; font-size: 24pt; font-weight: bold;">VOID – NOT USED</div> <div style="text-align: right; font-size: 12pt;">dollars</div>	<i>figures</i>  \$
<i>Written number of days by which to modify the Contract Time if Alternate 4 is accepted by the Owner. Positive numbers extend the Contract Time. Negative numbers reduce the Contract Time.</i>  <div style="text-align: center; font-size: 24pt; font-weight: bold;">VOID – NOT USED</div> <div style="text-align: right; font-size: 12pt;">days</div>		<i>figures</i>  <div style="text-align: right; font-size: 12pt;">days</div>

**E. Alternate 5: Decentralized DDC System - HVAC**

<i>mark and circle one</i> <input type="checkbox"/> ADD <input type="checkbox"/> DEDUCT	<i>written</i>  <div style="text-align: right; font-size: 12pt;">dollars</div>	<i>figures</i>  \$
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**ARTICLE 4 - ADDITIONAL INFORMATION**

**4.1 Bidder's Personnel:** Bidder proposes to assign the following personnel to the Project:

**A. Project Manager:** Responsible for overall coordination:

*insert name of Project Manager*

**B. Superintendent:** Responsible for supervision at the Project Site:

*insert name of Superintendent*

**ARTICLE 5 - BIDDER'S REPRESENTATION**

**5.1 Instructions to Bidders:** The Bidder, represents that this Bid is made in accordance with Document 002113 "Instructions to Bidders", AIA Document A701 – 1997 and Document 002115 "Supplementary to Bidders" included in the Bidding Documents. The Bidder accepts the provisions in these documents for the disposition of Bid Security.

**A. Bidding Documents:** The Bidder has read and understands the Bidding Documents for which the Bid is submitted including but not limited to provisions for Contact Time for Substantial Completion, Notice to Proceed, Liquidated Damages for late completion, Retainage on Applications for Payment, Dispute Resolution method, Maximum Markup for Change Orders, Sales Tax Exemption, and Allowances to be included in the Base Bid

**B. Site Visit:** The Bidder has visited the site, become familiar with the local conditions and regulations under which the Work is to be performed and has correlated the Bidder's personal observation with the requirements of the proposed Contract Documents.

**5.2 Addenda:** Bidder acknowledges receipt of the following Addenda:

<i>insert addendum number</i>	<i>insert addendum date</i>
<i>insert addendum number</i>	<i>insert addendum date</i>
<i>insert addendum number</i>	<i>insert addendum date</i>
<i>insert addendum number</i>	<i>insert addendum date</i>
<i>insert addendum number</i>	<i>insert addendum date</i>

**5.3 Independence of Bid:** Bidder certifies, that this Bid has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this Bid with any other Bidder, with any competitor, or in conformity with an agreement or rules of a group, association, or organization.

**5.4 Evaluation and Consideration of Bids:** Bidder acknowledges that Owner has the right to establish any criteria the Owner considers to be in the Owner’s best interest with respect to Base Bid, Alternates, or other provisions of proposals by the Bidders for the evaluation and consideration of Bids. Bidder acknowledges that Owner has the right to reject any Bids and to accept Bids with irregularities.

**5.5 Bid Security:** Bidder has included a bid security as required by the Bidding Documents with this Bid.

**5.6 Project Conditions:** Bidder acknowledges that no change in Contract Sum or Contract Time shall be permitted due to existing conditions that would have been apparent from a reasonable and thorough examination of the Project Site.

**5.7 Bid Duration:** This Bid will remain subject to acceptance by the Owner in the form of a written notification of the Award of Contract for 60 days after the Bid Date. Bidder acknowledges that a Bid may not be modified, withdrawn or canceled for this number of days except as provided in North Carolina General Statutes. Bidder proposes to enter into and execute an Agreement for the Work on the basis of this Bid, within ten days of notification of Award of Contract by the Owner.

**5.8 Certification:** Bidder certifies that the signatory to this Bid is legally authorized to bind the Bidder to a contract.

<i>Signature</i>	<i>Position</i>	<i>Date</i>