



DATE: February 22, 2019
TO: Firms Interested in the RFB Chatham Transit Building & Site Work
FROM: Cacie Langley, Chatham County Financial Operations Specialist
Robin James, Chatham County Procurement Manager
Kevin O'Dell, Summit Design & Engineering
SUBJECT: ADDENDUM NO. 1 –REBID- Chatham Transit Building & Site Work

This addendum addresses information covered at the pre-bid meeting and answers questions for information or clarification submitted in writing.

1. What is the projected building occupancy? (how many people)
Training room is approx. 1300 sq ft. Per code you can allow 5 sq ft per person standing room (260 occupants); 7 sq ft per person with chairs (185 occupants); or 15 sq ft per person with tables and chairs (86 occupants)
2. Have site plans been submitted for approval?
Yes, See Site Plan cover sheet
3. Can we start grading as soon as contract is executed, while building is in design and being reviewed?
The intent is for the appropriate permits be obtained and work begins on the demolition and the site while the building is being designed and the building permit is being processed.

The General Contractor is responsible for obtaining and paying for the Building Permit and the necessary Demolition Permits.

The General Contractor is responsible for applying for any other permits. The Owner will be responsible for any associated fee for these additional permits.
4. Is 210 calendar days from receipt of building permit, or does it include design and permit review? We can't control permit review time frame.
The intent is for the appropriate permits be obtained and work begins on the demolition and the site while the building is being designed and the building permit is being processed. If the Building Permit process takes longer than anticipated and it is not caused by any actions or inactions of the GC, increasing the contract calendar days will be considered.
5. Will mechanical units go outside building or on roof?
Outside between the proposed building and existing building
6. Does Chatham County allow separate site/demo/bldg. permits to accelerate schedule?
The intent is for the appropriate permits be obtained and work begins on the demolition and the site while the building is being designed and the building permit is being processed. If the Building Permit process takes longer than anticipated and it is not caused by any actions or inactions of the GC, increasing the contract calendar day will be considered



7. Please provide anticipated duration from bid to notice of award.
It is anticipated that the Notice of Award will be issued 15 to 45 calendars day after the Bid opening.
8. Building Upfit – Item 1.e appears to indicate that the corridors are to be fire rated from the requirement indicated to use walls to deck. If this is anticipated to be fire rated, please advise if the doors leading to this area are required to be fire rated with closers.
The Contractor should bid this item in accordance with the specifications. Any necessary changes will be handled through the change order process after a contractor is under contract.
9. Please confirm the finish on the “wet walls” for the bathrooms.
Kitchen and Bathroom Paints
10. Parking Lot Lights - There is a Duke Energy photometric design for the parking lot. Please clarify as to who will be purchasing and installing the lights.
Duke Energy will provide, install and maintain the lights
11. Electrical Service - Please confirm who will be paying for the new transformer and service fees associated with installing the new service. It is assumed that it will be pole mounted to the site and then fed underground to the building.
Any additional electrical service needs that have to be provided by Duke Energy will be paid for by the Owner.
12. Please clarify as to what existing conditions will need to stay in service during construction. (gas pumps, parking areas, access to buildings slated to stay, etc.),
The owner will continue to utilize a portion of the site for vehicle parking. It is anticipated that there should be enough area available so not to interfere with the construction operations. There will be a need for some coordination between the owner and contractor. While the owner will not be utilizing the existing building and gas pump the contractor needs to protect them each from incidental damage.
13. Stormwater and Site Permitting - Can you please clarify if the stormwater permitting has been submitted to DEQ. Who will be required to procure the stormwater permit.
Stormwater permits have already been acquired from the Town of Pittsboro.
14. Server Room - Please clarify as to if there is supplemental cooling required for the server room.
Server room will NOT need supplemental cooling.
15. Training Area - Please clarify as to what the anticipated number of workers who will be using the training room at one time. We have questions as to how to control the HVAC in this room and the assembly requirements.
Training room is approx. 1300 sq ft. Per code you can allow 5 sq ft per person standing room (260 occupants); 7 sq ft per person with chairs (185 occupants); or 15 sq ft per person with tables and chairs (86 occupants)
16. Windows Blinds - Will window blinds be required for exterior windows.



GC will NOT be responsible for providing or installing window blinds.

17. Brick Allowance - Please provide a brick material allowance.
\$4 per square foot
18. Access Control - Please identify the requirements associated with access control / security.
The only access control/security required is called out in the building upfit, section 1g.i
19. Storage Mechanical - It appears that there is a floor sink in the mechanical room. Do you want this to be fed via an instant hot water generator or small electric hot water heater.
Per Specifications instant hot water is called for. The word "heater" is used as a generic term.
20. Break Room - It appears that there is a sink in this room. Please clarify if you are going to require this to have a food disposal, and how do you want to feed the hot water to this. Additionally will you require water connections for coffee, water, ice machine or refrigerator?
***No food disposal
Instant hot water and cold water for the double sink
An addition cold water feed for a drinking water dispenser***
21. Floating Floor - Please clarify what is meant by floating floor as indicated on the anticipated floor plan.
Commercial Grade Laminate Flooring w/ underlayment
22. SKS-1 - Addendum 1 indicates an SKS-1 slab detail This document was not included in the bid documents. Please provide.
See Attached- SKS-1 Slab Detail.
23. Landscaping - Please clarify as to who will be required to perform landscape maintenance.
Landscape maintenance will be performed by Chatham Transit
24. Fencing - Please provide information as to what will be requested for the new fencing.
The proposed fencing needs to be comparable or better than the existing fencing. Material information shall be submitted for approval prior to installation.
25. Land Disturbance Permit - Documents indicated that Contractor is required to submit to Town of Pittsboro for Land Disturbance Permit. The current S+EC documents look sufficient. Please advise if it is required for the successful contractor to design a new S+EC plan or if this plan is suitable for submission since the documents are sealed.
The approved site plans should be enough.
26. Schedule - The scheduled of 210 days appears aggressive since it will be required for the successful contractor will be designing the building and submitting for approval. Typically in a design-build relationship there are interim submittals for owner review and approval. To meet this schedule, interim submittals will be difficult to have approval by the owner. If owner approval of the documents will be required please advise as to the frequency of the submittal and the owner review time. It is recommended that the schedule be extended a minimum of three (3) months for the owner to have adequate time to review documents during the design / pre-construction phase.



Finance Officer: Vicki McConnell

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27. Submittals - Please advise as to what material product data/shop drawings the owner/owners agent will want to review and the anticipated review time of each item.

Product information for all materials should be submitted for review and approval. Shop drawings shall provide submittals on all major components for review and approval. The Contractor shall allow 15 calendar days for review and approval.

28. I cannot find a brick selection. Brick varies greatly in cost so if no specific selection is listed bidders will most likely figure the absolute cheapest brick available which may have a hideous appearance. Please specify either a brick selection or a cost allowance (per thousand brick) for all bidders to use.

\$4 per square foot

Attachments included in this Addendum No. 1:

- Pre-bid 2/19/19 Login Sheet
- Pre-bid 2/19/19 Meeting Minutes
- SKS-1 Slab Detail
- Link to Summit Design and Engineering Services CTN site plans and drawings
 - <https://summitde.net/owncloud/index.php/s/aGgiFsw0SemM5va>
- All other documents are located at the Chatham County Bids and Opportunities page:
 - <https://www.chathamnc.org/business/current-bid-proposal-opportunities>

Additional addenda will be issued as needed throughout the question submittal period.



February 20, 2019

Ms. Anna Testerman
Executive Director
Chatham Transit Network
65 E Chatham Street,
Pittsboro, NC.

Re: Pre Bid Conference Minutes
Chatham Transit Network Pre-Engineered Building and Site Work

Ms. Testerman:

The second Pre Bid Conference for the referenced project was conducted on Tuesday, February 19, 2019 at 10:00 AM at the Project Site.

The following were in attendance introduced themselves:

Anna Testerman – Chatham Transit Network	Joel Tucker – Building & Earth
Brian Stevens -Chatham County	Kenneth Westbrooks – Central Builders
Cacie Langley – Chatham County	Gustavo Ocoro – Ocoro Enterprises
Kevin O’Dell - Summit	Ethan Battiston – Clark Nexsen Const. Ser.
Mark Ferris – ACH Constructors	Walt Grayson – Bar Construction
Mark Johnson – G&G Builders	

The following Contract Document topics were discussed at the meeting:

- The Bidding Schedule was reviewed, and the Bid Opening Location was clarified.
- The Bonding requirements were reviewed. A 5% bid bond, 100% performance and payment bonds are required.
- The contract duration of 210 day were discussed as well as the Liquidated Damages.
- The Minority participation requirements were reviewed. The forms need to be submitted with the bid documents were identified.
- The required Schedules, Reports and Records were highlighted and discussed.
- The attendees were reminded that if they identify any inconsistencies in the plans and /or specifications they were to notify the engineer.
- All were advised, per the Specifications that the General Contractor was only responsible for acquiring the Building permit and all the Demolition permits
- The General Contractor payment process was reviewed. The retainage amounts were discussed.
- The Brick façade location was discussed.
- The Project Specifications were briefly discussed; Time, Schedule of Values, RFIs, Safety, Construction Layout, Existing Conditions, Subsurface Investigation



- The Project Site Specifications were briefly discussed; Demolition, Traffic Control, Erosion and Sediment Control, Utility Conflicts, Parking Area and Driveways, Undercut Excavation, Asphalt Paving
- The location of the Hazardous Material report was reviewed.
- The proposed and alternate flooring was reviewed.
- Briefly discussed the Pre-Engineered Building shell and upfit specifications
- The attendees had an opportunity to tour the interior of the existing build that is to be removed as part of the project.
- The attendees had an opportunity to tour the site: parking lot as well as the tanks and out building that need to be removed.

General Note: The attendees asked several questions during the meeting. For clarity they were asked to submit these questions in writing as RFIs. The RFI would be responded to accordingly.

Should you have any questions or require additional information, please contact purchasing@chathamnc.org or Cacie Langley at 919-545-8480

Sincerely,

SUMMIT DESIGN AND ENGINEERING SERVICES, PLLC

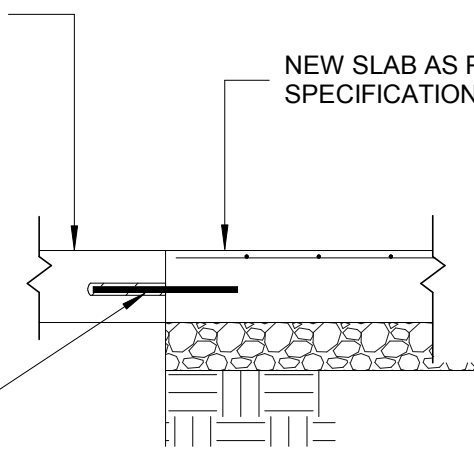
Kevin C. O'Dell

Kevin C. O'Dell, PE
Project Manager

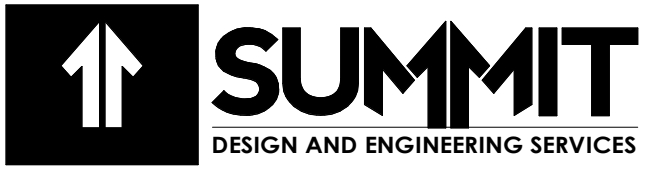
EXISTING CONCRETE SLAB -
WILL NEED TO BE SAW CUT

NEW SLAB AS PER
SPECIFICATIONS

#4 x 1'-0" DOWEL @ 12"
O.C. CENTERED IN SLAB.
EXISTING SLAB DOWEL TO
USE HILTI HY-200 EPOXY



① SLAB DOWEL
3/4" = 1'-0"



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DRAWING BY: UO	DESIGNED BY: CCB	JOB NO.: 17-0321	DATE: 01/04/19
SLAB DETAIL CHATHAM TRANSIT NETWORK 480 HILLSBORO ST. SUITE 130, PITTSBORO, NC 27312			SHEET SKS-1