

Greensboro ABC Board
Greensboro ABC Bantiff Way Retail Store
106 Bantiff Way
Greensboro, NC 27406

July 3, 2024

Addendum No. 02

This addendum, applicable to the work designated herein, shall be understood to be an addendum that provide the following changes, additions, and/or deletions are hereby made a part of the Bid Documents for the above noted project, fully and completely as if the same were fully contained therein. All other terms, conditions, and specifications of the original Invitation to Bid remain unchanged.

1. Prebid Meeting Attendance:
 - a. Contractors:
 - i. HR Bourland II, Sanford Contractors, Davie Construction, HM Kern, BAR Construction, CT Wilson
 - b. Design Team:
 - i. SDES (Michael Celauro (AOR), Barbara Wagner (Arch), Will Wirt (Civil), Anthony Rentz (Struc)), EDI (Patty Danahy (Mech), Dan Holtzclaw (Elec), Shawn Shearin (Plum))
2. Prebid Meeting Minutes:
 - a. Review Instructions to Bidders
 - b. Bid format, process and schedule were reviewed.
 - i. There are SCO requirements though not going through the SCO
 - ii. Bids are due 17July2024, 2pm. Delivered to GABC's downtown location.
 - iii. Follow the bid instructions carefully and use the specified format.
 - iv. There are unit prices and allowances.
 - v. Bids must comply with the City of Greensboro M&WBE goals.
 - c. Reviewed RFI process and schedule.
 - i. RFIs due no later than 10Jul2024.
 - ii. Email to Barbara Wagner
 - d. Bidders to review A101 and A201
 - i. Bid bond and payment & performance bond are required.
 - ii. Documents are available through the SCO web site. A link to the documents can be sent by exception.
 - iii. Substitution Requests will be entertained only during the bid process.
 - iv. There are liquidated damages.
 - v. Estimated 365-day construction duration.

- vi. Permit purchase and pick-up is in GC scope.
- e. Design Review by discipline
 - i. Civil
 - 1. Site plan is currently in review with the City. Revisions will be issued by Addenda.
 - 2. Utility services must comply with City specs.
 - 3. Street is private but the right-of-way is public.
 - 4. Currently known changes soon to be issued:
 - a. Water service line will be type K copper
 - b. Fire line and irrigation lines will be deleted
 - c. Sewer cleanout depth at the main is really deep. Further info will be submitted to the City in the next review.
 - 5. City requires as-builts for the storm system.
 - 6. There is an oversized structure required.
 - ii. Landscape
 - 1. There is no irrigation system.
 - 2. Design complies with the minimum required by the City.
 - iii. Structural
 - 1. Design is essentially a cold-formed box with a rigid steel frame on a CMU spine wall on a shallow foundation.
 - 2. Bar joists are deeper than needed for MEP and architectural reasons. Careful attention should be given to placement of exposed items.
 - 3. Bar joist fabrication has been taking a long time.
 - iv. Architectural
 - 1. See G2.0 for OFCI and OFOI work. GC is responsible for coordination with them.
 - 2. Finishes can be found on the elevations and schedules.
 - 3. There are areas of masonry detailing and on-site framing will be required for the FRP cornice.
 - 4. Building signage is included in the GC scope.
 - 5. Building plans are currently in review with the City. Revisions will be issued by Addenda.
 - v. MEP
 - 1. Lighting is OFCI.
 - 2. GC responsible to coordinate the (3) light poles provided by Duke.
 - 3. Exterior signage is illuminated.
 - 4. Canopy roof drain is separate from the others.
 - 5. Conduits for fixtures on the CMU wall will be run in the stud space on the retail side of the CMU.
 - 6. No sprinkler required.
- 3. Response to Bidder Questions:
 - a. Where can we get the A305 Qualification form?
 - i. AIA A305 plus (5) exhibits attached
 - b. Is there a specific form for Bid Form Supplement – Unit Prices?

- i. Updated Bid Form attached
 - c. Is the site bid as unclassified?
 - i. No. Reference 31 20 22 & the unit pricing schedule (012200 3.01)
 - d. The plans read to install insulation with grooves under stucco. There is no insulation with grooves that is R10 with 2". We can get grooved insulation at 3" with R11. Please advise what is desired.
 - i. Insulation with R5 per inch with 1/4" grooves would be fine. Code requires a minimum R7.5 continuous insulation.
 - e. There are several spec sections missing from the documents. Will they be provided?
 - i. Specifications will be provided shortly. A few are attached. Also attached is a 'Basis of Design' spreadsheet that identifies the major materials intended. This is provided only for informational purposes until the specifications can be issued. The contract documents will govern.
 - f. I see all Rubber Base is OFOI and LVT in the retail area is OFOI, as well as carpet in the vestibule is OFOI, but it appears that LVT-1 in the restrooms is furnished and installed by the contractor? Confirming this is correct.
 - i. Yes.
 - g. 01 22 00: Unit Price #5 & #6 do not have quantities listed like the first 4 unit prices. Will a quantity be issued for bidders to carry in the base bid?
 - i. Unit prices 5 and 6 do not have quantities required to be included in the base bid. Prices are to be provided for these in case rock is encountered.
 - h. 01 50 00: When will we receive a temporary facilities and controls specification outlining what is required?
 - i. Specifications will be provided shortly.
 - i. 01 50 00: Who is responsible for temporary utilities payments during construction?
 - i. GC is responsible for utility payments until project turnover to the Owner.
 - j. D1: STD No. 1008 has a maximum panel spacing of 7'-0" from post to post but STD No. 1001 is showing a 7'-5" panel spacing. Which detail is correct?
 - i. City of Greensboro details show minimum criteria for generic dumpster enclosures. Dumpster enclosure shall conform to the details on A3.0.
 - k. D1 & A3.0: Which dumpster enclosure detail should we follow? STD No. 1008 & 1001 or Detail 4?
 - i. City of Greensboro details show minimum criteria for generic dumpster enclosures. Dumpster enclosure shall conform to the details on A3.0.
 - l. Is the security & communication scope of by owner?
 - i. Security, F/A, communications and locks are OFOI. GC shall provide the infrastructure and coordinate with the vendors for complete installation. See G2.0.
 - m. The drawing state the awning frame is metal- is this going to be 1" square aluminum tubing or we have to frame from light gauge metal studs.
 - i. The awning is a pre-fabricated aluminum unit.
- 4. Project Manual Modifications - attached
 - a. A305 added
 - b. Bid Form updated
 - c. Geotechnical Report added for reference
 - d. Specification Sections added or modified:
 - i. 00 01 10 Table of Contents
 - ii. 00 41 00 Bid Form

- iii. 01 26 00 Contractor Modification Procedures
- iv. 01 29 00 Payment Procedures
- v. 01 32 00 Construction Progress Documentation
- vi. 01 33 00 Submittal Procedures
- vii. 01 50 00 Temporary Facilities and Controls
- viii. 01 73 00 Execution
- ix. 01 77 00 Closeout Procedures
- x. 01 78 23 Operation and Maintenance Data
- xi. 01 79 00 Demonstration and Training
- xii. 03 30 00 Cast-in-Place Concrete
- xiii. 04 01 10 Masonry Cleaning
- xiv. 05 51 33 Metal Ladders
- xv. 06 10 00 Rough Carpentry
- xvi. 08 12 13 Hollow Metal Doors and Frames
- xvii. 08 42 29 Automatic Entrances
- xviii. 09 22 16 Non-structural Metal Framing
- xix. 09 29 00 Gypsum Board
- xx. 09 30 00 Tiling
- xxi. 09 51 00 Acoustic Ceilings
- xxii. 09 65 00 Resilient Flooring
- xxiii. 11 30 13 Residential Appliances

- 5. Drawing Modifications: Replace sheets, changes clouded.
 - a. G0.0: Minor adjustments to code information
 - b. G2.0: OFOI notes updated
 - c. A2.0: Minor adjustments to Exterior Material Legend
 - d. A3.1: Detail 8 hatch corrected
 - e. A4.0: Detail 8 tile note corrected
 - f. A6.0: Minor adjustments to Notes, Room Finish Schedule and Finish Legend

- 6. Basis-of-Design Spreadsheet
 - a. This is provided only for informational purposes until the specifications can be issued. The contract documents will govern.

End of Addendum 02

