



Invitation for Bid No. 2025-029

**Union County Government Center
First Floor Finishes and Lobby Renovation**

.....
ADDENDUM No. 1

ISSUE DATE: February 18, 2025

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.

PROJECT MANUAL – 100% CONSTRUCTION DOCUMENTS

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

00 00 00	Cover Page
00 01 01	Project Title Page
00 01 07	Seals Page
00 01 10	Table of Contents
00 01 15	List of Drawings
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 28	Tax Rebate Form
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 (MBE) Provisions Affidavit
00 52 00	Agreement Forms
00 55 00	Notice to Proceed
00 61 00	Bond Forms
00 62 00	Certificate of Insurance
00 72 00	General Conditions of the Contract for Construction
00 91 13	Addenda

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
01 81 33	Sustainable design requirements - embodied carbon

DIVISION 03 - CONCRETE

035416 Hydraulic cement underlayment

DIVISION 05 – METALS

055000 Metal fabrications

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

061053 Miscellaneous rough carpentry

064023 Interior architectural woodwork

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

078413 Penetration firestopping

079200 Joint sealants

DIVISION 08 - OPENINGS

081213 Hollow metal frames

081416 Flush wood doors

083113 Access doors and frames

084113 Aluminum-framed entrances and storefronts

084229.23 Sliding automatic entrances

087100 Door hardware

087113 Automatic door operators

088000 Glazing

DIVISION 09 - FINISHES

092216 Non-structural metal framing

092900 Gypsum board

093000 Tiling

095113 Acoustical panel ceilings

096513 Resilient wall base and accessories

096519 Resilient tile flooring

096813 Tile carpeting

097200 Wall coverings

099123 Interior painting

099123.16 Interior latex painting

DIVISION 10 - SPECIALTIES

104400 Fire-protection specialties

APPENDIX - ASBESTOS REPORT

END OF TABLE OF CONTENTS

Gensler

059 6957 000

100% Construction Documents 01.17.2025 00 01 10

2

IFB 2025-029

Union County Government Center
First Floor Finishes And Lobby Renovation

ADDENDUM NO. 01**Union County Government Center
First Floor Finishes and Lobby Renovation**Project No.: **IFB 2025-029**Issue to: **Bidders****Union County, Owner**Contract Document Date: **January 17, 2025**Addendum Date: **February 18, 2025****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**. Sealed Bids for Union County Union County Government Center First Floor Finishes and Lobby Renovation IFB 2025-029 will be **received by the Union County Procurement Department until 3:30 PM local time on February 27, 2025** at the Union County Government Center, 500 N. Main Street, Suite 709, Monroe, NC 28112.
- 1.3 All questions about the meaning or intent of the Bidding Documents are to be submitted in writing to the Procurement contact person listed on the cover page (**e-mail corey.brooks@unioncountync.gov**). **Deadline for questions is 5:00 PM local time on February 13, 2025**. Questions will be addressed via Addenda no later than seven calendar days prior to the date for receipt of bids. All addenda and updates will be posted to the following websites: Union County, NC State eVP, Duncan Parnell Planroom: <https://bidroom.duncan-parnell.com/>

B. QUESTION AND ANSWER SECTION

- 1.** Per review of the above (Drawing No: I2.101) plan sheet noted above note # 06 dealing with security turnstiles by Boon Edam. There is no specifications section on this item. Confirm if this security item will be provided and installed direct by owner. Confirm the GC is only to provide electrical as shown on electrical plan sheets.

Answer:

Turnstiles to be provided by GC. Unit dimensions, finish and other information is provided under note #06 on sheet I2.101.

- 2.** Per review of the bid documents for this project. No area has been noted for the location of construction laid down area/ dumpster/ construction materials storage. Please confirm location on site map so project can be bid correctly.

Answer:

The owner anticipates allocating a designated space for a small lay-down area and dumpster on the ground level parking lot. Specifics to be coordinated upon bid award. The site map below shows the location of ground level parking lot in proximity to the Government Center.



3. Per review of the bid documents no phasing plan has been provided in bid documents. Per specification section noted above work will be completed between 7:00 a.m. and 6:00 p.m. Monday through Friday. All work will be completed in single phase per section 1.5. Based off this information complete work areas shown on bid plans will be closed to the public to allow GC to have complete control over work areas. That means the main entrance/lobby/ entry to the elevators will be closed to the public during construction. Please review and confirm this is correct and confirm how access will be provided to the public based off this information.

Answer:

Phasing plans to be developed by the GC in coordination with the owner upon the bid award. Public safety and egress to be reviewed and approved by the inspector. Main lobby area will be closed to the public during construction. Owner will arrange access to the building through rear entry at ground level.

4. Per review of the bid documents no information has been provided on the type/model of the existing Fire Alarm and Security systems. Please provide type/model for both of these systems and confirm location of these existing panels so connections can be priced correctly.

Answer:

The existing fire alarm panel is Notifier NFS2-3030 and the existing security panel is Honeywell Vista. The fire alarm system power supply panels for this area of work appear to be located in the electrical room shown in plan 5/E1.101 on the plan north wall. The existing booster panels and monitoring devices are manufactured by notifier. The contractor shall confirm this in

compliance with specification section 260010 1.02a. Union County is currently under contract with MSS Fire & Security, LLC to provide fire alarm testing and related services.

- 5.** Per review of the plan sheet noted above E1.101. Confirm the existing concrete floor slab will need to be saw cut and removed to allow installation of new conduits in the existing concrete slab per notes # 9, 10 and 14. Confirm existing concrete flooring is on a metal deck and not concrete T panels. If flooring is on T-Panels confirm if floor scan/X-ray will be required to install these new conduits in existing concrete slab.

Answer:

Existing slab appears to be cast in-place concrete. Per general note #8, sheet E1.101, the intent is for slab penetrations for conduit and poke-thru devices to be provided by core drilling the slab. Per the note, a scan shall be provided to locate any potential obstructions. Also refer to general note F on sheet I1.101. No saw-cutting or trenching is anticipated for this installation.

- 6.** Per review of the bid documents for this project. No start date has been shown. Please confirm start date for this project.

Answer:

Late Spring, early Summer 2025

- 7.** Please send us an updated planholders/bidders list so we can update our database with the most current information available. Please also let us know if there are any changes to the bid date and please provide a construction cost estimate or budget range if available.

Answer:

Please see under Attachements.

- 8.** What company currently handles the fire alarm system and maintenance for the Union County Government Building? What company currently handles the wet pipe fire protection system riser and maintenance for the union County Government Building? Security vendor (slim card readers) will be contracted directly with Union County and not included in GC base bid, correct?

Answer:

Union County is currently under contract with Johnson Controls to provide fire safety system inspection services.

- 9.** I read the advertisement and see a bid bond is required but no mention of payment and performance bond. Will a payment and performance bond be required?

Answer:

Refer to section 00 21 00 and AIA Document A701-201.

- 10.** I am requesting a copy of the sign in sheet/attendance log from the 2/4/2025 pre bid meeting, is a copy available?

Answer:

Please see under Attachements.

C. MODIFICATIONS TO DRAWINGS

- 1.4 None.

D. MODIFICATIONS TO SPECIFICATIONS

1.5 Update to Section 00 01 10 "Table of Content" to include Section 00 91 13 "Addenda".

E. ATTACHMENTS

- 1.6.1 Sign-in Sheet from Pre-Bid meeting.
- 1.6.2 Planholders/bidders list.

END OF ADDENDUM

Meeting Attendance Record



Project Government Center First Floor Finishes and Lobby Renovation IFB 2025-029 **Project Number** 059.6957.000
Meeting Location 500 North Main Street Monroe, NC 28112 **Meeting Date** February 4, 2025

File 6B
 This is page 1 of 5

Name	Company	Contact Tel. No.	E-mail Address
Robert Miller	Carolina Cons. of Fwy CCFNC	910-494-5736	R.miller@CCFNC.COM
Layton Turner	Solutionz Inc	704-201-2351	layton.turner@solutionzinc.com
David Causey	Hambett	336-894-9646	dcausey@hambettai.com
Gordon VINCENT	Union County	704.296.4252	GORDON.VINCENT@UNIONCOUNTYNC.GOV
Cory Brooks	Union County		
WILL MOORE	HEARTLAND CENTR.	704-882-3004	WILL@HEARTLANDNC.COM
Mark Fassar	Heartland Contracting	704 882 3004	mfassar@heartlandnc.com

101 S Tryon Street
 Suite 2100
 Charlotte NC 28202
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 Fax: +1 704.377.2807

Meeting Attendance Record continued

Project

Government Center First Floor Finishes and Lobby Renovation IFB 2025-029

This is page

2 of 5

Name	Company	Contact Tel. No.	E-mail Address
CHRIS HARTZLER	DAVIS CONSTRUCTION	703-929-2605	CHARTZLER@DAVIS CONSTRUCTION.COM
Matt Schickel	Miles McClellan	904-625-2612	Matt.Schickel@MMbuildings.com
Ben Seitz	Miles McClellan	573-220-8649	Benjamin.Seitz@mmbuildings.com
Wes Pate	Hosstetter & Son	252-955-9577	Wes@hosstetterandson.com
Jeffrey Hoyer	HAC Contracting, Inc	863-207-6781	jeffrey@haccontracting.com
Andrew Neesemer	BARSON-COOK	864-230-2660	aneesemer@barson-cook.com
Vann Dale	Union County	704-635-9027	Vann.Dale@unioncountync.gov
Jeff Morgan	Union County	704-292-2679	Jeff.Morgan@unioncountync.gov

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Charlotte NC 28202
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Fax: +1 704.377.2807

Union County NC - Government Center First Floor Finishes and Lobby Renovation

Project scope consists of renovation of main lobby, employee entry, corridors, commissioner's room, board room and adjacent spaces. Renovation includes replacement of flooring, ceiling and wall finishes, new security desk in new location, new turnstiles and new exterior doors at main lobby.

Plan Holders

Date	Company	Contact
1/31/25 9:55 am	Batson-Cook Construction 2001 W Morehead St. Charlotte, NC 28208	Andrew Nesemeier Project Manager Tel: 8642302660
1/31/25 12:47 pm	ConstructConstruct 3825 Edwards Road Suite 800 CINCINNATI, OH 45209	Construct Connect Tel: 18003642059
1/29/25 2:23 pm	Dave's Construction Service Inc 1416 Washington Street Eden, NC 27288	Randy Nance Director of Charlotte Operations Tel: (336) 613-4835
2/3/25 1:54 pm	Dodge Data & Analytics 2860 S. State HWY 161 Suite 160 #501 Grand Prairie, TX 75052	Darlene Baker-Mann Document Coordinator Tel: 8443263826x9246
1/30/25 10:49 am	Enbloc Construction 1026 Jay St B203 Charlotte, NC 28208	Kaitlyn Fife Tel: 9804130818
1/29/25 6:42 pm	Gitto Enterprises Inc 7320 Basset Hall Ct Raleigh, NC 27616	Peter Gitto Tel: 9198092860
2/3/25 8:18 am	H&C Contracting, Inc 13000 S Tryon St Suite F 263 Charlotte, NC 28278-7652	Jeffrey Hayes Tel: 8032076781
1/30/25 10:22 am	Hamlett Associates INC 3704 security mills rd climax, NC 27233	David Causey Project Manager Tel: 336-894-9646

Date	Company	Contact
1/29/25 3:53 pm	Heartland Contracting LLC 1064 Van Buren Ave. Suite 8 Indian Trail, NC 28079	Marcy Bearden Office Manager Tel: 704-882-3004 Fax: 704-882-3152
1/31/25 3:05 pm	Miles-McClellan Construction 7504 E Independence Blvd Suite 100 Charlotte, NC 28227	Caroline McClellan Project Administrator Tel: (336) 944-4663