



**ADDENDUM NO. 1**

**DATE: 6-25-2024**

**TO: ALL BIDDERS**

**FROM: JKF ARCHITECTURE**

**RE:** Beaufort County Community College Law Enforcement Building Addition  
SCI ID #23-26921-01A  
Project No. 2023-08

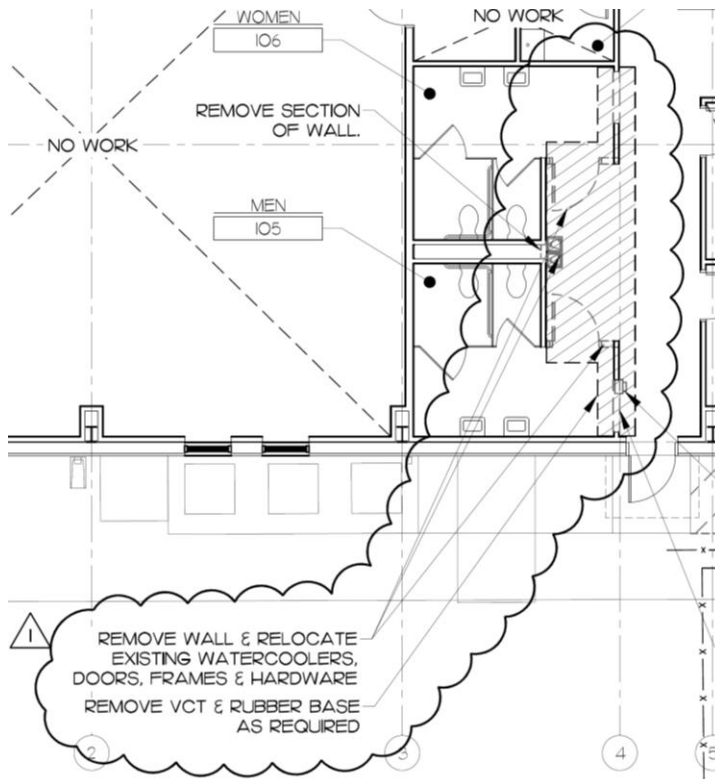
The following corrections, clarifications, or supplemental information is to be incorporated into the Contractor(s) bid to perform the Work:

**CLARIFICATIONS:**

1. See attached Minutes of Pre-Bid Meeting held June 19, 2024 (4 Pages).
2. The existing metal building is manufactured by NUCOR. Alternative manufacturers must be able to provide exterior wall and roof panels that match the existing including color. Color may need to be custom color in order to match existing.

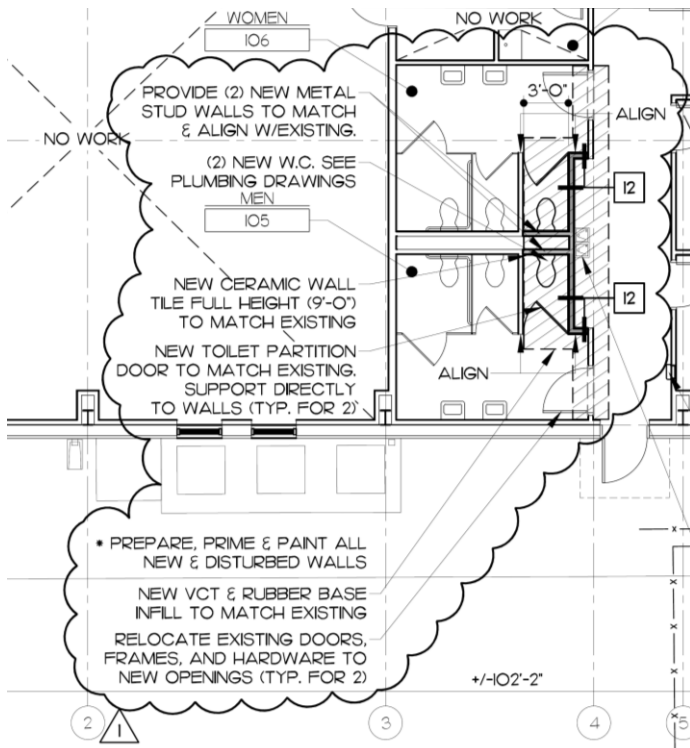
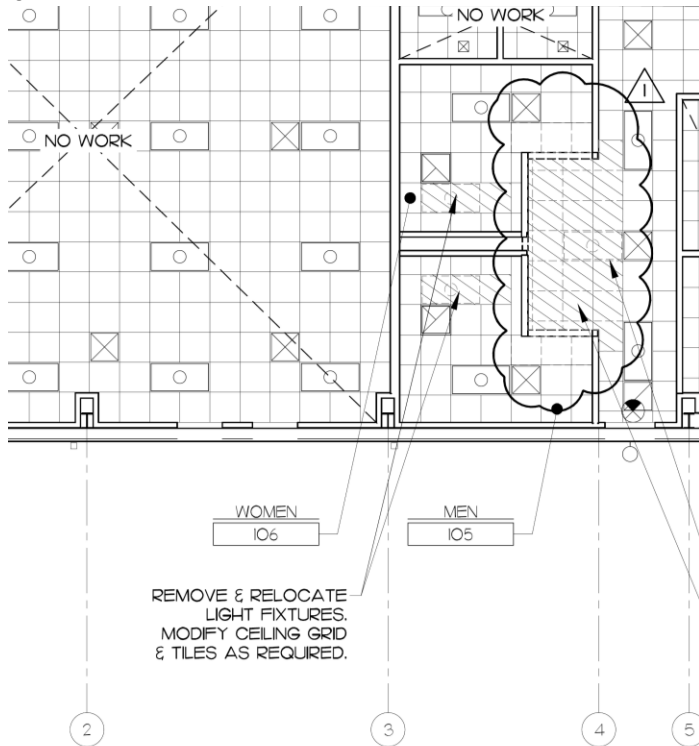
**CHANGES TO DRAWINGS:**

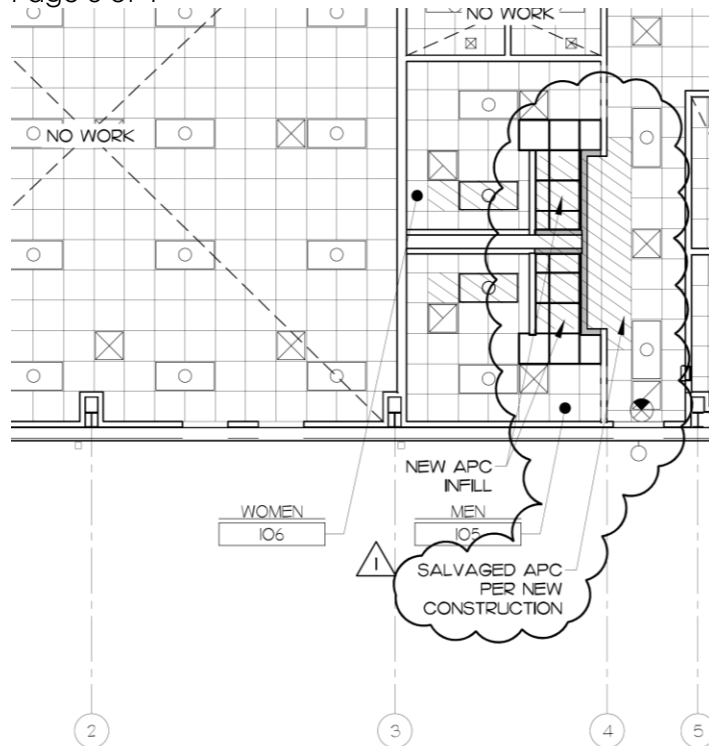
1. Drawing A1.1, dated 2-21-2024; Change CLASSROOM 102 Finish from "LVT" to"LV".
2. Drawing A0.1 and A1.1, dated 2-21-2024; Change Layout for MEN 105 And WOMEN 106 as follows keeping the wall adjacent to the existing toilets. Adjust Plumbing Layout as required.



**ARCHITECTURE ■ PLANNING ■ DESIGN**

625 Lynndale Court, Suite F | Greenville, NC 27858 | 252-355-1068 | 252-355-0216 fax | [www.jkf-arch.com](http://www.jkf-arch.com)





3. Exterior Insulation requirements:
  - a. Change all exterior Wall Insulation requirements noted to drawings to "R-25 minimum with U=0.094 maximum".
  - b. Change all Roof Insulation requirements noted to "R-10+R-19FC minimum or U=0.041 Maximum".
  - c. Drawing A3.1, dated 2-21-2024; Details A15, E15, and J15; Delete insulation shown within exterior 3-5/8" metal stud. This sound attenuation blanket is not required on exterior wall as part of Partition Type 55.
4. Regarding Building Control Systems:
  - a. Contractor shall disregard references to programmable thermostats in the Contract Documents and shall provide the split system HVAC equipment with a Bacnet card and shall provide all labor, materials, programming and modifications to the existing CCAC control system as required to tie the new equipment into the existing HVAC management system. HVAC Control cabinet is located in the existing BLET building being expanded. For more information on the existing system contractors may contact Mr. Jerome Blackman with CCAC at (919)763-2063.

#### **CHANGES TO SPECIFICATION**

1. Delete FORM OF PROPOSAL, dated 2-28-2024 (4 Pages). Add FORM OF PROPOSAL, Revised 6-19-2024 (4 Pages).
2. Specification SECTION 011000 - SUMMARY; dated 2-21-2024;
  - a. Paragraph 1.4.A.1; Change 4,000 GSF to 1,600 GSF.
  - b. Paragraph 1.3.B.1; Change "Mr. Jason Squires" to "Mr. Sammy Deans".

Beaufort County Community College  
Law Enforcement Building Addition  
JKF Project No. 2023-08  
Addendum #1  
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3. Specification SECTION 0965663 – RESILIENT ATHLETIC FLOORING; dated 2-21-2024; Paragraph 2.1.F; change “5/32 inch” to “1/4 inch”.

**END OF ADDENDUM NO. 1 (TOTAL NUMBER OF PAGES = 12)**

Attachments:

1. As Noted

xc:

- All Bidders
- Sammy Deans
- Wilson Pou, PE
- Mark Roy, PE
- Vibha Goel, RA
- Plan Rooms

file: a:\projects-2023\2023-08\111-001.docx



### **Minutes of Pre-Bid Meeting:**

**Meeting Date:** June 19, 2024  
**Location:** Beaufort County Community College Building#10A Classroom  
**RE:** **BEAUFORT COUNTY COMMUNITY COLLEGE  
LAW ENFORCEMENT BUILDING ADDITION  
SCO ID #23-26921-01A**  
**JKF Project No.:** 2023-08  
**Date Prepared:** June 19, 2024  
**Attendees:** See attached Sign-in Sheet

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### **Discussion:**

- 1) John K. Farkas, AIA (JKF) of JKF Architecture provided introductions and conducted the Pre-Bid Conference. The Owner's representatives included Sammy Deans, Director of Facilities. Laura Kelly and Bill Gardner of Facilities were also present.
- 2) JKF noted this was not a Mandatory Pre-Bid Conference for Bidders.
- 3) JKF reviewed Notice to Bidders including access to Bid Documents through JKF Architecture.
- 4) JKF reviewed Form OC-15 Instructions to Bidders and General Conditions of the Contract, Supplementary Conditions including Liquidated Damage requirements.
  - a) OC-15, Article 10e, confirms requirements for permitting to be included. GC is responsible for all permits. Beaufort County Inspections is AHJ. See also 10.b for inclusion of tap and utility fees.
- 5) JKF reviewed Guidelines for Recruitment and Selection of Minority Businesses for Participation in State Construction Contracts.
  - a) Attendees were advised to review all MBE requirements and expectations as well as the proper bid documents to be submitted with Bid. All required forms are already in the specification.
  - b) Bidders shall review the Contract documents for cancellation clauses for insurance required by the State of North Carolina without exception. They are noted in the General Conditions.
  - c) **The Bid Opening** will be in the same room as the pre-bid, **Building #10A Classroom**.
- 6) JKF reviewed the Summary of Work, Section 011000. Correct the addition size noted in Paragraph 1.4.A.1 from "4,800" to "1,600".
- 7) Reviewed Allowances and Alternates.
- 8) JKF reviewed Form of Proposal. Noted Bidders must complete all information required on the forms and properly execute the document. Read the complete requirements noted on the Bid Form for Minority Participation requirements and the forms that are to be submitted. Reviewed all the MBE Forms included in the Manual. WMBE goal is 10% for the State.

JUNE 19, 2024

BEAUFORT COUNTY COMMUNITY COLLEGE LAW ENFORCEMENT ADDITION PRE-BID CONFERENCE

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- 9) JKF reviewed the Bid Bond, Form of Construction Contract draft, and Sales Tax Forms. Bid Bond must be State Form not AIA Bid Bond.
- 10) JKF noted this project is permitted by Beaufort County Inspections. State Construction Office will assign a monitor to the project. Contractors should be familiar with SCO project inspection procedures and requirements. Everything must be inspected by the Design Team in addition to the AHJ. Nothing gets covered up without the approval of the Architect.
- 11) No CADD files will be provided to any bidder, sub, vendor during the bid period. A basic CADD file will be provided to the contracted bidder at the appropriate time. The contractor is responsible for coordination drawings and preparation of shop drawings. No portion of the Contract Documents shall be copied and resubmitted as a shop drawing as that will be a copyright violation.
- 12) JKF noted that all questions shall be directed to his attention. E-mails are acceptable. JKF's e-mail is [jkf@jkf-arch.com](mailto:jkf@jkf-arch.com). All questions are to be submitted in writing. JKF requested contractors submit any and all questions to JKF no later than noon Monday, June 24<sup>th</sup>. The Owner is not to be contacted by any bidders during the bid period.
- 13) JKF noted there are no restrictions on working on the site except as may be required by Beaufort County Ordinances.
- 14) JKF did a brief overview of the scope and noted the following:
  - a) Construction Testing will be paid for by the Owner. All scheduling of Testing Agency will be through the Architect. The Contractor will not schedule any testing, but request through Architect.
  - b) Coordination Drawings are to be provided by the GC per Section 013100.A of the specification. If not provided, the contractor will be required to correct any coordination items in the field to the satisfaction of the Architect at no cost to the owner.
- 15) Discussed base bid duration. No objections.
- 16) A list of attendees will be attached to the minutes of this meeting and included in Addendum #1.
- 17) Substitution requests were discussed. Substitutions are to be submitted by prime bidders only. No consideration will be given to any subcontractor, vendor, or manufacturer unless it comes through the prime bidder who will review and recommend approval or disapproval. Must be received 14 days prior to bid.
- 18) Owner comments:
  - a) None.
- 19) Bidding Questions:
  - a) None.
- 20) Adjourned. Contractors can visit the site at their convenience.

We believe the foregoing to be an accurate summary of discussions and related decisions. We would appreciate formal, written notification of exceptions to this record within seven (7) days of its release. Failing such notification, we will consider these minutes a matter of record.

JUNE 19, 2024

BEAUFORT COUNTY COMMUNITY COLLEGE LAW ENFORCEMENT ADDITION PRE-BID CONFERENCE

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Respectfully submitted,



John K. Farkas, AIA LEED-AP  
Principal/ Project Architect

xc:

- Sammy Deans
- Mark Nelson
- Wilson Pou, PE
- Mark Roy, PE
- All Bidders, Plan Rooms

Attach:

- Sign-in Sheet

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**SIGN IN SHEET**  
**PROJECT:** BCCC #10A  
**MEETING DATE:** 6-19-2024  
**JKF PROJECT NO:** 2023-09

**Law Enforcement Training Addition**

NAME	AFFILIATION	PHONE/ FAX	E-MAIL
<u>John K. Farkas, AIA</u>	<u>JKF Architecture</u>	<u>252-355-1062</u>	<u>jke@jkf-arch.com</u>
<u>Ryan Arthur</u>	<u>Group III Management</u>	<u>252-917-7971</u>	<u>ra@groupiiiinst.com</u>
<u>Sadie Johnson</u>	<u>Group III Management</u>	<u>252-560-8536</u>	<u>jackie@groupiiiinst.com</u>
<u>Tyler Hill</u>	<u>Waters Contracting Company</u>	<u>919-279-7865</u>	<u>bishopw@waterscontracting.net</u>
<u>Steve Simon</u>	<u>Daniels + Daniels Const.</u>	<u>252-565-6878</u>	<u>estimating@DandDDCC.com</u>
<u>Elijah Edmondson</u>	<u>Thomas Electrical Solutions Inc.</u>	<u>252-717-1312</u>	<u>Edmondson@ThomasElec.com</u>
<u>Bill Gaudin</u>	<u>AR Chesson</u>	<u>252-217-5512</u>	<u>bill@archesson.com</u>
<u>Daniel Smart</u>	<u>American Builders</u>	<u>252-756-1996</u>	<u>dsmart@americanbldr.com</u>
<u>Tyler Tyson</u>	<u>American Builders</u>	<u>252-756-1996</u>	<u>TylerTyson@americanbldr.com</u>
<u>DAVID McLAUGHAN</u>	<u>BERRY BUILDING GROUP</u>	<u>252-999-0563</u>	<u>dmcLaughan@berrybg.com</u>
<u>Laura Kelly</u>	<u>BCCC</u>	<u>252-940-6210</u>	<u>laura.kelly@beaufortccc.edu</u>
<u>Bill GARNER</u>	<u>BCCC</u>		<u>Bill.GARNER@beaufortccc.edu</u>
<u>Sammy DEANS</u>	<u>BCCC</u>	<u>252-943-8769</u>	<u>Samuel.DEAN@beaufortccc.edu</u>

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 252-355-0216 (FAX)



FORM OF PROPOSAL

BEAUFORT COUNTY COMMUNITY COLLEGE LAW ENFORCEMENT BUILDING ADDITION Washington, NC

SCO ID #23-26921-01A

Contract: Bidder: Date:

The undersigned, as bidder, hereby declares that the only person or persons interested in this proposal as principal or principals is or are named herein and that no other person than herein mentioned has any interest in this proposal or in the contract to be entered into; that this proposal is made without connection with any other person, company or parties making a bid or proposal; and that it is in all respects fair and in good faith without collusion or fraud.

The Bidder proposes and agrees if this proposal is accepted to contract with The Beaufort County Community College Board of Trustees in the form of contract specified, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary to complete the construction of The Beaufort County Community College Law Enforcement Building Addition in full in complete accordance with the plans, specifications and contract documents, to the full and entire satisfaction of the State of North Carolina, Beaufort County Community College Board of Trustees and JKF ARCHITECTURE PC with a definite understanding that no money will be allowed for extra, work except as set forth in the General Conditions and the contract documents, for the sum of:

GENERAL CONSTRUCTION CONTRACT(Single-Prime):

Base Bid: Dollars (\$ )

List Subcontractors:

Sitework Subcontractor: License No. Metal Roofing Subcontractor: License No. Plumbing Subcontractor: License No. Mechanical Subcontractor: License No. Electrical Subcontractor: License No.

General Contractor shall complete all sections for Allowances, Alternates and Unit Prices for Single-Prime Proposal.

The General contractor shall act as project expeditor for all prime contracts. See Supplementary General Conditions.

The bidder further proposes and agrees hereby to commence work under this contract on a date to be specified in a written order of the designer and shall fully complete all work thereunder within the time specified in the Supplementary General Conditions. Applicable liquidated damages shall be stated in the Supplementary General Conditions Article 23.

GS143-128(d) requires all single prime bidders to identify their subcontractors for the above subdivisions of work. A contractor whose bid is accepted shall not substitute any person as subcontractor in the place of the subcontractor listed in the original bid, except (i) if the listed subcontractor's bid is later determined by the contractor to be non-responsible or non-responsive or the listed subcontractor refuses to enter into a

contract for the complete performance of the bid work, or (ii) with the approval of the awarding authority for good cause shown by the contractor.

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**UNIT PRICES (See Specification Section 012200 for complete description and time requirements)**

Unit prices quoted and accepted shall apply throughout the life of the contract, except as otherwise specifically noted. Unit prices shall be applied, as appropriate, to compute the total value of changes in the base bid quantity of the work all in accordance with the contract documents

**Unit Price No. 1**– Remove and replace unsuitable soils in building pad or parking areas.

Total: \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ per CY ).

**Unit Price No. 2**– Remove and replacement unsuitable soils in footings, foundations, and utility trenches.

Total: \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ per CY ).

**Unit Price No. 3** – Provide geotechnical fabric, geogrid, or other suitable stabilization material.

Total: \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ per SY )

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**ALLOWANCES (See Specification Section 012100 for complete description and time requirements)**

Allowance quoted are included in the Base Bid amount and accepted shall apply throughout the life of the contract, except as otherwise specifically noted. Unit prices shall be applied, as appropriate, to compute the total value of changes in the base bid quantity of the work all in accordance with the contract documents.

**Allowance No. 1:** Remove unsuitable soils.

Total: \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ ).

**Allowance No. 2:** Remove unsuitable soils (#57 Stone)..

Total: \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ ).

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**MINORITY BUSINESS PARTICIPATION REQUIREMENTS:**

Provide with the bid - Under GS 143-128.2(c) the undersigned bidder shall identify **on its bid** (Identification of Minority Business Participation Form) the minority businesses that it will use on the project with the total dollar value of the bids that will be performed by the minority businesses. **Also** list the good faith efforts (Affidavit **A**) made to solicit minority participation in the bid effort.

**NOTE:** A contractor that performs all of the work with its own workforce may submit an Affidavit (**B**) to that effect in lieu of Affidavit (**A**) required above. The MB Participation Form must still be submitted even if there is zero participation.

After the bid opening - The Owner will consider all bids and alternates and determine the lowest responsible, responsive bidder. Upon notification of being the apparent low bidder, the bidder shall then file within 72 hours of the notification of being the apparent lowest bidder, the following:

An Affidavit (**C**) that includes a description of the portion of work to be executed by minority businesses, expressed as a percentage of the total contract price, which is equal to or more than the 10% goal established. This affidavit shall give rise to the presumption that the bidder has made the required good faith effort and Affidavit **D** is not necessary;

**\* OR \***

If less than the 10% goal, Affidavit (D) of its good faith effort to meet the goal shall be provided. The document must include evidence of all good faith efforts that were implemented, including any advertisements, solicitations and other specific actions demonstrating recruitment and selection of minority businesses for participation in the contract.

**Note:** Bidders must always submit **with their bid** the Identification of Minority Business Participation Form listing all MB contractors, vendors and suppliers that will be used. If there is no MB participation, then enter none or zero on the form. Affidavit A **or** Affidavit B, as applicable, also must be submitted with the bid. Failure to file a required affidavit or documentation with the bid or after being notified apparent low bidder is grounds for rejection of the bid.

**PROPOSAL SIGNATURE PAGE**

The undersigned further agrees that in the case of failure on his part to execute the said contract and the bond within ten (10) consecutive calendar days after written notice being given of the award of contract, the certified check, cash or bid bond accompanying this bid shall be paid into the funds of the owner's account set aside for the project, as liquidated damages for such failure; otherwise the certified check, cash or bid bond accompanying this proposal shall be returned to the undersigned.

Attach certified check, cash or bid bond to this proposal.

Respectfully submitted this day of \_\_\_\_\_

\_\_\_\_\_  
(Name of firm or corporation making bid)

WITNESS:  
  
\_\_\_\_\_  
(Proprietorship or Partnership)

By: \_\_\_\_\_  
Signature

Name: \_\_\_\_\_  
Print or type

Title \_\_\_\_\_  
(Owner/Partner/Pres./V.Pres)

Address \_\_\_\_\_

ATTEST:  
  
By: \_\_\_\_\_  
  
Title: \_\_\_\_\_  
(Corp. Sec. or Asst. Sec. only)

\_\_\_\_\_

License No. \_\_\_\_\_

Federal I.D. No. \_\_\_\_\_

E-mail Address: \_\_\_\_\_

(CORPORATE SEAL)

Addendum received and used in computing bid:

- Addendum No. 1 \_\_\_\_\_
- Addendum No. 2 \_\_\_\_\_
- Addendum No. 3 \_\_\_\_\_
- Addendum No. 4 \_\_\_\_\_
- Addendum No. 5 \_\_\_\_\_
- Addendum No. 6 \_\_\_\_\_
- Addendum No. 7 \_\_\_\_\_
- Addendum No. 8 \_\_\_\_\_