



Invitation for Bid No. 2026-024

**Union County Progress Building Backup
Generator**

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ADDENDUM No. 1

ISSUE DATE: October 08, 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 01 01	Project Title Page
00 01 07	Seals Page
00 01 10	Table of Contents
00 01 15	List of Drawing Sheets
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	MBE Provisions Affidavit
00 52 00	Agreement Forms
00 54 00	Notice of Intent to Award
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

DIVISION 02 – EXISTING CONDITIONS

02 41 13	Selective Site Demo
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DIVISION 23 – HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)

- 23 05 53 Identification For HVAC Piping And Equipment
- 23 11 23 Facility Natural-Gas Piping

DIVISION 26 – ELECTRICAL

- 26 05 05 Selective Demolition For Electrical
- 26 05 19 Low-Voltage Electrical Power Conductors And Cables
- 26 05 26 Grounding And Bonding For Electrical Systems
- 26 05 29 Hangers And Support For Electrical Systems
- 26 05 33.13 Conduit For Electrical Systems
- 26 05 33.16 Boxes For Electrical Systems
- 26 05 53 Identification For Electrical Systems
- 26 05 73 Power System Studies
- 26 05 83 Wiring Connections
- 26 08 01 Electrical Inspection, Testing And Start-Up
- 26 24 16 Panelboards
- 26 27 26 Wiring Devices
- 26 32 13 Engine Generators
- 26 36 00 Transfer Switches
- 26 43 00 Surge Protective Devices
- 26 56 00 Exterior Lighting

DIVISION 31 – EARTHWORK

- 31 10 00 Site Clearing
- 31 20 00 Earthwork
- 31 25 00 Erosion Control

DIVISION 32 – EXTERIOR IMPROVEMENTS

- 32 12 16 Asphalt Pavement
- 32 17 00 Pavement Markings, Signs And Specialties
- 32 92 00 Lawns And Grasses
- 32 93 00 Exterior Plants

DIVISION 33 – UTILITIES

- 33 10 00 Exterior Water Systems
- 33 41 00 Storm Drainage

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**Union County Progress Building
Backup Generator**
Project No.: **IFB 2026-024**
Issue to: **Bidders**

Union County, Owner
Contract Document Date: **August 20, 2025**
Addendum Date: **October 08, 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 Acknowledge receipt of this Addendum in the space provided in the Bid Form. Failure to do so may disqualify the Bidder.
- 1.3 The date for receipt of bids for this project **is unchanged by this Addendum**. Sealed Bids for Union County Progress Building Backup Generator will be **received by the Union County Procurement Department *until* 2:00 PM local time on October 15, 2025** at Union County Procurement and Contract Management, 610 Patton Avenue, Monroe, NC 28110.
- 1.4 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 (**Juan.Rodriguez-Cruz@unioncountync.gov**). **Deadline for questions is 5:00 PM local time on October 02, 2025**. Questions will be addressed via Addenda no later than seven calendar days prior to the date for receipt of bids. All addenda and any associated contract document revisions will be posted to the following websites: Union County, NC State IPS, Duncan Parnell Planroom.

B. QUESTION AND ANSWER SECTION

1. **1.** Please provide an attendance/bidders list from the pre-bid conference.
Answer:
See section E. Attachments
2. Can project materials for the interior work be securely stored in the facility (eg, Conduit, conductors/wire, panel assemblies, etc.)
Answer:
Yes
3. Please advise as to the disposition of the "Building Mounted Service Tropher" as it is shown as solid on the Existing Electrical One Line similar to the tropher feeding Main#1 and Main #2 but it does not appear on the New Electric one line as the tropher feeding the mains does.
Answer:
All dashed lines including the building mounted service troffer are dashed, which indicated demolition. So, it does not exist in the proposed new layout. The intent is to remove the five existing service feeders and feed a new ATS with one new feeder
4. Will an alternate MTS manufacturer be allowed in the interest of project schedule as the specified Trystar MTS has a lead time of 8 – 9 months?

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Answer:

Alternate submittals are allowed and approved by the EOR.

5. Will existing conduits be abandoned in place or removed when the new circuitry is installed?

Answer:

Removed

6. Will the project engineer permit the current drawing set to be submitted to Monroe city for permit issuance?

Answer:

The project engineer will be responsible for submission to the city for permits.

7. Is there an erosion and sedimentation control permit in place for the site? If yes, will this project be incorporated by refence or if not, will the successful bidder be responsible for permitting the "aggregate disturbance"?

Answer:

The area of the disturbance is not anticipated to require erosion and sedimentation control permitting

8. Are there any earthwork requirements beyond limits of generator slabs?

Answer:

Contractor is responsible for earthwork requirements for installation of natural gas and electrical work as well.

9. What is the new slab depth in existing grade?

Answer:

6" minimum

10. Are there any erosion control requirements?

Answer:

The area of the disturbance is not anticipated to require erosion and sedimentation control or permitting.

11. Does the existing generator need to maintain operation until new generator is operational?

Answer:

Yes

12. Where will generator need to be transported to?

Answer:

Old generator stays on site, needs to be moved into the warehouse to be placed on GovDeals

13. Is Nema 1 acceptable in lieu of 3R for indoor enclosure?

Answer:

Yes

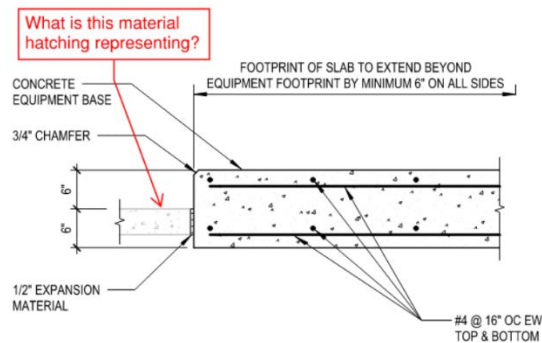
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14. Who is the point of contact for scheduling a site visit?

Answer:

Eric.Simpson@unioncountync.gov

15. What is intended by Detail 2 on sheet EP101? It appears that there is concrete adjacent to the equipment slab that is not depicted in plan view. See picture below for more information.



2 TYPICAL ON GRADE EQUIPMENT BASE
NOT TO SCALE

Answer:

The hatching represents earth (grade)

16. After our site visit, we noticed the exiting pad mounted transformer was leaning pretty bad. We were wondering if while we had to be working in that transformer anyway for the new switchboard if a new PAD and leveling would need to be included in the scope of work for this project.

Answer:

No, a new pad or leveling of the current pad will not be needed

C. MODIFICATIONS TO DRAWINGS

1.5 The following changes were made to drawing page E501, Electrical One-Line Diagrams, on 10/03/2025

- Generator NEMA 3X changed to NEMA 3R
- Temporary Gen Set Connection (MTS) NEMA 4X Enclosure changed to NEMA 3R Enclosure
- ATS NEMA 3R changed to NEMA 1

D. MODIFICATIONS TO SPECIFICATIONS

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

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E. ATTACHMENTS

1.7 Sign-in Sheet from Pre-Bid meeting.

END OF ADDENDUM

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Non-Mandatory Pre-Bid Conference & Site Visit
IFB 2026-024 Union County Progress Building Backup Generator
Union County Progress Building 1407 Airport Road Monroe, NC 28110
September 29, 2025 10:00 AM

[illegible]