

# TRIAD ENGINEERING CONSULTANTS, INC.

2638 Willard Dairy Rd  
Suite 100  
(336) 338-8943

Providing  
Plumbing, Mechanical and  
Electrical Engineering Services Since 1984

High Point, NC  
27265  
admin@TriadEngMEP.com

April 12, 2024

TEC File No: 2313

TO: All Bidders

RE: Renovations for Building 1  
Pinckney Academy  
Carthage, NC

## ADDENDUM No. 2:

Information contained in this Addendum and the changes directed in the project Plans and/or Specifications hereby become a part of the Contract. Bidders are instructed to acknowledge receipt of this addendum on the Bid Form. This addendum is published to the official shared folder containing official Bid Documents for access by qualified bidders. Each Bidder should insure that all sub-bidders and suppliers have included the information contained in this addendum in their pricing. The Bid and contract documents are clarified and/or amended as follows:

### GENERAL:

1. The sign-in sheet from the PreBid Meeting is attached.
2. The minutes from the 4/10/24 PreBid Meeting are attached.
- 3.

### CLARIFICATIONS:

1. Owner's Abatement Contractor will demolish existing ceilings, lights, ductwork, air handling units, linesets within the building. Demolition of condensing units, exterior linesets, electrical circuits, control conduits etc will be provided under this contract.
2. Windows and frames will be demolished by the Owner's Abatement Contractor and the window openings will be temporarily framed and covered. Demolish the temporary framing and opening covers under this contract.
3. Demolish AHU platforms under this contract.

### SPECIFICATIONS:

1. None.

### DRAWINGS:

Sheet M1.01: Mechanical Demolition Plan

1. Mechanical Demolition Note 8 and leader note pointing to typical AHU: Revise to read: AIR HANDLING UNITS, DUCTWORK, AIR DISTRIBUTION, LINESETS TO BE DEMOLISHED BY OTHERS UNDER SEPARATE CONTRACT. DEMOLISH ALL REMAINING ITEMS INCLUDING STEAM COIL, STEAM AND CONDENSATE PIPING, COOLING CONDENSATE PIPING, CONTROLS COMPONENTS WIRING AND CONDUITS, SUPPORT PLATFORMS.

END OF ADDENDUM

### Attachments:

PreBid Meeting Sign-in Sheet  
PreBid Meeting Minutes

(1 page)  
(8 pages)

# PRE-BID SIGN-IN SHEET

TECI JOB # 2313

Project Name

Pinckney Academy Renovations for Building 1

Owner

Moore County Schools

Street Address City, State  
Time

160 Pinckney Rd Carthage, NC

3:00 PM

April 10, 2024

| NAME                | ORGANIZATION                        | EMAIL                                    |
|---------------------|-------------------------------------|--|
| 1 Perry Gullledge   | Triad Engineering Consultants, Inc. | P.Gullledge@TriadEngMEP.com              |
| 2 Bradley Garner    | Moore County Schools                | Bgarner@NCMCS.org                        |
| 3 Charles Pearce    | ESPA Architects                     | Charles@espaarchitects.com               |
| 4 CS Powell         | Interior Systems Inc                | cpowell@interiorsystemsinc.com           |
| 5 Austin Murray     | MWM Construction, Inc               | mmurray@mwmconstructioninc.com           |
| 6 Austin Riccio     | BAR Construction                    | Bids@BARConstruction.com                 |
| 7 James Blevins     | Mechworks Mechanical                | jblevins@mechworksinc.com                |
| 8 Jason Kerpely     | HM KERN                             | ESTIMATING@HMKERN.COM                    |
| 9 Travis Langley    | Lomax Construction                  | mharvell@lomaxconstruction.com           |
| 10 Joey Steele      | Laughlin Sutton Construction        | jsteele@laughlinsutton.com               |
| 11 Bradley Garner   | Moore County Schools                | bgarner@ncmcs.org                        |
| 12 Shayne MacDonald | Fields Plumbing & Heating Co Inc    | shaynedonald@fields-plumbing-heating.com |
| 13 RONALD MANESS    | COMMERCIAL Acoustical & Drywall II  | commanadr@ctmc.net                       |
| 14                  |                                     |  |
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April 12, 2024  
(Meeting Date: April 10, 2024)

TEC File No: 2313

Pinckney Academy  
Renovations for Building 1  
Carthage, NC

## PreBid Conference Minutes

### I Welcome and Introductions

|                |                   |
|----------------|-------------------|
| Bradley Garner | MCS               |
| Perry Gullede  | Triad Engineering |
| Charles Pearce | ESPA Architects   |
| Jenny Purvis   | MCS               |

### II Review of Bidding Requirements

- 1) Bids will be received until 2:00 pm Thursday April 25, 2024 and must be delivered to the MCS front desk receptionist at 5277 US Hwy 15-501 Carthage, NC by appointed time.
  - a) The bid documents shall be sealed in an envelope with the words: “**Confidential Bid Enclosed for Pinckney Academy**” printed on the outside of the envelope.
- 2) This project will utilize ESSR **federal funding** and as such it is subject to **Davis Bacon Act** prevailing wage and reporting requirements. All contractors and subcontractors working on this project must pay wages that are not less than those established for the locality of the project (prevailing wage rates) and must report them to the U.S. Department of Labor in accordance with 34 CFR 76.600. The contractor must comply with the applicable requirements of the act including but not limited to filing of payroll reporting forms and posting of required posters on the job site. Refer to the following link for information on requirements, posters, reporting forms, and other compliance resources:  
<https://www.dol.gov/agencies/whd/government-contracts/construction/forms>
- 3) Bid is formal and will be conducted under the formal procedures.
- 4) A 5% Bid Bond is required to be submitted with the bids.
- 5) A 100% Performance Bond and Labor and Material Payment Bond will be required for the contract.
- 6) Bids will be opened and read aloud after the close of bidding. Subsequent to analysis of the bids, the bids will be tabulated and the Bid Tab will be emailed to all bidders for their information.
- 7) Bids are for a single prime contract – all work required for the project is to be included in bid price including demolition work, ceiling work, wall and floor cutting and patching, painting,

floor finishes, window opening infill and new window work, electrical work, mechanical work, plumbing work, cleanup and other work as required to complete the scope of work in the contract.

- 8) Bids will be accepted only from licensed Contractors.
- 9) Bidders are responsible for determining that they and all subcontractors hold the appropriate license for the work as required by the applicable State Licensing Boards and local license requirements for the scope of work required to execute this project.
- 10) As a renovation project, existing conditions directly impact the implementation of work and it is the bidder's duty to familiarize themselves with such. Lack of familiarity with existing conditions will not justify changes to the contract price after the contract is awarded.
- 11) The PreBid meeting is conducted for the benefit of Bidders to become familiar with existing conditions. Attendance at this meeting is not a pre-requisite for placing a bid. Bidders who did not attend this meeting are encouraged to make arrangements to visit the site after school hours to become familiar with existing conditions prior to placing a bid.
- 12) There is one alternate to be included in the bid. Be sure to use the revised Bid Form and to include a price for the alternate on the appropriate line of the Bid Form.
  - a) Alternate #1 is to provide controls by Owner Preferred KMC brand integrated by Systems Contractors, Inc. of Greensboro, NC in lieu of equal systems by other vendors or integrators. Note that a new Bacnet controls system and integration shall be included in the base bid. The price for the alternate will be for the additional cost (if any) to provide the Owner Preferred brand of controls and integrator. If the Owner Preferred brand and integrator are included in the Base Bid price, then the amount of this Alternate should be listed as \$-0- or "No Cost"
- 13) Include all sales taxes, equipment rentals, supplies, transportation, contingencies, allowances, etc in the bid prices.
- 14) Be sure to complete the Bid Form in its entirety and sign the bid. Fill in amounts for each alternate and for each unit price. The signature must be of an officer of the company or other individual duly authorized to commit the company to a contract.
- 15) The Substantial Completion date for the work to be sufficiently complete to maintain a conditioned space with all new systems under control and with a weathertight envelope is changed to **October 1, 2024**. Liquidated damages will be \$1,000 per calendar day after this date until Substantial Completion is achieved. Coordinate with Custodial staff to ensure that areas of buildings can be cleaned and prepared for staff returning to the building.
- 16) The Final Completion Date for all work including final inspections and punchlist completion, O&M Manual submission etc is **October 15, 2024** with additional liquidated damages of \$500 per calendar day until Final Completion is achieved.
- 17) Be sure to list the name and license # of subcontractors utilized for each of the trades listed on the form. Enter N/A for a trade if no subcontractor is utilized for that trade. The line for

each trade must have either a name or “N/A” listed by it for this section to be considered completed. If a name is listed their valid license # must also be listed.

- 18) Do not modify the Bid Form in any way. Do not include any instructions for changing or interpreting the bid. The prices listed on the appropriate lines of the Bid Form will be prices submitted for the work. Any instructions to increase or decrease the amounts listed on the Bid Form will be disregarded and the prices listed on the Bid Form will be considered as the official bid prices offered. If there is a discrepancy between the numerical figures of a price and the written price, the written price shall govern.
- 19) Be sure to complete the Identification of Bidder’s MBE Status on the bid form and to Include the applicable MBE forms with the Bid Form. Enter the appropriate category if applicable or “N/A” if not a minority. Failure to do so could result in the bid being ruled non-responsive and possibly rejected.
- 20) MBE Participation Summary: Refer to the section entitled Minority Business Participation Requirements in the Project Manual for details. Note the documents with the header stating “Attach to Bid”. All of these sections that are applicable to the bidder’s status must be completed and submitted with the bid. Moore County Schools district goal for MWBE participation is 10%.
  - a) If any subcontractors will be used, Bidder must submit **Affidavit A** – Listing of Good Faith Efforts.
    - i) Note that a score of 50 points on the Good Faith Efforts document is required to satisfy Good Faith Efforts requirements. If your score is below 50 points, the bid could be rejected as non-responsive.
  - b) If Bidder will not utilize any subcontractors for work under this contract, a completed **Affidavit B** – Intent to Perform Contract with Own Workforce should be used in lieu of Affidavit A - Listing of Good Faith Efforts.
  - c) After bids have been received, the notified lowest responsible responsive bidder must submit either **Affidavit C or Affidavit D**. These documents and supporting documentation are submitted within 72 hours after notification of low bidder status.
    - i) A completed **Affidavit C** is to be submitted only if the district goal of minority participation is met.
    - ii) If the district goal is not met and Affidavit B was not submitted with the bid - then a completed **Affidavit D** must be submitted. This document requires backup documentation to support the items checked on Affidavit A – see the page of instructions following Affidavit D for details of documentation required.
- 21) The project link is the official repository for information related to the project. Information posted to the link prior to bids becomes incorporated into the project.
- 22) All addenda will be published and distributed via the project link. Be sure to list the addenda #'s on the Addendum Acknowledgement line on the bid form. Be sure to check the link for addenda up to 24 hours prior to bid time to ensure that you have seen all addenda. There will

not be significant changes to the documents within 24 hours of the scheduled time to receive bids unless the bid date is extended.

- 23) A contract for the project will be awarded upon satisfactory bids within the project budget and following School Board approval. A contract would be issued to the Contractor around **May 25, 2024.**
- 24) Generally, work must be performed after hours, over weekends, school holidays or school breaks unless other arrangements are made with staff in advance. When students are scheduled to be in school, work must be performed after hours, on weekends or holidays. No work will be allowed anywhere on the site on testing days during school hours. Work and building access must be closely coordinated with the school principal or designated representative. Factor this into the bid price for all work that would be affected.
- 25) Work after school hours and on holidays can begin after the contract is executed or Notice to Proceed is issued. Interior work in the school must be done over weekends, holidays, or summer break with janitorial staff and limited administrator or teacher presence. Note that MCS staff is on a Mon-Thurs workweek during summer break but arrangements will be made for contractor to work on days as needed.
- 26) Although the buildings will be generally unoccupied during the summer break period, the campus will be occupied throughout the school year and must be restored to a safe and usable condition each business day.
- 27) Furnishings, equipment, supplies, etc will be removed and stored by the Owner. Ceilings, floor finishes, windows, and indoor HVAC duct and equipment will be removed by the Owner's abatement contractor under a separate contract.
- 28) The contractor will need to submit, pay for and pick up the building permits and ensure that all subcontractors obtain all permits required for the work.
- 29) Currently, the remaining holiday and break schedule for the school is as follows:
  - a) May 27 2024 Memorial Day Holiday
  - b) June 7 2024 Last day for students.
  - c) June 11 2024 Last day for teachers
  - d) August 19 2024 Teachers and Staff return from Summer Break.
  - e) August 26 2024 Students return from Summer Break.
- 30) Use of school toilet facilities by workers will not be allowed. Portable toilet facilities for workers will be required under this contract. All school toilets will be off-limits for construction workers' use.
- 31) The Moore County Schools Owner-Contractor Agreement as modified by the Supplementary General Conditions sections in the Project Manual will be the form of contract and the conditions of the contract.
- 32) Payments for the contract will be made monthly based on work in place using AIA payment documents as outlined in the Project Manual with 5% retainage.

- 33) Questions prior to bidding must be submitted by email to PGulledge@TriadEngMEP.com. Questions must be received in the engineer's office by 5:00 pm **Friday April 19** to be acknowledged and answered.
- 34) The last date for issuing an addendum with any significant changes to the project is **Monday April 22, 2024**.
- 35) Bidders are encouraged to return to the site for further examination as needed prior to bid. Contact **Bradley Garner** at **910 947-2976** to make arrangements for after school visits prior to returning.
- 36) The successful bidder shall submit a Schedule of Values and a proposed construction schedule for approval prior to beginning work.
- 37) All employees of the successful bidder working on site will be required to wear some form of picture ID with the company name or logo.
- 38) Contractor will be required to perform background checks for each employee working on the site. No persons with any history of criminal action involving children are permitted on the school campus. The file must be maintained throughout the contract period.
- 39) Sales tax reports must be filed with each payment application as this project will not be tax exempt.
- 40) Owner comments.
  - a) None.

### III Review of Project Specifics

- 1) The work of the project generally includes but is not limited to:
  - a) Coordinate with Owners Asbestos Abatement contractor who will work under separate contract with the Owner for removal of asbestos materials from the building. The Abatement Contractor will remove known asbestos from the building which includes window pane glazing, floor tiles, floor tile adhesive, plaster. The abatement removal and cleanup work period is expected to be 2 weeks' duration.
  - b) Demolish the steam distribution system in the building including radiators, steam coils, steam piping and condensate piping. The steam boiler, condensate pump, steam piping and condensate piping serving other buildings on campus will be maintained ready for service and will be in operation for the heating season beginning October 15. Note that the steam pipes in the Boys Tlt and the newly created corridor section serve adjacent buildings and will remain.
  - c) Demolish window frames from existing openings and provide new framing and EIFS wall infill with framed openings for new windows and for new wall mounted heat pump units to be provided under this contract.
  - d) Demolish an existing exterior door and provide finish work at old opening.

- e) Demolish group toilet plumbing fixtures, water, waste and vent piping.
- f) Demolish toilet partitions, wall and floor finishes in group toilets as noted.
- g) Salvage toilet accessories to Owner as noted.
- h) Demolish cooling systems including condensing units, air handling units, linesets, steam coils, condensate piping, power wiring and conduits, controls wiring and conduits.
- i) Demolish the existing Trane Tracer controls system.
- j) Demolish the electrical service conductors and the existing MDP. The existing CT cabinet and underground conduits are to be reused for new service conductors to the new panel. Demolish two additional panels feeders and circuits as indicated.
- k) Provide new electrical service from the existing CT cabinet to a new MDP and provide circuits for new heating and cooling equipment. Backfeed all existing panels that remain to connect the existing electrical distribution system to the new electrical service.
- l) Provide new ceiling insulation and gypsum board ceiling attached to roof structure throughout the building.
- m) Provide new suspended acoustical tile ceilings throughout the building.
- n) Provide new exterior wall with new HC accessible door near Boys' Toilet at existing inset entrance to extend existing corridor past entry to the Boys Toilet.
- o) Provide new exterior door in new wall.
- p) Provide new concrete landing and ramp with handrails at exterior approach to new door location.
- q) Provide new landing, ramps and guardrails for approach to new door.
- r) Provide a new mop basin and water heater in the Jan Rm adjacent to Girls Tlt..
- s) Provide new wall mounted heat pump units with ducted supply above new acoustical tile ceiling for delivery of air to room supply diffusers.
- t) Provide new light fixtures with occupancy sensor controls throughout the building.
- u) Provide new circuits for new heat pump units.
- v) Provide new plumbing fixtures in Boys and Girls toilets and replace water, waste and vent piping.
- w) Provide a new mop basin and water heater in the Janitor's Rm.
- x) Relocate fob reader and door access control power circuit for new door location.



- y) Provide new open protocol Bacnet controls building controller and communication system to integrate the Bacnet thermostats furnished with the wall mount heat pump units and wire unit performance monitoring switches and sensors to the thermostat.
  - z) Provide graphics and programming for system operation, monitoring and alarm signaling.
  - aa) Provide new electrical disconnects and connections to new equipment from existing circuits. Provide new breakers and entire new electrical circuits where so indicated.
  - bb) Provide new floor finishes throughout the building.
  - cc) Paint existing walls as well as new walls and furred walls.
- 2) There are two allowances that are required to be included in the bid price and the contract amount.
- a) A general contingency allowance of **\$40,000** will be listed as a separate line item on payment applications until such time as it is reduced by allocating payment to additional work under the contract. This contingency is to be used for costs associated with hidden or unforeseen conditions that may arise during the execution of the work. All remaining allowance at the end of the project will be returned to the project budget by executing a credit change order to the contract. Refer to the section entitled Allowances in the project manual for further details regarding the allowance.
  - b) A contingency of **\$25,000** for power company fees associated with the electrical service. The allowance will be listed as a separate line item on payment applications until such time as it is reduced by allocating payment to additional work under the contract. This contingency is to be used for paying power company fees associated with modifications to the electrical service. All remaining allowance at the end of the project will be returned to the project budget by executing a credit change order to the contract. Refer to the section entitled Allowances in the project manual for further details regarding the allowance.
- 3) An asbestos survey of the site has been conducted to identify potential asbestos containing materials. The Owner is employing an Abatement Contractors under a separate contract to abate asbestos containing materials that have been identified and are expected to be encountered during work under this contract. However not all asbestos in or on the building can be removed without more extensive demolition to expose additional material. Cooperate and coordinate with the Owner's separate Abatement Contractor to address and avoid any remaining ACM materials. In the event that additional asbestos or suspected asbestos is found, notify Owner and Owner will have it tested and remediated as required. Additional time will be added to the contract for actual critical path delays caused by asbestos abatement procedures that are required during the contract period.
- 4) Refer to the Bid Form and to the Specification Section entitled Unit Prices for descriptions of unit pricing that are to be included on the Bid Form. Be sure to fill in a price for each unit price line on the Bid Form. Unit prices include:
- a) Unit Price No. 1 – Add Exterior Service Receptacle

- b) Unit Price No. 2 - Add 60 Amp circuit with Fused Disconnect
- c) Unit Price No. 3 - Add 100 Amp circuit with Fused Disconnect

#### IV Viewed existing facilities

#### V Questions and Answers

The following questions were asked - answers are in *italics*.

1. Question: Can the bid date be extended by a week?  
*Answer: No. Extending the bid date past April 25 would cause a delay in issuing a contract for the project by 5 weeks.*
2. Question: Can the name of the Abatement Contractor be provided to bidders?  
*Answer: .Yes. When the Abatement Contractor is known the information will be published in an upcoming addendum.*
3. Question: Is there only one layer of gypsum required on the underside of the roof?  
*Answer: Yes – only one layer is required.*
4. Question: Will the Abatement Contractor provide temporary covering of the window openings after removing the windows?  
*Answer: Yes, the Abatement Contractor will provide temporary framing and covering of the window openings.*
5. Question: Are lead times for equipment expected to work withing the construction time frame?  
*Answer: WMHP units, windows, light fixtures, and air distribution are all currently within 10 week lead times. Some electrical gear manufacturers are offering shorter lead times. We will follow up on current gear lead times. **Follow-up: Per that latest shop drawings we have reviewed, the lead time for power distribution panels was 12 weeks and lighting style panelboards was 8 weeks for ABB brand gear. ABB will be an acceptable gear manufacturer.***
6. Question: ?  
*Answer: .*

VI Meeting was adjourned.

End of Minutes