

March 9, 2018

**SUBJECT:**                **Addendum Number 1**  
RCTDA Railwalk Covered Drive  
228 East Kerr Street, Salisbury, NC

**FROM:**                 Ramsay Burgin Smith Architects, Inc.  
225 North Main Street - Suite 501  
Salisbury, NC 28144

Information contained in this Addendum and changes in Drawings and/or Specifications supersede said documents and become part of the Contract. Contractors are reminded to acknowledge receipt of this addendum on the bid Form of Proposal.

**Bids shall be received by 10:00 am Tuesday, March 20, 2018 in the first floor Conference Room of the Gateway Building, 204 E. Innes Street, Salisbury, North Carolina.**

Bids will be publically opened as an "Informal" Bid Opening Process.

**GENERAL:**

**Item 1 -** See attached Minutes from the mandatory Pre-Bid Conference held on Tuesday, March 6, 2018. These minutes are herein officially incorporated as part of the Contract Documents. (2 sheets)

**ARCHITECTURAL:**

**Item 2 - Required Construction Sequence**

1. Erect scaffolding / wall support on sidewalk side of existing brick façade and anchor to existing façade.
2. Remove existing building except for brick façade and construct new building as much as feasible, allowing room for the steel truss frame construction.
3. Erect steel truss frame support and anchor to existing façade and new construction.
4. Install new masonry lintel / widen masonry opening.

**Item 3 - Gate Clarification**

The gates shown on the architectural drawings reflect future gate locations. See Electrical drawings for electrical conduit stub up.

**Item 4 - Stamped Concrete Clarification**

The concrete labeled "stamped concrete" shown on A2 between E. Kerr Street and the existing façade is stamped and stained in a brick paver pattern that matches the existing Railwalk stamped concrete. The concrete ramp between the new structure and the adjacent parking lot is standard concrete pavement (not stamped).

**Item 5 - Alternate No. 2: for Reference Metal Roof section 07411**

Provide a credit for using alternate PBR Metal Roof Panel in lieu of metal roof panel specified on drawings and in specifications. Alternate roof panel: Acrylic-Coated Galvalume; Corrosion Protection AZ55; 26 Gauge; 36" panel coverage; exposed fasteners with neoprene washers; trapezoidal ribs on 12" centers; fasteners are galvanized wood screws; color – metallic silver.

**STRUCTURAL: (No items)**

**PLUMBING: (No items)**

**MECHANICAL: (No Items)**

**ELECTRICAL:**

**Item 6 - Alternate No. 1: Installation of four Pole Mounted Light Fixtures**

Electrical drawing E1 note 3 indicates that installation of four type 'OC' pole mounted light fixtures and the receptacles provided with the poles is an alternate bid. Please indicate this on your bid sheet as Alternate No. 1.

**ATTACHMENTS:**

**2 pages Prebid Meeting Minutes (March 6, 2018)**

**3 pages Revised Form of Proposal**

**Addendum + Attachments = 7 pages**

**End of Addendum Number 1**

## **PREBID CONFERENCE MINUTES – RCTDA RAILWALK COVERED DRIVE**

228 East Kerr Street, Salisbury, NC

March 6, 2018 @ 3:00 pm on site

### **Attending:**

Joe Morris, Alfred C. Wilson and Company  
Grant Childress, KMD Construction Co.  
Bryce Evans, R&L Glover Enterprises Inc.  
David Grant, BSL Galbreath, Inc.  
Rick Patterson, Hostetter & Son Construction, Inc.  
Neil Jarrell, Crescent Construction Co.  
Kevin May, Salcoa Contracting, Inc.  
David Hartman, Vertex Construction Co.  
Bill Burgin, AIA, Ramsay Burgin Smith Architects  
Liz Zeibel, PE, Ramsay Burgin Smith Architects

Bill Burgin welcomed Contractors to the Prebid Conference and offered thanks to the contractors for their interest in the project. He reminded bidders that drawings and specifications are available on our website, RBSArch.com. The bid forms are included in the specifications. Bids must be good for a minimum of 45 days past the date bids are due. Construction may begin as soon as the contract between the Owner and successful bidder is signed. Liquidated damages are \$250/ day and the General Contractor may submit for extra days due to bad weather if there are more bad weather days than average.

We are submitting drawings to the county this week for review and project to have permitted construction drawings available by the date bids are due.

### **Overview of Project:**

This is a renovation project of a 3,105 sq. ft. building, converting it into a covered, wood framed open structure which will provide vehicular access to the parking lot behind it. A steel truss / frame supports the brick façade and new building laterally. The Project time delivery is 6 months. There is general construction demolition of the building with the exception of the brick façade, which must remain, and be anchored to the new construction. There is one bathroom as part of the project, and a section of storm sewer pipe to be replaced. Brick and metal wall siding from the existing building are to be repurposed for use in the new construction. Some engineered fill will be required for this project.

An alternate for a less expensive metal roof type will be included in addendum no. 1. The driveway finish from the street to the new building will be 6" thick stamped concrete. The concrete ramp is standard concrete (not stamped). A clarification of this will also be included in addendum no. 1.

Builders Risk Insurance for the amount of the contract value is to be purchased by the GC for this project.

There is a \$10,000 contingency allowance for this project. Any unforeseen issue requiring additional funds will be handled with a change order.

Bill asked the contractors how many parking spaces in the rear parking lot they would require for staging and invited them to contact RBSA with that information this week. RBSA will contact the adjacent property owner for permission to install the new segment of storm sewer pipe that is partially located on that property.

The building will be empty of items by the bid due date but probably not much before then. The demolition material not repurposed for the new construction will be the property of the general contractor winning the bid.

An asbestos testing company will determine if there is any asbestos containing material in the existing building, but we do not expect any will be found. Phase I & II Environmental Site Assessment Reports have been written for this site and they will be made available on our website shortly.

**Bid requirements:**

Bids will be received @ up to 10am Tuesday, March 20, 2018 in the first floor conference room of the Gateway Building, 204 East Innes Street, Salisbury, North Carolina.

Bid packages shall contain the following:

Form of proposal, signed and sealed that acknowledges any addenda.

5% Bid Bond (a 100% Performance and Payment Bond and insurance certificates are required later for subsequent contract signing)

Minority Participation Attachments as indicated in the MBE documents in the spec manual.

END OF PRE-BID MINUTES.

**(Minutes are being issued as part of Addendum No.1)**

**FORM OF PROPOSAL  
ROWAN COUNTY  
TOURISM DEVELOPMENT AUTHORITY  
RAILWALK COVERED DRIVE  
228 West Kerr Street, Salisbury, NC**

Contractor Name: \_\_\_\_\_

Submitted herewith is my/our proposal for the **Rowan County Tourism Development Authority Railwalk Covered Drive, Salisbury, North Carolina.**

**SECTION 1. PRELIMINARY:**

The undersigned, as bidder, hereby declares that the only person(s) interested in this proposal as principal(s) is/are named herein; 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 undersigned bidder further declares that he has examined the site of the work and informed himself fully in regard to all conditions pertaining to the place where the work is to be done; that he has examined the specifications for the work and the contract documents relative thereto, and has read all special provisions furnished prior to the opening of bids; and that he has satisfied himself relative to the work to be performed.

If this proposal is accepted, the undersigned bidder proposes and agrees to contract with **ROWAN COUNTY TOURISM DEVELOPMENT AUTHORITY** 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 in full and complete accord with the plans, specifications and contract documents and to the full and complete satisfaction of the Architect and Owner with a definite understanding that no money will be allowed for extra work except as set forth in the General Conditions and contract documents for the sum of:

**Single Prime Contract:**

**BASE BID:** \_\_\_\_\_ **DOLLARS (\$ \_\_\_\_\_)**  
(including allowances specified in Section 01020)

LIST THE FOLLOWING MAJOR SUBCONTRACTORS PART OF BID:

Masonry: \_\_\_\_\_  
Framing: \_\_\_\_\_  
Metal Roof \_\_\_\_\_  
Plumbing: \_\_\_\_\_  
HVAC: \_\_\_\_\_  
Electrical: \_\_\_\_\_  
Other: \_\_\_\_\_

**SECTION 2. ALTERNATES:**

Each alternate price listing in this proposal shall cover all costs required for this particular part of the work, complete and in place, including all changes, alterations or modifications to surrounding work required to accommodate the substitution, addition, deletion or other change.

The Architect reserves the right to recommend to the Owner the acceptance or rejection of any or all alternates. The Owner reserves the right to accept or reject any or all such recommendations. The Owner further reserves the right to accept or reject alternates in any order they preferred without regard to whether or not their selected order effects bid outcome.

Should any of the alternates as described in the specifications be accepted, the amount written below shall be the amount to "add to" or "deduct from" the Base Bid. Signify the option intended by the words "add" or "deduct" in front of the written figures and the like "plus" or "minus" signs in front of the numerals.

**ALTERNATE #1 - POLE MOUNTED LIGHT FIXTURES INSTALLATION  
(See Electrical Drawings for additional information.)**

This price must include all work, including labor and materials.

\_\_\_\_\_ DOLLARS ( \$ \_\_\_\_\_ )

**ALTERNATE #2 - PBR -PANEL METAL ROOF IN LIEU OF STANDING SEAM ROOF  
PANELS LISTED IN SPECIFICATIONS**

This price must include all work, including labor and materials. See Addendum Number 1, Item 5 for panel specifications.

\_\_\_\_\_ DOLLARS ( \$ \_\_\_\_\_ )

**SECTION 3. UNIT PRICES: NOT USED**

**SECTION 4. COMPLETION OF WORK:**

If the undersigned bidder is notified of the acceptance of this proposal, he agrees to execute a contract for the above stated compensation in the form of the Standard Agreement of the American Institute of Architects and to commence work within ten (10) days after signing of the contract. The undersigned bidder proposes to complete the construction and have the work ready for Final Inspection on or before the schedule listed below from date of "commencement of work".

**Construction Duration - 6 Months.**

The undersigned further agrees that in the case of failure on his part to execute the said contract and required bonding within ten (10) consecutive calendar days after written notice of award of the contract has been given, the check, cash, or bid bond accompanying this bid shall be paid into the funds of the Owner for this project as liquidated damages for such failure.

**SECTION 5. ADDENDA/BULLETINS:**

The undersigned bidder acknowledges receipt of the following Addenda and/or Bulletins:

- Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_
- Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_
- Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

_____	WITNESS	_____	SIGNATURE AND TITLE
		_____	FIRM NAME
		_____	ADDRESS
		_____	ADDRESS
(seal)		_____	LICENSE NUMBER
		_____	DATE