

ADDENDUM: 01

Project: WTP Library Conference Room and Mail Room Space Merger
Project No. 272-68
To: Bidding Contractors
Cc: Adam Holloway (Project Manager, OWASA)
Date: 07 October 2024
From: ThoughtCraft Architects

The Architect / Engineer issues this addendum, applicable to the above named project, to all known Contractors before receipt of proposal.

This addendum item shall be fully incorporated into the Bidding/Contract Documents and have the same force and effect as though originally included. The Bidder shall acknowledge receipt of this Addendum No. 01 on the Bid Proposal Form in the place provided.

GENERAL CLARIFICATIONS

Response to Bidder Questions Attached.

SPECIFICATIONS

None

DRAWINGS

None

ATTACHMENTS

1. 241007_OWASA Conf. Room Pre-Bid Meeting Agenda
2. 241007_OWASA Pre-Bid Sign-in Sheet
3. 241007_Pre-Bid Contractor Questions – Addendum 01

-- END OF ADDENDUM NO. 1 --

October 7, 2024 PRE-BID AGENDA

OWASA WTP Conference Room & Mailroom Space Merger Project No: 272-68

1. Introductions
 - a. Introductions: name, affiliation, role during project
 - b. Circulate sign-in sheet
2. Project Background and scope of work
3. Correspondence
 - a. All questions to be directed to Jason Patterson (aholloway@owasa.org). An addenda of questions asked with responses will be sent to all bidders.
4. Schedule
 - a. **Bids Due: Tuesday October 22, 2024 by 2pm** in a sealed envelope.
 - b. **No more questions by Tuesday, October 15, 2024 after 5pm.** All questions need to be submitted in writing – email is fine.
 - c. Project Duration: within 90 days from Notice to Proceed
5. Future Site Visits
 - a. Future site visits with subs can be made; arrange with Adam Holloway.
6. Permitting
 - a. The G.C. will apply for the building permit with the Town of Carrboro.
7. Bid Sheet
 - a. Note Alternates
8. Working on Holidays and other restricted hours
9. OWASA Site Logistics
 - a. OWASA procedures
 - b. Lay Down Area
 - c. Keep site clean
10. Review of Conference Room space
11. Outstanding Questions?



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SIGN IN SHEET

WTP Library Conference Room and Mail Room Space Merger
CIP Project No. 272-68

| NAME | FIRM | EMAIL |
|----------------------|----------------------------------|-----------------------------------|
| Tyler Zagurski | Progressive | TZAGURSKI@PROGRESSIVECCI.COM |
| Tim Cothran | Riggs-Harrod | tcothran@riggsharrod.com |
| Mark Ferris | ACH Constructors | MarkFeACHConstructors.com |
| Christopher Folkmann | Pinam Construction | Christopher@pinamconstruction.com |
| Joni Tolus | Pinam | jtolus@pinamconstruction.com |
| Geovani Veliz | Pinam | ↓ |
| Declan Perkins | Central Builders Inc of Nebraska | Declan@centralbuildersinc.com |
| Kenzie Bayley | Synergy Builders Group | DBayley@synergybgs.com |
| Dustin Spruiell | ES/A | dspruiell@nctech.com |
| Ron Kiser | Laughlin Sutton | RKiser@LaughlinSutton.com |
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WTP LIBRARY CONFERENCE ROOM AND MAIL ROOM SPACE MERGER PREBID REQUEST FOR INFORMATION LOG

THOUGHT CRAFT
ARCHITECTS

JOB NO: 272-68

Close Date for Bids: October 22, 2024 at 2pm
Final Questions: October 15, 2024 at 5pm

OWASA WTP LIBRARY CONFERENCE ROOM - PREBID

QUESTION 01: Who has the hvac controls in the bldg.?

ANSWER: Our HVAC controls are Delta Controls, and they were installed and are maintained by Champion Systems.

QUESTION 02: Who will be responsible from moving the furnishings within the existing conference room and mail room? (Including the binders, etc. on the existing shelving)

ANSWER: The G.C. will be responsible

QUESTION 03: Where will the laydown area be located?

ANSWER: OWASA will work with the awarded contractor during pre-construction, but will likely be placed in the gravel area behind the WTP.

QUESTION 04: Is a bid bond required for this project?

ANSWER: No

QUESTION 05: Is there any fire alarm work associated with the project?

ANSWER: No

QUESTION 06: With proposed swing directions of existing doors it seems these both were meant to be tagged for different locations.

ANSWER: Yes, In the door schedule; Door 01 should be reused for the door opening in the office across the hall and Door 02 should be reused for the entry to the new conference room.

QUESTION 07: Will the NTP be issued before the permit is issued?

ANSWER: No. Once a permit is issued the NTP will follow.

QUESTION 08: How will the G.C. have access to building?

ANSWER: Badge access will be given for the duration of the contract.

QUESTION 09: How should sales tax be indicated?

ANSWER: Sales tax is to be included on the Bid and provided with documentation. A typical sales tax form is located in the Project Manual

QUESTION 10: Which drawing should dictate the core drill locations?

ANSWER: The architectural drawings, dimension the desired locations.

QUESTION 10: What is the composition of the second floor and it's thickness?

ANSWER: Based on drawings from 1948 we have gathered this to be a 6" reinforced concrete slab.

QUESTION 11: Are there internal OWASA events that will need to be planned around during the course of construction.

ANSWER: Yes, there are scheduled dates and times that OWASA provides tours, etc.. These will need to be coordinated with the awarded contractor during pre-construction.