in situ studio

NCSU BROOKS HALL PHASE I RENOVATION

50 Pullen Road, Raleigh, NC 27605

SC0#22-25338-02A NCSU#20222002

11 27 24 - ADDENDUM 04 [FINAL]

CHANGES TO THE PROJECT MANUAL

Revised Form of Bid Proposal, and specification section 012300. See attached, and response to question below.

CHANGES TO THE PROJECT DRAWINGS

Revised A0.1 Cover Sheet. Adds M1 and M2 preferred brand alternates per question below.

ANSWERS TO QUESTIONS RECEIVED TO DATE

- Q: Per the specifications will we be required to set up a field office onsite, or will we be able to set up in the building? What will be the requirements for temporary restrooms.

A: Pending final approval from NCSU Transportation and Facilities, temporary facilities and additional staging area will be available at the 6 space parking lot at the intersection of Baver Dr. and Boney Dr. A field office can be set up in the building, or as a utilization of part of that lot. This will need to be coordinated with consideration of a project schedule by the selected Contractor.

Q: Where the 2" hot water pipe goes from the mechanical room down into the basement it looks like it'll have to penetrate the slab, then the basement wall. I'll double check tomorrow when I'm there, but assuming it does I see two choices. First, the GC could make a well in the floor that would give us space to run the pipe using current specs, or second we can cut the floor, dig it out and direct bury the pipe in contact with the dirt. Do they have a preference?

If they want it direct buried, I assume they would want to put a different spec out for the hot water pipe. I don't think they would be happy with what they show for chilled water (232113-3.2). I assume they would want pre-insulated piping.

A: See response to question below.

 Q: We need detailed information for installation of 2" HW main piping from basement to Level 1 shown on M2.01 that may penetrate inaccessible underground.

A: Note 4 on sheet M201 describes routing new 1 ½ HW piping from existing mechanical room up into new mechanical room. This pipe will require trenching under existing slab within the building footprint to complete the routing. Contractor shall price necessary X-Raying of slab and location of existing services and structure in limited area where HW piping will be installed. In addition this pipe shall be 2" as indicated on Detail 01 sheet M4.00.

 Q: Note 3 on M1.00 says "existing chilled water piping to be relocated" but it is shown to be demolished and replaced with new piping on M2.00. Please advise.

A: Note 3 on Sheet M1.00 indicated relocating existing CHW pipe. Due to age and condition of this pipe, it should instead be replaced as indicated on M2.01.

- Q: Keyed notes 1 and 2 on upper right of plan sheet M2.01 do not look to be relevant to that location. Please advise.
 - A: The keyed notes listed on Detail 1 on this sheet are note relevant to the keyed notes listed beside Detail 2.
- Q: CHW pipe to AHU-1 on M2.01 shows 1-1/2" and on M3.00 & M3.01 shows 2". Please confirm which size is correct.

A: CHW pipe serving new AHU-1 shall be the same pipe size as the existing pipes connected to it. These pipes are assumed to be 1 $\frac{1}{2}$ ". Contractor shall inspect these pipes before ordering materials and provide same pipe size for the new piping.

- Q: Steam pipe to HX-1 on M2.01 shows 2-1/2" and on M4.00 shows 3". Please confirm which size is correct.

A: MPS steam pipe size listed on M4.00 Detail 2 shall be 2 1/2" as shown on M2.01 not 3".

 Q: Spec 230900, 2.1 calls for preferred alternates for Schneider Electric and Johnson Controls but we find no alternates for same in alternate spec section 012300.

A: Preferred Manufacturer Alternates M1 and M2 have been added to section 012300 and to the Revised Form of Proposal. See attached.

Q: For 2-1/2" chilled water can we use Type L copper or schedule 40 black steel welded/flanged in lieu of specified malleable iron fittings?

A: The break point for requiring Schedule 40 steel with malleable iron fittings shall be 3" not 21/2"

Chilled-water piping, aboveground, NPS 1 to NPS 2-1/2, shall be any of the following:

Type L (B), drawn-temper copper tubing, wrought-copper fittings, and brazed joints.

Schedule 40 steel pipe; Class 250, malleable-iron fittings; malleable-iron flanges and flange fittings Chilled-water piping, aboveground, NPS 3 and larger, shall be the following:

Schedule 40 steel pipe; Class 250, malleable-iron fittings; malleable-iron flanges and flange fittings.

Q: Is Propress copper an approved option for HVAC chilled water and hot water piping systems?

A: Propress' or similar fittings will not be accepted for any HVAC service.

- Q: Was a spot for demo dumpster/hazz mat located?

A: See response above - pending final approval from NCSU Transportation and Facilities, the parking lot at the intersection of Baver Dr. and Boney Dr. will be available for the Contractor to program as needed. During demo, the Contractor will need to coordinate with NCSU Transportation department if a dumpster closer to the project site is desired, and/or available.

Q: We are interested in bidding the NCSU Brooks Hall project in Raleigh, but there is a requirement in the specs that we do not meet. The structural steel framing specs require the fabricator to be, "A qualified fabricator that participates in the AISC Quality Certification Program and is designated an AISC-Certified Plant, Category BU or is accredited by the IAS Fabricator Inspection Program for Structural Steel (Acceptance Criteria 172)."

We do not meet this requirement as we are not in the AISC Quality Certification Program. We have had this requirement waived in the past, and then we would include costs in our bid for us to hire a licensed structural engineer or a third-party inspector (Terracon) to perform a shop inspection and oversee our quality control procedures during fabrication. We have done this on several occasions and the EOR accepted this inspection in lieu of the AISC Certification.

Do you think this would be an option?

A: If the fabricator is not an AISC certified fabricator, shop inspections and audit by a qualified testing agency must be performed during shop fabrication of all structural steel components for the project per Section 1705.2 of the 2018 NCBC and AISC 360-22 Chapter N for both the fabricator's in-house Quality Control Inspector (QCI) and an independent testing agency's Quality Assurance Inspector (QAI) as described. After completion of fabrication, a final report documenting the completion of both the required QC and QA inspections shall be provided to the AHJ and EOR.

Q: How big is the mulch bed shown on A2.0B?

A: Mulch bed is approximately 40'x 14'.

Q: On page E-2.00 Key note 2 recessed floor boxes are these poke though boxes and the raceway install on the lower level or to cut concrete and recessed raceway?

A: Cut concrete to install recessed boxes and conduit. REF A1.0 for relevant slab cut locations for below slab conduit runs. Conduit shall rise up inside nearest solid wall to accessible ceiling space.

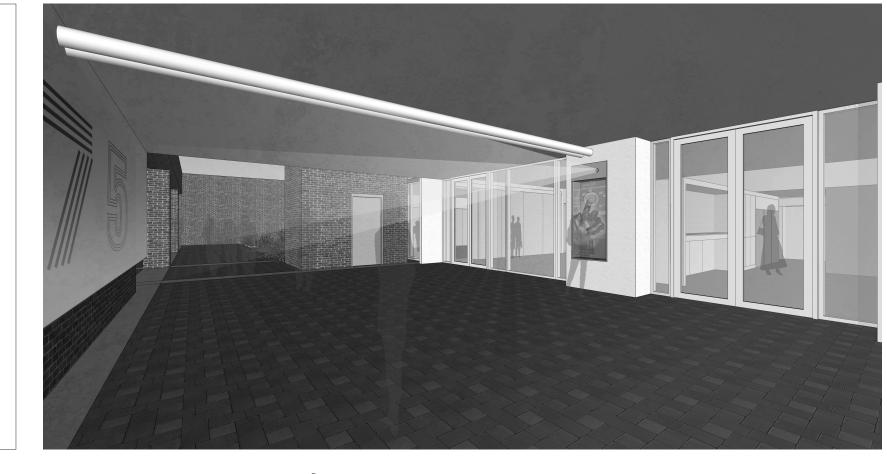
- Q: What size wire way for telecom is it 6X6 or 8X8?

A: Provide 8"x8" wireway with proper transitions into existing remaining wireway.

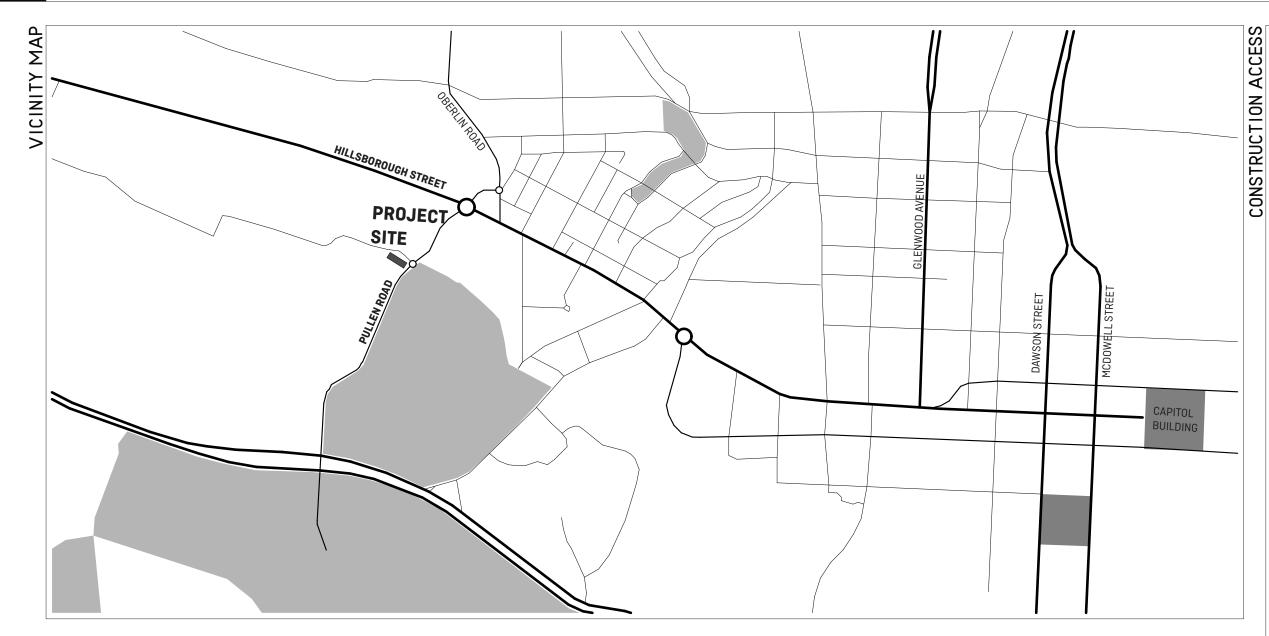
NCSU BROOKS HALL RENOVATIONS - PHASE I

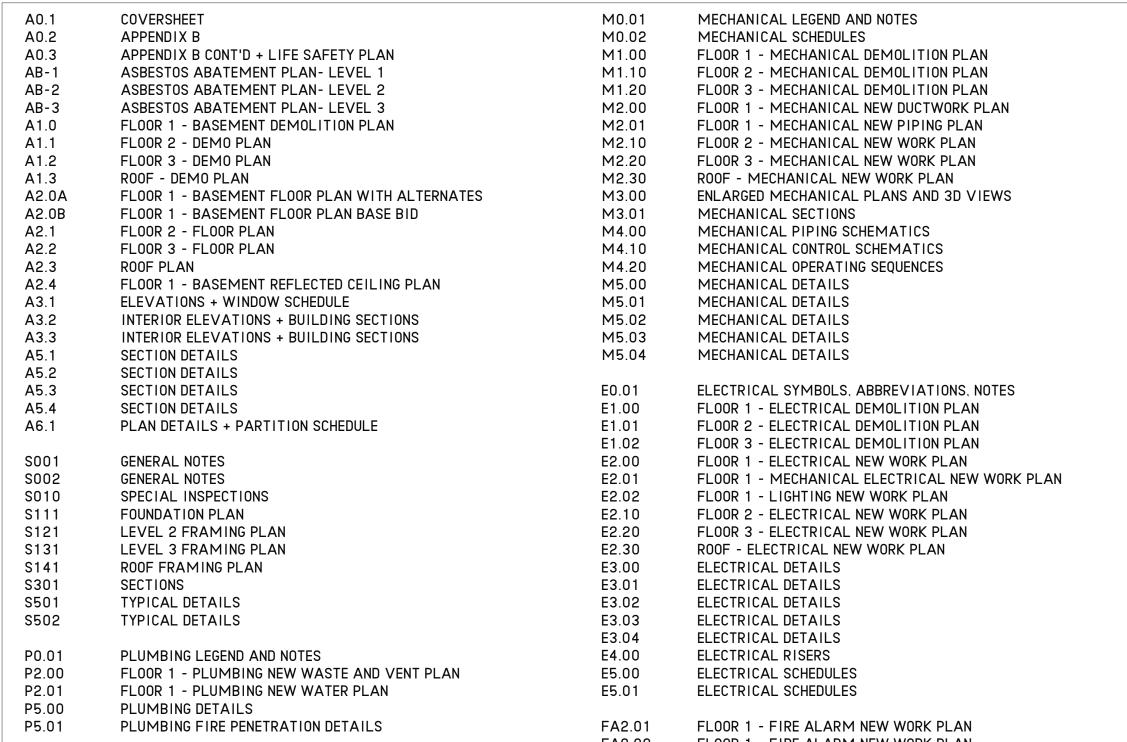
NCSU #20222002 SCO#22-25338-02A

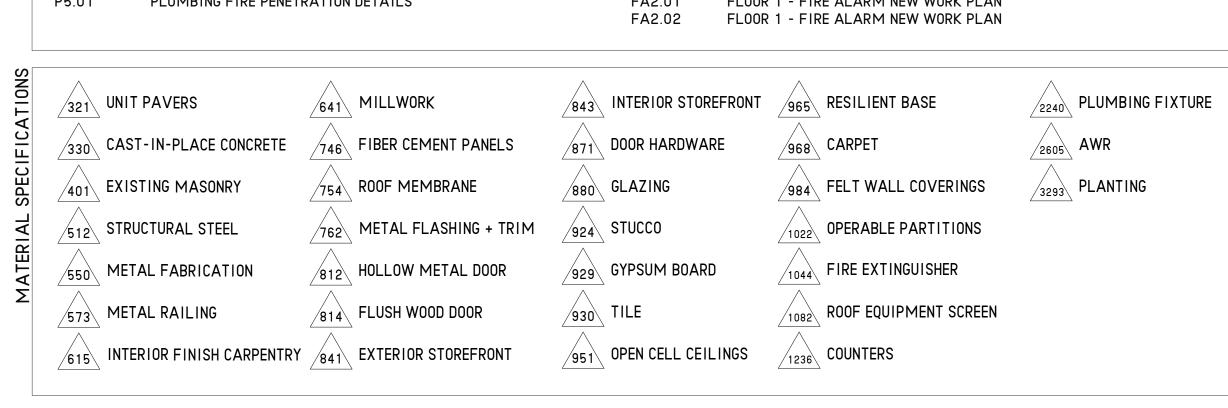
50 PULLEN ROAD RALEIGH, NC 27605



BIDDING DOCUMENTS







O1 ALL LOADING TO BE FROM STINSON DR.

ONLY SMALL EQUIPMENT PERMITTED BEYOND STINSON DR.

TO PROJECT SITE.

DELIVERIES MUST BE COORDINATED WITH THE COLLEGE OF DESIGN TO BE DURING OFF HOURS.

02 MATERIAL LAY DOWN AND STAGING AREA

03 PER UNIVERSITY REQUIREMENTS:

ALL HARDSCAPES MUST BE
PROTECTED BY 3/4" THICK 4' X 8'
PLYWOOD. THE CONTRACTOR
MUST PROVIDE ADEQUATE
PROTECTION OF EXISTING
CONCRETE, ASPHALT, AND BRICK.

ALL DAMAGE MUST BE REPAIRED
BY THE CONTRACTOR TO ENSURE
EQUAL MATERIAL SUBSTITUTION.

NO STORING OF MATERIAL OR EQUIPMENT ON LANDSCAPED AREAS, INCLUDING MULCH BEDS AND LAWN.

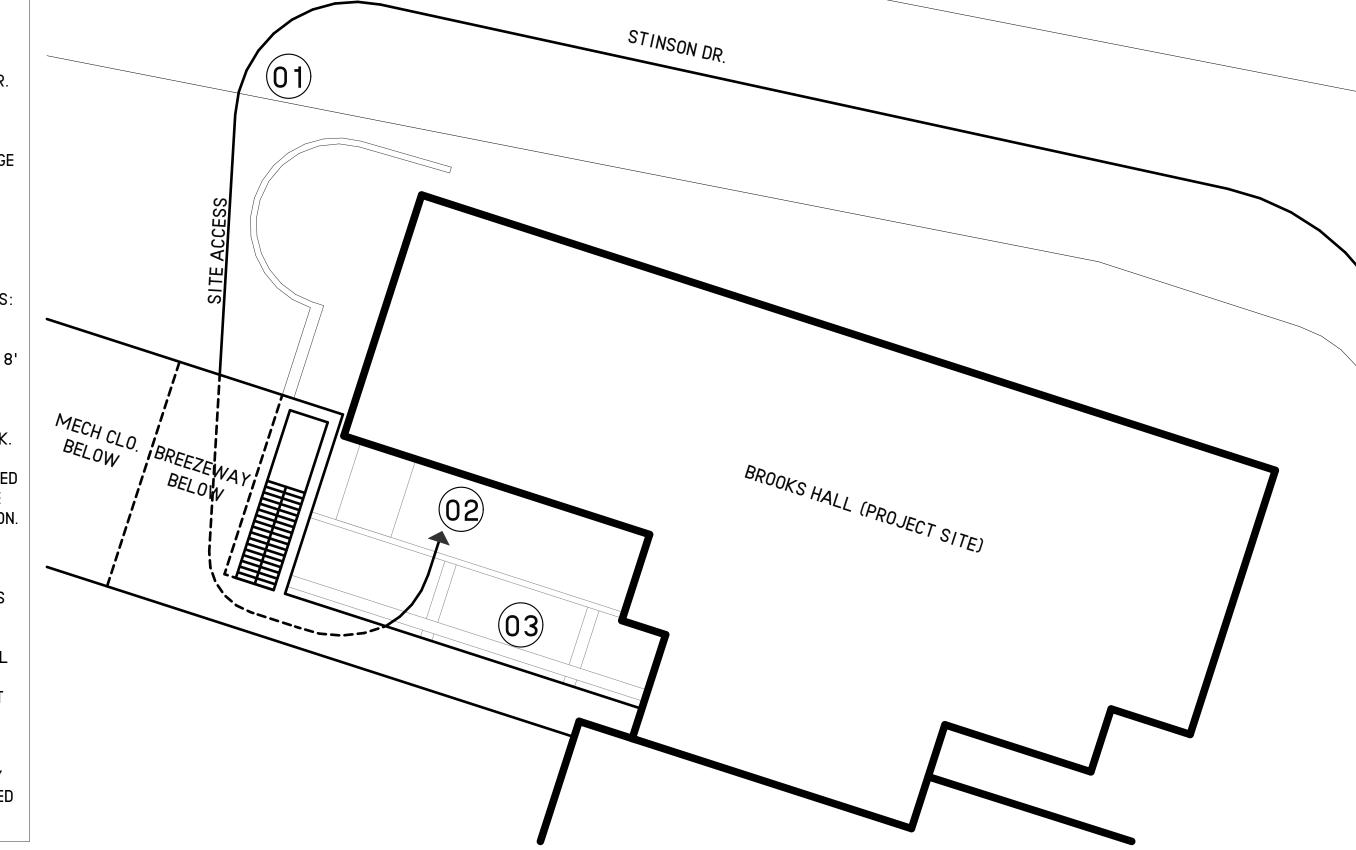
ALL EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE INCLUDING ASPHALT, ROCKS, ET CETERA UPON COMPLETION.

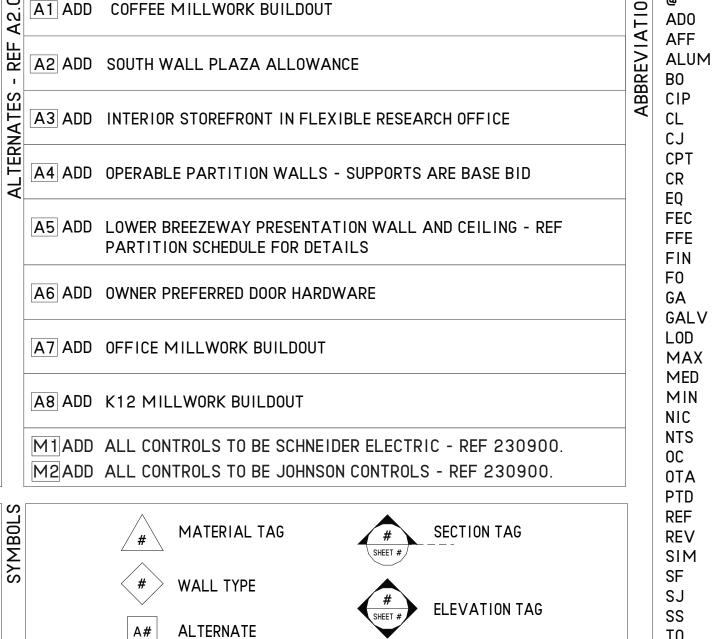
PLEASE NOTE, ALL VEHICULAR TRAFFIC ON HARDSCAPES IS BY PERMIT ONLY AND NOT ALLOWED ON SOFTSCAPES.

(#) DOOR LABEL

WINDOW LABEL

COLUMN LINE





ELEVATION TAG

DETAIL TAG

bottom of cast-in-place centerline control/construction joint common path of travel card reader equal finished floor elevation finish face of galvanized limits of disturbance maximum maximum egress distance not in contract not to scale on center open to above painted reference reverse similar square feet saw joint stainless steel T0 TPF-SF tree protection fence silt fence TYP typical UON unless otherwise noted VIF verify in field

automated door opener

above finish floor

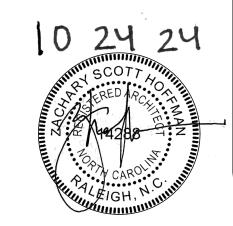
aluminum

PROPERTY OWNER:
NORTH CAROLINA STATE UNIVERSITY
RALEIGH, NC 27695
CONTACT: DAVID HAMMOCK, PE
PHONE:919 515 2030
EMAIL: DLHAMMOC@NCSU.EDU

PRIME/ARCHITECT:
IN SITU STUDIO
704 N PERSON STREET, RALEIGH NC 27604
CONTACT: ZACH HOFFMAN, AIA
PHONE:704 301 4750
EMAIL: ZACH@INSITUSTUDIO.US

STRUCTURAL ENGINEER:
LYNCH MYKINS STRUCTURAL ENGINEERS
301 NORTH WEST STREET, SUITE 105, RALEIGH, NC 27603
CONTACT: ANNA LYNCH, PE, SE
PHONE:858.245.5363
EMAIL: ANNA@LYNCHMYKINS.COM

SYSTEMS ENGINEER:
SIGMA ENGINEERED SOLUTIONS, PC
5909 FALLS OF NEUSE ROAD, SUITE 101, RALEIGH, NC 27609
CONTACT: PAUL ROMITI, PE
PHONE: 919 369 8221
EMAIL: PROMITI@SIGMAES.COM



COVERSHEE

704 N Person St Raleigh NC 27604 www.insitustudio.us

NC STATE UNIVERSITY

 \Box

24 jk not

10 24 zh + j ale as i



SECTION 012300 - ALTERNATES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for alternates.

1.2 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if the Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternates into the Work. No other adjustments are made to the Contract Sum.

1.3 PROCEDURES

- A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Execute accepted alternates under the same conditions as other work of the Contract.
- C. Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

ALTERNATES 012300 - 1

NCSU Brooks Hall - Phase I Renovations SCO #22-25338-02A Bid Documents in situ studio, inc.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. Alternate No. : Add Alternates A1-A8 below. Base Bid drawing is provided on A2.0B, Alternate drawing is provided on A2.0A.
 - 1. ADD ALT A1 Coffee Millwork Buildout. Includes cabinets, counter, and foot rail.
 - 2. ADD ALT A2 South Wall Plaza. Base bid stabilized soil and mulch bed. Alternate concrete slab 'patio' per structural drawings.
 - 3. ADD ALT A3 Interior Storefront in Flexible Research Office. In lieu of painted sheetrock walls.
 - 4. ADD ALT A4 Operable Partition Walls. Steel support beams are provided as a part of base bid and are shown in structural drawings.
 - 5. ADD ALT A5 Lower Breezeway Presentation Wall and Ceiling REF Partition Schedule for Details. Base bid to preserve existing electrical and hard ceiling.
 - 6. ADD ALT A6 Owner-Preferred Door Hardware REF 087100.
 - 7. ADD ALT A7 Office Millwork Buildout. Includes shelving only.
 - 8. ADD ALT A8 K12 Millwork Buildout.
 - 9. ADD ALT M1 Preferred Manufacturer Alternate: All controls shall be provided by Schneider Electric Buildings Americas, Invensys IA Series Controls. REF 230900.
 - 10. ADD ALT M2 Preferred Manufacturer Alternate: All controls shall be provided by Johnson Controls, Metasys Extended Architecture Controls. REF 230900.

END OF SECTION 012300

ALTERNATES 012300 - 2

FORM OF PROPOSAL

North Carolina State Unive	ersity Brooks Hall	Contract:
Phase I - Renovations		
		Bidder:
SCO#22-25338-02A	NCSU# 20222002	Date:
principals is or are named hereicontract to be entered into; that it bid or proposal; and that it is in he has examined the site of the variety prior to the opening of bids; that	in and that no other person this proposal is made without all respects fair and in good work and the contract document he has satisfied himself rehave fully complied with N	y person or persons interested in this proposal as principal or than herein mentioned has any interest in this proposal or in the it connection with any other person, company or parties making a faith without collusion or fraud. The bidder further declares that ents relative thereto, and has read all special provisions furnished elative to the work to be performed. The bidder further declares ICGS 64, Article 2 in regards to E-Verification as required by it. Stat. § 143-129(j).
North Carolina State University machinery, tools, apparatus, me State University Brooks H and contract documents, to the f	ersity in the form of contractions of transportation and lab [all – Phase I Renovation full and entire satisfaction of at no money will be allowed]	to contract with the State of North Carolina through the ct specified below, to furnish all necessary materials, equipment, bor necessary to complete the construction of North Carolina ons in full in complete accordance with the plans, specifications the State of North Carolina, and North Carolina State university for extra work except as set forth in the General Conditions and
SINGLE PRIME CONTR	RACT:	
Base Bid:		Dollars(\$)
General Subcontractor:		Plumbing Subcontractor:
	Lic	Lic_
Mechanical Subcontractor:		Electrical Subcontractor:

GS143-128(d) requires all single prime bidders to identify their subcontractors for the above subdivisions of work. A contractor whose bid is accepted shall not substitute any person as subcontractor in the place of the subcontractor listed in the original bid, except (i) if the listed subcontractor's bid is later determined by the contractor to be non-responsible or non-responsive or the listed subcontractor refuses to enter into a contract for the complete performance of the bid work, or (ii) with the approval of the awarding authority for good cause shown by the contractor.

Lic_

Lic___

SCO-Proposal Form 2013 1 of 4

ALTERNATES:

Should any of the alternates as described in the contract documents be accepted, the amount written below shall be the amount to be "added to" or the base bid.

ADD ALT A1 COFFEE MILLWORK BUILDOUT

ADD ALT Bid: Dollars(\$)

ADD ALT A2 SOUTH WALL PLAZA

ADD ALT Bid: Dollars(\$)

ADD ALT A3 INTERIOR STOREFRONT

ADD ALT Bid: Dollars(\$)

ADD ALT A4 OPERABLE PARTITION WALLS

ADD ALT Bid: Dollars(\$)

ADD ALT A5 LOWER BREEZEWAY

ADD ALT Bid: Dollars(\$)

ADD ALT A6 OWNER PREFFERED DOOR HARDWARE

ADD ALT Bid: Dollars(\$)

ADD ALT A7 OFFICE MILLWORK BUILDOUT

ADD ALT Bid: Dollars(\$)

ADD ALT A8 K12 MILLWORK BUILDOUT

ADD ALT Bid: Dollars(\$)

ADD ALT M1 PREFERRED CONTROLS – SCHNEIDER ELECTRIC INVENSYS

ADD ALT Bid: Dollars(\$)

ADD ALT M2 PREFERRED CONTROLS – JOHNSON CONTROLS METASYS

ADD ALT Bid: Dollars(\$)

SCO-Proposal Form 2013 2 of 4

MINORITY BUSINESS PARTICIPATION REQUIREMENTS

<u>Provide with the bid</u> - Under GS 143-128.2(c) the undersigned bidder shall identify <u>on its bid</u> (Identification of Minority Business Participation Form) the minority businesses that it will use on the project with the total dollar value of the bids that will be performed by the minority businesses. <u>Also</u> list the good faith efforts (Affidavit A) made to solicit minority participation in the bid effort.

NOTE: A contractor that performs all of the work with its <u>own workforce</u> may submit an Affidavit (**B**) to that effect in lieu of Affidavit (**A**) required above. The MB Participation Form must still be submitted even if there is zero participation.

<u>After the bid opening</u> - The Owner will consider all bids and alternates and determine the lowest responsible, responsive bidder. Upon notification of being the apparent low bidder, the bidder shall then file within 72 hours of the notification of being the apparent lowest bidder, the following:

An Affidavit (**C**) that includes a description of the portion of work to be executed by minority businesses, expressed as a percentage of the total contract price, which is <u>equal to or more than the 10% goal</u> established. This affidavit shall give rise to the presumption that the bidder has made the required good faith effort and Affidavit **D** is not necessary;

* OR *

If less than the 10% goal, Affidavit (**D**) of its good faith effort to meet the goal shall be provided. The document must include evidence of all good faith efforts that were implemented, including any advertisements, solicitations and other specific actions demonstrating recruitment and selection of minority businesses for participation in the contract.

Note: Bidders must always submit <u>with their bid</u> the Identification of Minority Business Participation Form listing all MB contractors, <u>vendors and suppliers</u> that will be used. If there is no MB participation, then enter none or zero on the form. Affidavit A **or** Affidavit B, as applicable, also must be submitted with the bid. Failure to file a required affidavit or documentation with the bid or after being notified apparent low bidder is grounds for rejection of the bid.

SCO-Proposal Form 2013 3 of 4

Proposal Signature Page

The undersigned further agrees that in the case of failure on his part to execute the said contract and the bonds within ten (10) consecutive calendar days after being given written notice of the award of contract, the certified check, cash or bid bond accompanying this bid shall be paid into the funds of the owner's account set aside for the project, as liquidated damages for such failure; otherwise the certified check, cash or bid bond accompanying this proposal shall be returned to the undersigned.

Respectfully submitted this day of			
	Name:		
(Proprietorship or Partnership)	Print or type		
	Title(Owner/Partner/Pres./V.Pres)		
	Address		
ATTEST:			
By:	License No		
Title:(Corp. Sec. or Asst. Sec. only)	Federal I.D. No		
	Email Address:		
(CORPORATE SEAL)			
Addendum received and used in computing bid:			
Addendum No. 1 Addendum No. 3	Addendum No. 5 Addendum No. 6		
Addendum No. 2 Addendum No. 4	Addendum No. 6 Addendum No. 7		

SCO-Proposal Form 2013 4 of 4