

12 June 2017

**SUBJECT: Addendum Number 1
ROWAN COUNTY AIRPORT
Terminal Expansion Project
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 their bid Form of Proposal.

Item 1- See attached Prebid Conference Minutes.

Architectural Specifications:

Item 2- Reference Operable Partitions, Section 10650. The following manufacturers/product (SUBJECT TO COMPLIANCE WITH REQUIREMENTS) are approved as equal:
Hufcor, Series 642 Paired Panels, STC 56 Sound Seals and Steel Track suspension system.

Architectural Drawings:

- Item 3- Reference A2-01 Demo Plan and A2-05 Floor Plan. Please note that any existing ceiling system (suspension grid and tile) scheduled for demolition and replaced with new – **must also include salvage and reinstallation of existing batt insulation**. The Existing Building's insulation system is batt insulation laid on the suspended ceiling system – Reference Wall Section A3-04. Contractors have the option to install new (matching) insulation in lieu of salvaging existing. In regards to New Construction, all new areas (including Hall 100) shall have 12” thick R-38 suspended from the bottom chord of the truss as indicated on A4-01 & A4-02. Batt Insulation shall start/stop on either side of the attic draftstopping wall and extend south, over the existing exterior wall – to create a complete thermal envelope.
- Item 4- Reference A2-01 Demo Plan, Note “S”. **Regarding PLUMBING** and sewer piping required to install new Sink in Hall 100 – the existing sewer line and floor clean out shown “dashed” in Flight Planning & the Individual Toilet Areas are assumed existing piping layout. The “dashed line” north of the existing clean out is meant to indicate the extension of the Existing Sewer (cutting of the slab) as necessary to pipe the New Sink.
- Item 5- For Clarification: The existing soffit panel does not require the same painting/coating as the Roof System. However, the white aluminum soffit material must be protected during the painting of the blue roof system components and materials. The existing downspouts will need to be removed, painted and reinstalled.

Mechanical Drawings:

Item 6- Mechanical Contractor shall provide and install 3M Brand or equivalent draft stop sealant around all duct penetrations through draft stop wall at conference room. See Architectural plans for exact location. Typical of (5) five duct penetrations. All sealant and workmanship shall meet all state and local codes.

Electrical Drawings:

Item 7- For Clarification: There is no Fire Alarm System on this project. The smoke detectors are individual but connected together to all sound together.

END OF ADDENDUM No. 1.

(SEE REFERENCED ATTACHMENT –PreBid Conference Minutes.)

PRE-BID CONFERENCE
ROWAN COUNTY AIRPORT
Terminal Expansion Project
Salisbury, North Carolina
31 May 2017

Attending:

Bill Burgin	Ramsay Burgin Smith Architects (RBSA)
David Jarvis	Ramsay Burgin Smith Architects (RBSA)
Thad Howell	RC Airport, Director
Tonya Logan	RC Airport
Wilson Paschall	Dave's Construction Service (GC)
Kyle Davis	KMD Construction (GC)
Joc Strickland	Modern Construction (GC)
David Smith	Salcoa Contracting (GC)
Ron Kiser	S & S Building (GC)
Robert Nantz	Freedom Energy (Electrical Sub)

A Pre-Bid Conference was held on May 31st to acquaint bidding contractors with the project and to allow an opportunity to see the site and the building. A brief overview of the project was given and the following general clarifications were made:

This is a Single Prime project with the General Contractor as the single source responsible.

RBSA reminded all those present to **Verify That They Have All Sheets Scheduled In The Set Of Drawings And In The Specifications**. It is the responsibility of the Contractor to cross reference and count drawing sheets/specifications to verify receipt of a complete set of bid documents.

Regarding the Form of Proposal, the **list of subcontractors on the BID FORM** must be filled out completely and cannot be revised after the Bid Date.

MBE Guidelines are included and Minority Participation Goals in play.

Please note that a **Bid Bond and Performance and Payment Bonds** are required for this project.

Per the Invitation to Bid, no bid may be withdrawn after time set – **for a period of 45 days**. Contractors shall be prepared to hold their bids for 45 days while the Owner files necessary paper work.

Construction Duration - 5 Months. If contractors have any issues or concerns with the schedule they have been directed to call the office of RBSA.

Liquidated Damages will be enforced at \$250 per day. Contractors have 30 days to submit any time delays outside their control to the Architect. Submissions will **not be accepted** at the end of the project.

Agencies are reviewing this project – City of Salisbury Zoning Approval & Rowan County Inspections Dept (N. C. Building Code compliance) – pending.

Contractors are responsible for coordination, filing and payment of all permits with City & County.

A **Testing Allowance** (\$2,000) has been set up to pay for ALL TESTING related to this project. The Contractor shall employ a Testing Agency (approved by Owner) to perform all specified/necessary AND as yet, unknown quality control services. Payments to the testing agency for these services shall be billed against the Testing Allowance. Contractors are warned not to abuse this right but to be responsible with agency's time and the Owner's Testing Allowance Funds.

A **Distance Learning Equipment Allowance** (\$10,000) has been included – the County will meet with vendors to determine the exact equipment and rough-in needed to upfit the Conference Room.

There are **(3) Three Bid Alternates:**

Renovate & Enlarge Existing Individual Toilet to meet ADA.

Remove & Replace Existing Metal Roof System.

Please Note, the Base Bid includes PAINTING/COATING of all the existing metal roof systems. The New Blue Metal Roof Color should be Matched to a Blue Paint/Coating Color to be applied to all the existing metal.

Provide & Install Movable Partition in Conference Room.

Product substitutions should be pre-approved (in writing) as equal by the Architect prior to bid if possible. While substitutions will not automatically be rejected after bid, products are subject to rejection by Architect for any failure to meet specifications.

Project Specifics:

Regarding the Site – The security of the airport must be maintained at all times.

Contractors should be aware of the consequences of working in and around the Airport & Tarmac where aircraft are stored – these aircraft must be protected from damage - as any damages are extremely costly to repair.

Locator required before any digging can begin.

Removal of misc equipment/antennas on/near Roof – in order to DEMO and PAINT Roof.

Power, Data and Telephone – take care of existing utilities

Sanitary Sewer – Contractors MUST VERIFY enough fall/slope in existing line to cut slab and include sewer line for New Sink outside Conference Room. **This must be confirmed PRIOR to BIDDING.**

Demolition Notes-

Asbestos & Lead Paint Survey available on website. Note that the only ACM found in non-demo area.

Owner to remove all furnishings and loose equipment from areas of demo or reno work.

Terminal to remain in operation. Note Install of Temp Walls/Door and maintain access to all doors.

Sequencing of Project – Some work may need to be conducted “after hours”.

Coordinate any unavoidable disruptions of service with the County.

Successful Contractor will be required to submit a Detailed Sequence/Schedule of Events for the demolition as well as new construction – PRIOR to starting work.

Building Notes:

Addition is a slab on grade with load bearing metal studs and wood trusses.

Contractors should Coordinate with Brick Suppliers for a Matching Brick Veneer.

Note the support of New Roof over Existing Framing includes PSL Posts, Girder & Ridge Girder.

Existing **4 Hour Fire Separation Wall** between Terminal and Hangar Area must be maintained.

Demo of wall includes install of a 3 Hour Rated Door and Frame.

See Plans for New Rated Walls (at intersection of Fire Wall) and Attic Draftstopping.

As the Bid Date closes in, any conflicts on Drawings that are not covered by addendum will be addressed by reading the drawings as they stand and assuming the most expensive interpretation. The specification lists the order of precedence – see Supplementary General Conditions, Article 1. Any questions clarified in an Addendum will aid everyone bidding.

The minutes of this meeting will be included in the Addendum No.1 and as such, become part of the contract bid documents.

The **Bid Date** remains as scheduled **3:00 pm on Thursday, June 15th 2017**

Bids will be received in the conference room of the airport terminal building and subsequently publically opened. Contractors are advised to be on time – Bids will be closed promptly at 3:01 pm.

END OF PRE-BID MINUTES.

(Minutes issued as part of Addendum No.1)