

November 29, 2018

**Addendum # 1**

**NC Department of Public Safety - NCNG  
Morganton Regional Readiness Center - Phase I (Burke CRV Facilities Relocation)  
SCO# 16-14394-02A  
5161 Western Avenue  
Morganton, NC 28655**

The following changes, revisions, additions, and/or clarifications shall be made in the Drawings and Specifications and this addendum and all other addenda shall be a part of the Contract Documents. Please acknowledge receipt of this addendum in the place provided on the Proposal Form.

**Item G-1: Pre-Bid Conference Minutes:** Minutes to the open Pre-bid conference with a list of attendees, held at the project site on Wednesday, November 28, 2018 at 10:30 am are attached. A public review of the Preferred Brand Alternate E-1 was presented at the meeting.

**Item G-2: Demolition Notes:** Refer to architectural sheet 1D1.1 Demolition Plans & Elevations, Demolition Notes, item. 5. Revise item 5. to read 'CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL ITEMS TO BE DEMOLISHED.'

**Item C-1: Fencing at Classroom Building:** Refer to sheet C2.3, Site Plan Layout. New fencing with personnel gate between the new classroom building project site and the existing DoC office trailer is to be installed prior to classroom building construction to maintain a secure perimeter for the Burke CRV facility. The fence line between the project site and the existing basketball court recreation yard is an existing fence. Provide a temporary wind screen from the south corner to the new fence along this existing fence to create a visual barrier between the construction site and the recreation yard.

**Attachments:**

**Item G-1 Attachment:** November 28, 2018 Pre-Bid Conference Minutes and attachment.

**End of Addendum #1**



**NC Department of Public Safety - NCNG  
Morganton Regional Readiness Center - Phase I (Burke CRV Facilities Relocation)  
SCO# 16-14394-02A  
November 28, 2018, 10:30 am  
Pre-Bid Conference  
Wednesday, 28 November 2018  
Burke CRV Dining Hall, 5161 Western Avenue, Morganton, NC**

**Attendees:**

**NCNG:**

James Wolf; NCNG Project Engineer, 919.819.6359; [james.s.wolf4.mil@mail.mil](mailto:james.s.wolf4.mil@mail.mil)  
Harold Litzenberger, NCNG Project Manager, 919.274.9720 [harold@ipd-design.com](mailto:harold@ipd-design.com)

**NC-DPS, Burke CRV, ph 828 433-4036:**

Eddie Berry, Assistant Director, [eddie.berry@ncdps.gov](mailto:eddie.berry@ncdps.gov)  
Sam Dotson, Residential Manager [sam.dotson@ncdps.gov](mailto:sam.dotson@ncdps.gov)  
Julie Cooper, Probation Manager [julie.cooper@ncdps.gov](mailto:julie.cooper@ncdps.gov)  
Bo Kirksey, Maintenance

**Design Team:**

Cynthia Turner, PFA Architects, 828.254.1963 x 115; [cturner@pfarchitects.com](mailto:cturner@pfarchitects.com)  
Frank Slinsky, Timmons Group, 919.866.4505; [frank.slinsky@timmons.com](mailto:frank.slinsky@timmons.com)  
Tommy Bufford, McKim & Creed, 704.841.2588; [tbufford@mckimcreed.com](mailto:tbufford@mckimcreed.com)  
Paul Fama, SKA Engineering, 828.274.4440 [dpfama@skaeng.com](mailto:dpfama@skaeng.com)  
Caleb Martin, SKA Engineering; 828.274.4440 [cmmartin@skaeng.com](mailto:cmmartin@skaeng.com)

**General Contractors:**

John Walker, Scott Tuttle; Carmel Contractors, 704.552.2338, [estimating@carmelcontractors.com](mailto:estimating@carmelcontractors.com)  
Mark Miller, Barnhill Contracting, 704.579.5541, [mmiller@barnhillcontracting.com](mailto:mmiller@barnhillcontracting.com)  
Chad Barrow, Barnhill Contracting, 704.579.5541, [cbarrow@barnhillcontracting.com](mailto:cbarrow@barnhillcontracting.com)  
Chris Freeman, Barnhill Contracting, 980.275.0146, [cfreeman@barnhillcontracting.com](mailto:cfreeman@barnhillcontracting.com)  
Jason Kepley, HM Kern, 336.668.3213, [jkepley@hmkern.com](mailto:jkepley@hmkern.com)  
Kenny Hollifield, H & M Constructors, 828.768.1422 [kennyh@h-mconstructors.com](mailto:kennyh@h-mconstructors.com)  
Greg Borden, H & M Constructors, 828.225.5402 [gborden@h-mconstructors.com](mailto:gborden@h-mconstructors.com)  
Alan Demaske, Simcon Company, 336.789.4909 [bids@simconcompany.com](mailto:bids@simconcompany.com)  
Lewis Herman, Wilkie Construction, 828.754.6431, [estimator@wilkie-const.com](mailto:estimator@wilkie-const.com)  
Chase Beattie, Hickory Construction Co., 828.322.9234 [cbeattie@hickory-construction.com](mailto:cbeattie@hickory-construction.com)

**Sub-Contractors:**

Don Mask, Triangle Contractors (HVAC) 828.413.4021 [don@tcihvac.com](mailto:don@tcihvac.com)  
Doug Lackey, Triangle Contractors (HVAC) 828.612.7928 [doug@tcihvac.com](mailto:doug@tcihvac.com)  
Doug Suttles, Suttles Surveying, PA 828.652.9382 [doug@suttlessurvey.com](mailto:doug@suttlessurvey.com)  
Bjorn Bernard, Bernard Irby Electric, 980.505.2199, [bjorn@bernardirby.com](mailto:bjorn@bernardirby.com)

The purpose of the pre-bid conference was to introduce potential bidders to the project, the bid process and answer question from bidders. The meeting also included a public presentation of the Preferred Brand Alternate E-1. The following items were discussed:

1. All attendees introduced themselves and their organization.
2. Cynthia Turner, project Architect, reviewed the following:
  - a. Online plan room: To all GC bidders, order plans through hencoplanroom.com to be on the list of plan holders. This will guarantee receipt of all addenda and make your information available to sub-contractors interested in providing proposals.
  - b. Notice to Bidders: Please review the notice to bidders for information on accessing documents, preparing and submitting proposals, bid security, addenda, etc. Contact Cynthia with any questions.
  - c. Deadlines during the bid period:
    - i. Deadline for Questions/Requests for Substitutions: end of day, Monday 12/3/18. Review the documents and submit requests for information/requests for substitutions as soon as possible to give the design team time to review your requests.
    - ii. Addenda: Addendum 1, approximately 11/29/18. Final Addendum, Thursday 12/6/18.
    - iii. Bid Opening: Thursday December 13, 2 pm Morganton Armory, 414 Kirksey Drive Morganton, 28655. Please note the bid opening is **NOT** at Burke CRV, but at the local NCNG Armory. Be sure to allow plenty of time to make the 2 pm deadline.
  - d. Summary of Work: The scope of work was discussed. This is phase I of two phases to convert the former Western Youth Institution property to an NCNG Regional Readiness Center. See also section 01 1000 and cover page CS1.0 'Project Description, and attached 'Project Clarification'. See also 'Supplementary General Conditions' for contract duration and liquidated damages.
  - e. Demolition: Selective demolition and gutting the boiler plant of existing equipment, demolition of Guard Tower 5 and miscellaneous site demolition are in the project scope. A pipe tunnel underground will be demolished from the boiler building running north to the limits of disturbance of phase I. There will be asbestos abatement involved, see next item. There was a question about the scope of demolition relating to the pipe tunnels coming underground from the boiler plant. Also, the scope of existing equipment to be removed and turned over to the owner was in question. There are discrepancies in the demolition notes regarding these scope items. These items will be clarified in an addendum.
  - f. Site Utilities: All existing utilities must remain in place and operational for existing buildings that are occupied during Phase I construction. Any necessary temporary utility interruptions need to be coordinated in advance with the Owner.
  - g. Asbestos Abatement:
    - i. There are asbestos-containing materials in the project, requiring abatement. Asbestos surveys and testing results are provided in the front of the project manual. Some of the surveys include the Western Youth Institution high rise, which will be abated in Phase II and is not part of this project. Refer to 02 8213 Asbestos Abatement Design, Phase I for the scope of abatement.
    - ii. There was a question about the scope of the industrial hygiene consultant. Per section 02 8213, item 14. a. the supervising air monitor (SAM) and industrial hygiene (IH) firm will be hired by the Owner. However, per item 2.a. additional IH inspections required due to a failed inspection will be the responsibility of the Contractor.

- iii. There was a request to allow abatement sub-contractors access to the Boiler Plant and Guard Tower buildings prior to bid date. Contact Cynthia Turner for access to the project site and she will set up additional site visits through NCDPS staff. Send these requests by the end of day, December 3, 2018.
  - h. Preferred brand alternate: In accordance with NCGS 133-3, Alternate E-1: Preferred Brand Fire Alarm System Honeywell 'Firelite' was discussed. The owner has requested this alternate in order to match existing fire alarms systems, for ease of service and maintenance. See also spec section 01 2300.
  - i. Unit Prices/Allowances: There are four unit prices required on the form of proposal related to the civil design that need to be provided on the form of proposal. Also, allowance quantities for those unit price items should be in the base bid. See sections 01 2100 and 01 2200 and Form of Proposal in the manual.
  - j. Fencing: A secured perimeter is required at all times. New fencing must be installed prior to removing existing fencing. See allowance for additional base bid quantity fencing.
  - k. Form of Proposal: To assure a valid bid, bidders must thoroughly complete the form and follow all instructions on the form and in the Instructions to Bidders.
  - l. MBE Requirements: There are MBE requirements that must be followed during bidding and during contract negotiations. See the project manual 'Guidelines for Recruitment and Selection of Minority Businesses for Participation in State Construction Contracts' and the Form of Proposal, page 3, for instructions on requirements. The forms required to accompany the bid are also provided immediately following the Form of Proposal in the manual.
3. Owner Comments:
- a. Burke CRV: Eddie Berry and Sam Dotson discussed requirements for a construction project at a correctional facility. Burke CRV is a minimum security facility. Fencing will be required in the contract to separate the construction site from the Burke CRV areas where offenders circulate. There are often issues with attempts to pass or throw contraband over the fence, so it is important to understand NCDPS security requirements to keep offenders and the public safe. Security orientations will be required for all general contract and sub-contract construction workers, provided by Burke CRV. These orientations are required per federal 'PREA' law. ID badges will also be required and will be issued by Burke CRV staff. Persons convicted of a sex offense in a correctional facility will not be allowed to work on the project. See section 01 3100 for more information. Delivery workers and utility workers on site on a very short term basis will not be required to attend the security orientation. Both Sam Dotson and Julie Cooper are certified to provide the orientations and will be available to provide training as needed for the project duration.
  - b. NCNG: James Wolf, Project Engineer for the NC National Guard, welcomed contractors and explained the purpose of the two phases. Phase I relocates Burke CRV facilities on land that is planned for the construction of the Morganton Regional Readiness Center in Phase I. This regional readiness center will be the first of a system of such centers throughout the state.

4. Site Tour:

- a. Boiler Plant: The boiler plant will be renovated and receive a pre-engineered metal building addition for a maintenance shop and laundry facility. The adjacent Guard Tower 5 will be demolished in this area. The addition will have a helical pier foundation to avoid disturbing the existing boiler plant building foundation. See structural drawings.
- b. Boiler Plant Interior: Loose equipment and debris inside the boiler plant will be removed by Burke CRV maintenance staff prior contract execution. Fixed equipment in the space, including boiler tanks, will be removed and disposed of by the Contractor. The Owner will not be reusing any fixed equipment in the space.
- c. Storage Buildings on site: The storage trailer behind the boiler plant will be relocated by the NCDPS maintenance staff prior to contract execution. The three small white storage buildings and debris on site in the area of the Western Avenue extension will be removed by NCDPS maintenance staff. See notes on C1.0.
- d. Classroom Building: The classroom building is directly adjacent the Burke CRV recreational yard. Fencing will be required to separate the project from Burke CRV. Wind screen fabric will be added to the project via addenda to deter interaction between offenders and construction workers. A single fence line is the requirement for security. Existing vehicular gates are available for the Contractor's use to access the classroom building site. The double fence is not required due to minimum level of security for the Burke CRV facility.

**END OF MINUTES**

ATTACHMENT: 'PROJECT CLARIFICATION'

This summary prepared and respectfully submitted by,  
Cynthia R. Turner, AIA  
PFA Architects, P.A.

# PROJECT CLARIFICATION

**DPS – North Carolina National Guard  
Morganton Regional Readiness Center  
Phase I DoC Facilities for Burke CRV Center  
Morganton, NC  
SCO#: 16-14394-02A**

This project is Phase I of two phases with separate contracts through the NC State Construction Office. Phase I consists of site work and underground utilities to serve both phases. Additionally, Phase I includes two buildings for the DoC on the Burke CRV (Confinement in Response to Violation) Center campus. Project budget is approximately \$3.7 million.

1. **GENERAL SITE WORK:** Site demolition, underground utilities, and gravel pavement. Site work serving buildings I and II includes site demolition, grading, site utilities, site concrete, asphalt paving, gravel paving and security fencing.
2. **DEMOLITION:** Demolition work includes asbestos abatement, demolition of guard tower 1. Boiler plant demolition includes removal of all existing mechanical and electrical fixtures and equipment and selective architectural demolition.
3. **BUILDING I MAINTENANCE SHOP/LAUNDRY:** The former Western Youth Institution (WYI) boiler plant building (approx. 3,800 sf) will be renovated with a pre-engineered metal building new addition (approx. 5,300 sf) to serve as a maintenance shop/laundry to replace existing maintenance shop and laundry buildings to be demolished in Phase II. New work includes slab on grade, concrete retaining wall and loading dock with metal pipe rails, insulated pre-engineered metal building, split system HVAC and radiant heating, ductwork, lighting, ACT ceilings, metal stud and CMU walls, resilient and painted finishes.
4. **BUILDING II CLASSROOM BUILDING:** A pre-engineered metal building (approx. 4,000 sf) will be added in a vacant area on the Burke CRV campus to replace three modular classroom buildings to be demolished in Phase II. New work includes slab on grade, insulated pre-engineered metal building, split system HVAC, ductwork, lighting, ACT ceilings, metal stud walls, resilient and painted finishes.

Future Phase II will include demolition of existing correctional facilities on the former Western Youth Institution campus and new construction of a Regional Readiness Center for the NCNG. Phase II will be bid separately and awarded upon completion and occupation of Phase I.