



Swift Creek Elementary School

CARY, NC

PRE-BID MEETING



APRIL 24, 2024



GROUND RULES

VIRTUAL ATTENDEES



- Type name, company, email in chat
- Turn on cameras
- Find a comfortable, quiet location
- Mute if you're not talking
- Q&A using the chat  or Raise Your Hand  feature

AGENDA

APRIL 24, 2024



- 1 | Project Overview
- 2 | Project Schedule Review
- 3 | Bid Document Review
- 4 | Bidding Requirements
- 5 | MWBE Goals

TEAM

JE Dunn – CM at Risk



Elijah Egalite
Project Manager



Camila Cox
Estimating Manager

TEAM

Design



ARCHITECT LS3P

434 FAYETTEVILLE STREET
SUITE 1700
RALEIGH, NC 27601
919.829.2706
MARY BREHLER
marybrehler@ls3p.com



CIVIL & LANDSCAPE McADAMS

ONE GLENWOOD
SUITE 201
RALEIGH, NC 27603
919.361.5000
BRIAN KISKO
kisko@mcadamsco.com



STRUCTURAL LYNCH MYKINS

301 N. WEST STREET
SUITE 105
RALEIGH, NC 27603
919.782.1833
JEFF MORRISON
jmorrison@lynchmykins.com



MEP CMTA

10411 MEETING STREET
PROSPECT, KY 40059
502.647.9200
ZACHARY SCHNEIDER
zschneider@cmta.com



FOOD SERVICE DESIGN FOOD DESIGN

615 SOUTH COLLEGE STREET
9TH FLOOR
CHARLOTTE, NC 28202
704.545.6151
ASHLEY GAINES
againes@foodesignassociates.com

OVERALL SITE LAYOUT

Existing school, hardscape, tennis courts,
underground storage tank, mobile classrooms,
contaminated soils

Aggregate piers (delegated design), grading,
retaining walls (delegated design), hardscape,
Landscaping, pump station, force main

Forthcoming



PROJECT OVERVIEW

BUILDING

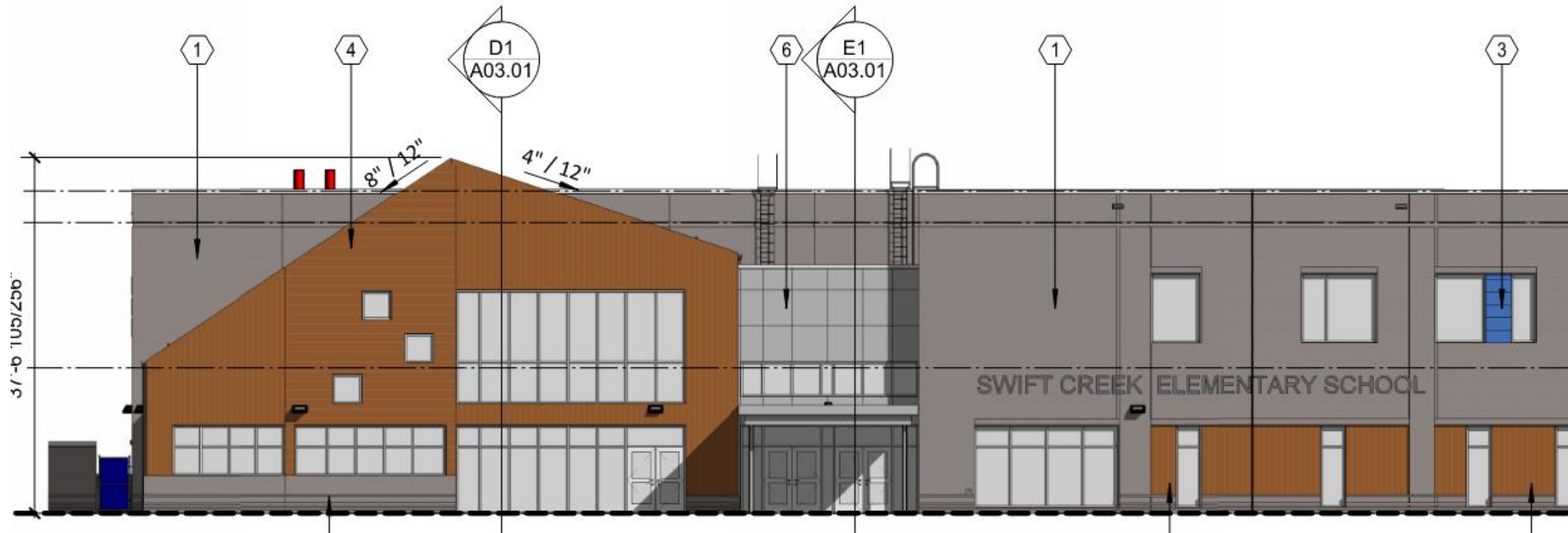


Structure

- 2-story, steel, 106,000SF
- CMU walls
- Cold-Formed Metal Framing

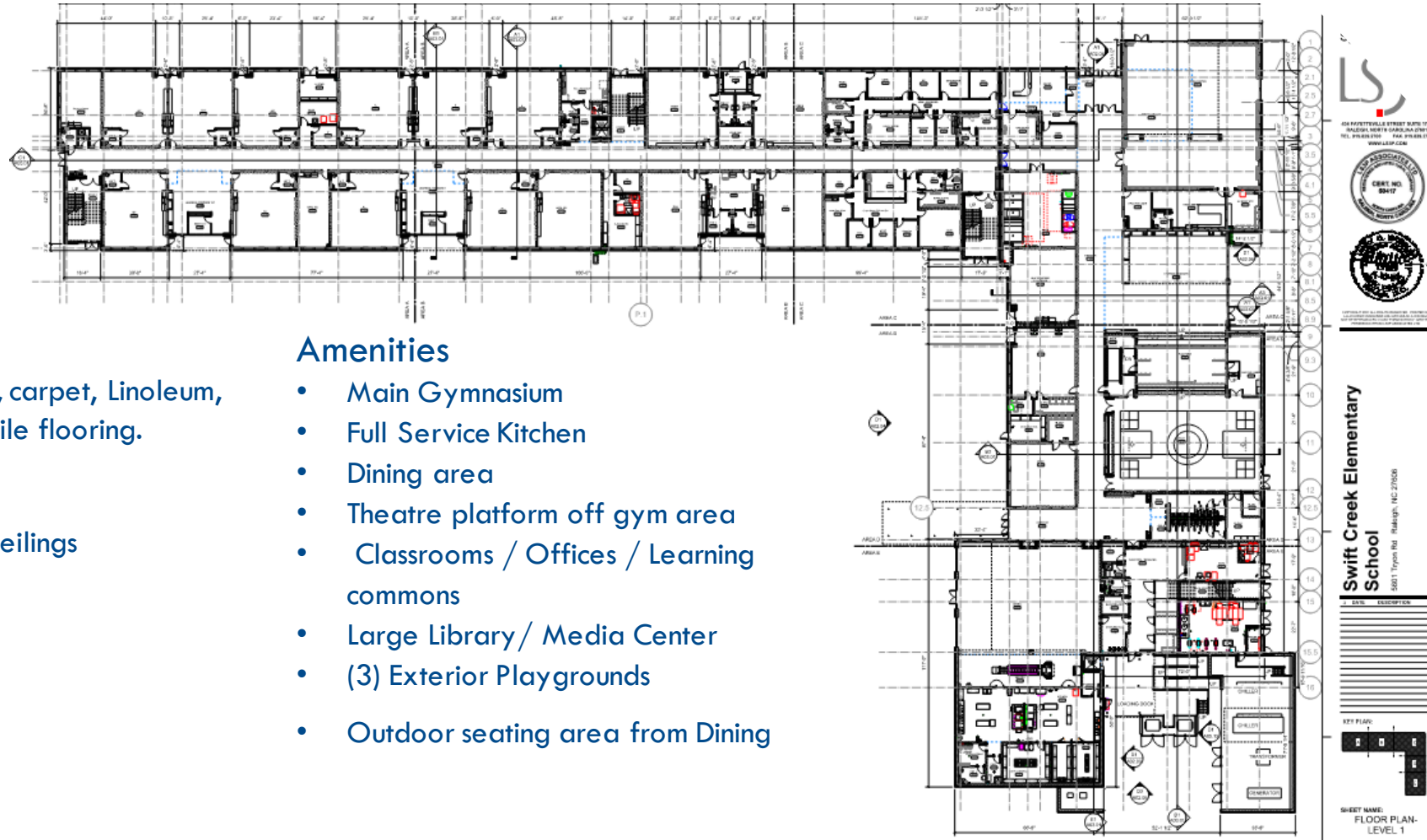
Envelope/Exterior Assemblies

- LWIC roof with 2-ply mod-bit membrane
- Standing seam metal roof over insulation
- Fluid applied air barrier
- Storefront, windows
- Brick
- Metal and phenolic panels
- Louvers



PROJECT OVERVIEW

OVERALL BUILDING LAYOUT – LEVEL 1



Finishes

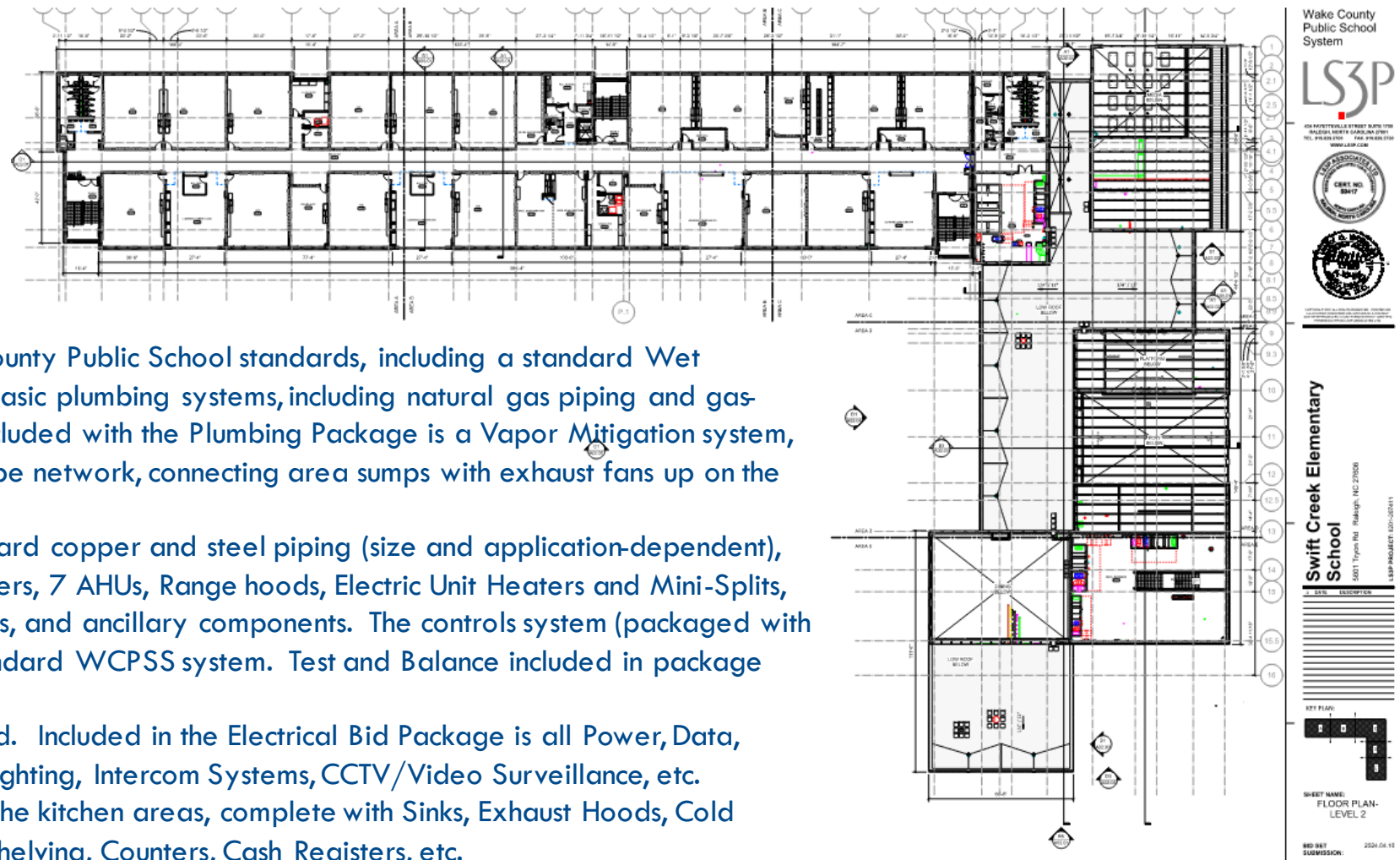
- Unfinished & sealed concrete, carpet, Linoleum, athletic, VCT, wood, ceramic tile flooring.
- Plastic laminate
- Wood doors
- Acoustical ceiling and wood ceilings
- Wallcoverings
- Acoustical wall panels
- Leaning common nooks

Amenities

- Main Gymnasium
- Full Service Kitchen
- Dining area
- Theatre platform off gym area
- Classrooms / Offices / Learning commons
- Large Library/ Media Center
- (3) Exterior Playgrounds
- Outdoor seating area from Dining

PROJECT OVERVIEW

OVERALL BUILDING LAYOUT – LEVEL 2



MEP Systems

- The MEP systems are typical Wake County Public School standards, including a standard Wet Sprinkler System (no fire pump) and basic plumbing systems, including natural gas piping and gas-fired domestic water heaters. Also included with the Plumbing Package is a Vapor Mitigation system, complete with a below-grade PVC pipe network, connecting area sumps with exhaust fans up on the roof level.
- The Mechanical System includes standard copper and steel piping (size and application-dependent), 2 gas fired-boilers, 2 Air Cooled Chillers, 7 AHUs, Range hoods, Electric Unit Heaters and Mini-Splits, Exhaust Fans, and various pumps, VAVs, and ancillary components. The controls system (packaged with 23A Mechanical) and sequence is standard WCPSS system. Test and Balance included in package 23A
- The Electrical system is mostly standard. Included in the Electrical Bid Package is all Power, Data, Security/Access Control, Fire Alarm, Lighting, Intercom Systems, CCTV/Video Surveillance, etc.
- There is a Food Service package for the kitchen areas, complete with Sinks, Exhaust Hoods, Cold Storage Rooms, Air Curtains, Ovens, Shelving, Counters, Cash Registers, etc.

PROJECT SCHEDULE REVIEW

16 months



Construction		363	14-Jun-24	18-Nov-25
Owner Move-Out		6	14-Jun-24	22-Jun-24
Construction		348	08-Jul-24	18-Nov-25
Early Demolition and Sitework		168	08-Jul-24	06-Mar-25
C1010	Mobilize	5	08-Jul-24	12-Jul-24
A2480	Erosion Control	10	08-Jul-24	19-Jul-24
C1020	Demo	20	10-Jul-24	06-Aug-24
A2600	Mass Grading	11	24-Jul-24	07-Aug-24
A2530	Added Aggregate Piers & Site Surcharge Summary	27	08-Aug-24	16-Sep-24
A2580	Site Settlement Period (Surcharge)	10	08-Aug-24	17-Aug-24
A2590	Install Aggregate Piers	20	19-Aug-24	16-Sep-24
A1100	Building Pad Prep	10	17-Sep-24	30-Sep-24
A2390	Site Utilities	40	09-Jan-25	06-Mar-25
Structure		95	01-Oct-24	17-Feb-25
A2000	Shallow Foundations	20	01-Oct-24	28-Oct-24
A1110	MEP Underground	20	15-Oct-24	11-Nov-24
A2060	Slab on Grade	15	05-Nov-24	25-Nov-24
A1120	Structural Steel Erection	50	26-Nov-24	10-Feb-25
A2090	Exterior CMU Walls	30	06-Jan-25	17-Feb-25
A2410	Pour 2nd Floor Slab	15	28-Jan-25	17-Feb-25
Building Envelope		80	18-Feb-25	10-Jun-25
A2070	Exterior Metal Framing and Sheathing	20	18-Feb-25	17-Mar-25
A2280	Weather & Air Barrier	20	04-Mar-25	31-Mar-25
A1140	Brick Veneer	40	18-Mar-25	12-May-25
A1165	Roof	25	11-Apr-25	15-May-25
A1150	Metal Panels	30	15-Apr-25	27-May-25

PROJECT SCHEDULE REVIEW

16 months



A2080	Windows - Storefront and CurtainWall	20	22-Apr-25	19-May-25
A1170	Temporary Dry-In	0		27-May-25
A2450	Final Flashings and Sealants	10	28-May-25	10-Jun-25
Interiors		186	27-Feb-25	18-Nov-25
Level 1		176	27-Feb-25	04-Nov-25
A1180	Layout	5	27-Feb-25	05-Mar-25
A1130	Interior Framing	20	04-Mar-25	31-Mar-25
A1160	MEP Overhead Rough-in	65	11-Mar-25	10-Jun-25
A2240	MEP in-wall Rough-in	30	14-May-25	25-Jun-25
A2250	Hang and Finish Drywall	25	12-Jun-25	17-Jul-25
A2260	Prime + First Coat Paint	10	11-Jul-25	24-Jul-25
A2270	ACT Grid	10	18-Jul-25	31-Jul-25
A2290	Casework + Doors/Hardware	25	25-Jul-25	28-Aug-25
A2300	Flooring	30	18-Aug-25	29-Sep-25
A2310	MEP Trim-out	15	09-Sep-25	29-Sep-25
A2320	Specialties (Div 10 & 11)	25	09-Sep-25	13-Oct-25
A2460	Install Major Equipment	30	16-Sep-25	27-Oct-25
A2330	Final Paint	10	01-Oct-25	14-Oct-25
A2340	JED Punchlist - Level 1	15	15-Oct-25	04-Nov-25
Level 2		161	20-Mar-25	04-Nov-25
A2830	Layout	5	20-Mar-25	26-Mar-25
A2840	Interior Framing	15	27-Mar-25	16-Apr-25
A2850	MEP Overhead Rough-in	50	03-Apr-25	12-Jun-25
A2860	MEP in-wall Rough-in	25	22-May-25	26-Jun-25
A2870	Hang and Finish Drywall	20	20-Jun-25	18-Jul-25

PROJECT SCHEDULE REVIEW

16 months



A2870	Hang and Finish Drywall	20	20-Jun-25	18-Jul-25
A2880	Prime + First Coat Paint	10	21-Jul-25	01-Aug-25
A2890	ACT Grid	8	25-Jul-25	05-Aug-25
A2900	Casework + Doors/Hardware	15	04-Aug-25	22-Aug-25
A2910	Flooring	20	26-Aug-25	23-Sep-25
A2920	MEP Trim-out	10	17-Sep-25	30-Sep-25
A2930	Specialties (Div 10 & 11)	15	17-Sep-25	07-Oct-25
A2940	Install Major Equipment	15	24-Sep-25	14-Oct-25
A2950	Final Paint	10	01-Oct-25	14-Oct-25
A2960	JED Punchlist - Level 2	15	15-Oct-25	04-Nov-25
Systems & Building Inspections / Testing		82	25-Jul-25	18-Nov-25
A2550	Temporary HVAC & Electrical Summary Duration (Finishes to Final MEP)	47	25-Jul-25	30-Sep-25
A2470	Install Elevator	35	12-Aug-25	30-Sep-25
A2490	Set & Activate Electrical Systems	15	03-Sep-25	23-Sep-25
A2500	Set & Activate Mechanical Systems	20	03-Sep-25	30-Sep-25
A2540	Permanent Power On-Line	0		23-Sep-25
A2520	HVAC On-Line	0		30-Sep-25
A2820	Commissioning	20	01-Oct-25	28-Oct-25
A2560	Set & Test Generator	10	08-Oct-25	21-Oct-25
A2350	Owner/Arch Punch List	10	05-Nov-25	18-Nov-25
A2360	Final Inspections	5	12-Nov-25	18-Nov-25
Late Sitework		65	11-Jun-25	11-Sep-25
A1310	Hardscape	40	11-Jun-25	06-Aug-25
A1300	Landscaping	25	07-Aug-25	11-Sep-25
Offsite Improvements		70	04-Jun-25	11-Sep-25
A1320	Offsite Improvements	70	04-Jun-25	11-Sep-25

BIDDING REQUIREMENTS

BID SUBMISSION CHECKLIST



- Read Bid Manual *thoroughly.* Base bid includes entire manual.
- Submit sealed bid by Mat 10th at designated time
- Bid submitted on latest BID FORM (last one was provided Addendum 2).
- All BID FORM blanks filled in per Instruction to Bidder
- Bid Security Attached in the form of check or Bid Bond
- Addenda/Clarifications acknowledged
- Include any allowances relevant to you package (see BID FORM)
- Include Sales Tax
- Proper signatures included on Signature Page
- MWBE Forms (Identification of Minority Business plus Exhibit A or B

BID DOCUMENT REVIEW

BID FORM

Page 2 of 7

Scope Notes / Instructions:

Description	Confirm with YES
Hold Price Per Schedule	<input type="text"/>
Include Taxes	<input type="text"/>
Acknowledge review of Scope of Work in Front End Manual and have provided requested Alternates and Unit Prices NOTARIZED Bid Form (per Bid Package)	<input type="text"/>
Attached Identification of HUB Certified/ Minority Business Participation Form	<input type="text"/>
Attached NOTARIZED Affidavit A or Affidavit B	<input type="text"/>
Attach Bid Bond if Base bid is over \$300,000	<input type="text"/>

PAGE 2 to 6

- 10 Alternates ("N/A" or the \$ cost). Alt #10, comb packages.
- 39 Unit Cost ("N/A" or the \$ cost)
- If left in blank, we will assume \$0
- Exclude Allowances

PAGE 7

- Signature + Notary

SECTION 00 41 00.10 INDIVIDUAL SCOPE BID FORM REV2

Owner: **WAKE COUNTY PUBLIC SCHOOL SYSTEMS**

Project: **WCPSS Swift Creek**

J.E. Dunn Project No.: 21042400

Contractor: **JE Dunn Construction Company**

Attn: Camila Cox

Name of Bidder:

Address of Bidder:

Phone:

Contact Name:

Email:

BASE BID INDIVIDUAL SCOPES OF WORK

Directions: For individual Scopes of Work, list the Scope of Work number, the Scope of Work description, and the Base Bid amount both in words and in figures. This Base Bids is considered stand-alone Bid and could be awarded individually or in any combination.

Scope of Work #:	<input type="text"/>	Description:	<input type="text"/>	\$	<input type="text"/>
Base Bid Written Value: <input type="text"/>					

BID PACKAGE
HUB PERCENT
GOAL

10.0%

HUB
PERCENT
INCLUDED

%

HUB \$ VALUE
(INCLUDED
ABOVE)

\$

Addenda:

The Bidder hereby acknowledges receipt and inclusion in the Bid Proposal the following addendum (number and date):

Addendum No. <input type="text"/>	Dated: <input type="text"/>	Addendum No. <input type="text"/>	Dated: <input type="text"/>
Addendum No. <input type="text"/>	Dated: <input type="text"/>	Addendum No. <input type="text"/>	Dated: <input type="text"/>
Addendum No. <input type="text"/>	Dated: <input type="text"/>	Addendum No. <input type="text"/>	Dated: <input type="text"/>

BID DOCUMENT REVIEW

BID FORM – ISSUED ADDENDA



Addendum #1

Terracon bulletin indication snow guard attachment

PROJECT MANUAL CHANGES

- Table of Contents
- Allowances
- Unit Prices
- General Commissioning Requirements
- Roof Insulation and Cover Board
- Standing-Seam Metal Roof Panels
- Mod. Bit. Membrane Roofing
- PVC Membrane Roofing
- Exterior Painting

DRAWINGS CHANGES

- (1) General
- (3) Architectural

Addendum #2

FRONT END DOCUMENTS

SCOPES OF WORK
BID FORM (REV2)

% HUB: The diversity certification recognized by WCPSS is HUB

REPORTS

ASBESTOS REPORTS

Asbestos Report - REV 9-7-22

Asbestos Report - Boiler Room 2-19-24

GPS Coordinates for Historical Environmental Issues 05-2023

EMSL Analytical - Test Report - Asbestos Analysis 6-16-22

EMSL Analytical - Test Report - PLM 6-16-22

GEOTECHNICAL REPORTS

Geotechnical Report Addendum 8-25-23

Exploration Plan Aerial 2023 with SHWT and CPT Sounding

RFIs

RFI LOG

RFI Log as of 04/22/2024

Civil CAD Drawings

Casework Substitution Request

BIDDING DETAILS

Bid Schedule Key Dates



- Pre-Bid Meeting April 24, 2024, 10:00 AM
- Site Walkthrough TBD (Week of 4/29)
- RFI Due Date April 26, 2024, 5:00 PM
 - Camila Cox (camila.cox@jedunn.com)
- Final Addenda Date May 1, 2024, 5:00 PM
- Bids Due May 10, 2024, 9:30 AM, 1:00 PM
 - Length of Validity of Bids: **60 calendar days**
 - Herbert Young Community Center at Town of Cary
- Re-Bid Due May 23, 2024, 12:30 PM
 - Herbert C. Young Community Center – Eagle Room, Town of Cary

BIDDING DETAILS

BID DAY



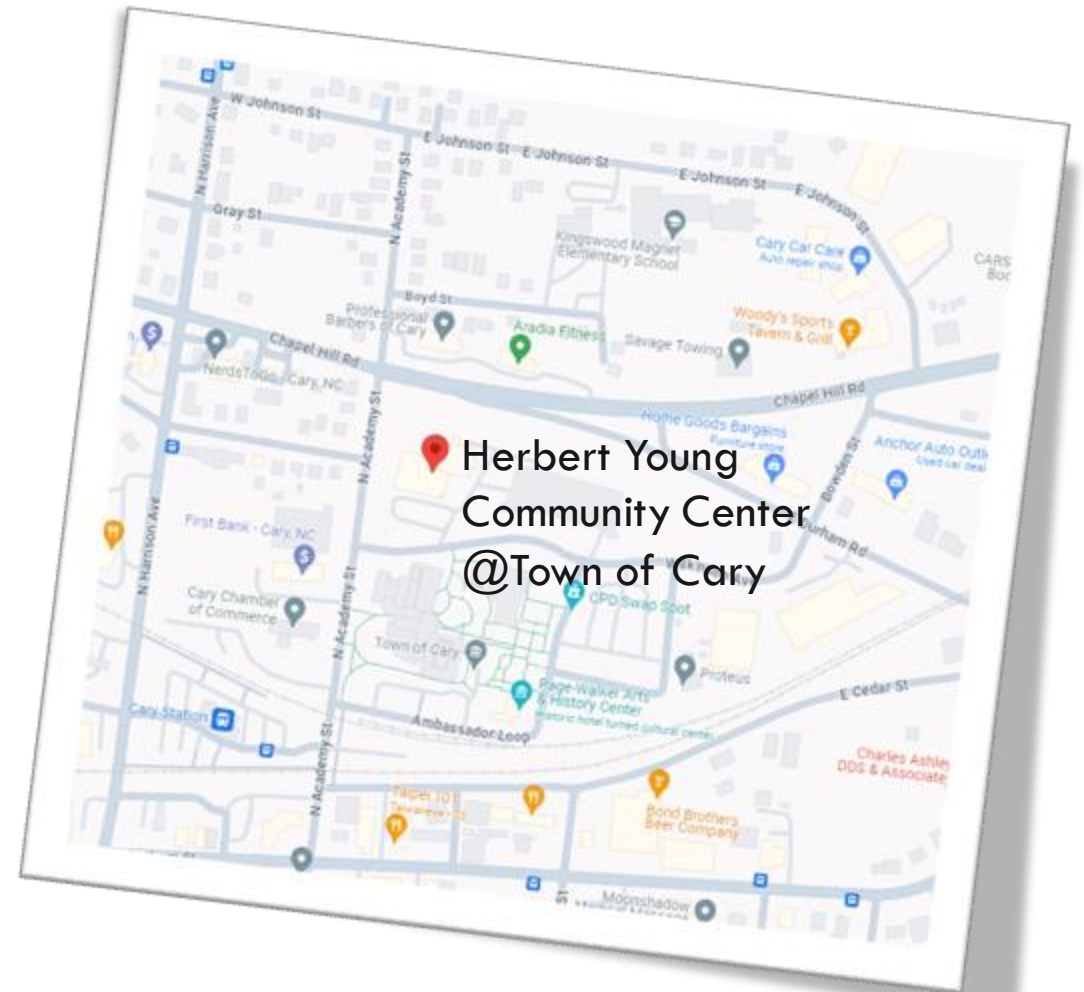
BID DAY: Friday May 10, 2024

9:30AM (Divisions 01 to 11)

1:00PM (Divisions 12 to 32)

**Cardinal Room A at the Herbert Young Community Center
101 Wilkinson Ave, Cary, NC 27513**

Sealed bids may be mailed and received on or before May 09, 2024 to the office of JE Dunn Construction at 1201 Edwards Mill Rd, Suite 360, Raleigh, NC 27607. JE Dunn Construction is not responsible for late deliveries.



BIDDING REQUIREMENTS



Accessing Bid Documents:

- ITB sent through Building Connected
- Includes all Bid Documents (drawings and specs)
- Includes the project Bid Manual w/ req'd. forms and samples
- Will include all addenda
- Will include a PDF of this presentation

MWBE GOALS

HUB CERTIFIED



J. E. Dunn strongly encourages 1st Tier Contractors to use qualified and certified HUB contractors and suppliers.

- Minimum Project Goals: MWBE 10%

Recruitment & Utilization Guidelines

- Contractors must be certified under the NC Statewide Uniform Certification Program (SWUC) before bid day to be counted in the program goal
- All certification details can be obtained at
- All program forms that must be submitted with your bid will be attached to the bid form

HUB Resources

- NC Dept of Administration – HUB Office
Google “NC HUB” – HUB Office Home Page – “Search HUB Vendors”
All Forms are included in the Bidders Manual

MWBE GOALS

HUB CERTIFIED



Include with your proposal, the following MWBE Forms from Section 00 73 36 of the Front End Documents:

Identification of HUB Certified/Minority business Participation, and

One of the following Affidavits:

- A – Listing of good Faith Efforts, or
- B – Intent to Perform with Own Forces