

ADDENDUM NO. 001
MAY 14, 2024

**HOUSING AUTHORITY OF THE CITY OF GOLDSBORO
GOLDSBORO, NORTH CAROLINA
RENOVATION TO FAIRVIEW APARTMENTS – NC 15-1 & NC 15-3
#6041-B**

The following items or modifications to original Plans and Project Manual shall be included as part of the contract work. All general conditions, special conditions, etc., as originally specified shall apply to these items.

ITEM #1: BID DATE

The Bid Date has been moved to May 30, 2024 at 4:00 PM. Bid opening remains virtual. Bid delivery instructions shall remain as noted in the Notice to Bidders / Project Manual. This project will bid as follows:

Sealed proposals will be received by the **HOUSING AUTHORITY OF THE CITY OF GOLDSBORO for CAPITAL FUND PROJECT #6041B until 4:00 PM, TUESDAY, MAY 30, 2024**, and immediately thereafter publicly opened and read for the furnishing of labor, material and equipment entering into the Modernization of Project NC 15-1/15-3.

ITEM #2: PRE-BID MEETING

Attached are the PreBid Minutes and sign-in sheet from the meeting held on Wednesday, May 8, 2024.

Contractor attendance at the Pre-Bid Meeting for this project was not mandatory. Contractors who did not attend the Pre-Bid Meeting are allowed to submit bids.

ITEM #3: REVISED FORM OF BID

The Form of Bid has been revised to modify several items, including:

The construction time for the entire project remains set at Five Hundred Twelve (512) Days. In the event that All or a Portion of Deduct Alternate #1 is awarded the number of days will be reduced as follows:

IF ALL OR A PORTION OF DEDUCT ALTERNATE 1 IS AWARDED	REDUCED NUMBER OF DAYS FOR CONSTRUCTION	TOTAL DAYS ALLOWED FOR CONSTRUCTION
Deduct Alternate 1. A	If only 1.A accepted, reduce contract by Thirteen (13) days. Assumes still three (3) phases.	499 DAYS
Deduct Alternates 1.A & 1. B	If 1.A and 1.B accepted, reduce contract by Sixteen (16) days. Assumes still three (3) phases.	496 DAYS
Deduct Alternates 1.A, 1.B. & 1. C	If 1.A, 1.B and 1.C accepted, reduce contract by Twenty-Three (23) days. Assumes still three (3) phases.	489 DAYS
Deduct Alternates 1.A, 1.B, 1.C, & 1. D	If 1.A, 1.B, 1.C and 1.D accepted, reduce contract time by One Hundred Seventy (170) days. Eliminate the Third (3 rd) phase.	342 DAYS

Bidding Contractors shall use the Revised Form of Bid (Addendum No. 001) in their sealed bid package.

Failure to use the correct Revised Form of Bid (Addendum No. 001) may result in the bid being considered non-responsive.

ITEM #4: DOOR HARDWARE

The plans call for a keying system to be tied into the Owner's current master key system; this is for the mechanical room deadbolt which is the only one on a key system. All mechanical room deadbolts shall be keyed alike to match the Owner's existing keying system. The new front and rear entry doors are on a keypad system.

ITEM #5: ENTRY DOOR FRAMES

Entry door frames may be field finished.

ITEM #6: STORM DOORS

A Storm Door Specification will be issued with the next addendum; Owner is currently reviewing options.

ITEM #7: TERMITE WARRANTY YEARS 2 TO 5 – ALTERNATE #8

We are asking for a 5-year warranty for Termite treatment with annual cost to be provided as part of the bid. The General Contractor will be responsible for the one-year warranty. If the owner accepts the remaining 4 years warranty and annual fees, the intent is that the termite contractor will contract directly with the owner for the final 4 years (if accepted). Contractors should be aware that the owner may request the State to do confirmation testing to confirm the proper amount of chemicals have been used.

The General Contractor shall provide a full One (1) year warranty as part of the bid. The Revised Form of Bid (Addendum No. 001) includes a cost for the Termite Contractor to extend the warranty for years Two (2) thru Five (5). In the event that the Owner wishes to accept the Alternate to extend the warranty thru Year 5, the Owner will use the pricing on the Alternate #8 to enter into a contract directly with the Termite Treatment Company for Years Two (2) thru Five (5) so that the General Contractor will not have to be involved.

ITEM #8: LAY-DOWN AREA

The Owner will work with the Contractor to select a suitable lay-down area. The area is currently expected to be somewhere inside the circle drive.

ITEM #9: PLUMBING FIXTURE

Sheet P0.0, Plumbing Fixture Schedule calls for new Hose Bibbs. Provide water line to hose bibb and provide new hose bibbs at the front and rear of all apartments, verify locations in the field.

ITEM #10: PLUMBING PLANS

Plumbing plans call to extend building sewer line to 5 ft from the building; however, in the case of a porch or sidewalk, extend the line beyond the porch or walk and locate new double cleanout outside of the porch or sidewalk areas.

ITEM #11: WATER CUT OFF VALVE & BOX

At the new water line coming into the buildings, provide individual water cut off valves in a valve box outside of the building. Box shall be outside of porch and sidewalks, locate 5 ft from the building or 5 ft beyond the porch. Valve to be equal to a Mueller ball valve located inside a cast iron meter box (MBX-1) or equal; Contractor to verify existing and new pipe and types of connections prior to ordering valves, check with Owner to determine what Owner has planned for new water distribution system (separate Contract). Contractor may route from cut-off valve to enter building at alternate location if beneficial. There shall be a new water cut-off and box for each apartment.

ITEM #12: PLUMBING AT HANDICAP UNITS

At the handicap units, the plumbing diagram is of a wall hung lav.; however, the schedule and plans call for a countertop sink. Sample is P2.1/1. Cut top as required to fit opening.

ITEM #13: REMOVE SUBSTANTIAL WATER MANIFOLD SYSTEM

Existing apartments have substantial water manifold system that is to be removed. Cut slab as needed to remove, cut lines below slab and cap. Treat for termites and repour slab.

ITEM #14: GAS PIPING

The gas distribution system belongs to the gas company and the gas company is responsible for removing gas meter, capping distribution lines or removal of distribution lines. The Contractor is responsible for removing all gas piping from the meter going into the building and from the building.

ITEM #15: WATER SHUT OFF VALVE

The maintenance tech reports that there is a water shut off valve in the front of every two apartments, one valve will cut off the two apartments.

ITEM #16: SITE WATER & SEWER DISTRIBUTION

The site water and sewer distribution system are not part of this contract. The Owner plans to replace those systems later under a separate contract. The Contractor shall tie into the water and sewer distribution systems approximately 5 feet from the building or 5 feet from porch, Contractor may request tie in further from the building if it is in best interest of project. There shall be a new double sewer cleanout at the new sewer tie in point.

ITEM #17: RANGE HOOD

Sheet M0.0 did not call out the range hood specs or locations. Provide a complete new vented range hood system above the range in all apartments, complete with range hood, galvanized vent duct and roof/wall cap with backdraft damper. At the handicap apartments, provide 2 wall switches, one for the hood light and one for the hood fan, mount per ANSI A117.1-2017. Range Hood shall be Broan 40,000 Series two speed ducted range hood, stainless steel. Also see Specification Section Kitchen Cabinets, #123530. Route duct above ceiling to exterior per codes.

ITEM #18: HEAT PUMP & CONDENSER UNIT

Sheet M0.1/6 calls for a new Heat Pump Security Enclosure, provide one for each Heat Pump unit.

Provide 4" thick, 3,000 PSI Cast in Place Concrete Pad. Pad to extend from wall such that heat pump is 12 to 18 inches off the wall or greater if recommended by the manufacturer and pad shall extend a minimum of 6 inches beyond the heat pump on other three sides. Provide Condenser Unit Enclosures with Pivot Shoe per attached specification Section 235819 – Condenser Unit Enclosures with Pivot Shoe. Provide two padlocks per cage, all keyed alike.

Specification Section 235819 - Condenser Unit Enclosures with Pivot Shoe attached.

ITEM #19: MECHANICAL LINE-SETS

Mechanical line-sets that run vertical or horizontal on an exterior wall shall be in a line-set cover as by Line Hide or equal as by Mitsubishi Electrical, Weather resistant, UV, stabilized with stainless steel screws. Provide complete with wall cover, split line tube couplings, elbows, wall entry fittings, caps and similar items. Size as needed. Fire Rating; UL94V-0; UL94HB. Exterior wall is CMU / Brick with an air cavity.

ITEM #20: AIR HANDLER

Mechanical plans call for wall hung air handler in closet with water heater below. Where the closets are of adequate size, Contractor may request to sit the air handler on the floor and place water heater beside it. Contractor to verify clearances would allow.

ITEM #21: HEAT PUMP LOCATIONS

Mechanical plans show heat pump locations as the configurations of the buildings vary. Locate in field to avoid being under a window and to avoid interference with other items.

ITEM #22: ALUMINUM ACCESS GRILLE

On Sheet M0.0, Diffuser Schedule, the schedule calls for Steel Return Air Grille with note 4 saying, Hinged Access Grille to be aluminum if preferred by owner. Owner prefers Aluminum due to concerns regarding rusting of steel in this area.

ITEM #23: HEAT PUMP DISCONNECTS

Heat Pump disconnects shall be switched type similar to Midwest U065NA1010 and shall have a GFCI duplex receptacle in the disconnect box.

ITEM #24: SMOKE/CARBON MONOXIDE DETECTORS

The Owner made a decision to go to all electric on the renovation. The Owner requires that a smoke/carbon monoxide detector be located in the common area hall outside of the bedrooms. The Contractor may provide a smoke detector only in the Bedrooms. All detectors to be interconnected. See plans for Hearing and Visual Impaired Systems and their locations.

ITEM #25: ELECTRICAL AT RANGE HOOD

The range hoods are not shown on the mechanical plan. The electrical shall provide junction boxes at range hood plus Switches (at handicap Units), locate switch per ANSI A117.1.

ITEM #26: HEIGHT OF SWITCHES AND RECEPTACLES

The Owner is ok if all switches and receptacles are generally mounted at same height for handicap and non-handicap as long as meets accessibility codes. Accessibility receptacles should be set at 18" above the floor and Switches at 46" to allow some room for minor variances. Switches at accessible apartments at countertops shall be within required reach ranges.

At the physically accessible apartments, the maximum reach height at a roll under counter is 44" to top of duplex receptacle when the maximum counter depth is 25 inches. At the counter, where the receptacle is reached by a side approach, the maximum high reach is 46" maximum when reaching over a 10" to 24" obstruction (base cabinet); counter top is typically 25" deep and requires that there be a surface box so that face of box is not more than 24" from the face of the countertop, use a 2" deep box ±.

ITEM #27: UNIT FIXTURE SCHEDULE

On Sheet E0.0, Unit Fixture Schedule:

- Unit Fixture UA, the full Catalog Number is FCMP19-5-30-35L-QT. The fixture is 18" diameter. Under Lamp Data Type, change from LED 18W to LED 35W. Under Input Watts, change from 18 to 35. Finish shall be Satin Nickel.
- Unit Fixture UAI, the full Catalog Number is FCMP19-3-30K-23L-QT. The fixture is 14" diameter. Under Lamp Data Type, change from LED 11W to LED 23W. Under Input Watts, change from 11 to 23. Finish shall be Satin Nickel.

ITEM #28: TRANSFORMERS

A question was raised regarding the review of the current transformers and if they had been checked to confirm if they are adequate. The Owner had previously upgraded the distribution system; however, the engineer says that the Electrical Sub-Contractor shall submit load sheets to the utility and the system will be reviewed at that time.

ITEM #29: METER BASE SIZE

A question was raised regarding the service to the meter base and if it was sized adequately. The engineer has called out for the utility to provide the service lateral upgrade if a larger wire size is needed.

ITEM #30: INDEX

The Project Manual Index is included in the Project Manual and can be found in Division 1 – General Requirements and is on Pages 6041B-96 thru 6041B-102.

A sealed Index is typically included after the Notice to Bidders, but this was accidentally omitted from the Bid Project Manual.

The Sealed Index is attached.

ITEM #31: OWNER AS-BUILTS

Attached for information only: Attached are Owner's original partial site utility plans **for information only.** The Architect and / or Owner make no representation as to the accuracy of the original plans. All utilities shall be located by public / private locator firms by General Contractor.

ITEM #32: Responses to Contractor Questions

- Q1. Any chance you could push the bid date back a week or two, please?
- R1. The Owner has agreed to push the Bid Date back Two (2) days to May 30, 2024. The Owner elected to not extend the bid opening beyond May 30, 2024 due to the fact that a Board Meeting has already been scheduled to review and approve the bids.
- Q2. In spec for blinds control type is listed as "manual" is cordless lift acceptable? -new ANSI requirements make it impossible to secure standard corded blinds after June 1.
- R2. Window blinds shall be cordless lift type.
- Q3. Locations for blinds not called out.
- R3. All windows to receive window blinds.
- Q4. Sliding glass doors shown on window schedule- horizontal blinds are not suitable for this type of window, but no other window treatment types shown in specification. Would recommend vertical blinds
- R4. There are no sliding glass doors on this project; however, there are sliding type windows which are to receive vertical blinds. All blinds to be vertical lift.
- Q5. Is the Owner willing to break the bond up into separate contracts per phase? Ie, one P&P Bond for Phase 1, a different one for Phase 2.
- R5. The Owner has indicated that the full Performance and Payment Bond for the contract shall be provided when the contracts are signed.
- Q6. Schedule shows a CFG 794CZ2 model number, but that's not a CFG or Moen model number. It's close to a Delta model number, but I can't see them putting a Delta 794CZ -DST Champagne Bronze finish faucet on this type of job. First is the finish and the 2nd is the Delta faucet is a tall faucet made for vessel lavatories. Can we get a clarification on this?
- R6. The plans call for a Bathroom Faucet #794CZ2, this number is a Grainger Part number and the corresponding CFG # is Model CA40711BN which includes a Pop-Up Rod Drain. The Owner does not want a Pop-Up Rod Drain system. In lieu of the bath lav faucet shown on the plans, provide CFG# CA40717BN lever handle, 4" Centerset, complies with ADA, Water Sense, 10-year limited warranty. Provide Lavatory Drain as by Watco Model 800/801-PP Brushed Nickel.
- Q7. Is there a specification on the storm doors to refer to?
- R7. Owner is reviewing storm door options and it will be included in the next addendum.
- Q8. On the DGCO cleanouts, what is the connection size needed?
- R8. Sheet P0.0 Detail #2 shows cleanout size as 4" PVC.
- Q9. Please clarify exactly what is required with Deduct Alternate 1. These items are already broken out in the Base Bid.
- R9. The items in Deduct Alternate 1 were broken out in the base bid to help bidders organize their pricing prior to bid date. We recognize that the deduct alternate might be the same number as shown broken out in the base bid but wanted to remove any doubt as to what the Deduct Alternate amount would be in the event that the Owner elected to award that Alternate.
- Q10. For the phasing, will the apartments be contiguous in each phase or will they be scattered throughout the complex. This will have a large impact on the required amount of temp fencing.
- R10. The Owner's stated intent is to work to make the apartments available to the Contractor in a contiguous manner. The Owner plans for the work to start at Apartments 933 to 937 Fairview Circle and to move in a counter clockwise direction, completing the buildings on Fairview then moving down Edgerton St. starting at Building 15 and ending at Building 3.

ATTACHMENTS:

- **DRAWINGS**
 - NONE
- **FILES**
 - **Pre-Bid Meeting Minutes – 7 Pages**
 - **Pre-Bid Meeting Sign-In Sheet – 1 Page**
 - **Revised Form of Bid (Addendum No. 001 - 5/14/24) – 11 pages**
 - **Section 235819 – Condenser Unit Enclosures with Pivot Shoe (Issued Addendum No. 001) – 2 Pages**
 - **INDEX - 3 Pages**
 - **Attached for information only: Owner’s As-Builts – 5 Pages**

END OF ADDENDUM NO. 001

**STOGNER ARCHITECTURE, PA
615 EAST BROAD AVENUE
ROCKINGHAM, NC 28379**

Pre-Bid Conference
Housing Authority of the City of Goldsboro
Renovation to Fairview Apartments - #6041B
Wednesday, May 8, 2024

1 PROJECT DETAILS

Project Name: Renovation to Fairview Apartments, NC 15-1 / NC 15-3
PreBid Meeting Date: Wednesday, May 8, 2024 at 10:00 AM
PreBid Location: Housing Authority of the City of Goldsboro office
700 North Jefferson Avenue
Goldsboro, NC
Owner: Housing Authority of the City of Goldsboro
Architect: Stogner Architecture, PA
SAPA Commission Number: 6041B
Capital Fund Program: Capital Fund Program
Bid Questions: Send to Bids@StognerArchitecture.com

Purpose of Meeting: Review requirements of the project for bidding, provide bidders the opportunity to visit the site, receive questions regarding bidding and the scope of work.

2 INTRODUCTIONS

- **Owner Representatives:**
 - Anthony Goodson, Jr., CEO – Not Present
 - Susan Gurganus – Not Present
 - Keith Curtis, kcurtis@hacg.org; 919-735-4226 x1118
- **Architect Representative:**
 - Wayne Stogner, Architect

3 BID DATE

Sealed proposals will be received until: 4:00 PM, TUESDAY, MAY 30, 2024

Virtual Bid Opening – See Project Manual / Notice to Bidders for Instructions.

DATE CHANGE

4 BID DETAILS / HIGHLIGHTS

- LICENSE REQUIREMENTS PER STATE LAWS.
- HUD Excluded Parties List System (Debarred List):
 - Website: www.sam.gov
 - *No individual or company on list is eligible to bid*
- REQUIRED BID SECURITY: **5% of Maximum Bid in the form of Cash Deposit, Certified Check or Bid Bond.**
 - Not required if Bid is less than \$250,000.
 - No personal checks, no company checks.
- PERFORMANCE AND PAYMENT BOND:
 - **Required for 100% of Contract.**
 - **PRIME CONTRACTOR RESPONSIBLE FOR COST OF BONDS.**
 - **Alternative Options:**
 - NONE
- ITEMS REQUIRED AT BID OPENING: **CHECK LIST – Page 13 of Spec Book**
 - **Completed Form of Bid**
 - **Bid Bond or Certified Check**
 - **HUD Form 5369A - (HUD Requirement, will not be waived)**
 - **Minority Participation Statement**
 - **Contractor's Qualification Statement**
 - **E-Verify Requirements Affidavit**
- ITEMS REQUIRED WITHIN THREE (3) BUSINESS DAYS OF BID OPENING
 - **Contractor's FIRM Certification for NC Renovation, Repair and Paint Rule***
 - **Non-Collusive Affidavit**
 - **Copy of Contractor's License**

***Prime Contractor must have Certificate prior to signing the contract or the bid may be rejected. Certificate must be in hand to start construction.**

- NO VERBAL INSTRUCTIONS DURING THE BIDDING PERIOD. RESPONSES THAT AFFECT SCOPE OF WORK MUST BE IN WRITING, DATED AND SIGNED BY THE ARCHITECT'S REPRESENTATIVE. WRITTEN RESPONSE WILL BE IN FORM OF ADDENDUM OR CLARIFICATION. CONTRACTOR MUST SUBMIT 7 WORKING DAYS PRIOR TO BID. Send to bids@stognerarchitecture.com.

5 INSURANCE REQUIREMENTS FOR PRIME CONTRACTOR

NOTE: THE INSURANCE REQUIREMENTS FOR SUBCONTRACTORS WILL BE THE SAME AS REQUIRED OF THE PRIME CONTRACTOR:

GENERAL LIABILITY	\$1,000,000
AUTO LIABILITY	\$1,000,000
WORKER'S COMP	Per State

- **Additional Insured:** List Housing Authority of the City of Goldsboro and Stogner Architecture, PA as additional insured on insurance certificates.
- **The Contractor, and ALL Subcontractors are required to have the proper insurance coverage. The Contractor and All Subcontractors shall have his insurance agent Issue a Certificate of Insurance reflecting limits of coverage as established in form HUD 5370 General Conditions - Section 36. a) (1) (2) (3) b) & c) with a Policy Endorsement which list the Owner and the Architect as additional insured for the project with Waiver of Subrogation and the Cancellation Statement "Coverage's under the policies will not be cancelled, reduced or eliminated until at least thirty (30) days after receipt of written notice, by certified mail, return receipt requested, to the insured and the Owner".**
- **Policies must meet minimum requirements outlined in specifications. No Subcontractor will be allowed to enter the job site to perform work on behalf of the Contractor until all insurance requirements are completed and submitted.**

6 CONTRACT DETAILS

1. **E-VERIFY:** THE CONTRACT AWARDED BIDDER MUST SUBMIT E-VERIFY AFFIDAVITS FROM ALL HIS SUBCONTRACTORS WITH INITIAL LIST OF SUBCONTRACTOR AND SUPPLIERS.
2. **NORTH CAROLINA LIEN & BOND LAW – PRIME CONTRACTOR (ON THE OWNER'S BEHALF) SHALL DESIGNATE A LIEN AGENT; IDENTIFYING THE PROPERTY AND ANY – PRE-PERMIT CONTRACTORS, SUBCONTRACTORS, AND DESIGN PROFESSIONALS WHO HAVE WORKED ON THE PROPERTY. A SIGN DISCLOSING THE CONTACT INFORMATION FOR THE LIEN AGENT SHALL BE CONSPICUOUSLY AND CONTINUOUSLY POSTED ON THE PROPERTY UNTIL THE COMPLETION OF ALL CONSTRUCTION. CONTRACTOR SHALL INCLUDE LIEN AGENT FEE IN BID.**
3. **SUPERINTENDENT:** CONTRACTOR SHALL HAVE A COMPETENT SUPERINTENDENT ON SITE DURING PERFORMANCE OF ANY WORK. THIS PERSON MUST BE AN EMPLOYEE OF THE PRIME CONTRACTOR. THE WORKING FOREMAN OF A SUBCONTRACTOR SHALL NOT BE THE SUPERINTENDENT. **FAILURE TO MAINTAIN A SUPERINTENDENT WILL RESULT IN A DEDUCTION TO CONTRACT AND/OR FINDING OF DEFAULT.**
 - A. **THE CONTRACTOR MUST HAVE A CURRENT COMPLETE SET OF PLANS, SPECIFICATIONS AND ADDENDA ON THE SITE AT ALL TIMES.**
4. PER HUD'S GENERAL CONDITIONS, PAGE 2, SECTION 2.b; "THE CONTRACTOR SHALL PERFORM ON SITE; AND WITH ITS OWN FORCES WORK EQUIVALENT TO AT LEAST 12% OF THE TOTAL AMOUNT OF THE WORK TO BE PERFORMED.

LABOR HOURS BY SECTION 3 WORKERS AND 5% OR MORE OF THE TOTAL NUMBER OF LABOR HOURS WORKED BY TARGETED SECTION 3 WORKERS.

14. REVIEW OF PROJECT CLOSE OUT: REQUIRED PAPERWORK IN SPECIFICATION SECTION 017700. **RETAINAGE WILL NOT BE RELEASED UNTIL ALL WORK; INCLUDING PAPERWORK /REPORTS ARE CORRECTLY SUBMITTED FOR CLOSE OUT.**
15. NORTH CAROLINA'S PERMANENT RULES FOR THE LEAD BASED PAINT HAZARD MANAGEMENT PROGRAM FOR RENOVATION, REPAIR AND PAINTNG (LHMP-RRP) APPLY TO PROJECTS BUILT BEFORE 1978. SCOPE INCLUDES FACILITIES DATED PRIOR TO 1978. PRIME BIDDER MUST BE A LEAD BASED PAINT CERTIFIED FIRM PER NORTH CAROLINA'S RRP RULE.
16. REVIEW OF CONTRACTOR PAYMENTS:
 - **90% OF MONTHLY ESTIMATES**
 - **10% RETAINAGE**

7 SCOPE OF WORK

- The work shall consist of the following items and all other work as shown on the Plans, in the Project Manual and as required by Codes for the Sixty (60) apartments shown for Phase 1, Renovations to Fairview Apartments, NC 15-1 Fairview Circle and NC 15-3 Edgerton Street.
- Provide all labor, material and equipment for a major rehabilitation of the designated apartments and site work as shown.
- Provide all labor, material and equipment for accessibility improvements to the site as shown.
- The rehab of the sixty apartments will be in Phases with approximately 4 Group Buildings per Phase, +-20 apartments per phase.
- See Revised Form of Bid (Addendum No. 001) for Base Bid, Alternates and Unit Prices prior to pricing.
- Salvage: The owner may wish to salvage minor items such as newer appliances, doors, windows etc. for use on units not being renovated at this time. The intent is that the owner will salvage items between the time the resident moves out of the apartment but before the apartment is turned over to the contractor.
- The Contractor is responsible for security, vandalism, theft and similar events while he/she has the units. Contractor shall carry Builder's Risk Insurance on units from time he takes control of up to the time that the owner takes back the units. Contractors **MUST** keep vehicles off of the grass (some of pipes are shallow and have been damaged in past by vehicles on yard areas. Contractor is responsible for providing a temporary security chain link fence around the buildings during the construction period. Contractor shall secure the apartments daily.
- Provide all other work as shown on drawings, in Project Manual, and as required by codes and the authority having jurisdiction.

8 PRE-BID MEETING NOTES

GENERAL REVIEW OF ADMINISTRATION REQUIREMENTS AND THE SCOPE OF WORK AND ANY QUESTIONS REGARDING THIS PROJECT.

1. VISIT THE SITE TO ALLOW CONTRACTOR ACCESS TO THE UNITS. FUTURE ACCESS TO THE INTERIOR MUST BE COORDINATED WITH KEITH CURTIS **AT THE HOUSING AUTHORITY**.
2. A project superintendent must be on site at all times any work associated with this contract is being performed. The Project Superintendent will provide overall project oversight, providing guidance and assistance to its Sub Contractors.
3. The Minority Participation Statement should be filled out completely, including page 3 of 4.
4. Firms performing renovations in N.C. MUST provide the Owner and adult occupant a copy of EPA pamphlet "The Lead Safe Certified Guide to Renovate Right" prior to conducting the renovation. If lead paint testing of the components affected by the renovation is done by certified renovator using an EPA recognized test kit, the results of the testing are REQUIRED to be provided in writing to the person contracting for the renovation activity before work begins.
5. Provide temporary construction office for Superintendent. Remove and restore area at end of construction.
6. **Contractor shall provide fire extinguishers during construction.**
7. The Owner will release from Eighteen (18) to Twenty-Four (24) apartment units to the contractor for construction. Contractor shall coordinate his schedule with the Owner. Upon completion and approval by Owner/Architect, additional units shall be released to General Contractor. The Contractor shall work with other Contractors to maintain a coordinated schedule. Work shall be completed in same order as begun and work shall be completed within a reasonable time as determined by the Architect. Failure to maintain a coordinated schedule or a failure to work with Owner and other Contractors to complete the work in a timely manner (as determined by the Architect or Owner) will be a suitable cause for finding the Contractor in default of the Contract.

Each (apartment/group) is to be completely finished and ready for a completion review prior to final punch. Additional units may be made available subject to Director's approval based on acceptability of overall schedule and work. When the first apartment is complete and ready for a punch out, Contractor shall request pre-final in writing (may continue to work). Contractor to request punch out as buildings are completed and ready for punch; should request on a monthly basis to minimize go back for corrective action. After a building is accepted and turned back to the Owner, residents will be moved in creating new vacant buildings that can be given to Contractor.

8. Contractor to provide construction locks and shall install permanent locks as buildings are being turned back to Owner.
9. The temporary construction fence shall enclose all buildings under construction (rather than individual buildings). Modify/Relocate as buildings turn back to Owner.

10. Building(s) connected by roof /physical connection are considered one (1) building group and each building group to be given to Contractor as a building (ie: if a building group contains six (6) apartments, all six (6) will be given to Contractor as a group and returned to Owner as a group).



RENOVATION TO FAIRVIEW APARTMENTS PRE-BID MEETING
COMM. #6041B
HOUSING AUTHORITY OF THE CITY OF GOLDSBORO
GOLDSBORO, NORTH CAROLINA

Name	Company	Email
KEITH CURTIS	HACG	kcurtis@hacg.org
Dextel Stafford	Group III MGT	dstaffordgroup3@gmail
Trent King	Group III MGT	tking@groupiiimgt.com
Jackie Johnson	Group III MGT	jackie@groupiiimgt.com
Al Edwards	Central Builders, Inc	al@centralbuilders.com
Robert Owen	Owen Const	roowen56@gmail.com
Brian Howard	Goldsboro Housing	bhoward729@gmail.com
WAYNE STOGNER	STOGNER ARCHITECTURE	WSTOGNER@STOGNER ARCHITECTURE.COM
Ricky Hewett	Pinnacle Southeast	rhewett@pinnaclesetheast.com
Dennis Holloway	Pinnacle Southeast	dnholloway@pinnaclesetheast.com
KEVIN HARTZOG	CT WILSON	kevin@ctwilson.com
David Mann	Hammir	david.mann@hammir.com
Brent Phillips	Central Builders, Inc	brent@centralbuilders.com
Rob Schmidt	Carolina Roofing	Robertschmidt6@gmail
Daniel Lamm	Chisholm Service	dlamm@chisholmservice.com

REVISED FORM OF BID (ADDENDUM NO. 001)

Proposal of _____ (hereinafter called "BIDDER"), organized and existing under the Laws of the State of _____, doing business as (a corporation) (a partnership) (an individual) (strike out words not applicable).

BID FOR CAPITAL FUND PROGRAM #6041B

To: **HOUSING AUTHORITY OF THE CITY OF GOLDSBORO
Goldsboro, North Carolina**

Gentlemen:

1. The undersigned, having familiarized (himself) (themselves) with the local conditions affecting the cost of the work, and with the Project Manual (including Invitation for Bids, Instructions to Bidders, this bid, the form of Bid Bond, the form of Non-Collusive Affidavit, the form of Contract, and the form of Performance and Payment Bond or Bonds, the General Conditions, the Supplemental General Conditions, the General Scope of Work, the Technical Specifications and the Drawings) and Addenda, if any thereto, as prepared by STOGNER ARCHITECTURE, PA, and on file in the office of the Housing Authority, hereby proposes to furnish all labor, materials, equipment and services required to construct and complete **Capital Fund Program, HOUSING AUTHORITY OF THE CITY OF GOLDSBORO, Goldsboro, North Carolina**, all in accordance with the aforementioned Contract Documents:

The Bids shall be considered a firm fix price inclusive of all Contractor cost, including but not limited to, material, labor, equipment, taxes, permits, bonds, insurance, temporary utilities, and any other expenses incurred by the Contractor in the performance of the work.

Signature of Authorized Bidder and (Typed or Printed)

GENERAL CONSTRUCTION CONTRACT: Shall be single prime contract for General, Plumbing, HVAC and Electrical Work.

The work shall include all work as shown in plans and specified except that work as specified to be by separate Contractor or as in Alternate. The Base Bid includes work in Projects NC 15-1 and NC 15-3.

SUBTOTAL BASE BID

SUBTOTAL BID
(Building C/3, Sheet S1.1, 2 Apartments) _____ (\$ _____)

SUBTOTAL BID
(Building Group 15, Sheet 1.0, 5 Apartments) _____ (\$ _____)

SUBTOTAL BID
(Building Group 1, Sheet 1.0, 6 Apartments) _____ (\$ _____)

SUBTOTAL BID
(Building Group 9, Sheet 1.0, 6 Apartments) _____ (\$ _____)

SUBTOTAL BID
(All Other Buildings) _____ (\$ _____)

TOTAL OF UNIT PRICES WORK _____ (\$ _____)
(*Total of Unit Prices [A thru G] from Page 8)

CONTINGENCY ALLOWANCE Two Hundred Forty Thousand (\$ 240,000.00)

CERAMIC TILE ALLOWANCE
FLOOR TILE _____ SF x \$5.00 / SF = (\$ _____)

WALL / TRIM TILE _____ LF x \$7.00 / LF = (\$ _____)

BRICK ALLOWANCE 3,000 Brick x \$450.00/Thousand = (\$ 1,350.00)

TOTAL BASE BID _____ \$ _____

The above Base Bid includes a Contingency Allowance of \$240,000.00, the Total of Unit Prices Work, a Brick Allowance of \$1,350.00, and a Tile Allowance, see Section 012100, Allowances.

Signature of Authorized Bidder and (Typed or Printed)

DEDUCT ALTERNATE #1: DEDUCT BUILDING GROUP(S)

Base Bid calls for work in Sixty (60) Apartments. In the event the Owner does not have adequate funds to award all Sixty (60) apartments, provide a Deduct Alternate to omit work at designated Building Groups.

DEDUCT 1.A: Building C/3, See Sheet S1.1 (2 apartments)

_____-(\$ _____)

DEDUCT 1.B: Building Group 15, See Sheet S1.0 (5 apartments)

_____-(\$ _____)

DEDUCT 1.C: Building Group 1, See Sheet S1.0 (6 apartments)

_____-(\$ _____)

DEDUCT 1.D: Building Group 9, See Sheet S1.0 (6 apartments)

_____-(\$ _____)

TOTAL DEDUCT ALTERNATE #1 _____-(\$ _____)

DEDUCT ALTERNATE #2: 1/2" PLYWOOD OVERLAY

Base bid calls for new 1/2" plywood overlay on the existing 1 x 6 Tongue and Groove Roof deck. Provide a Deduct Alternate if it is determined during construction that the new overlay decking is not needed and owner decides to omit the overlay plywood.

DEDUCT 2.A: Building C/3, See Sheet S1.1 (2 apartments)

_____-(\$ _____)

DEDUCT 2.B: Building Group 15, See Sheet S1.0 (5 apartments)

_____-(\$ _____)

DEDUCT 2.C: Building Group 1, See Sheet S1.0 (6 apartments)

_____-(\$ _____)

DEDUCT 2.D: Building Group 9, See Sheet S1.0 (6 apartments)

_____-(\$ _____)

DEDUCT 2.E: All other Buildings, See Sheet S1.0 (41 apartments)

_____-(\$ _____)

TOTAL DEDUCT ALTERNATE #2 _____-(\$ _____)

Signature of Authorized Bidder and (Typed or Printed)

DEDUCT ALTERNATE #3: VCT FLOOR TILE

Base bid calls for new LVT Floor Tile; Provide a Deduct Alternate to omit the LVT and Provide VCT Floor Tile.

DEDUCT 3.A: Building C/3, See Sheet S1.1 (2 apartments)

_____-(\$ _____)

DEDUCT 3.B: Building Group 15, See Sheet S1.0 (5 apartments)

_____-(\$ _____)

DEDUCT 3.C: Building Group 1, See Sheet S1.0 (6 apartments)

_____-(\$ _____)

DEDUCT 3.D: Building Group 9, See Sheet S1.0 (6 apartments)

_____-(\$ _____)

DEDUCT 3.E: All other Buildings, See Sheet S1.0 (41 apartments)

_____-(\$ _____)

TOTAL DEDUCT ALTERNATE #3 _____-(\$ _____)

DEDUCT ALTERNATE #4: PLASTIC LAMINATE KITCHEN COUNTER TOPS

Base bid calls for new Swanstone Kitchen Cabinet Countertops. Provide a deduct Alternate to omit the Swanstone (solid surface) Countertops and provide Plastic Laminate Kitchen Counter Tops on 3/4" Plywood (Severe Use).

DEDUCT 4.A: Building C/3, See Sheet S1.1 (2 apartments)

_____-(\$ _____)

DEDUCT 4.B: Building Group 15, See Sheet S1.0 (5 apartments)

_____-(\$ _____)

DEDUCT 4.C: Building Group 1, See Sheet S1.0 (6 apartments)

_____-(\$ _____)

DEDUCT 4.D: Building Group 9, See Sheet S1.0 (6 apartments)

_____-(\$ _____)

DEDUCT 4.E: All other Buildings, See Sheet S1.0 (41 apartments)

_____-(\$ _____)

TOTAL DEDUCT ALTERNATE #4 _____-(\$ _____)

Signature of Authorized Bidder and (Typed or Printed)

DEDUCT ALTERNATE #5: 72" SWANSTONE

Base bid calls for new tub wall surround to go from tub to ceiling, to be Swanstone Solid Surfacing Material. Provide a Deduct Alternate to provide a tub wall surround panel 72" in height in lieu of full height panel, alternate panel to be Swanstone Solid Surfacing Material.

DEDUCT 5.A: Building C/3, See Sheet S1.1 (2 apartments)
_____-(\$ _____)

DEDUCT 5.B: Building Group 15, See Sheet S1.0 (5 apartments)
_____-(\$ _____)

DEDUCT 5.C: Building Group 1, See Sheet S1.0 (6 apartments)
_____-(\$ _____)

DEDUCT 5.D: Building Group 9, See Sheet S1.0 (6 apartments)
_____-(\$ _____)

DEDUCT 5.E: All other Buildings, See Sheet S1.0 (41 apartments)
_____-(\$ _____)

TOTAL DEDUCT ALTERNATE #5 _____-(\$ _____)

DEDUCT ALTERNATE #6: 72" VERITEK BY SWANSTONE

Base bid calls for new tub wall surround to go from tub to ceiling, to be Swanstone Solid Surfacing Material. Provide a Deduct Alternate to provide a tub wall surround panel 72" in height in lieu of full height panel, alternate panel to be Veritek by Swanstone or equal (equal must be approved).

DEDUCT 6.A: Building C/3, See Sheet S1.1 (2 apartments)
_____-(\$ _____)

DEDUCT 6.B: Building Group 15, See Sheet S1.0 (5 apartments)
_____-(\$ _____)

DEDUCT 6.C: Building Group 1, See Sheet S1.0 (6 apartments)
_____-(\$ _____)

DEDUCT 6.D: Building Group 9, See Sheet S1.0 (6 apartments)
_____-(\$ _____)

DEDUCT 6.E: All other Buildings, See Sheet S1.0 (41 apartments)
_____-(\$ _____)

TOTAL DEDUCT ALTERNATE #6 _____-(\$ _____)

Signature of Authorized Bidder and (Typed or Printed)

DEDUCT ALTERNATE #7: FLUSH SEVERE USE CABINET DOORS AND DRAWER FRONTS

Base bid calls for new Shaker Style Cabinet Doors and drawer fronts for Kitchen Cabinets. Provide a Deduct Alternate to provide flush severe use cabinet doors and drawer fronts.

DEDUCT 7.A: Building C/3, See Sheet S1.1 (2 apartments)

_____-(\$ _____)

DEDUCT 7.B: Building Group 15, See Sheet S1.0 (5 apartments)

_____-(\$ _____)

DEDUCT 7.C: Building Group 1, See Sheet S1.0 (6 apartments)

_____-(\$ _____)

DEDUCT 7.D: Building Group 9, See Sheet S1.0 (6 apartments)

_____-(\$ _____)

DEDUCT 7.E: All other Buildings, See Sheet S1.0 (41 apartments)

_____-(\$ _____)

TOTAL DEDUCT ALTERNATE #7 _____-(\$ _____)

ALTERNATE #8: TERMITE WARRANTY TREATMENT (YEARS 2 TO 5)

Provide an Alternate Bid for termite warranty years 2 to 5.

Termite Treatment Contract: Shall be single prime for all work. The work shall include all work as shown in Project Manual, on Drawings and shall be in accordance with State Regulations, whichever is most stringent.

Cost of work to include first year warranty – BASE BID

Cost of warranty/follow-up: Year Two (2) – ALTERNATE BID \$ _____

Cost of warranty/follow-up: Year Three (3) – ALTERNATE BID \$ _____

Cost of warranty/follow-up: Year Four (4) – ALTERNATE BID \$ _____

Cost of warranty/follow-up: Year Five (5) – ALTERNATE BID \$ _____

TOTAL ALTERNATE BID #8 _____ \$ _____

Signature of Authorized Bidder and (Typed or Printed)

UNIT PRICES include profit and overhead and no additional profit or overhead shall be added or deducted when applying Unit Prices. If the Unit Price work exceeds the base amount indicated, the Contractor shall notify the Architect before proceeding with additional Unit Price work or funding may not be approved.

Many of the Unit Prices requested include quantities of an allowance of work to be included in the Base Bid. This quantity of an allowance of work is for unknown conditions that may arise and is in addition to any specific amount of that type or work identified on the plans (unless specifically indicated otherwise).

In the event that the final work required is less than or more than the amount included as quantity of an allowance of work in the Base Bid, the contract amount will be adjusted up or down in accordance with the accepted Unit Price. The quantities must be verified by the Architect and/or the Owner’s representative. The Contractor may not exceed the base Unit Price quantity without specific written permission from the Owner. Unit Price work shall be identified separately on the Contractor’s Schedule of Values and Pay Request and must be submitted monthly as work proceeds or funding may not be approved.

Unit Price A: Site Concrete Work

Provide a Unit Price for additional site concrete work to remove and/or replace existing concrete walks. Work shown on plans remains in Base Bid and is not a part of Unit Price work.

A1: Remove existing concrete walk

300 SF x \$ _____ /SF = \$ _____

A2: Provide new 4”, 3000 PSI concrete walk

300 SF x \$ _____ /SF = \$ _____

A3: Provide new 6”, 4000 PSI concrete pavement

300 SF x \$ _____ /SF = \$ _____

A4: Remove existing curb & gutter and provide new curb & gutter

100 LF x \$ _____ /LF = \$ _____

Total Unit Price A: \$ _____

Unit Price B: Repair Roof Deck

Repair of roof deck where gas stacks and similar items are called to be removed from roof shall be in Base Bid and not Unit Prices. Provide a Unit Price to remove rotten or damaged 1x6 tongue and groove roof decking and to replace with boards of equal thickness.

B1: Remove & replace 1x6 roof decking 2000 LF x

\$ _____ /LF = \$ _____

Unit Price C: NOT USED

Signature of Authorized Bidder and (Typed or Printed)

Unit Price D: Termite Damage

This site has experienced termite damage in the past; after demolition is complete, inspect remaining framing for termite damage and report to owner for direction on replacement/repair. Framing for new walls is part of Base Bid and not related to the Unit Prices.

D1: Provide a Unit Price for new 2x4 studs that have significant damage. Stud may be replaced or have full height stud provided beside existing.

600 studs x \$ _____/stud= \$ _____

D2: Provide a Unit Price for new 2x6 framing that has significant termite damage and replacement/repair is approved by Owner.

2000 LF x \$ _____/LF= \$ _____

Total Unit Price D: \$ _____

Unit Price E: Window Shutters

Base Bid calls for new window shutters at designated windows on the plans. Provide a Unit Price to provide additional window shutters at locations requested by Owner.

E1: 30 Pair x \$ _____/Pair = \$ _____

Unit Price F: Tuck Point Brick Veneer

Provide a Unit Price to tuck point existing open joints/cracks in brick veneer. Tuck point using mortar. Scope includes removing any old caulking used in the joints (as opposed to mortar). Removal/repair of brick related to making window openings larger is in Base Bid and not Unit Price.

F1: 2000 LF x \$ _____/LF = \$ _____

Unit Price G: Topsoil

Provide a Unit Price to remove 4” of topsoil, dispose of and provide new topsoil, spread, fine grade prior to seeding.

G: 20,000 SF x \$ _____/SF = \$ _____

Contractor shall include in BASE BID all work that is shown on the plans which is part of BASE BID. The contract amount will be adjusted up or down in accordance with the Unit Price given above. Quantities must be verified by the Architect or Owner.

**TOTAL OF UNIT PRICES [A THRU G*] _____ \$ _____
(This total should be carried to Page 2 of the Form of Proposal “Total of all Unit Prices Work”)**

Signature of Authorized Bidder and (Typed or Printed)

2. In submitting this Bid, it is understood that the Housing Authority reserves the right to reject any and all bids. If written notice of the acceptance of this bid is mailed, telegraphed or delivered to the undersigned within Sixty (60) days after the opening thereof, or at any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver a contract in the prescribed form and furnish the required bond within ten (10) days after the contract is presented to him for signature. **THIS SOLICITATION REQUIRES BIDDING ON ALL ITEMS, FAILURE TO DO SO WILL DISQUALIFY THE BID.**

3. Security in the sum of _____ Dollars (\$ _____), in the form of _____ is submitted herewith in accordance with the Project Manual.

4. Attached hereto is an affidavit in proof that the undersigned has not entered into any collusion with any person in respect to this proposal or any other proposal or the submitting of proposals for the contract for which this proposal is submitted.

5. Bidder hereby agrees to commence work under this contract on or before a date to be specified in the NOTICE TO PROCEED and to fully complete the work within the days required. Bidder further agrees to pay as liquidated damages, the sum of **SIX HUNDRED DOLLARS (\$600.00)** for each consecutive calendar day thereafter under the provisions of the General Conditions. The Contractor shall be given up to **FORTY-FIVE (45)** calendar days for processing shop drawings, obtaining permits and for material delivery. The Contractor shall be given **FIVE HUNDRED TWELVE (512)** consecutive calendar days for construction which shall begin at the earliest of the following: a) the day the Contractor begins work on site or b) the next day following the days allowed for processing shop drawings, permitting and material delivery. See **Preliminary Construction Schedule in 011007B – Summary of the Work.**

The construction time for the entire project is set at Five Hundred Twelve (512) Days. In the event that all or a portion of Deduct Alternate #1 is awarded the number of days will be reduced as follows:

IF ALL OR A PORTION OF DEDUCT ALTERNATE 1 IS AWARDED	REDUCED NUMBER OF DAYS FOR CONSTRUCTION	TOTAL DAYS ALLOWED FOR CONSTRUCTION
Deduct Alternate 1. A	If only 1.A accepted, reduce contract by Thirteen (13) days. Assumes still three (3) phases.	499 DAYS
Deduct Alternates 1.A & 1. B	If 1.A and 1.B accepted, reduce contract by Sixteen (16) days. Assumes still three (3) phases.	496 DAYS
Deduct Alternates 1.A, 1.B. & 1. C	If 1.A, 1.B and 1.C accepted, reduce contract by Twenty-Three (23) days. Assumes still three (3) phases.	489 DAYS
Deduct Alternates 1.A, 1.B, 1.C, & 1. D	If 1.A, 1.B, 1.C and 1.D accepted, reduce contract time by One Hundred Seventy (170) days. Eliminate the Third (3 rd) phase.	342 DAYS

Note: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

Signature of Authorized Bidder and (Typed or Printed)

Use this space for attaching check or bid bond.

Signature of Authorized Bidder and (Typed or Printed)

Respectfully submitted this _____ day of _____, 20__.

(Name of Firm or Corporation making bid)

Witness:

(Proprietorship or Partnership)

By _____

Title _____
(Owner, Partner or President
or Vice President only)

Corporation:

Address _____

Attest:

Phone _____

By _____

License No. _____

Title _____
(Corp.Sec. or Assist. Sec. only)

(Corporate Seal)

ADDENDA RECEIPT: The receipt of the following Addenda to the Project Manual is acknowledged:

Addendum No. 1 _____ Dated _____

Addendum No. 2 _____ Dated _____

Addendum No. 3 _____ Dated _____

Addendum No. 4 _____ Dated _____

CLARIFICATIONS

Clarification No. 1 _____ Dated _____

Clarification No. 2 _____ Dated _____

Contractor Shall Identify Major Subcontractors:

(or indicate if self-performing)

Plumbing Subcontractor

Name

License #

Mechanical Subcontractor

Name

License #

Electrical Subcontractor

Name

License #

Signature of Authorized Bidder and (Typed or Printed)

SECTION 235819 – CONDENSER UNIT ENCLOSURES WITH PIVOT SHOE
(ISSUED ADDENDUM NO. 001)

PART 1 – GENERAL

1.1 SUMMARY

- A. This Section includes condenser unit enclosures to be provided in Base Bid.

1.2 SUBMITTALS

- A. Samples for Color Selection: Manufacturer's color charts showing the full range of colors, textures, and patterns available.

PART 2 – PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide products listed or by an approved equal.

2.2 PRODUCT:

Air Conditioning Condenser Guard; consisting of top panel, front panel and two side panels. Provide rear panel for free standing applications. Four vertical members of master frame extended $2\frac{1}{2}'' \pm$ below bottom horizontal mullion and attached with tamper proof screws. Provide Two (2) padlocks at each unit, all keyed alike. Provide die cast shoe fastened to cast-in-place concrete pad.

- A. Master Frame: Provide frame of G-90 galvanized, 16 gauge steel tubing fully welded in a rectangular configuration. Units over 36" in length shall have an additional center mullion for increased strength.
- B. Quick Bolt Assembly: 1" x 1 1/2" x 14 ga. steel tabs welded to each panel. Provide 3/4" x 5/16" hex bolts and nuts. There shall be no exposed fasteners on the exterior of the condenser guard.
- C. Finish: All galvanized parts shall be treated with high pressure phosphate treatment; then powder coated and baked at 450 deg. for twenty minutes.
- D. Padlock Mount: 14 gauge steel tabs to be welded to the lower section of the vertical mullion and to the shoe in two (2) places. The guard shall set in shoe creating a hasp to receive padlocks. Provide (2) padlocks for each unit, all shall be keyed alike. All keys to be given to Maintenance Supervisor; Provide signed receipt.
- E. Pivot Mount: A pivot shoe shall allow the guard to be raised by one person for full access during condenser servicing.
- F. Expanded Metal: Provide #14 gauge by 1/2" galvanized expanded metal attached to a 3/4" 16 gauge galvanized angle spot welded at 6" centers maximum. No exposed screws permitted on the outside of the condenser guard.
- G. Perforated Metal:

2.3 FABRICATION

- A. Coordinate construction, configuration, and dimensions of enclosures with those of condenser units. Provide notched openings for refrigerant piping, electrical conduit, and other components.
1. Size units to provide no less than 3 inches of clearance around sides of condensing units and 4" on top of unit or as required by equipment manufacturer if greater.
- B. If necessary, incorporate stiffeners for strength and rigidity. Provide support framing, mounting and attachment clips, fasteners, and accessories needed to install condenser unit enclosures.

2.4 FINISH

1. Color and Gloss: As selected by PHA from manufacturer's full range of colors available.

PART 3 – EXECUTION

3.1 INSTALLATION

- A. Assemble condenser unit enclosures to comply with manufacturer's written instructions. Form tight joints with exposed connections accurately fitted together.
- B. Install units level and plumb, firmly anchored to concrete pad; maintain clearances recommended by condenser unit manufacturer.
- C. Provide 4", 3000 psi cast-in-place concrete pad, poured on grade. Concrete pad to be 3" wider (minimum) (6" wider total) than condenser unit enclosure, each side. Pad to be a minimum of 6" wider than mechanical unit each side and extend to wall line.

3.2 CLEANING AND ADJUSTING

- A. Restore finishes damaged during installation and construction period so no evidence remains of correction work. Restore items that cannot be refinished in the field to the shop; make required alterations and refinish entire unit or provide new units.

3.3 PROTECTION

- A. Protect finishes of condenser unit enclosures from damage during construction period. Remove temporary protective coverings at time of acceptance.

3.4 WARRANTY

- A. The use of a Condenser Unit Enclosure shall not reduce the warranty on the equipment. Coordinate with manufacturer to provide full warranty. Subcontractor shall provide warranty if not provided by equipment manufacturer.

3.5 APPROVED MANUFACTURERS:

Property Armor
Pro Series P3 Brawler with Locks
propertyarmor.net
855-858-5757

Kimberly Steel Corporation
Condenser Guards 2500 Series with Hinge & Concrete Mount, Clips; with Locks

Frank Jordan
Diversified Window & Door, Inc.
PO Box 769
Cairo, GA 39828
229-377-8866
229-377-8979 Fax
dwdinc@windstream.net

END OF SECTION 235819

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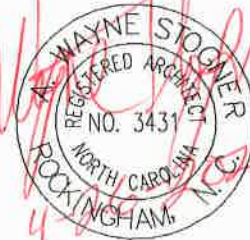
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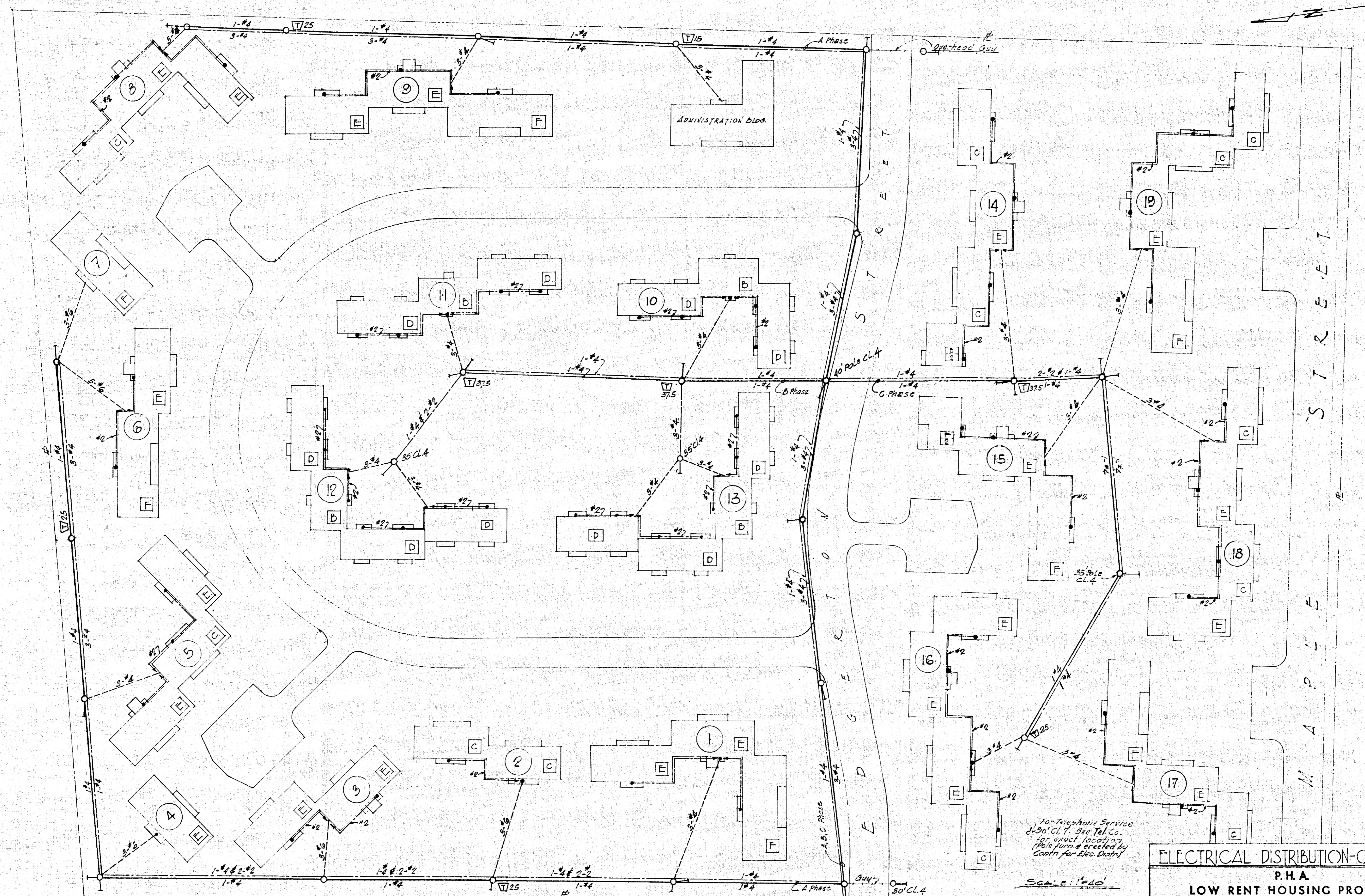
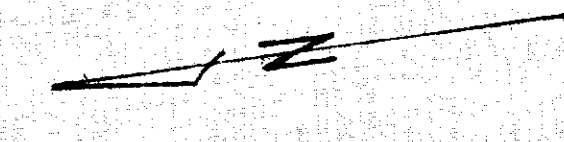
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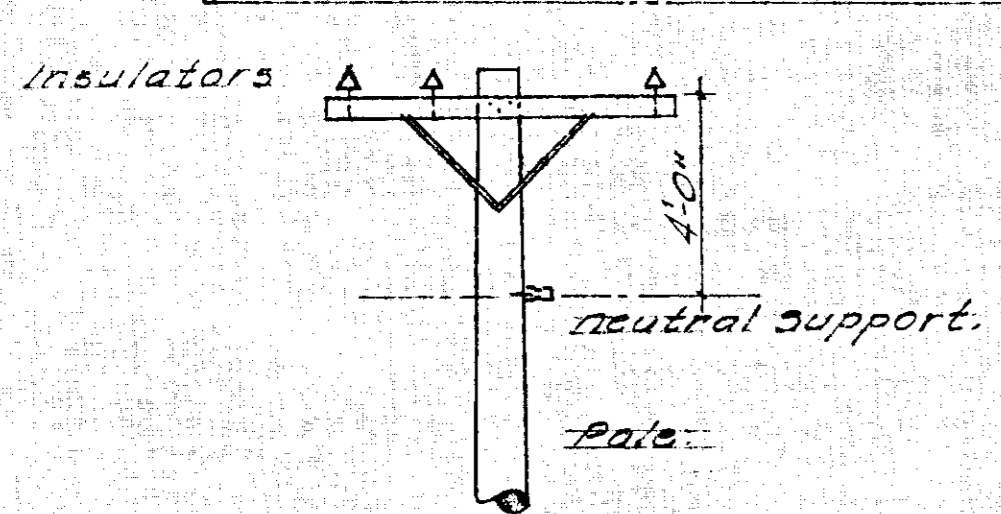
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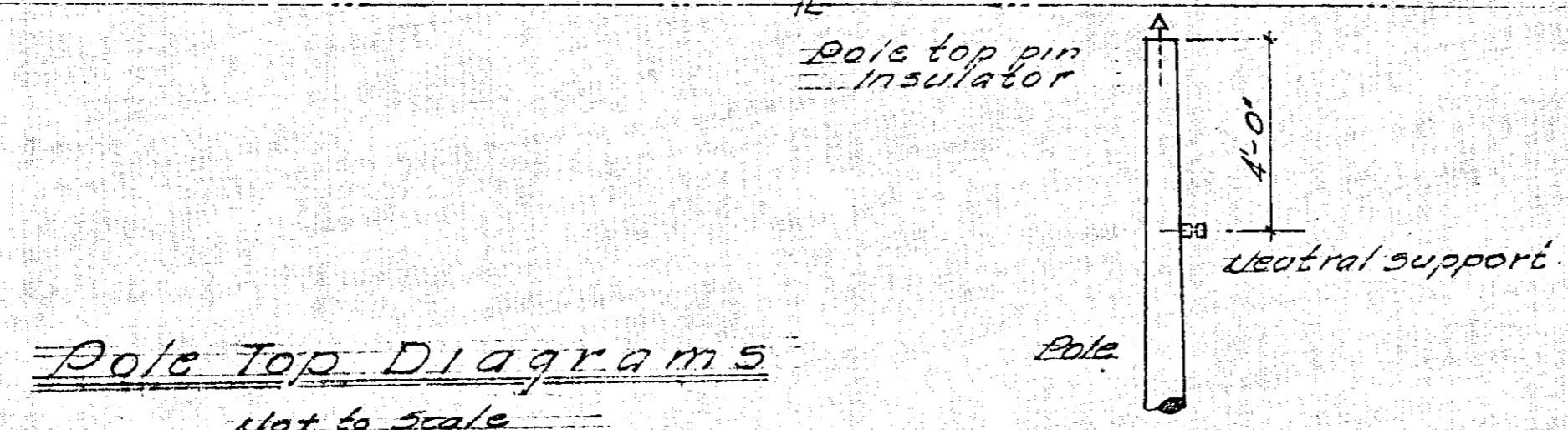


For Telephone Service
2-30' CL. 7. See Tel. Co.
for exact location.
(Pole furnished & erected by
Contractor for Elec. Dist.)

Scale: 1"=40'



Three Phase Construction



Single Phase Construction

Pole Top Diagrams
Not to Scale

NOTE: FOR 'LEGEND' SEE SHEET NO ED-2
All line poles to be 35' CL. 5 unless otherwise
shown. All angle poles, dead-end and
transformer poles to be 40' CL. 4 unless
otherwise shown. Joint use poles 40' CL. 5.

ROBERT C. BROWNING = CONSULTING ENGINEER
CHARLES C. LANDSTREET - ASSOCIATE
1918 Hillsboro Street - Raleigh, North Carolina

DATE
DRAWN:
G.H.

EDWARDS, PUGH & McKIMMON
ARCHITECTS
RALEIGH, N. C.

SHEET
ED-1
OF 2

ELECTRICAL DISTRIBUTION-OVERHEAD
P.H.A.
LOW RENT HOUSING PROJECT
FOR THE HOUSING AUTHORITY OF
THE CITY OF GOLDSBORO, N. C.
PROJECT NO. N.C. 15-1

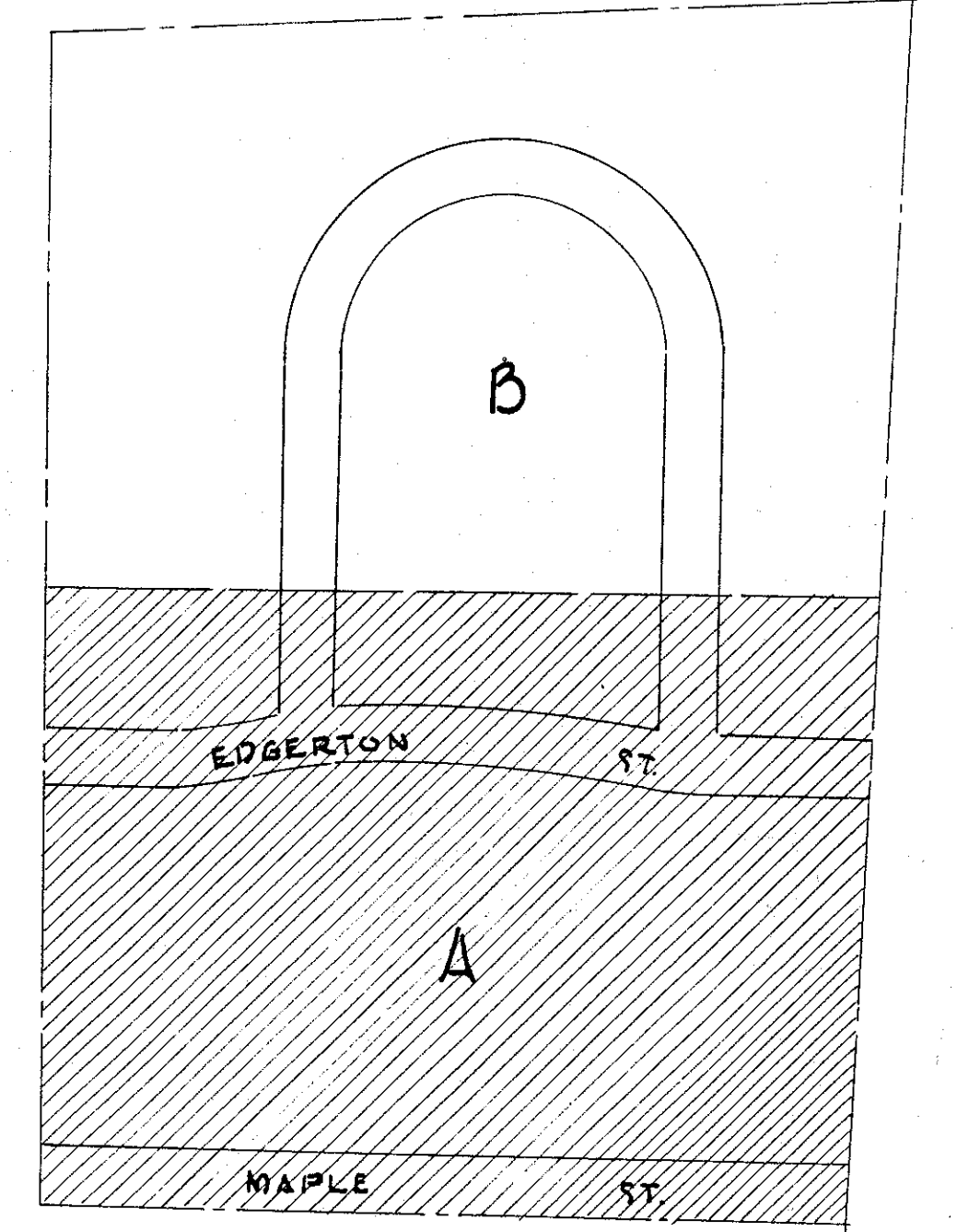
ARCHITECTURAL DESIGN, INC.
W. B. GRIFFIN, ARCH'T.
GOLDSBORO, N. C.

BLDG. TYPE	DISTANCE FROM RIGHT CORNER OF BLDG.		DISTANCE FROM LEFT CORNER OF BLDG.	
	WATER	SEWER	WATER	SEWER
B.	6'-0"	11'-0"	10'-0"	11'-0"
C.	14'-8"	17'-8"	14'-8"	17'-8"
D.	12'-0"	17'-11"	24'-0"	17'-11"
E.	14'-11"	17'-11"	14'-11"	17'-11"
F.	5'-2"	2'-2"	5'-2"	2'-2"
D-BOILER FEED	26'-0"			
E-BOILER FEED	32'-8"			
ADM.	37'-0"	34'-0"		

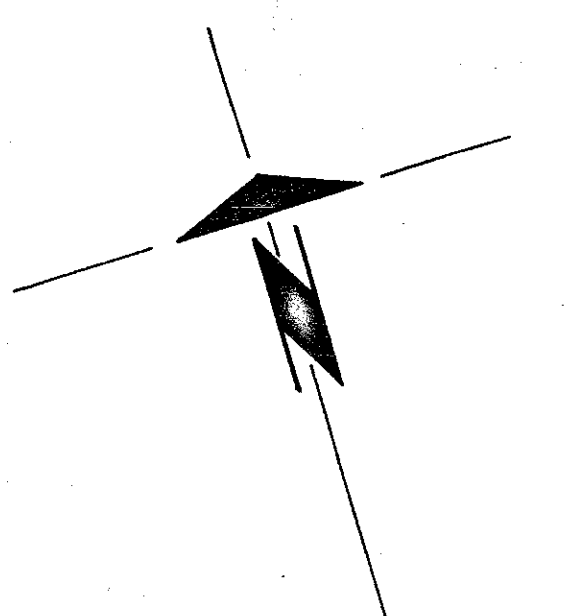
LEGEND

SANITARY SEWER ———— M.H. C.O.
 WATER LINE ———— F.H. M.M.
 OIL TANK ———— FILL PIPE
 SYMBOLS
 V - VALVE
 F.H. - FIRE HYDRANT
 M.H. - MANHOLE
 C.O. - CLEANOUT
 M.M. - MASTER METER

NOTE: SEE GRADING & DRAINAGE PLAN FOR WALKWAY PATTERNS.
ALL WATER SERVICE LINES 1/2" UNLESS OTHERWISE INDICATED.

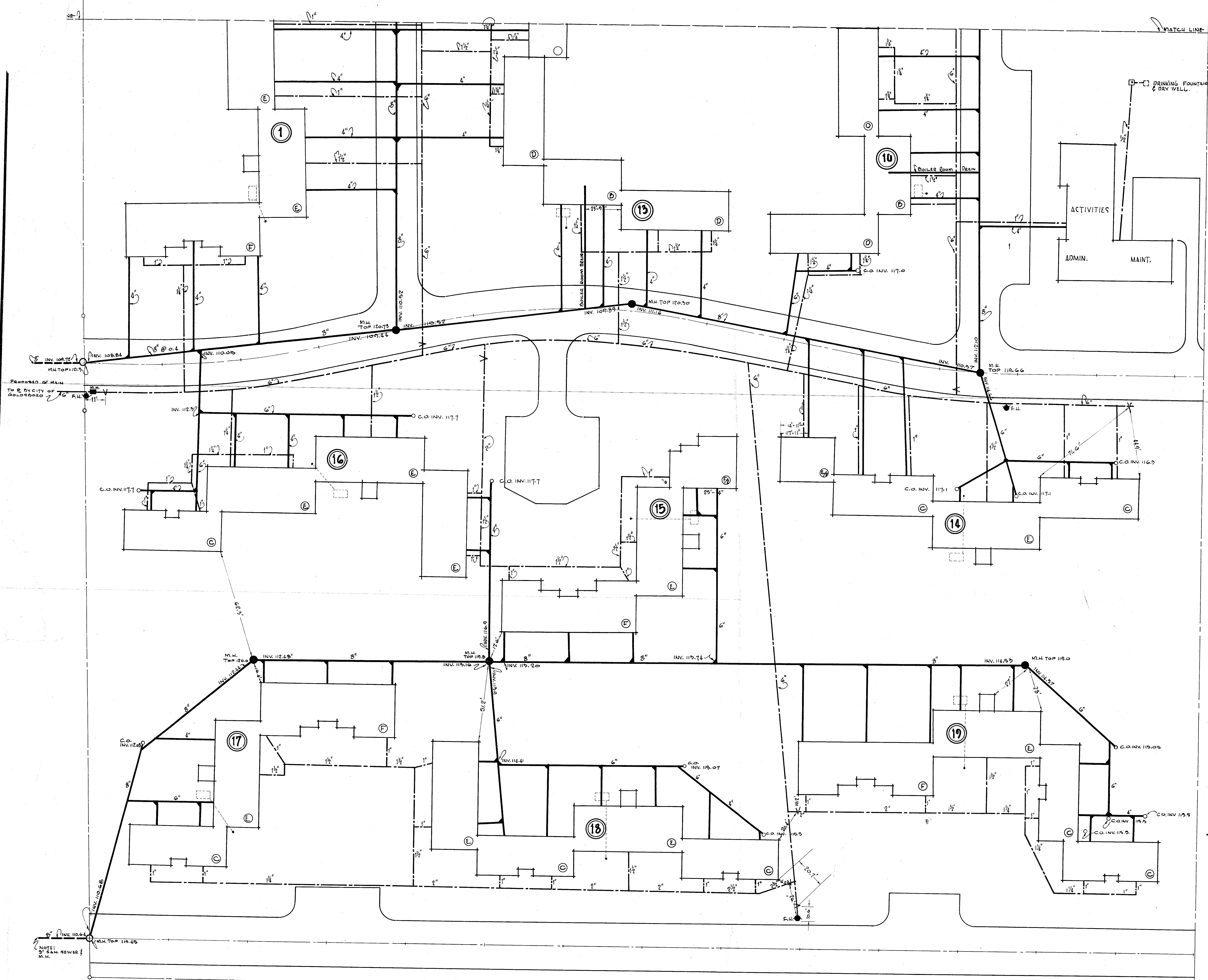


KEY MAP
SHEET 'A'

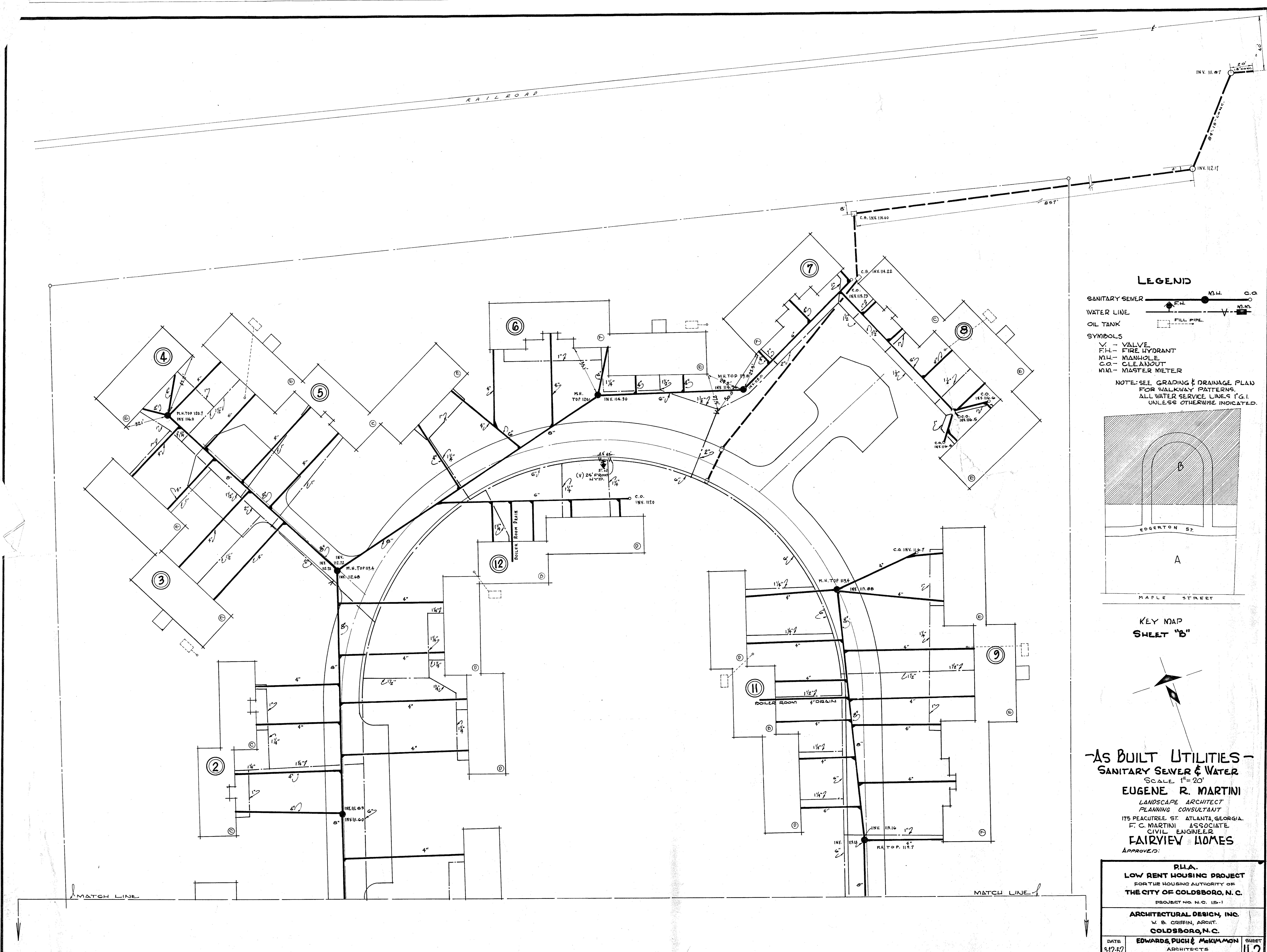


**-AS BUILT UTILITIES -
SANITARY SEWER & WATER**
SCALE 1" = 20'
EUGENE R. MARTINI
LANDSCAPE ARCHITECT
PLANNING CONSULTANT
175 PEACHTREE ST. ATLANTA, GEORGIA.
F. C. MARTINI ASSOCIATE
CIVIL ENGINEER
FAIRVIEW HOMES
APPROVED:

P.L.A.
LOW RENT HOUSING PROJECT
 FOR THE HOUSING AUTHORITY OF
THE CITY OF GOLDSBORO, N.C.
 PROJECT NO. H.C. 15-1
ARCHITECTURAL DESIGN, INC.
 W. B. GRIFFIN, ARCHT.
 GOLDSBORO, N.C.
 DATE: 2/2/52 **EDWARDS, PUGH & MCKIMMON** SHEET
 ARCHITECTS **RALEIGH, N.C.** **U-1**



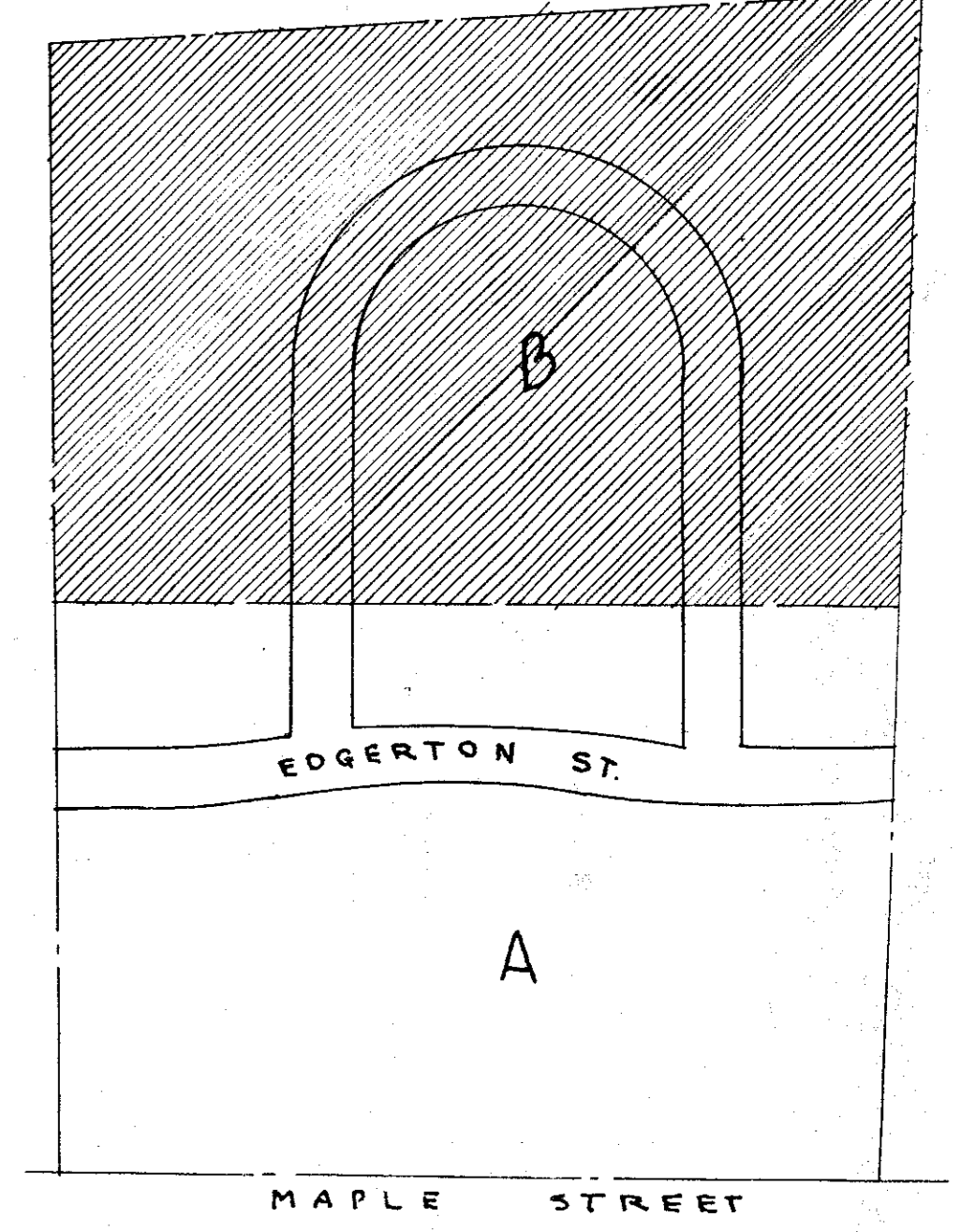
NOTE:
8" SAN. SEWER
M.H.



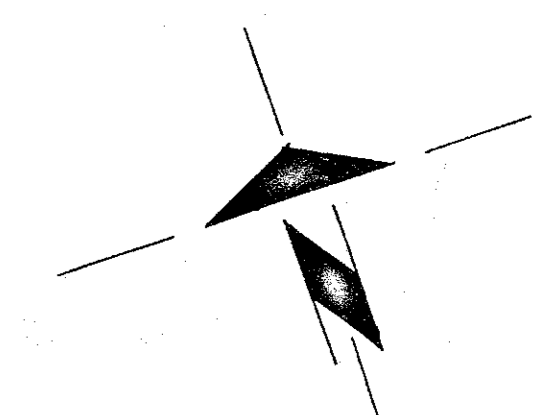
LEGEND

- SANITARY SEWER ———— M.H. C.O.
 WATER LINE ———— F.H. M.M.
 OIL TANK [Symbol] FILL PIPE
 SYMBOLS
 V - VALVE
 F.H. - FIRE HYDRANT
 M.H. - MANHOLE
 C.O. - CLEANOUT
 M.M. - MASTER METER

NOTE: SEE GRADING & DRAINAGE PLAN FOR WALKWAY PATTERNS. ALL WATER SERVICE LINES 1" G.I. UNLESS OTHERWISE INDICATED.



KEY MAP SHEET "B"

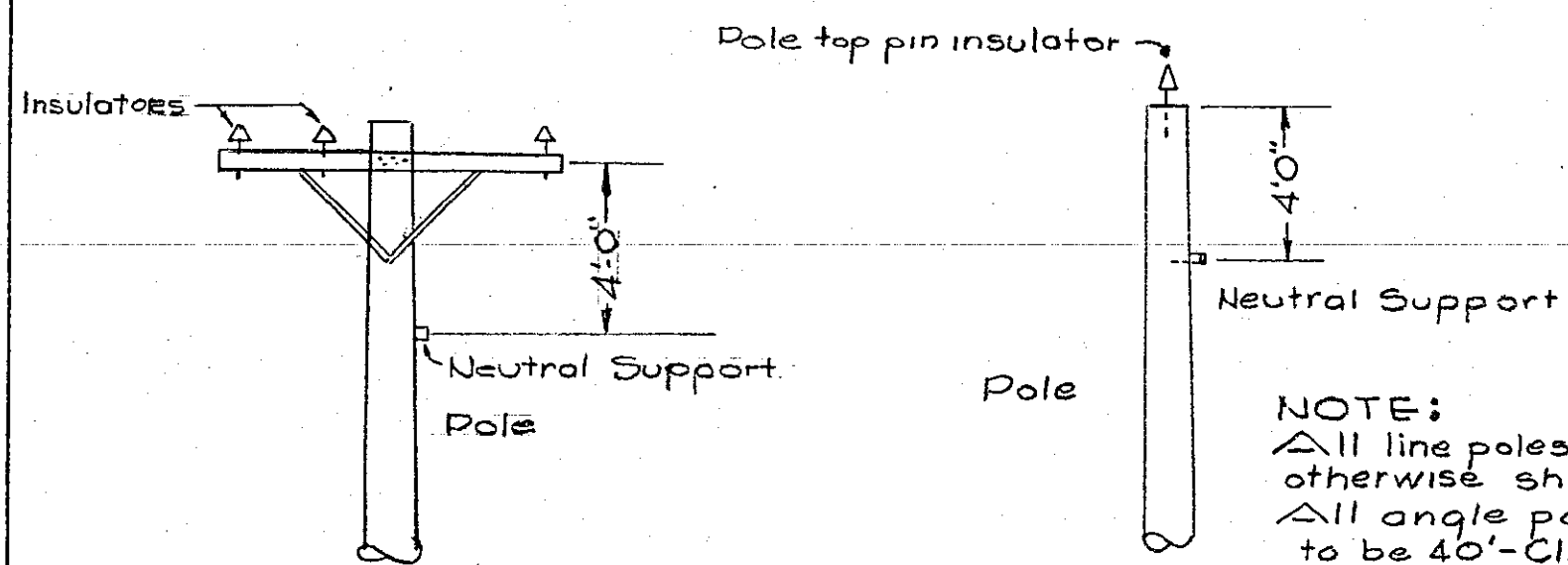


-AS BUILT UTILITIES-
SANITARY SEWER & WATER
 SCALE 1" = 20'
EUGENE R. MARTINI
 LANDSCAPE ARCHITECT
 PLANNING CONSULTANT
 175 PEACREE ST. ATLANTA, GEORGIA.
 F. C. MARTINI, ASSOCIATE
 CIVIL ENGINEER
FAIRVIEW HOMES
 APPROVED:

P.H.A. LOW RENT HOUSING PROJECT FOR THE HOUSING AUTHORITY OF THE CITY OF GOLDSBORO, N. C. PROJECT NO. N.C. 15-1	
ARCHITECTURAL DESIGN, INC. W. B. GRIFFIN, ARCHT. GOLDSBORO, N. C.	
DATE 3-12-52	SHEET U-2
EDWARDS, PUGH & McKIMMON ARCHITECTS RALEIGH, N. C.	

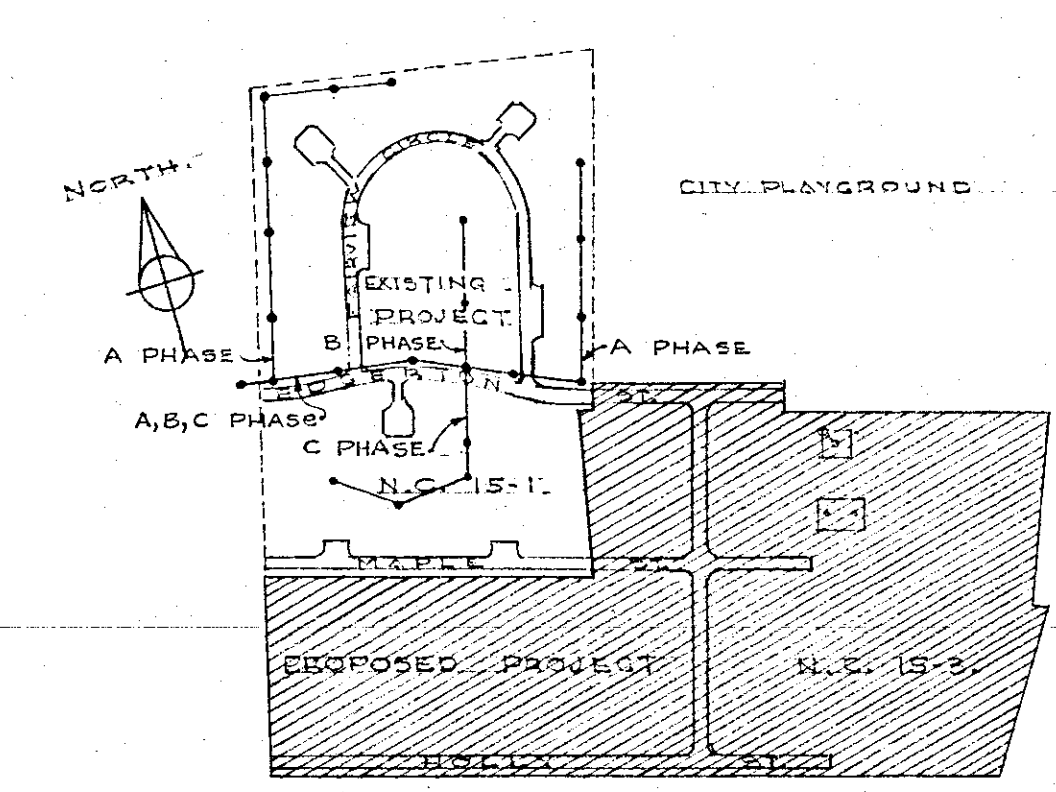
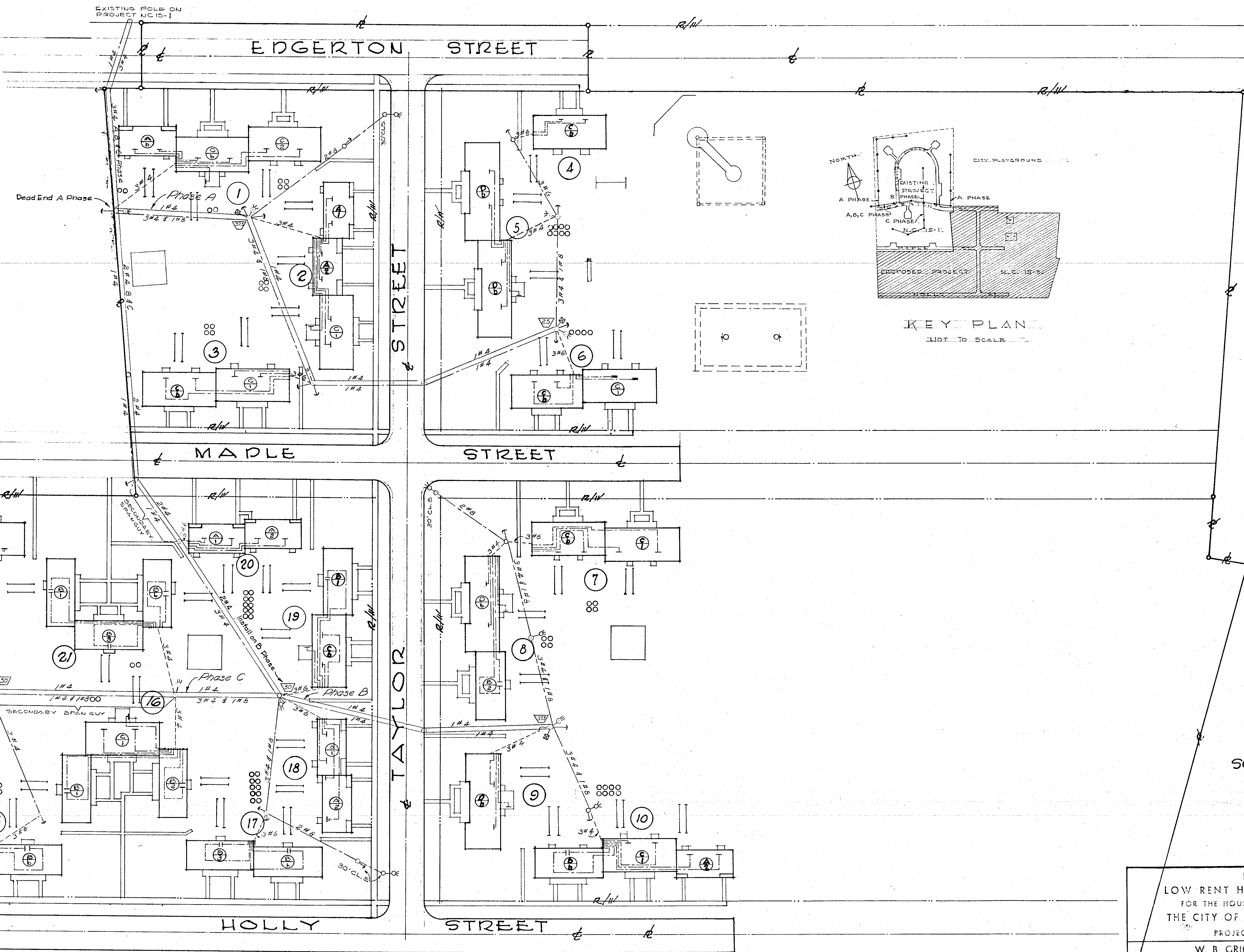
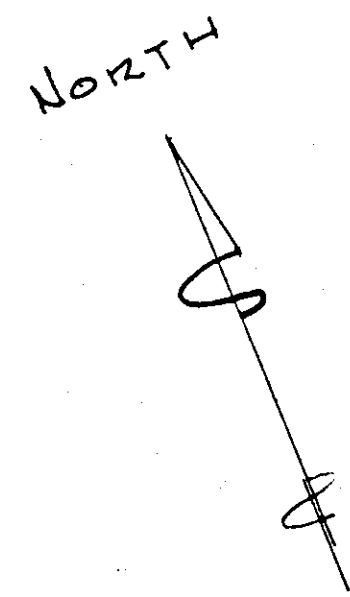
LEGEND

- PROJECT POLE
- POLE (OTHERS)
- ⊖ PROJECT POLE - GUYED
- 3#2 SECONDARY - SIZE & NO. CONDUCTORS INDICATED
- 1#4 PRIMARY " " " "
- SERVICE DROP
- ⊕ TRANSFORMER, SIZE INDICATED
- SERVICE ENTRANCE CABLE FROM SERVICE DROP TO PANEL 3#4
- ⊠ DWELLING UNIT PANEL
- ⊙ METER & SERVICE SWITCH - SEE SPECS.
- ⊙ AREA LIGHT - SEE SPECS.
- ⊙ TIME CLOCK - SEE SPECS.



POLE TOP DETAIL
No Scale

NOTE:
 ▲ All line poles to be 35'-Cl. 5 unless otherwise shown.
 ▲ All angle poles, dead end & transformer poles to be 40'-Cl. 4 unless otherwise shown.



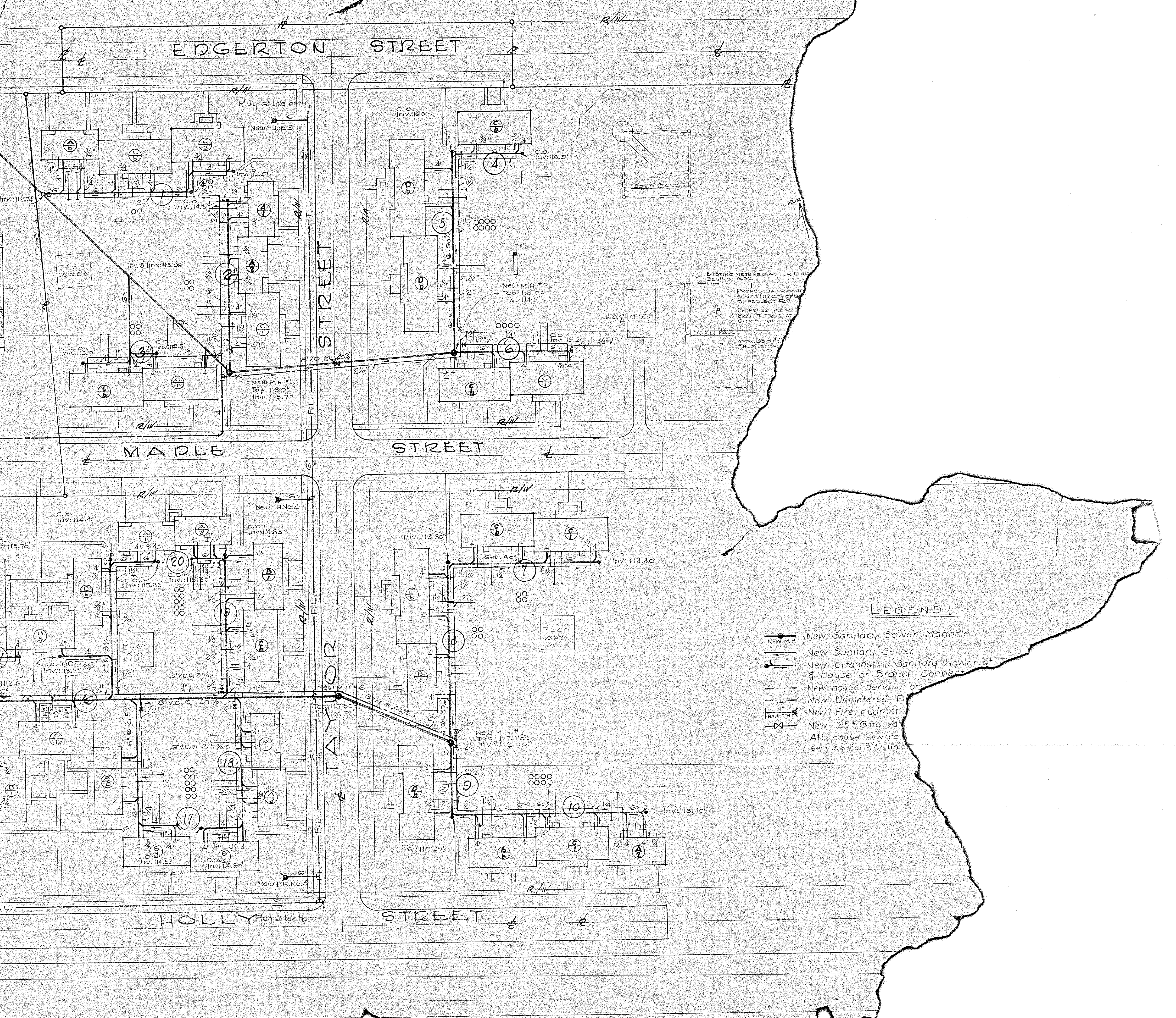
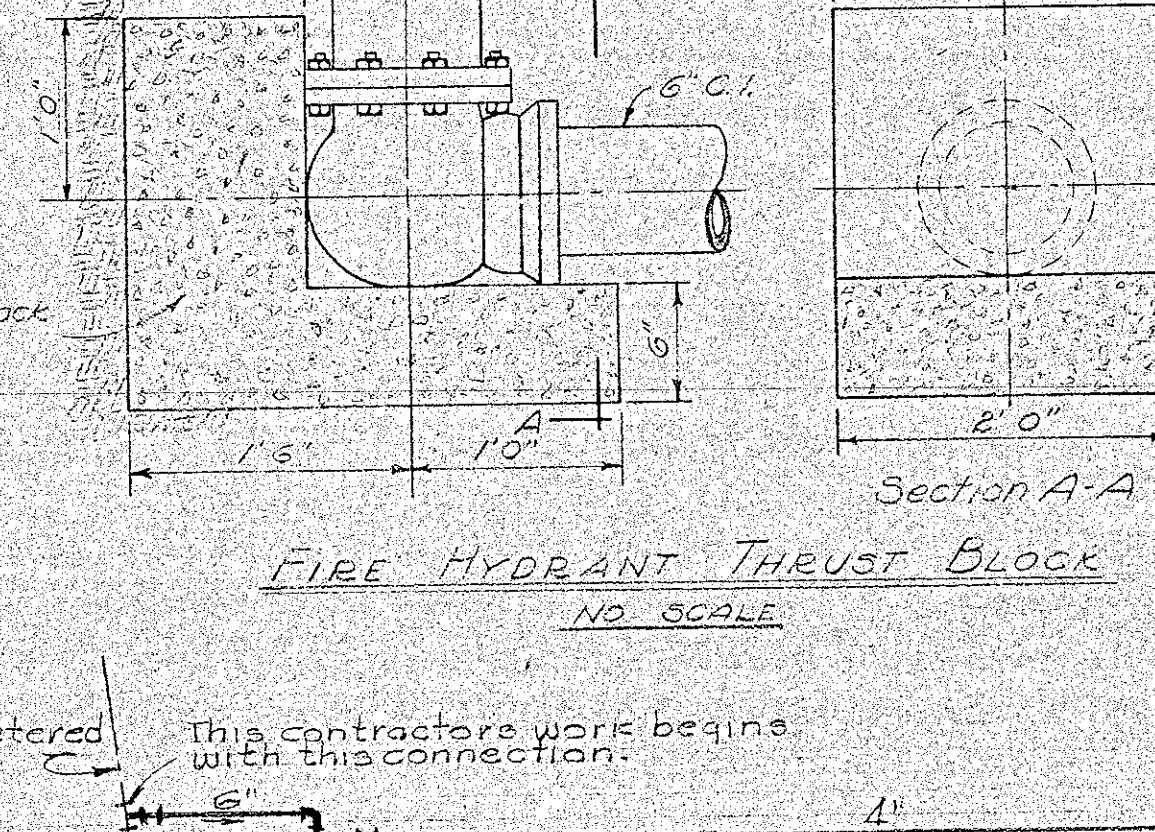
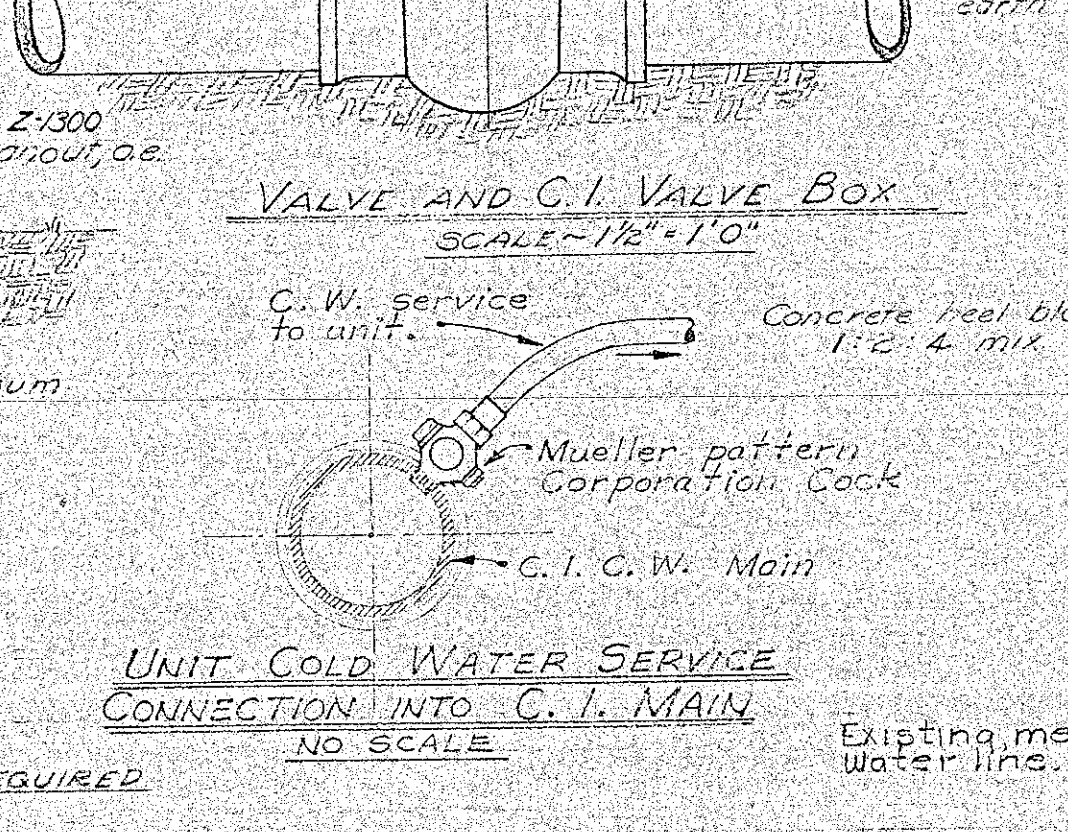
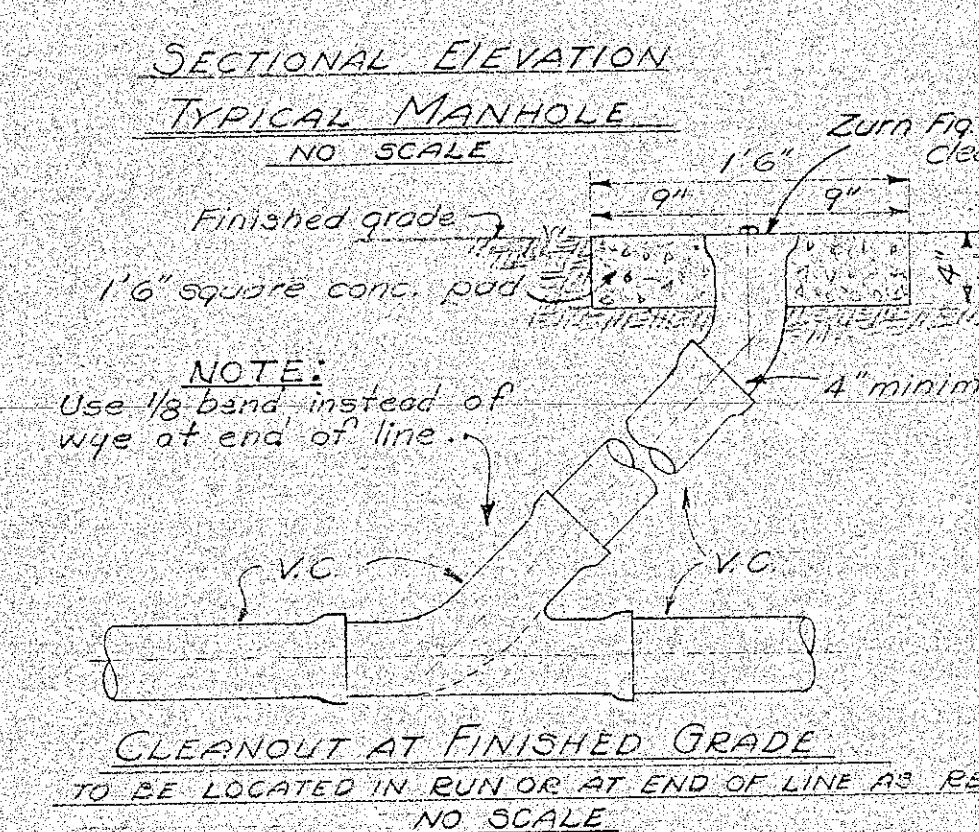
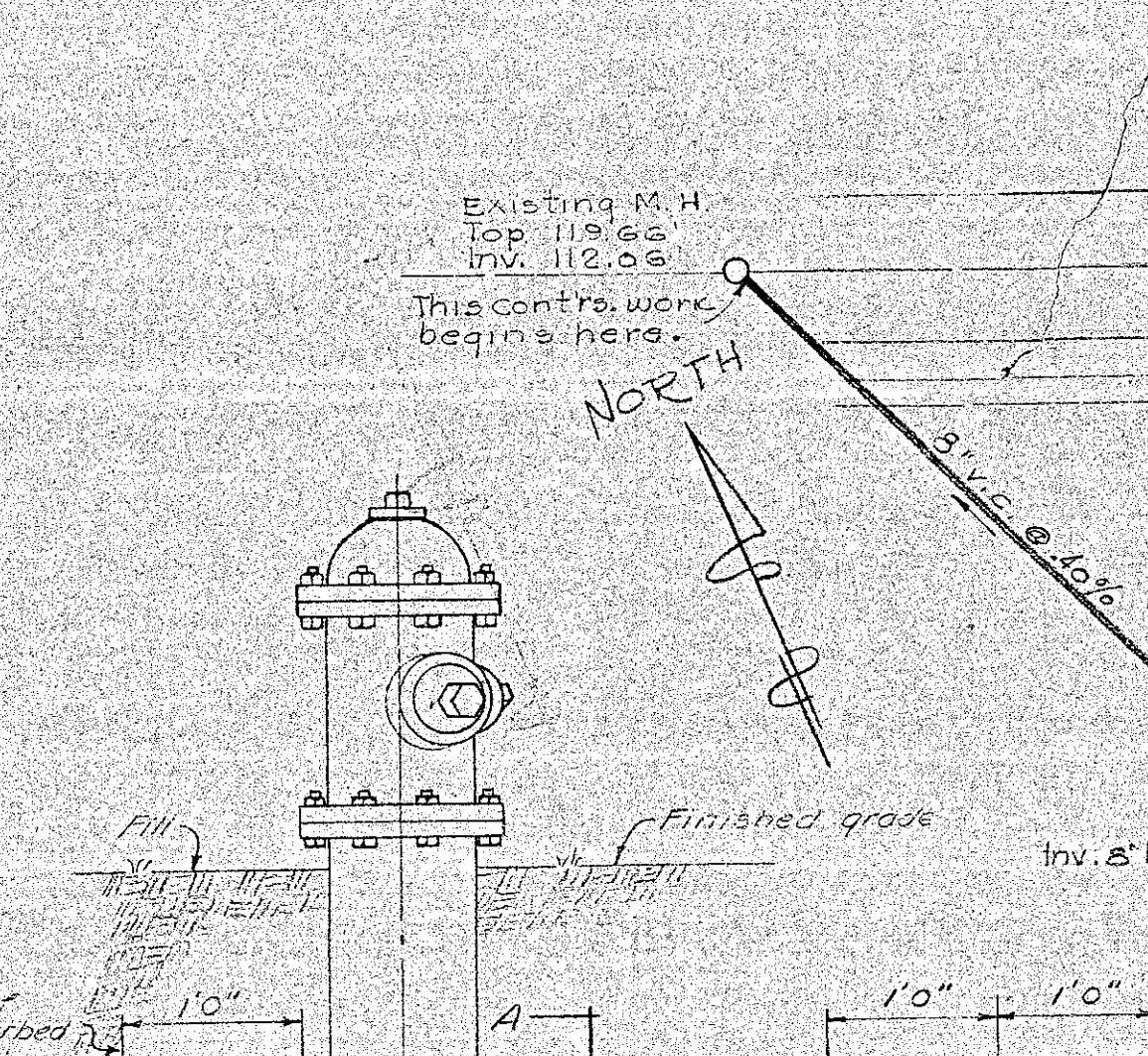
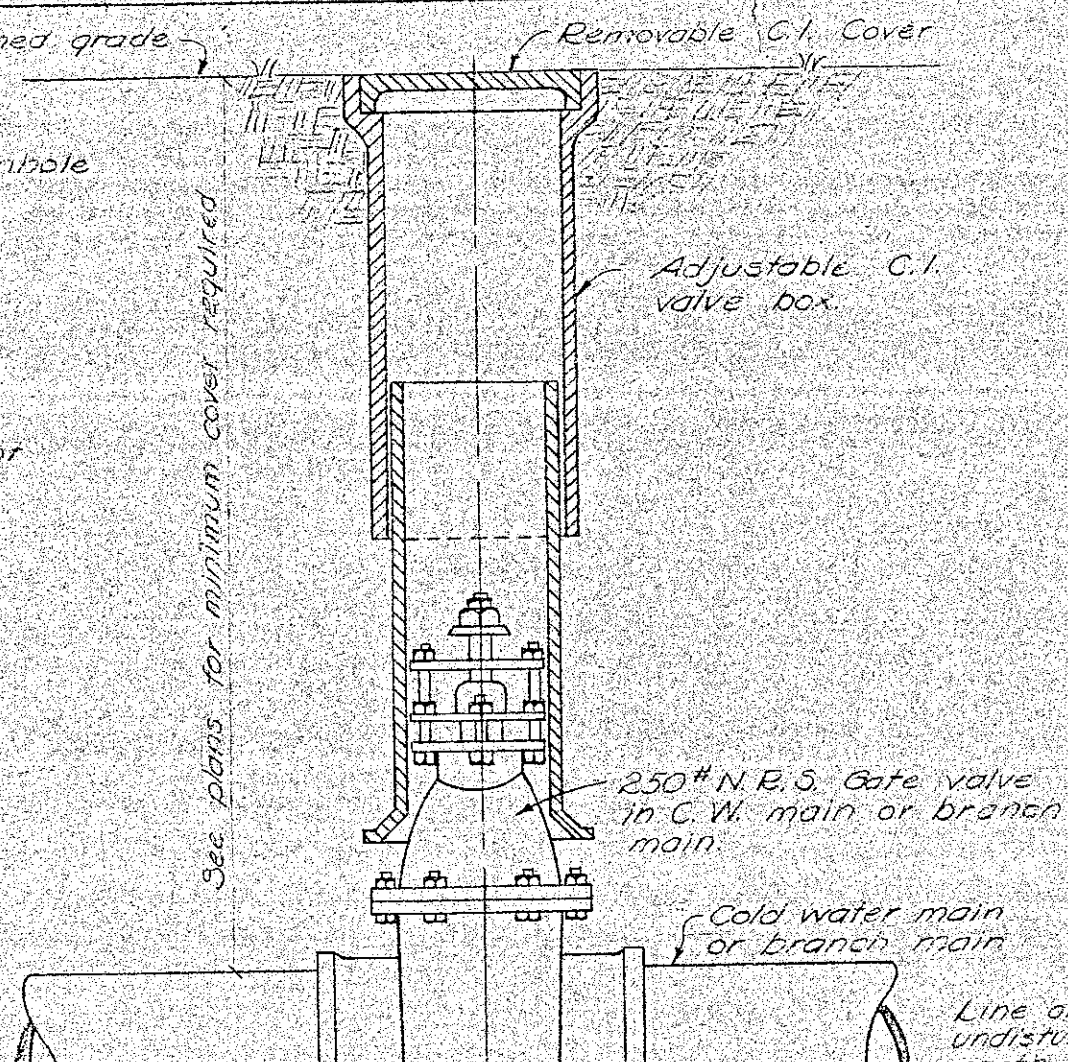
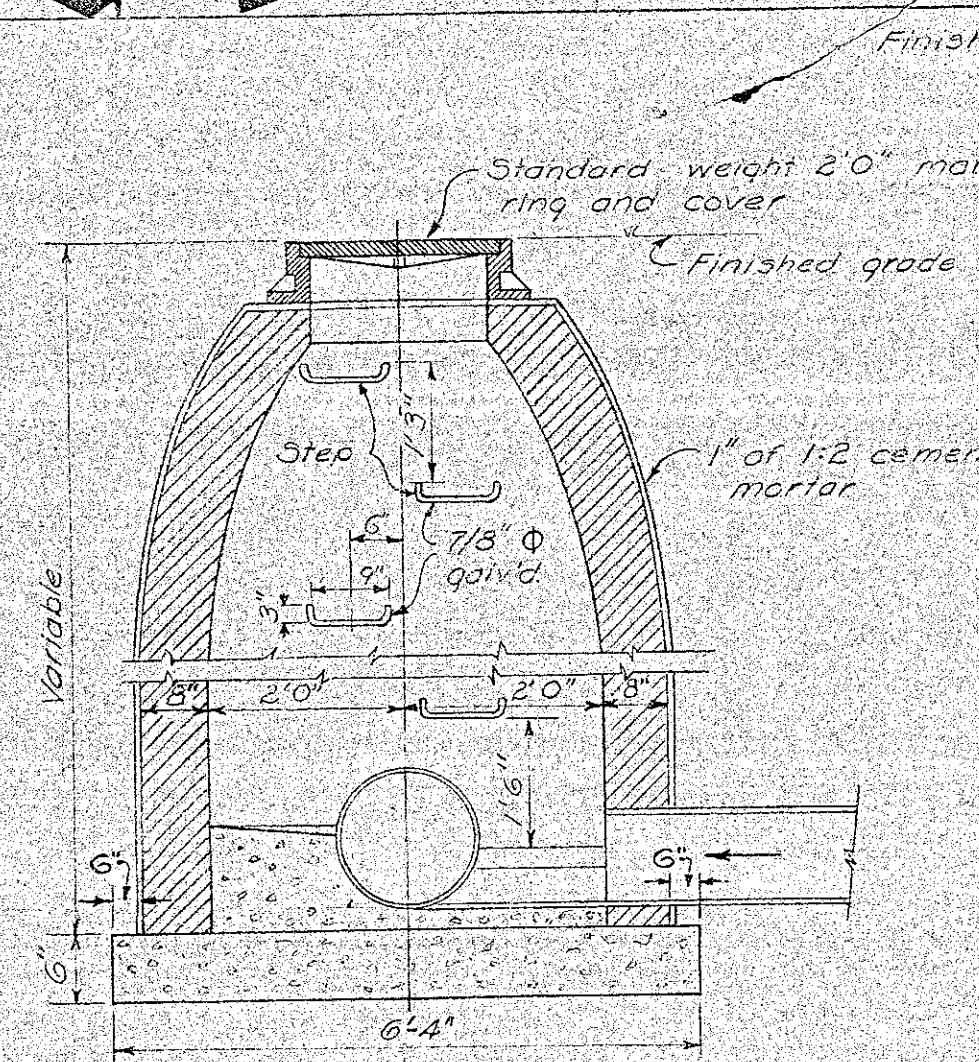
KEY PLAN
NOT TO SCALE

SCALE: 1" = 40'

E. A.
 LOW RENT HOUSING PROJECT
 FOR THE HOUSING AUTHORITY OF
 THE CITY OF GOLDSBORO, N. C.
 PROJECT NO.
 W. B. CRITCHFIELD, ARCHITECT
 GOLDSBORO, N. C.
 EDWARDS & McBRIDE ARCHITECTS
 RALEIGH, N. C.

ENGINEERING & LANDSCAPE
 CONSULTING ENGINEERS
 1916 W. Hargett St. Raleigh, N. C.

ELECTRICAL DISTRIBUTION
 N. C. 15-3



- LEGEND**
- New Sanitary Sewer Manhole
 - New Sanitary Sewer
 - Cleanout in Sanitary Sewer at House or Branch Connection
 - New House Service or Branch
 - FL New Unmetered Fire Line
 - New Fire Hydrant
 - New 12 1/2 inch Gate Valve
 - All house sewer service is 3/4 inch unless noted

Proposed new sanitary sewer by City of Columbus. This project is to be installed by the City of Columbus. Contractor work begins with connection into same. From west E. this project is to be installed by the City of Columbus. At existing F.H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25. All sewer service is 3/4 inch unless noted.