



Invitation for Bid No. 2024-014

**Union County Library
Exterior Renovation**

ADDENDUM No. 3

ISSUE DATE: December 6, 2023

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.

Union County Exterior Library Renovation
 Project No.: 2020-049
 Issue to: Bidders for Bid #2024-014

Union County, Owner
 Contract Document Date: October 20, 2023
 Addendum Date: December 6, 2023

A. NOTICE TO BIDDER

- 1.1 This Addendum is issued pursuant to the Conditions of the Contract and is hereby made part of the Contract Documents. The addendum serves to clarify, revise, and supersede information in the Project Manual, the Drawings, and previously issued Addenda. The Bidder shall acknowledge receipt of this Addendum in the appropriate space on the Bid Form. Failure to do so may subject the Bidder to disqualification. A list of attachments, if any, is part of this document.
- 1.2 The date for receipt of bids for this project **is unchanged by this Addendum. The bid date is December 13, 2023, at 11:00 AM. The location is to remain at the Union County Government Center, 500 N. Main Street, Suite 709, Monroe, NC 28112. The last day for bidders to ask questions is Friday December 1, 2023, by 5:00 PM.**
- 1.3 Pre-Bid Conference: A Pre-Bid Conference was held at the Union County Main Public Library on November 14, 2023, at 2:00 pm. Any clarifications issued as a result of the meeting are addressed by Addendum; verbal information provided does not alter the content of the bidding documents.

B. MODIFICATIONS TO PREVIOUS ADDENDA **(None)**

C. APPROVED SUBSTITUTION REQUESTS **(None)**

D. MODIFICATIONS TO PROJECT MANUAL

- 1.4 This Addendum includes the attached documents and specification sections:
- a) Revised Section 00 01 10 – Table of Contents
 - b) Revised Section 00 09 03 – Addendum 3

E. MODIFICATIONS TO DRAWINGS **(None)**

F. ATTACHMENTS

- 1.5 This Addendum includes the following questions and answers:
- a) Revised Section 00 01 10 – Table of Contents
 - b) Revised Section 00 09 03 – Addendum 3

G. BID QUESTIONS AND RESPONSES

- a) Base bid exterior metal panels (Metal-Faced Composite Wall Panels) are to match the existing panel system and color with specified metal panels per Specifications 07 42 43, 2.1, A manufactures list. This is understood to be a wet sealed system (All Joints are Caulked) please confirm?
 Answer: This is correct.
- b) Alternate Bid No. 2: Panels specify Alucobond Plus Driftwood Mica. Is this system to also be a wet sealed system (All Joints are Caulked) or is to be like the Board of Elections newer metal panel system which is only a rain screen system (Joints are NOT Caulked)?
 Answer: It should be a caulk joint system.

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c) If NOT, a wet sealed system, then will the exiting waterproofing/moisture/air membrane have to be evaluated for additional work and will be considered additional scope and not covered under this bid?
 Answer: It should be a caulk joint system.

d) Alternate No. 3. Provide and install metal panels at the Board of Elections Loading Dock Canopy as indicated on sheet A22.01. Will this system be a rain screen system or a wet sealed system? Are we to assume we are matching the same color and system on the newer portions of the Board of Elections Entrance and Side Canopy areas which is a rain screen system and NOT a wet sealed system?
 Answer: The metal panels at the Board of elections loading dock shall be a rain screen system to match the existing on the board of elections.

e) Drawing A2.01 notes Area 1 (Curved) below the New First Floor Plan Level to be included with this bid. This system has the newer system for the Entrance to the Board of Elections Area already. This includes the column, curved fascia and ceiling soffit areas at this level. Is this to be included in the bid or to remain as is?
 Answer: That area is to remain as currently installed.

f) The bid documents do not show, dimension or depict all of the soffit areas that would normally be detailed for an accurate bid estimate (Reflected Soffit Plan). We are only given Bottom Square footages Column in the Elevation Subtotal tables on the elevation sheets. Will the Architect give us more detail with dimensions in the bid documents for the soffit areas or are we only to use the Square Footage given in the bottom column table for the purpose of this bid?
 Answer: Allow for all returns of office to be 12 inches deep except at the rear of the building where the sloped roof occurs. At the slope roof area allow for a 24 inch return.

g) Please provide more detailed information on the A2.01 Drawing for Area 4 (Curved). Does this radius area have metal panels on top of the radius portion or is it another type of material? Are there any as-built drawings available for clarity?
 Answer: Provide a minimum of 12" on the back side of the panel. Drawings are not available.

h) After award of bid or NTP contractor will need to know the allowable load limits for the Library concrete Patio areas that also acts as the roof for the Board of Elections. To construction scaffolding and/or equipment usage this information will have to be provided for safe loading of this area for access to the metal panel work area.
 Answer: This information will be provided to the successful Bidder. For bidding purposes, assume Staffing to be allowed in those area, but no scissor lift, or any equipment of substantial weight.

i) Is there a preferred elevation that the GC should begin work? Does the GC have access to all elevations for the duration of the project?
 Answer: No, the successful bidder will be asked to provide a schedule and coordinate with the library on the sequence once dates are determined.

j) In the bid manual, Article 10 (Protection of Persons and Property), it says the GC is responsible for temporary protection, but at pre-bid it was discussed that Union County would post all signage. Union county will provide the signage.
 Answer: The General contractor is responsible to any barriers used.

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k) Please clarify the Ground Level Entrance Elevation charts in the drawings. Specifically, the definitions of Main Face, Back, Top, Bottom, Etc and are the square footages related to skewed panels, curved panels, soffits, etc?

Answer: The square footage is based upon straight on facades so additional lengths need to be counter for to accommodate curves and such.

l) On the drawings there are two different shades of gray. Can you clarify what the two shades of gray represent?

Answer: Just different planes in the elevations to help illustrate depths.

m) Base bid is to be for metal panels and alternate is Alucobond Standard Metal Panels. What manufacturer/system should be spec'd for base bid?

Answer: What is stated as an approved manufacturer in the documents.

n) Can you provide details on the substrate we will be attaching the metal panels to?

Answer: There are none available at this time

o) Will any insulation or zee furring required?

Answer: we assume Zee clips are used and should be used to install the panels.

p) Construction Duration: Project Manual – Specification Section 00 11 16 – Section 1.8 – Sub Section A. States: Bidders shall begin the Work on receipt of Notice to proceed and shall complete the Work within 272 calendar days. If we feel we can complete this project in a shorter duration, can we provide an alternate add or is the project required to take 272 calendar days?

Answer: The duration can take less time but no more than that stated.

q) Electrical Sub-Contractor – Project Manual – Section 00 41 13 – Page 1 - Sub-Contractor List. It indicates to fill in an Electrical Sub-Contractor Name & License #. There is not an Electrical scope of work defined within the construction documents. If there is an Electrical Scope of work, please define scope of work?

Answer: Just place N/A at that location if you are not using one for the lights and miscellaneous items.

r) Mechanical Sub-Contractor – Project Manual – Section 00 41 13 – Page 2 - Sub-Contractor List. It indicates to fill in a Mechanical Sub-Contractor Name & License #.

Answer: If there is a Mechanical Scope of work, please define scope of work. Just place N/A at that location.

s) Project Guidelines - Addendum #1 – Plan Page G0.01 Sheet Index – Lower Left Cornet of Plan Page indicates information for General Conditions, Dimensions, Partitions, Ceiling, Electrical and Communications, & HVAC and Fire Protection, and Stair Signage. The information in this section refers in Interior Renovations and not to Exterior Renovations, please advise.

Answer: Those are standard general notes that may not apply to this project.

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t) During Construction Phasing at the Main Entrance and Rear Entrance. We anticipate those locations and any other doors throughout the project when construction is to take place will not be accessible. Are there other means of Egress while those location are not accessible?
Answer: We ask that those locations have it where only one side of the entry be blocked off while the other can still be used.

END OF ADDENDUM 3

PROJECT MANUAL –CONSTRUCTION DOCUMENTS

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

00 01 01 Project Title Page
00 01 07 Seals
00 01 10 Table of Contents
00 01 15 List of Drawing Sheets
00 09 01 Addendum 1
00 09 02 Addendum 2
00 09 03 Addendum 3
00 11 13 Advertisement for Bids
00 11 16 Invitation to Bid
00 21 00 Instructions to Bidders
00 25 00 Pre Bid Meetings
00 41 13 Bid Form – Stipulated Sum
00 43 13 Bid Security Form
00 43 13.16 Bid form Checklist
00 43 28 Tax Rebate Forms
00 43 39.13 Guidelines for Recruitment and Selection of Minority Business
00 45 19 Non-Collusion Affidavit
00 45 36 Equal Opportunity Employment Affidavit
00 45 39 Minority Business Enterprise
00 52 00 Agreement Forms
00 55 00 Notice of Intent to Award
00 61 00 Bond Forms
00 62 00 Certificate of Insurance
00 72 00 General Conditions

DIVISION 01 - GENERAL REQUIREMENTS

01 10 00 Summary
01 23 00 Alternates
01 26 00 Contract Modifications Procedures
01 29 00 Payment Procedures
01 31 00 Project Management and Coordination
01 32 00 Construction Progress Documentation
01 33 00 Submittal Procedures
01 40 00 Quality Requirements
01 42 00 References
01 50 00 Temporary Facilities and Controls
01 60 00 Product Requirements
01 73 00 Execution
01 73 29 Cutting and Patching
01 74 19 Construction Waste Management and Disposal
01 77 00 Closeout Procedures
01 78 23 Operation and Maintenance Data
01 78 39 Project Record Documents
01 79 00 Demonstration and Training

DIVISION 02 – EXISTING CONDITIONS

Not Applicable

DIVISION 03 – CONCRETE

Not Applicable

DIVISION 04 - MASONRY

Not Applicable

DIVISION 05 – METALS

Not Applicable

DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES

Not Applicable

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

07 42 43 Composite Wall Panels

07 71 00 Roof Specialties

07 92 00 Joint Sealants

DIVISION 08 – OPENINGS

Not Applicable

DIVISION 09 – FINISHES

Not Applicable

DIVISION 10 – SPECIALTIES

Not Applicable

DIVISION 11 – EQUIPMENT

Not Applicable

DIVISION 12 - FURNISHINGS

Not Applicable

DIVISION 13 - SPECIAL CONSTRUCTION

Not Applicable

DIVISION 14 - CONVEYING SYSTEMS

Not Applicable

DIVISION 21 – FIRE SUPPRESSION

Not Applicable

DIVISION 22 - PLUMBING

Not Applicable

DIVISION 23 – HEATING VENTILATING AND AIR CONDITIONING

Not Applicable

DIVISION 26 – ELECTRICAL

Not Applicable

DIVISION 27 – COMMUNICATIONS

Not Applicable

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

Not Applicable

DIVISION 31 – EARTHWORK

Not Applicable

DIVISION 32 – EXTERIOR IMPROVEMENTS

Drawings: Drawings consist of the drawings listed on the Cover Sheet page of the separately bound drawing set dated 10/20/2023, as modified by subsequent Addenda and Contract modifications.

CS	Cover Sheet	10-20-23
G0.01	Sheet Index	10-20-23
G1.01	Code Summary	10-20-23
A1.31	Roof Plan	10-20-23
A2.01	Exterior Elevations	10-20-23
A2.02	Exterior Elevations	10-20-23
A2.22	Alternate – B.o.E Loading Dock Canopy Elevation	10-20-23

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