



ADDENDUM NO. 1

DATE: 8/28/2028

TO: ALL BIDDERS
FROM: JKF ARCHITECTURE
RE: SAMPSON COMMUNITY COLLEGE
ACTIVITIES BUILDING ADDITION
SCO ID NO. 17-16813-01C
Project No. 2024-06

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

CHANGES TO DRAWINGS:

1. None.

CLARIFICATIONS:

1. See attached Minutes of Pre-Bid Conference held 8/23/2024 (5 Pages).
2. See Addendum #1 prepared by Progressive Design Collaborative, dated 8/26/2024 (6 Pages).
3. The Finish Schedule is provided in Room Name Symbols on Drawing A1.1. Project Legend for Finish Schedule is on Drawing BC1.1.
4. Confirmation: Existing metal roof are Silver Metallic Finish. Architect will select from full range of finishes including metallic finishes.
5. There is no backflow preventor at the fire riser. An RPDA is required at the Highway connection per Drawing ASP0.0. Detail 4, Drawing FP2.1 does not show a Backflow Preventor at riser nor is one required. Detail 2, Drawing FP2.1 is specifically for clearance required at the riser.

CHANGES TO SPECIFICATIONS

1. None.

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

Attachments:

1. As Noted.

xc:

- All Bidders, Plan Rooms
- Kelly Jackson, Ryan Rutheford
- Kevin Roomsburg, PE
- Steve Janowski, PE
- Jim Delpapa, PE, Harrison Holt, PE, Matthew Briley, PE
- Vibha Goel, RA, SCO
- Tony Watson, Sampson County Inspections

file: a:\projects-2024\2024-06 (2016-20b)\111-001.docx



Minutes of Pre-Bid Meeting:

Meeting Date: August 23, 2024
Location: Sampson Community College Warren Building Board Room
RE: **SAMPSON COMMUNITY COLLEGE
ACTIVITIES BUILDING ADDITION
SCO ID NO. 17-16813-01C**
JKF Project No.: 2024-06
Date Prepared: August 23, 2024
Attendees: See attached Sign-in Sheet

Discussion:

- 1) John K. Farkas, AIA (JKF) of JKF Architecture provided introductions and conducted the Pre-Bid Conference. Owner's representatives included Kelly Jackson, VP of Administrative Services, and Dr. William Starling, President, and Ryan Rutheford, Facilities.
- 2) JKF noted this was not a Mandatory Pre-Bid Conference for Bidders.
- 3) In accordance with General Statute GS 133-3, Specifications may list one or more preferred brands as an alternate to the base bid in limited circumstances. Specifications containing a preferred brand alternate under this section must identify the performance standards that support the preference. Performance standards for the preference must be approved in advance by the owner in an open meeting. Any alternate approved by the owner shall be approved only where (i) the preferred alternate will provide cost savings, maintain or improve the functioning of any process or system affected by the preferred item or items, or both, and (ii) a justification identifying these criteria is made available in writing to the public. In accordance with GS133-3 and SCO procedures the following preferred brand items are being considered as Alternates by the owner for this project:
 - a) Fire-Lite Alarm System.
 - b) Honeywell Building Control Systems
 - c) Door Hardware- Corbin-Russwin.
 - d) The floor was opened for any questions, discussions, or objections related to preferred alternates. There were none. JKF closed discussion on this matter.
- 4) JKF reviewed Notice to Bidders, Form OC-15 Instructions to Bidders and General Conditions of the Contract, Supplementary Conditions including Liquidated Damage requirements, 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.

ARCHITECTURE ■ PLANNING ■ DESIGN

625 Lynndale Court, Suite F | Greenville, NC 27858 | 252-355-1068 | 252-355-0216 fax | www.jkf-arch.com

AUGUST 23, 2024

SAMPSON COMMUNITY COLLEGE ACTIVITIES BUILDING PRE-BID CONFERENCE

PAGE 2

- c) OC-15, Article 10e, confirms requirements for permitting to be included. GC is responsible for all permits and their cost. Sampson County is AHJ. Planning & Zoning is approved. See also 10.b for inclusion of tap and utility fees to be included if any.
 - d) USDA-Rural Development is providing partial funding for the project. Therefore, refer to USDA-RD Documents.
 - e) Statement of Special Inspections included. Special inspections by Owner through Architect. Same with testing.
 - f) **The Bid Opening** will be in the same room as the pre-bid, **Warren Board Room**.
- 5) JKF reviewed the Summary of Work, Section 011000.
 - 6) Reviewed Allowances (3), Unit Pricing (3), and Alternates (4). Allowances are lump sum amounts to be included as part of the Base Bid.
 - 7) 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.
 - 8) JKF reviewed the Bid Bond, Form of Construction Contract draft, and Sales Tax Forms. Bid Bond must be State Form not AIA Bid Bond.
 - 9) JKF noted this project is permitted by Sampson County. State Construction Office will be the monitor for 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.
 - 10) 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.
 - 11) JKF noted that all questions shall be directed to his attention. E-mail are acceptable. JKF's e-mail is 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 Tuesday, August 27th, by noon.
 - 12) JKF noted there are no restrictions on working hours on the site except as may be required by City of Clinton Ordinances.
 - 13) JKF did a brief overview of the scope.
 - a) Construction Testing will be paid for by the Owner. All scheduling of Testing Agency will be through the Architect. Contractor will not schedule any testing.
 - 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.
 - 14) Discussed base bid duration. No objections.
 - 15) A list of attendees will be attached to the minutes of this meeting and included in Addendum #1.
 - 16) 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.

17) Owner comments:

- a) Discuss sequencing and laydown areas. Contractor shall prepare a laydown and site utilization plan for approval by owner and architect prior to starting work. Existing trees shall be protected at all times.

18) Bidding Questions:

- a) None.

19) Adjourned. Contractors can visit the site.

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.

Respectfully submitted,



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

xc:

- Kelly Jackson
- Dr. William Starling
- Jim DelPapa, PE
- Mark Roy, PE
- Matthew Briley, PE
- Steve Janowski, PE
- All Bidders, Plan Rooms

Attach:

- Sign-in Sheet

file: \\192.168.2.136\j kf-arch\projects-2024\2024-06 (2016-20b)\051-007.docx



SIGN IN SHEET

PROJECT: SAMPSON'S ACTIVITIES ADDITION

MEETING DATE: 8-23-2024

JKF PROJECT NO: 2024-06

NAME	AFFILIATION	PHONE/ FAX	E-MAIL
MARY ZIEGLER	JKF ARCHITECTURE	252-355-1068	mz@jkf-arch.com
John Hemidge	JKF Architecture	52-355-1068	jh@jkf-arch.com
MALORY DAWSON	JKF ARCHITECTURE	252-355-1068	malory@jkf-arch.com
Thomas Howard	Waters Contracting	252-248-1148	Thomas@waterscontracting.net
ERIK BARROW	DANIELS + DANIELS		estimating@danidels.com
Edwin Smith	Retro Environmental	(910) 880-1027	esmith@retroenvironmental.com
Brent Gaslington	Trend Construction	910 723 3743	bgaslington@trending.biz
Denton Wall	Jones + Smith Contractors	252-746-7628	denton@jonesandsmithnc.com
Kevin Jacobs	Kevin K Jacobs	910-827-2310	info@kjkjc.com
Ken Gerrard	J M Thompson	919.738.0141	kgerrard@jmtompson.com
SCOTT ROLLER	HARROD AND ASSOC	720.788.3851	stroller@harrodatc.com
Justin Wright	Daniels + Daniels	919.722.9291	Justin@ddhcc.com

ESTIMATING HARROD AND ASSOC. COM

SIGN IN SHEET

PROJECT: SAMPSON ACTIVITIES ADDITION

MEETING DATE: 8-23-2024

JKF PROJECT NO: 2024-06



NAME	AFFILIATION	PHONE/ FAX	E-MAIL
Briquel Williams	Johnson Controls Fire	919 280 0064	briquel.williams@jci.com
Ricky Hornmi-	Airac Plumbing & MECH	910 483 1421	Ricky.Hornmi@airacplumbing.com
Maria Rosales	Monteith Construction	910 200 9804	JoshTilley maria.rosales@monteith.com
Josh Locklear Est.	Kevin & Jacobs	910-286-9534	jlocklear2023@outlook.com
Donovan McArthur	Mac's Concrete	910-751-5577	macsconcretekll@yahoo.com
Adam Cardin	Timeless Properties Construction	910-617-0807	adam@timelesspropertiescc.com
Kelly Jackson	SCC	910-910-4060	kjackson@sampsoncc.edu
<i>[Signature]</i>	SCC	360-477-2147	RK@sccl.com
<i>[Signature]</i>	SCC	910.970.1122	bstaring@sccl.com
John K Farkas, AIA	JKF Architecture	252-355-1068	jkf@jkf-arch.com



Progressive Design Collaborative, Ltd

3101 Poplarwood Court, Suite 320

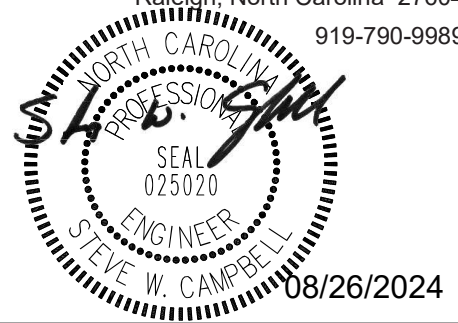
Raleigh, North Carolina 27604

919-790-9989

ADDENDUM 01 – MECHANICAL

DATE: August 26, 2024

PROJECT: Sampson Community College Activities Building Addition
PDC Project No. 24010



This Addendum, applicable to the work designed below, shall be understood to be and is a change to the bid documents and shall be part of and included in the contract for the above referenced project. All General, Supplementary and Special Conditions, etc., as originally specified or as modified below shall apply to these items.

Changes to Drawings:

1. Drawing M5.1
 - a. Deleted references to all manufacturers on condensing unit schedule

Changes to Specifications:

1. Section 23 74 01
 - a. Deleted references to all manufacturers
 - b. Revised warranty periods for equipment

END OF ADDENDUM 01 – MECHANICAL

Attachments: See list above



pdcengineers.com

**SECTION 23 74 01
SPLIT SYSTEM CONDENSING UNIT**

PART 1 GENERAL

1.01 1. GENERAL DESCRIPTION

- A. This section includes the design, controls, and installation requirements for high percentage outside air DX split system indoor air handling units and matching condensing units.

1.02 QUALITY ASSURANCE

- A. Unit shall be certified in accordance with UL Standard 1995/CSA C22.2 No. 236, Safety Standard for Heating and Cooling Equipment.
- B. Unit and refrigeration system shall comply with ASHRAE 15, Safety Standard for Mechanical Refrigeration.
- C. Unit shall be safety certified by ETL and ETL US listed. Unit nameplate shall include the ETL/ETL Canada label.
- D. Energy Efficiency Ratio (EER) shall be equal to or greater than prescribed by ASHRAE 90.1-2010, Energy Efficient Design of New Buildings except Low-Rise Residential Buildings.

1.03 SUBMITTALS

- A. Product Data: Literature shall be provided that indicates dimensions, operating and shipping weights, capacities, ratings, fan performance, filter information, factory supplied accessories, electrical characteristics, and connection requirements. Installation, Operation and Maintenance manual with startup requirements shall be provided.
- B. Shop Drawings: Unit drawings shall be provided that indicate assembly, unit dimensions, clearances, and connection details. Computer generated fan curves for each fan shall be submitted with specific design operation point noted. Wiring diagram shall be provided with detail for power and control systems and differentiate between factory installed and field installed wiring.

1.04 DELIVERY, STORAGE, AND HANDLING

- A. Unit shall be crated for shipment prior to shipment to prevent damage during transport and thereafter while in storage awaiting installation. Crate shall be fabricated of dimensional lumber and plywood.
- B. Follow Installation, Operation and Maintenance manual instructions for rigging, moving, and unloading the unit at its final location.
- C. Unit shall be handled carefully to avoid damage to components, enclosures and finish.
- D. Unit shall be stored in a clean, dry place protected from weather and construction traffic in accordance with Installation, Operation and Maintenance manual instructions.

1.05 WARRANTY

- A. Manufacturer shall provide a limited "parts only" warranty for a period of **18** months from the date of equipment start up or **24** months from the date of original equipment shipment from the factory, whichever is less. Warranty shall cover material and workmanship that prove defective, within the specified warranty period, provided manufacturer's written instructions for installation, operation, and maintenance have been followed. Warranty excludes parts associated with routine maintenance, such as belts and air filters. **(ADD 01)**
- B. Compressors shall carry a 5 YEAR warranty from date of original equipment shipment from the factory. **(ADD 01)**

PART 2 PRODUCTS

2.01 MANUFACTURER

- A. Equipment may be considered for approval that includes at a minimum:
 - 1. R-454B refrigerant
 - 2. Variable capacity compressor with 10-100% capacity

3. 2,500 hour salt spray tested exterior corrosion protection
4. Hinged access doors with lockable handles
5. LED service lights in the control panel
6. All other provisions of the specifications must be satisfactorily addressed (**ADD 01**)

2.02 CONDENSING UNITS

A. General Description

1. Air-Source heat pump condensing unit shall include compressors, air-cooled condenser coils, condenser fans, suction and liquid connection valves, accumulator, receiver, reversing valve, filter drier with check valve, and thermal expansion valve.
2. Unit shall be factory assembled and tested including leak testing of the coil and run testing of the completed unit. Run test report shall be supplied with the unit in the control compartment.
3. Unit shall have decals and tags to indicate lifting and rigging, service areas and caution areas for safety and to assist service personnel.
4. Unit components shall be labeled, including pipe stub outs, refrigeration system components and electrical and controls components.
5. Installation, Operation and Maintenance manual shall be supplied within the unit.
6. Laminated color-coded wiring diagram shall match factory installed wiring and shall be affixed to the interior of the control compartment's access door.
7. Unit nameplate shall be provided in two locations on the unit, affixed to the exterior of the unit and affixed to the interior of the control compartment's access door.

B. Construction

1. Unit shall be completely factory assembled, piped, and wired and shipped in one section.
2. Unit shall be specifically designed for outdoor application.
3. Access to compressors and control components shall be through hinged access doors with quarter turn, lockable handles.
4. Access to condenser coils and fans is through removable access panels.
5. Exterior paint finish shall be capable of withstanding at least 2,500 hours, with no visible corrosive effects, when tested in a salt spray and fog atmosphere in accordance with ASTM B 117-95 test procedure.
6. Unit shall include lifting lugs.
7. Unit shall include forklift slots.

C. Electrical

1. Unit shall be provided with standard power block for connecting power to the unit.
2. Control circuit transformer and wiring shall provide 24 VAC control voltage from the line voltage provided to the unit.

D. Refrigeration System

1. Unit shall be provided with two independently circuited R-454b scroll compressors with thermal overload protection.
2. Compressors shall be variable capacity (10-100%) scroll type that modulate the amount of refrigerant to match load for part load efficiency.
3. Each compressor shall be furnished with a crankcase heater and carry a **5-year** non-prorated warranty, from the date of original equipment shipment from the factory. (**ADD 01**)
4. Compressors shall be mounted in an isolated service compartment which can be accessed without affecting unit operation. Lockable hinged access doors shall provide access to the compressors.
5. Compressors shall be isolated from the base pan with the compressor manufacturer's recommended rubber vibration isolators and mounted on an elevated compressor deck, to reduce any transmission of noise from the compressors into the building area.
6. Each refrigeration circuit shall be equipped with automatic reset low pressure and manual reset high pressure refrigerant safety controls, Schrader type service fittings on both the high pressure and low pressure sides, and service valves for liquid and suction connections. Liquid line filter driers shall be factory provided and installed. Field installed refrigerant circuits shall include the low side cooling components, refrigerant, thermal expansion valve,

liquid line, insulated hot gas bypass line, insulated hot gas reheat line, and insulated suction line.

7. Unit shall include a factory holding charge of R-454B refrigerant and oil.
 8. Unit shall include a minimum of two (2) stages of capacity control.
 9. The unit shall be capable of stable cooling operation to a minimum of 55°F outdoor temperature.
 10. Lead refrigeration circuit shall be provided with modulating hot gas reheat valves, electronic controller, liquid line receiver, supply air temperature sensor and a dehumidification control signal terminal that enables the dehumidification mode of operation, and includes supply air temperature control to prevent supply air temperature swings and overcooling of the space. The matching indoor air handler must include a hot gas reheat coil.
 11. Unit shall be configured as an air-source heat pump. Each refrigeration circuit shall each be equipped with a liquid line filter drier with check valve, reversing valve, accumulator, receiver, and thermal expansion valve. Reversing valve shall de-energize during the heat pump heating mode of operation.
 12. All refrigeration circuits shall be provided with external hot gas bypass to protect against evaporator frosting and to prevent excessive compressor cycling.
 13. Units shall be provided with a suction pressure transducer on each refrigeration circuit.
- E. Refrigerant Detection System
1. Manufacturer shall provide a Refrigerant Detection System (RDS) to detect leaked refrigerant within the conditioned airstream. The RDS system consists of a mitigation board and one or more refrigerant sensors in the conditioned airstream. In the event of a refrigerant leak that could leak into the occupied space, the RDS sensors will send an alarm to the mitigation board. In the event of an alarm, the compressor operation is disabled and the indoor blower is enabled to provide circulation airflow in accordance with UL 60335-2-40. Electric and gas heat shall be powered off. The board will remain in alarm state for five minutes after RDS sensor has cleared the alarm below the concentration setpoint.
 2. The mitigation board shall be equipped with an alarm output. For VAV applications and applications utilizing zone dampers, the VAV boxes and zone dampers must be wired to the mitigation board output to open all VAV boxes and zone dampers to allow for the required circulation airflow to prevent stagnation of leaked refrigerant.
- F. Fans
1. Condenser fan shall be vertical discharge, axial flow, direct drive fans.
 2. Fan motor shall be weather protected, single phase, direct drive, and open drip proof with inherent overload protection.
- G. Coils
1. Coils shall be designed for use with R-454B refrigerant and constructed of copper tubes with aluminum fins mechanically bonded to the tubes and aluminum end casings. Fin design shall be sine wave rippled.
 2. Coils shall be designed for a minimum of 10°F of refrigerant sub-cooling.
 3. Coils shall be hydrogen or helium leak tested.

PART 3 EXECUTION

3.01 INSTALLATION, OPERATION AND MAINTENANCE

- A. Installation, Operation and Maintenance manual shall be supplied with the unit.
- B. Installing contractor shall install unit, including field installed components, in accordance with Installation, Operation and Maintenance manual instructions.
- C. Start up and maintenance requirements shall be complied with to ensure safe and correct operation of the unit.
- D. Start up shall be performed by an authorized manufacturer's representative.

3.02 OWNER TRAINING

- A. Location: Job site

- B. An authorized manufacturer's representative shall conduct the training session.
- C. Provide minimum four (4) hours training for six (6) people.
- D. Provide video recording of the training session. Turn over video to Owner at the conclusion of the project.

END OF SECTION 23 74 01

