



Invitation for Bid No. 2021-052 **Progress Building Renovations**

ADDENDUM NUMBER 1

NOTICE:

Issue Date April 23, 2021

ADDENDUM NUMBER 1 IS NOW AVAILABLE AND IS HEREBY ISSUED TO ALL PLANHOLDERS.

The complete document is a single pdf file and can be obtained by going to www.moseleyprojects.com.

The Addendum is 9 pages in length inclusive of the cover sheet, added specifications and drawings.

Please contact Corey Brooks at (704) 283 - 3683 for any assistance.

Responding Offerors on this project are hereby notified that this Addendum shall be made a part of the above named IFB document.

The following items add to, modify, and/or clarify the IFB documents and shall have the full force and effect of the original Documents. This Addendum shall be acknowledged by the Offeror in the IFB document.

PROGRESS BUILDING – RENOVATIONS
MONROE, NC
Architect’s Project No: 601192

1 **GENERAL:**

2 Planholders are requested to insert this Addendum in the front of their Project Manual. Inform all
3 concerned that the Bidding Documents are modified by this Addendum.

4 The following modifications and clarifications are hereby made a part of the Bidding Documents and
5 supersede or otherwise modify the provisions of the published *Project Manual* and *Drawings*, dated 3-
6 30-2021.

7 Refer to the Drawings, Specification Sections, or other Documents, if any, attached to this Addendum,
8 which are hereby made a part of this Addendum.

9 A Pre-Bid Conference was held on 4-13-2021. A copy of the sign-in log has been posted to
10 www.moseleyarchitects.com/bidding for information only and is not considered a part of the Bidding
11 Documents.

12 **MODIFICATIONS TO THE PROJECT MANUAL AND DRAWINGS:**

13 DELETE the previously issued Documents indicated below in their entirety and SUBSTITUTE the
14 revised Documents in their entirety, noted as Addendum 01, dated 4-23-2021.

15 SECTION 011000 - Summary

16 DRAWING A3.0.1

17 DRAWING A3.1.1

18 DRAWING E2.2

19
20 **REFER TO DRAWINGS ATTACHED TO THE END OF THIS ADDENDUM**

21 **REFER TO SPECIFICATION SECTIONSS ATTACHED TO THE END OF THIS ADDENDUM**

22
23 **END OF ADDENDUM NO 01**

PROGRESS BUILDING – RENOVATIONS
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SECTION 011000 – SUMMARY – Addendum 01

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Provisions of the Contract and of the Contract Documents apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Project information.
 - 2. Work covered by Contract Documents.
 - 3. Phased construction.
 - 4. Work by Owner.
 - 5. Work under separate contracts.
 - 6. Future work.
 - 7. Purchase contracts.
 - 8. Owner-furnished products.
 - 9. Contractor-furnished, Owner-installed products.
 - 10. Access to site.
 - 11. Coordination with occupants.
 - 12. Work restrictions.
 - 13. Miscellaneous provisions.

1.3 PROJECT INFORMATION

- A. Project Identification: Progress Building - Renovations.
 - 1. Project Location: 1407 Airport Rd, Monroe, NC 28110.
- B. Owner: Union County.
 - 1. Owner's Representative: Linda Whitaker,
- C. Architect: Moseley Architects of Charlotte, NC.

1.4 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of Project is defined by the Contract Documents and consists of the following:
 - 1. Renovating an existing office building, adding an elevator and an alternate to renovate an existing warehouse.
- B. Type of Contract:
 - 1. Project will be constructed under a single prime contract.
- C. Use of Professional Seals on Bidding, Procurement, and Contract Documents: For the purposes of this paragraph, the term “Regulant” refers to the individual who signs and seals parts of the Contract Documents (e.g. the Drawings and Specifications). Certain information has been excerpted verbatim from a source or sources (e.g., UL Assemblies, SMACNA details, IBC code text) which was considered or used by Regulant in preparing parts of the Contract Documents, as follows:

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1. The excerpted information was neither prepared under the direct control nor personal supervision nor created by the Regulant, as it was prepared by the source and owner of the excerpted information.
2. For purposes of bidding, procuring, and performance of the Work, and in any event of conflicts or ambiguities between the excerpted information in the Contract Documents and the requirements of applicable codes and standards, provide the better quality or greater quantity of Work which, at a minimum, complies with the requirements of the applicable codes and standards.
3. Advise Architect immediately upon becoming aware of requirements of the Work which are not consistent with the requirements of the excerpted information.
4. Attribution is acknowledged for information obtained and included herein verbatim from other source or sources.
5. Regulant has taken into consideration and used certain excerpted information from other sources which are applicable to the Contract Documents, and the Regulant indicates by its seal that it is assuming responsibility for its services in use and application of the excerpted information to the requirements of Work, but not for the excerpted information itself which was prepared by others. Regulant does not indicate by its seal that it is responsible for use or application of other information in such source or sources which was not included herein.

1.5 PHASED CONSTRUCTION

- A. The Work shall be conducted in 2 phases, with each phase substantially complete as indicated:
 1. Phase 1: Base Bid work. Shall be completed by Substantial Completion.
 2. Phase 2: Alternate 1. Shall be completed 60 days after notice to proceed.

1.6 WORK BY OWNER

- A. General: Cooperate fully with Owner so work may be carried out smoothly, without interfering with or delaying work under this Contract or work by Owner. Coordinate the Work of this Contract with work performed by Owner.
- B. Preceding Work: Owner will perform the following construction operations at Project site. Those operations are scheduled to be substantially complete before work under this Contract begins.
 1. Owner may have ongoing finish work and other miscellaneous work at the project site..

1.7 CONTRACTOR-FURNISHED, OWNER-INSTALLED PRODUCTS

- A. Contractor shall furnish products indicated. The Work includes unloading, handling, storing, and protecting Contractor-furnished products as directed and turning them over to Owner at Project closeout.

B. Owner-Furnished, Contractor-Installed Products:

- 1. Carpet to be installed in rooms 116 & 117.**

1.8 ACCESS TO SITE

- A. General: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.

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- B. Use of Site: Limit use of Project site to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
 - 1. Limits: Confine construction operations to those indicated on A2.1.1 and as required for other work areas..
 - 2. Driveways, Walkways and Entrances: Keep driveways and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
 - a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
 - b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
- C. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.

1.9 COORDINATION WITH OCCUPANTS

- A. Full Owner Occupancy: Owner will occupy site and existing building during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's day-to-day operations. Maintain existing exits unless otherwise indicated.
 - 1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and approval of authorities having jurisdiction.
 - 2. Notify Owner not less than 72 hours in advance of activities that will affect Owner's operations.
 - 3. Protect occupants from materials producing dust (e.g., silica) and other by-products as regulated by OSHA, federal, state, and local regulations.

1.10 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
 - 1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
- B. On-Site Work Hours: Limit work in the existing building to normal business working hours of 7 a.m. to 7 p.m., Monday through Friday, unless otherwise indicated.
 - 1. Weekend Hours: as approved.
 - 2. Early Morning Hours: as approved.
 - 3. Hours for Utility Shutdowns: As approved with 72 hour notice.
 - 4. Hours for Structural demolition; as approved with 48 hour notice.
- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:
 - 1. Notify Owner not less than two days in advance of proposed utility interruptions.
 - 2. Obtain Owner's written permission before proceeding with utility interruptions.

PROGRESS BUILDING – RENOVATIONS

MONROE, NC

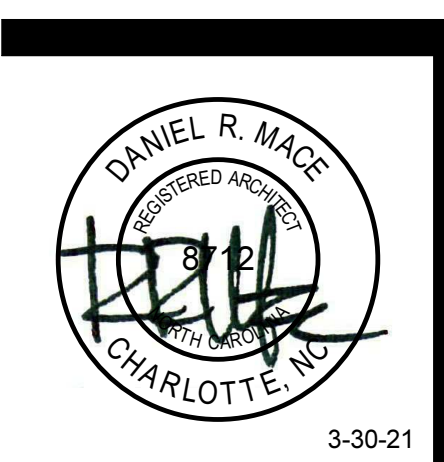
Architect's Project No: 601192

- D. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.
 - 1. Notify Owner not less than two days in advance of proposed disruptive operations.
 - 2. Obtain Owner's written permission before proceeding with disruptive operations.
- E. Controlled Substances: Use of tobacco products and other controlled substances on Project site is not permitted.
- F. Employee Identification: Provide identification tags for Contractor personnel working on Project site. Require personnel to use identification tags at all times.
- G. Employee Screening: Comply with Owner's requirements for drug and background screening of Contractor personnel working on Project site.
 - 1. Maintain list of approved screened personnel with Owner's representative.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000



3-30-21

PROJECT NO.	801192
DATE	3-30-2021
REVISIONS	
DATE	DESCRIPTION
4-23-21	ADDENDUM 01

DOOR AND FRAME SCHEDULE, TYPES & DETAILS

A3.1.1

NUMBER	ROOM NAME	TYPE	SIZE (NOMINAL)	DOOR		FRAME				HARDWARE SET	FIRE RATING	SIGNAGE	NOTE									
				MATL	LOUVER	GLAZING TYPE	TYPE	NUMBER	SECTIONS					HEAD DETAIL	JAMB DETAIL	JAMB DETAIL	SILL DETAIL					
1A	LOBBY	F02	3'-6" x 7'-6" x 1'-3/4"	ALUM	STLM	AS	2	A	1/A3.2.1	1/A3.2.1	1/A3.2.1	4/A3.2.1	2									
1B	ELEVATOR	F	3'-0"x7'-0"x1'-3/4" 60 MIN					A									16.0	60 MIN		8	ELEVATOR ACCESS DOOR	
1C	WAREHOUSE 01	F	EXISTING					A														
1G.1	VESTIBULE	F	EXISTING					A														
1G.2	WAREHOUSE 01	F	EXISTING					A														
1H.2	STAIR	F	EXISTING					A														
2A	CORRIDOR	F	3'-0"x7'-0"x1'-3/4"	WD		STL	1	A	1/A3.2.1	1/A3.2.1	1/A3.2.1											
2B	JANITOR	F	EXISTING					A														
2C	TOILET	F	EXISTING					A														
2D	STAIR	F	EXISTING					A														
2E	STAIR	F	EXISTING					A														
2F	MEN	F	3'-0"x7'-0"x1'-3/4"					A	1/A3.2.1	1/A3.2.1	1/A3.2.1											
2G	WOMEN	F	3'-0"x7'-0"x1'-3/4"					A	1/A3.2.1	1/A3.2.1	1/A3.2.1											
100.1	OPEN OFFICE	F	EXISTING					A	1/A3.2.1	1/A3.2.1	1/A3.2.1											
100.2	OPEN OFFICE	F	3'-0"x7'-0"x1'-3/4"					A	1/A3.2.1	1/A3.2.1	1/A3.2.1											
101	OFFICE	F	EXISTING					A														
102	OFFICE	F	EXISTING					A														
103	OFFICE	F	EXISTING					A														
104	SERVER	F	EXISTING					A														
108.1	OFFICE	F	EXISTING					A														
108.2	OFFICE	F	EXISTING					A														
107	OFFICE	F	EXISTING					A														
108.1	PLAN AREA	F	EXISTING					A														
108.2	PLAN AREA	F	3'-0"x7'-0"x1'-3/4"	WD		STL	1	A	1/A3.2.1	1/A3.2.1	1/A3.2.1											
108.3	PLAN AREA	F02	3'-4" x 7'-0" x 1'-3/4"	ALUM		AS	1	A	1/A3.2.1	1/A3.2.1	1/A3.2.1	4/A3.2.1	2									
109	OFFICE	F	EXISTING					A														
110	OFFICE	F	EXISTING					A														
111	OFFICE	F	EXISTING					A														
112	OFFICE	F	EXISTING					A														
113	OFFICE	F	EXISTING					A														
114	OFFICE	F	EXISTING					A														
115	OFFICE	F	EXISTING					A														
116	OFFICE	F	3'-0"x7'-0"x1'-3/4"	WD		STL	1	A	1/A3.2.1	1/A3.2.1	1/A3.2.1											
118	OPEN OFFICE	F	3'-0"x7'-0"x1'-3/4"	WD		STL	1	A														
119.1	GARAGE	F	EXISTING					A														
119.2	STAIR	F	EXISTING					A														
120	OFFICE	F	EXISTING					A														
121	OFFICE	F	3'-0"x7'-0"x1'-3/4"	WD		STL	1	A	1/A3.2.1	1/A3.2.1	1/A3.2.1											
201	CONFERENCE ROOM	F	3'-0"x7'-0"x1'-3/4"	WD		STL	1	A	1/A3.2.1	1/A3.2.1	1/A3.2.1											
202	OFFICE	F	EXISTING					A														
203	OFFICE	F	EXISTING					A														
204	OFFICE	F	EXISTING					A														
205	CONFERENCE ROOM	F	EXISTING					A														
206	WORK AREA	F	EXISTING					A														
207	OFFICE	F	3'-0"x7'-0"x1'-3/4"	WD		STL	A	A	1/A3.2.1	1/A3.2.1	1/A3.2.1											
208	STORAGE	F	3'-0"x7'-0"x1'-3/4"	WD		STL	A	A	1/A3.2.1	1/A3.2.1	1/A3.2.1											
209	OFFICE	F	EXISTING					A														
210	STUDIO	F	EXISTING					A														
211	OFFICE	F	3'-0"x7'-0"x1'-3/4"	WD		STL	A	A	1/A3.2.1	1/A3.2.1	1/A3.2.1											
GD-1		C	12'-0" x 12'-0" x 1"	STL		STL			1/A3.2.1	7/A3.2.1	7/A3.2.1											
GD-2		C	7'-11" x 12'-0" x 1"	STL		STL			1/A3.2.1	7/A3.2.1	7/A3.2.1											
S1.1	WAREHOUSE 01	F	SINGLE GATE - EGRESS					A														
S1.2	WAREHOUSE 01	F	SINGLE GATE - EGRESS					A														
S8	WAREHOUSE 02	F	3'-0"x7'-0"x1'-3/4" 60 MIN	STL				A	3/A3.2.1	3/A3.2.1												
W4	WAREHOUSE 02	F	3'-0"x7'-0"x1'-3/4"					A														

- NOTES:**
- NEW DOOR IN EXISTING FRAME, FIELD VERIFY SIZE, PANIC DEVICE, LEVER AND LOCK
 - REMOVE EXISTING LEVER AND REPLACE WITH SPECIFIED LEVER AND LOCK
 - PANIC DEVICE
 - REMOVE EXISTING LEVER AND REPLACE WITH SPECIFIED PRIVACY LOCK
 - REMOVE EXISTING LEVER AND REPLACE WITH SPECIFIED LEVER
 - CARD READER
 - REMOVE EXISTING LEVER AND CORE, REPLACE WITH SPECIFIED LEVER AND CORE
 - PROVIDE PANIC DEVICE FOR GATE AND LEVEL LOCK

DOOR, FRAME AND GLAZING TYPE GENERAL NOTES

REFER TO DWG A3.1.1 FOR GLAZING TYPE LEGEND AND NOTES

REFER TO DWG A3.1.1-F OR DETAILS

REFER TO DWG A3.1.1 FOR KEYNOTE LEGEND

GLAZING TYPES

REPRESENTED BY [n]

- 1/4" CLEAR
- 1" TINTED INSULATING TO MATCH EXISTING

NOTES:

- ALL GLAZING IN INTERIOR FRAMES SHALL BE TYPE 1, UNO
- ALL GLAZING IN EXTERIOR FRAMES SHALL BE TYPE 2, UNO
- GLAZE ALL OPENINGS IN FRAMES UNLESS SPECIFICALLY INDICATED OTHERWISE
- ALL GLAZING SHALL BE SAFETY GLASS UNLESS INDICATED OTHERWISE

DOOR AND FRAME GENERAL NOTES

- UNLESS INDICATED OTHERWISE, ALL DETAIL NUMBERS IN THE DOOR AND FRAME SCHEDULE FOR HEAD, JAMB AND SILL CONDITIONS REFER TO DRAWINGS A3.1.1
- DOOR AND FRAME DETAILS INDICATE GENERAL CHARACTERISTICS OF DOOR AND FRAME SIZES AND COMPONENTS AND MAY NOT INDICATE EXACT FIELD CONDITIONS OR REQUIREMENTS. COORDINATE DETAILS WITH OTHER DRAWINGS AND SPECS TO DETERMINE ALL COMPONENTS (E.G. SEALANTS, ANCHORS, HARDWARE, LINTELS, CLIPS) REQUIRED FOR COMPLETE AND FUNCTIONAL INSTALLATION.
- DOOR SWINGS ON FLOOR PLANS TAKE PRECEDENCE OVER SWINGS INDICATED ELSEWHERE (E.G. ELEVATIONS).

DOOR AND FRAME DETAIL KEYNOTES

REPRESENTED BY [n]

APPLIES TO DRAWINGS 3.1.1

- ANCHORAGES, REINFORCING, SPECIFIC PARTITION CONSTRUCTION AND/OR LINTELS ARE NOT SHOWN FOR CLARITY.
- REFER TO FRAME SECTION IN DOOR SCHEDULE FOR TYPE.
- SEALANT, ALL SIDES @ 90°.
- BACKBEND RETURN @ GLAZING LOCATIONS ONLY.
- 9/16" @ MAS; 1/2" @ GB.
- 1/4" @ JAMBS, NO DIMENSION @ HEAD & SILL VARIES.
- BULLNOSE @ CMU JAMBS & SILLS.
- 0" @ GB LOCATIONS; 1/16" @ MAS LOCATIONS.

STEEL FRAME SECTIONS

ALUMINUM STOREFRONT TYPES

STEEL FRAME TYPES

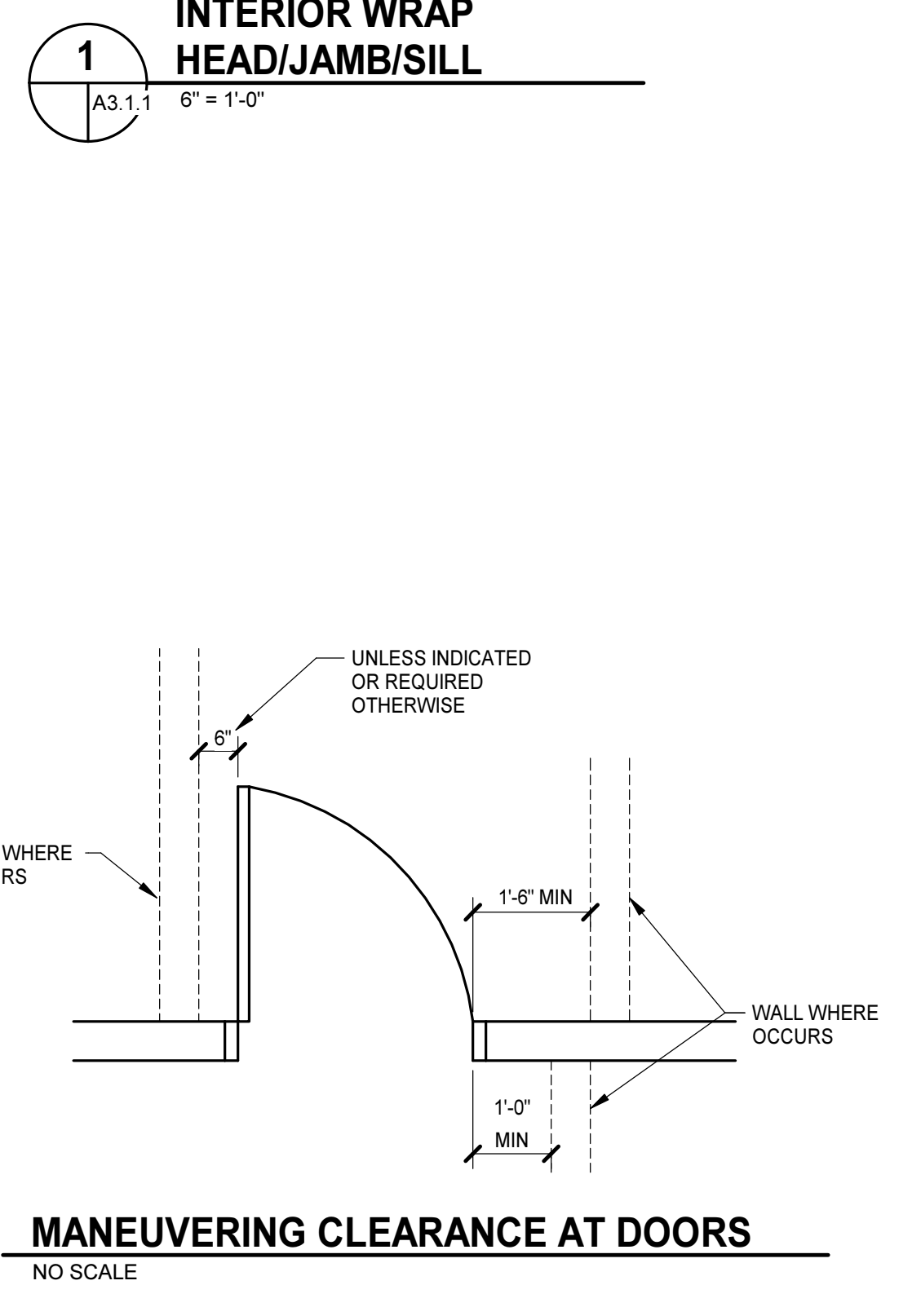
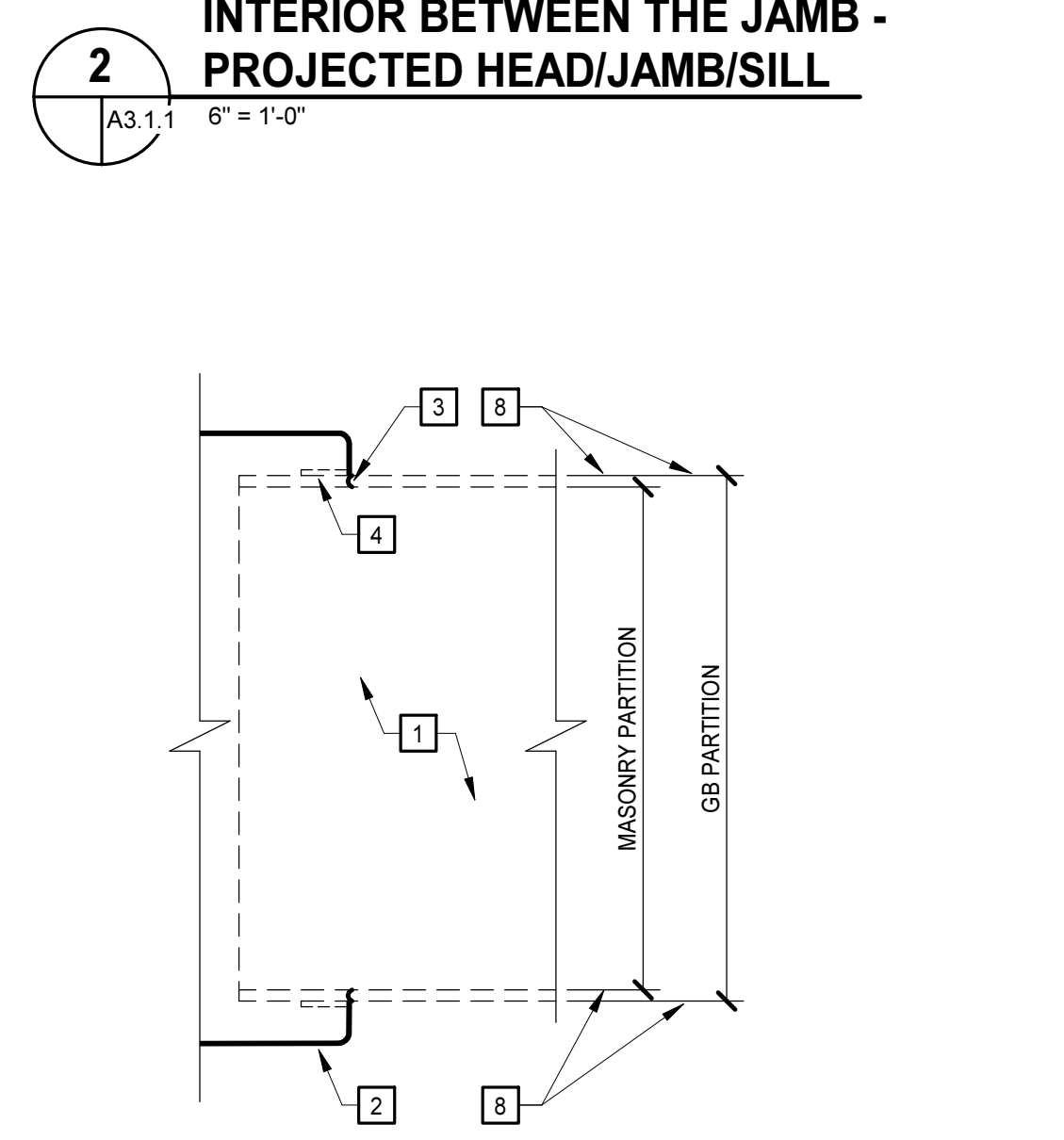
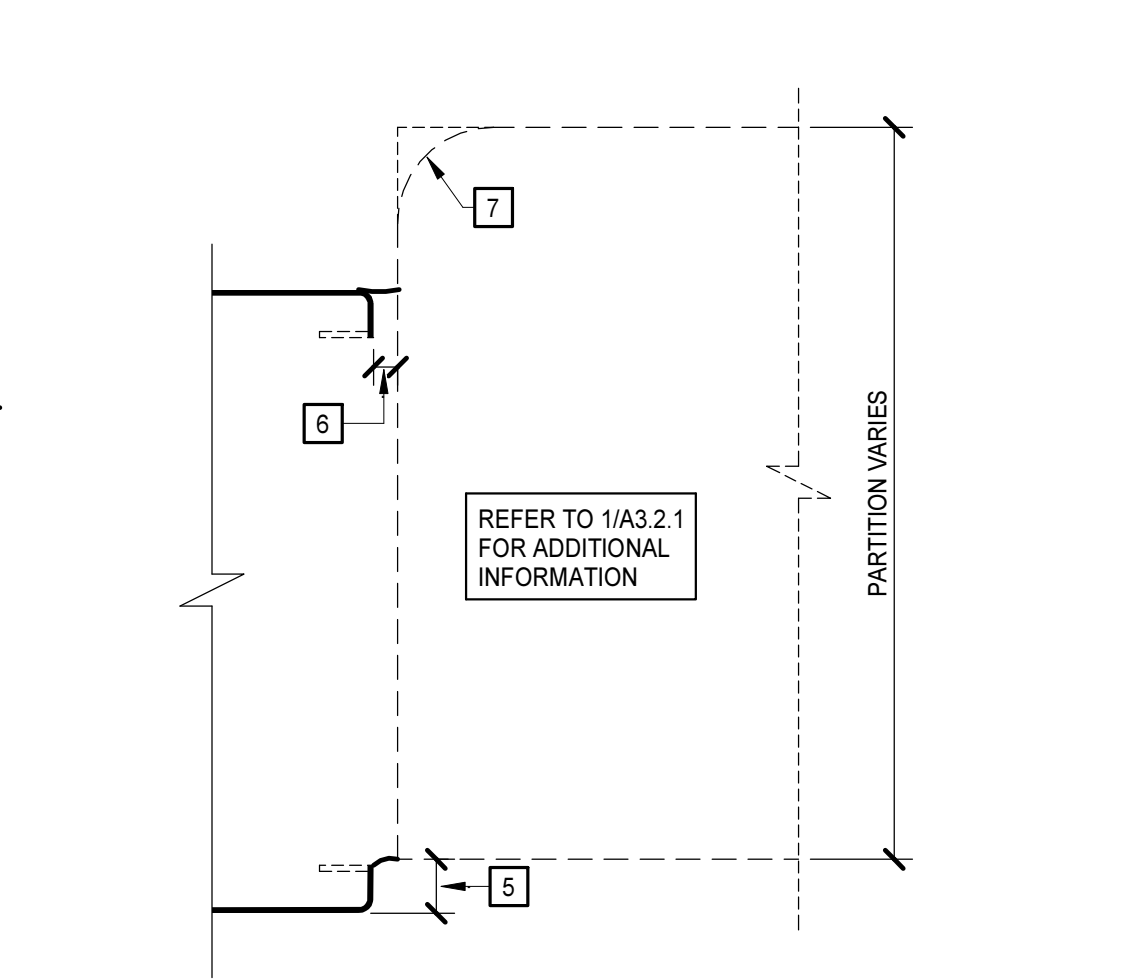
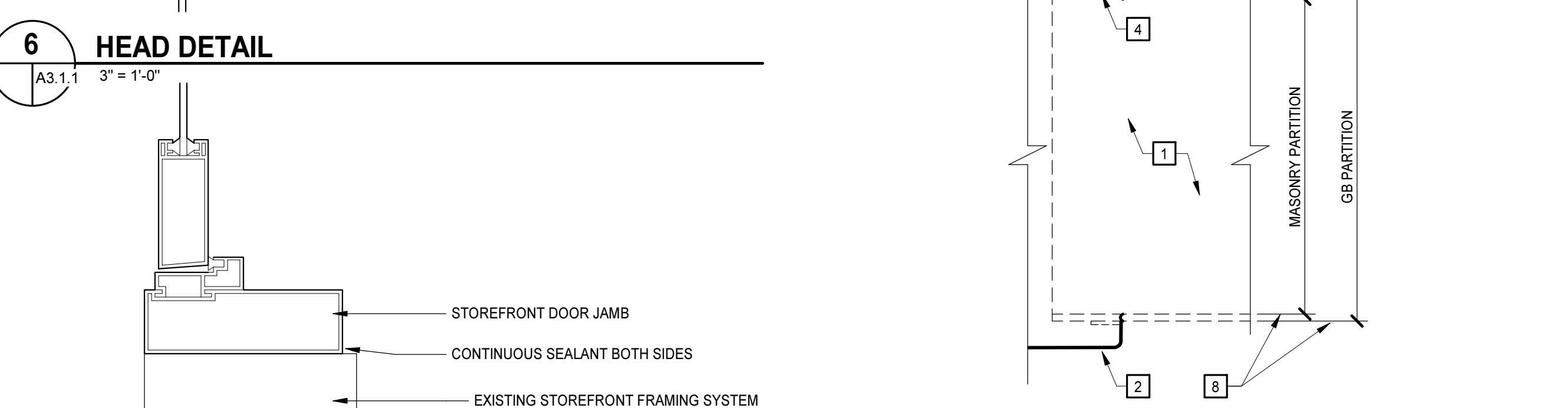
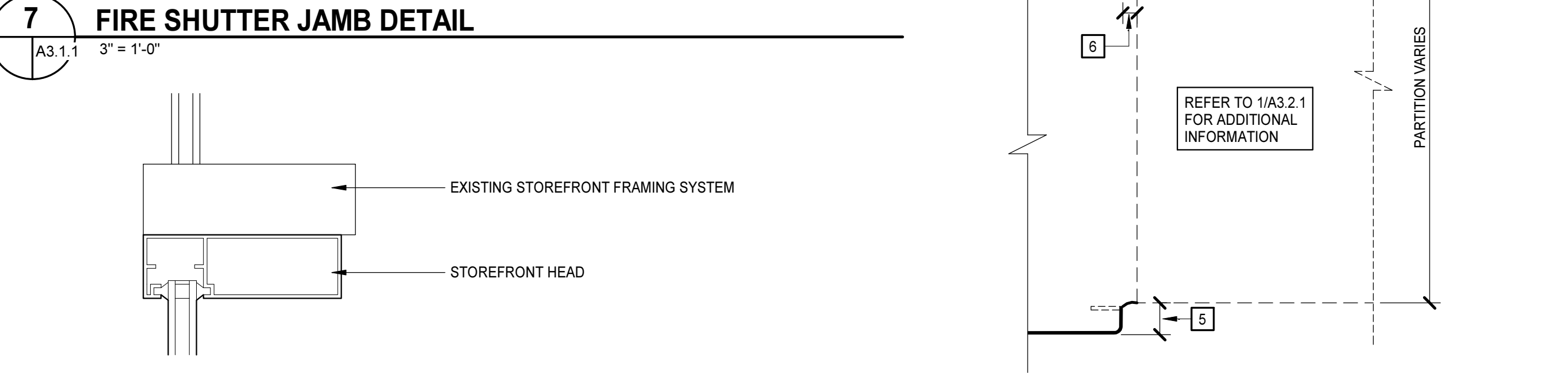
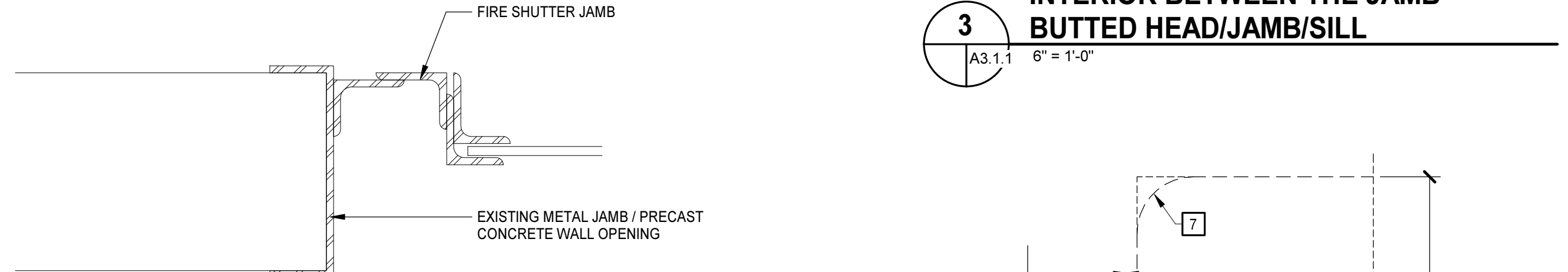
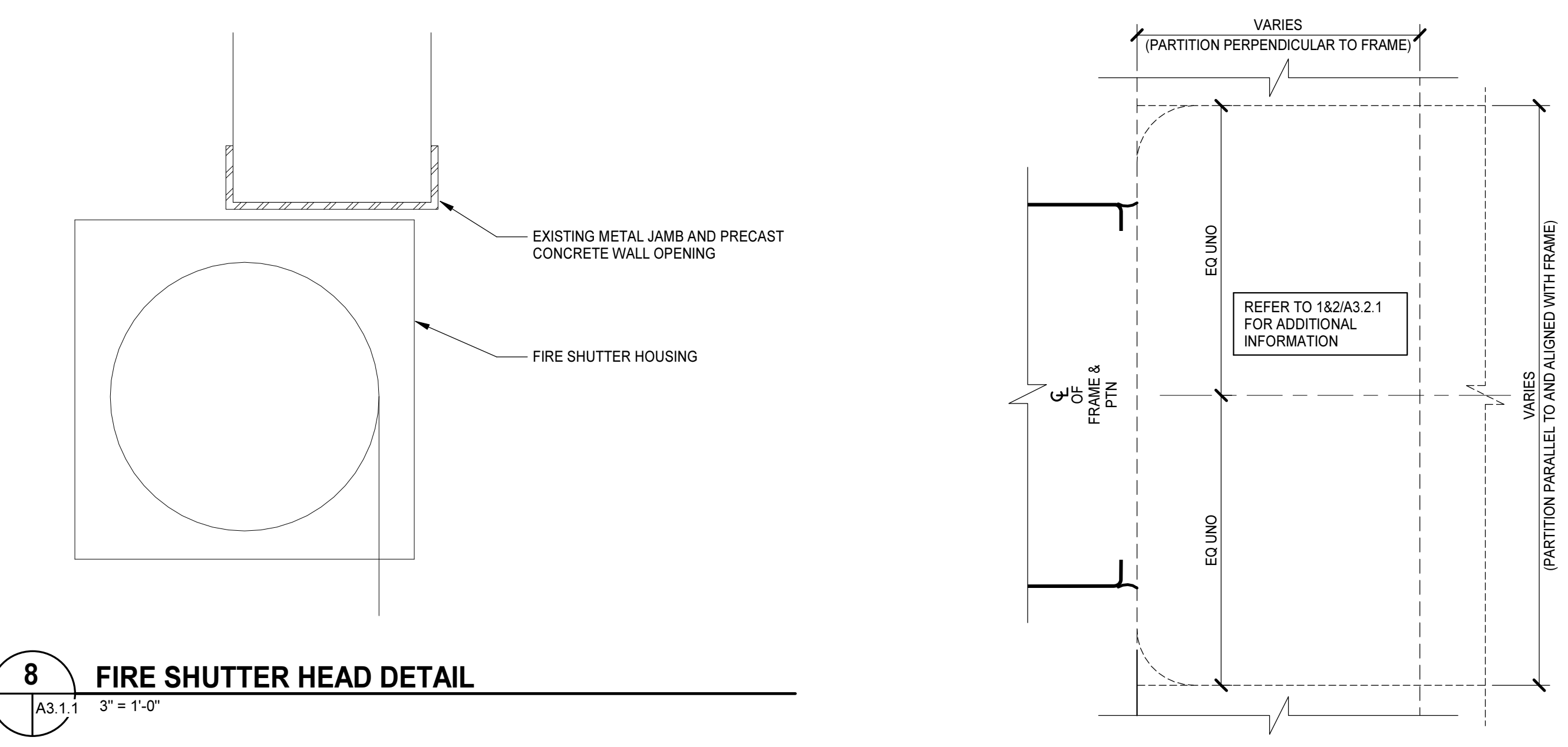
DOOR TYPES

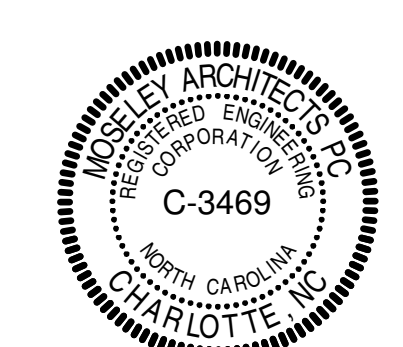
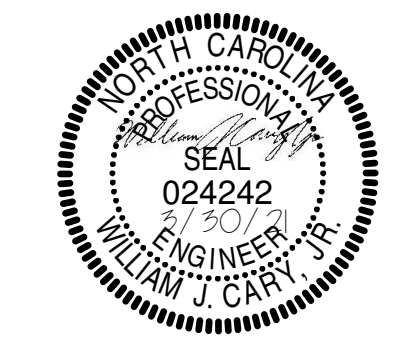
1. ALL FRAME/JAMB DEPTHS, OTHER THAN WRAP CONDITIONS, SHALL BE UNO.

2. ALL FRAME/JAMB DEPTHS AT WRAP CONDITIONS SHALL BE SIZED TO SUIT PARTITION.

3. DOORS, PANELS, GLAZING, STOPS, AND OTHER FRAME INFILLS ARE NOT SHOWN IN FRAME SECTIONS AS THEY VARY - PROVIDE SAME WHERE INDICATED.

MATCH EXISTING FRAME WIDTHS / DEPTHS AS CLOSE AS POSSIBLE. EXISTING IS APPROXIMATELY 2.5" X 7.5"





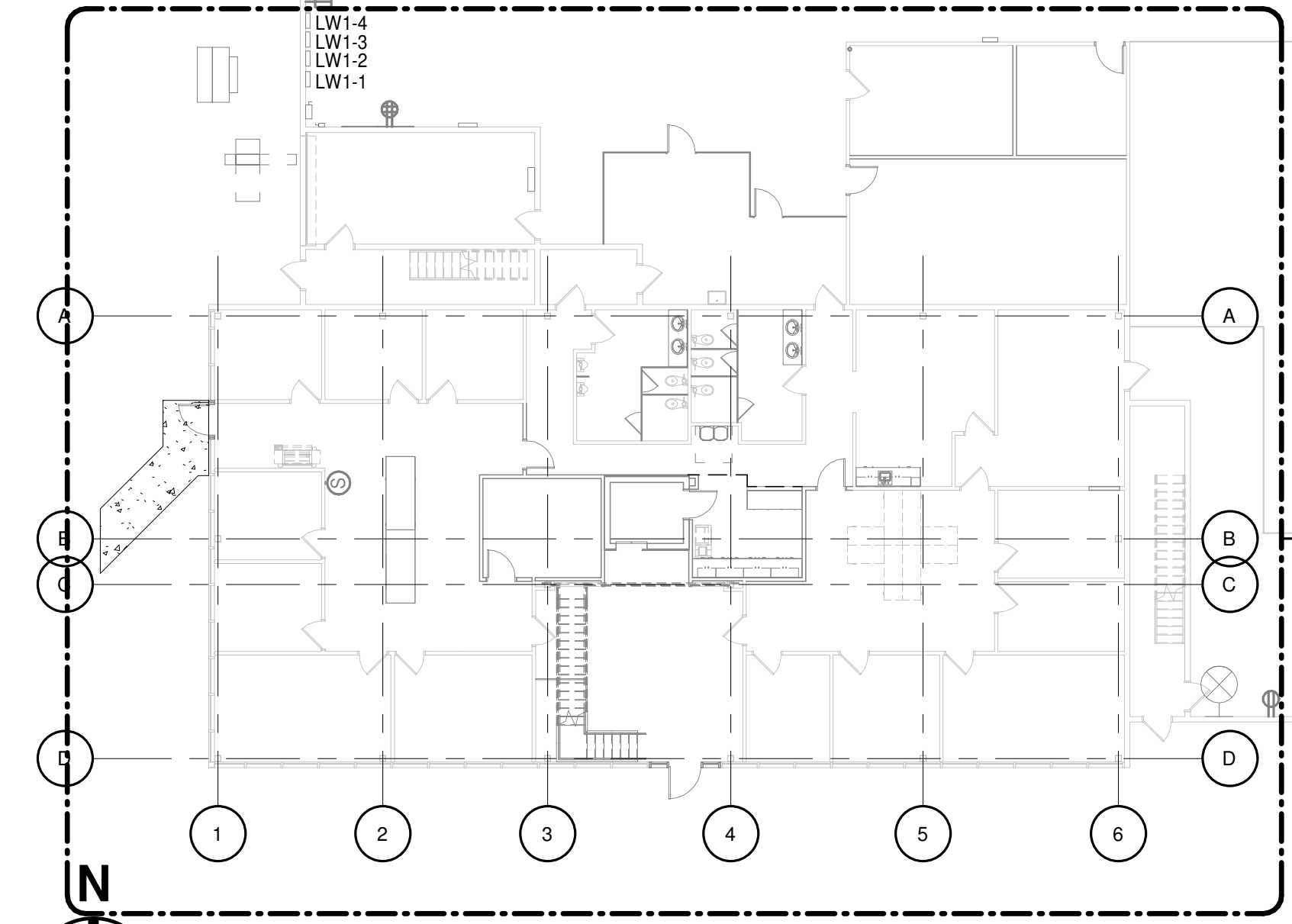
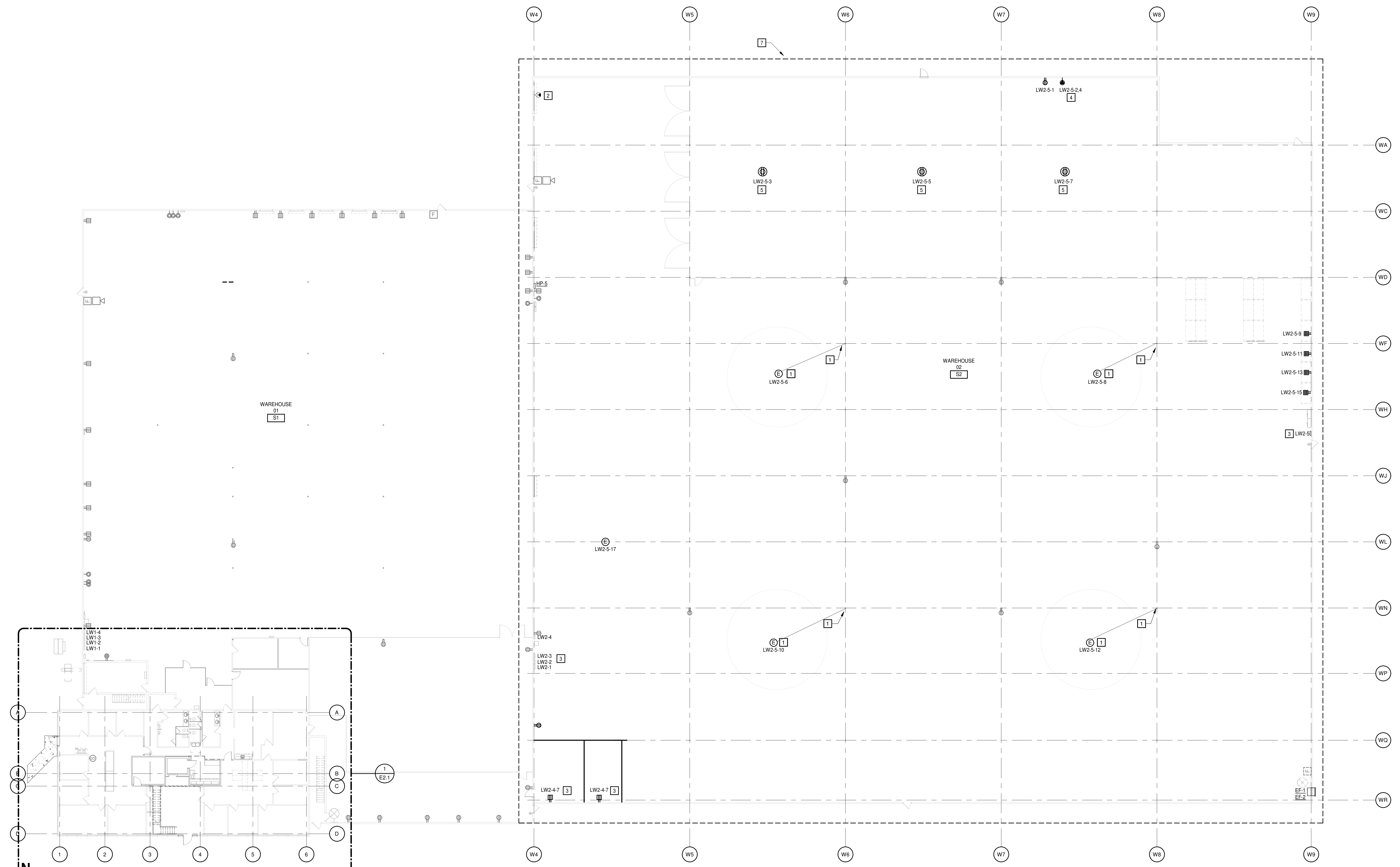
PROJECT NO:	601192
DATE:	MARCH 30, 2021
REVISIONS	
DATE	DESCRIPTION
4/12/21	ADD#1

KEYNOTES

- APPLIES TO DRAWING E2.2
 REPRESENTED BY [Symbol]
1. PROVIDE 4X4 BOX ON STRUCTURE FOR POWER CONNECTION FOR FUTURE FAN WITH 1" EC DOWN TO 2X4 BOX FOR FUTURE CONTROLS.
 2. CONNECT TO EXISTING LOCAL LIGHTING CIRCUIT.
 3. REMOVE TWO SPARE BREAKER IN PANEL LW2-3 AND PROVIDE A 100A, 3P BREAKER FOR PANEL LW2-5 VIA 4#1, #65 2".
 4. PROVIDE A L5-30R OUTLET AND 3#10, #10G, 3/4" C.
 5. PROVIDE A 20A CORD REEL WITH THREE OUTLETS AND 2" CORD IN CEILING.
 6. PROVIDE A 20A, 1P BREAKER IN SPACE OF DENOTED PANEL.
 7. WORK IN THIS AREA SHALL BE BID AS ALTERNATE #1

DIV 23 ELECTRICAL CONNECTION SCHEDULE WAREHOUSE

TAG	VOLTAGE	#	LOAD	PANEL	CCT#	WIRE	DISCONNECTING MEANS	REMARKS
EF-1	208 V	3	2.5 KVA	LW2-5	20,22,24	3#12, #12G, 3/4" C	PROVIDED WITH UNIT	
EF-2	208 V	3	2.5 KVA	LW2-5	28,28,30	3#12, #12G, 3/4" C	PROVIDED WITH UNIT	



FIRST FLOOR PLAN - WAREHOUSE ELECTRICAL

1/16" = 1'-0"