

ADDENDUM NUMBER: ONE

PROJECT: New Judicial Center & Annex Renovations for
Franklin County
West Nash St.
Louisburg, North Carolina 27549

PROJECT NO: 21054

DATE: September 12th, 2025

OWNER: Franklin County
113 Market Street
Louisburg, North Carolina 27549

ARCHITECT: Oakley Collier Architects, P.A.
109 Candlewood Road
Rocky Mount, North Carolina 27804
(252) 937-2500

PREVIOUSLY ISSUED: None

TO ALL CONTRACTORS:

This Addendum is hereby made a part of the Contract Documents to the same extent as if originally included therein. This Addendum must be acknowledged on the Form of Proposal and shall be placed with the Contract Documents.

Drawings and Project Manual dated September 2025 for this project are hereby modified, corrected, or supplemented as follows:

Substitution Requests

Subject to requirements of plans and specifications, the following manufacturers are approved to bid:

Section	Section Title	Manufacturer / Product
-		

General

Item 1
Add **Pre-Bid Meeting Minutes**
The attached September 10th Pre-Bid Meeting Minutes is added in their entirety.

Item 2
Add **Scheduled Site Visit of Existing Structure**
The existing Annex building will be available for a site visit on September 19th, between 3pm and 5pm. Interested parties must schedule an appointment with

the Owner through the Architect. Please contact Joseph Klimek,
jklimek@oakleycollier.com to schedule an appointment.

Item 3
Add **Fire Protection, Plumbing, Mechanical, Electrical, and Fire Alarm Clarifications**
The attached document regarding FP,P,M,E,FA clarifications about the project scope is added in its entirety.

Specifications

Item 4
Modify **Section 01 23 00 ALTERNATES:** Subsection 1.03 Schedule of Alternates, Subparagraph A.1:
Modify the paragraph to read the following (changes **emboldened**): *“The contractor shall stipulate the sum to be added to the Base Bid for **the purchase, deliver, and** installation of two-ply cold applied SBS...”*

Item 5
Delete **Section 06 10 00 Rough Carpentry:**
Delete the redundant section in its entirety. The redundant section can be located with the incorrect project name in the upper right hadn corner of the section sheet.

Item 6
Delete **Section 06 16 00 Sheathing - Part 2 Products:**
Delete the following sub-sections in their entirety:

- **Subsection 2.1 – Wood Panel Products, General**
- **Subsection 2.2 – Preservative-Treated Plywood**
- **Subsection 2.3 – Fire-Retardant-Treated Plywood**
- **Subsection 2.4 – Wall Sheathing**
 - o See replaced section **06 10 01 Rough Carpentry**, in this Addendum, for updated Wall Sheathing specification.
- **Subsection 2.6 – Subflooring and Underlayment**

Item 7
Modify **Section 08 11 13 Hollow Metal doors and Frame – Part 1 General:**
Modify Subsection 1.02.U to read “2013” in lieu of “2025”.

Item 8
Modify **Section 08 14 16 Flush Wood Doors – Part 1 General:**
Modify Subsection 1.02.C to read “2013” in lieu of “2025”.

Item 9
Delete/Add **DELETE** the following **Specification Sections** in their entirety and **ADD** the modified versions attached in their entirety.

Table of Contents
Form of Single Prime General Contractor Proposal
Index of Drawings
01 21 00 - Allowances
01 22 00 - Unit Prices
06 10 01 - Rough Carpentry
07 54 00 - Thermoplastic Membrane Roofing

08 31 00 - Access Doors and Panels
08 80 00 - Glazing

Item 10
ADD

ADD the following **Specification Sections** in their entirety.
Geotechnical Addendum No. 3 – 06/26/2024
02 41 00 - Minor Demolition
07 01 50.19 – Preparation for Re-Roofing
12 48 13 – Entrance Floor Mats and Frames
28 18 00 – Security Access Detection Equipment
28 31 00 – Addressable Fire Alarm System
31 20 00 – Earth Moving
31 23 33 – Trenching & Backfilling for Utilities
31 25 00 – Erosion and Sedimentation Control
32 12 12 – Pavement and Appurtenances
32 92 00 – Lawns and Grasses
33 14 13 – Water Distribution System
33 31 11 – Sanitary Sewer System
33 40 00 – Storm Drainage System
33 40 01 – Aluminized Type II (ALT2) Corrugated Metal Pipe Underground Detention

Item 11
Delete

DELETE the following **Specification Sections** in their entirety.
27 41 00 – Common Work Results for Audio Visual Systems
27 41 03 – Conductor and Cables for Audio Visual Systems
27 41 04 – Grounding and Bonding for Audio Visual Systems
27 41 05 – Cabinets and Enclosures for Audio Visual Systems
27 41 10 – Integrated Control System for Audio Visual Systems
27 41 30 – Video for Audio Visual Systems
27 41 40 – Audio for Audio Visual Systems
27 41 60 – Digital Recording for Audio Visual Systems
27 41 70 – Paging System for Whole Building
28 00 00 – Security Control Systems
28 00 10 – Programmable Logic Control System
28 00 20 – Control Stations
28 18 00 – Security Access Detection Equipment
28 20 00 – IP Video Management System
28 30 00 – Access Control System
28 50 00 – Auxiliary Control System
28 90 00 – Security Management Server

DRAWINGS

Item 12

DELETE the following **Specification Sections** in their entirety and **ADD** the modified versions attached in their entirety. Changes are clouded with revision "1" label.

Delete/Add

G0.10 – COVERSHEET
G0.20 – BUILDING CODE SUMMARY
G0.31 – LIFE SAFETY – LEVEL 01
G0.32 – LIFE SAFETY – LEVEL 02
G0.33 – LIFE SAFETY – LEVEL 03
G0.50 – CONSTRUCTION PHASING
C-1.02 – DEMOLITION PLAN
C-2.00 – SITE PLAN
C-2.01 – PLAZA DESIGN PLAN
C-3.00 – GRADING & DRAINAGE PLAN
C-3.10 – STORM DRAINAGE PROFILES
C-3.11 – STORM DRAINAGE PROFILES
C-3.12 – STORM DRAINAGE PROFILES
C-3.13 – STORM DRAINAGE PROFILES
C-3.14 – SWM MANAGEMENT
C-4.00 – UTILITY PLAN
C-5.00 – EROSION CONTROL PLAN – PHASE 1A
C-5.01 – EROSION CONTROL PLAN – PHASE 1B
C-5.02 – EROSION CONTROL PLAN – PHASE 2A
C-5.03 – EROSION CONTROL PLAN – PHASE 2B
C-5.04 – EROSION CONTROL PLAN – PHASE 3
C-6.05 – DETAILS
C-6.06 – DETAILS
L-2.0 – LANDSCAPE DETAILS
A1.14 – ROOF PLAN
A1.21A – RCP – LEVEL 1 (AREA A)
A1.22 – RCP – LEVEL 2
A1.23 – RCP – LEVEL 3
A6.02 – ASSEMBLED GLAZING
E0.00 – ELECTRICAL LEGEND, NOTES, DETAILS
E1.00 – ELECTRICAL SITE PLAN
E1.11B – LEVEL 2 – ENLARGED LIGHTING PLAN
E1.12B – LEVEL 3 – ENLARGED LIGHTING PLAN
E1.20A – LEVEL 1 – ENLARGED POWER PLAN
E1.20B – LEVEL 1 – ENLARGED POWER PLAN
E1.20C – LEVEL 1 – ENLARGED POWER PLAN
E1.21A – LEVEL 2 – ENLARGED POWER PLAN
E1.21B – LEVEL 2 – ENLARGED POWER PLAN
E1.22A – LEVEL 3 – ENLARGED POWER PLAN
E1.22B – LEVEL 3 – ENLARGED POWER PLAN
E2.00 – POWER RISER – PHASE 1
E2.04 – PANEL SCHEDULES
E2.05 – PANEL SCHEDULES
E2.06 – PANEL SCHEDULES

FA0.00 – FIRE ALARM LEGEND, NOTES, DETAILS
FA1.11A – LEVEL 2 – ENLARGED FIRE ALARM PLAN

Item 13

ADD THE FOLLOWING SHEETS IN THEIR ENTIRETY
G0.42 – RATED ASSEMBLIES

End of Addendum

Pre-Bid Meeting

Expansion For: New Judicial Complex & Annex Renovations For Franklin County

Architect's Project #: 21054
Date: September 10, 2025
Time: 2:00 PM
Place: Franklin County Administration Building
113 Market Street
Louisburg, NC 27549

Agenda

1. Open meeting.
2. Distribute Sign-In sheet.
3. Introduction of Owner.
 - a. Ryan Preble, County Manager
 - b. Scott Hammerbacher, Assistant County Manager
 - c. Troy Powell, Franklin County CPC
 - d. Jessica Hudson, Franklin County CPC
4. Introduction of Design Team:
 - a. Architect – Oakley Collier
 - i. Ann Collier (Principal)
 - ii. Joseph Klimek (Architect of Record / PM)
 - iii. David Griffin, (Principal)
 - b. Engineers:
 - i. Civil: The Wooten Company
 1. Ana Wadsworth (Remote)
 - ii. Structural: EM Structural
 1. Zach Stroud (Not Present)
 - iii. MEP/FP: Atlantec Engineers/IMEG
 1. Matthew Briley, Electrical
 2. Patrick McCabe, Mechanical (Remote)
 3. Harrison Holt, Plumbing (Not Present)
5. General review of project by the design team:
 - a. Architectural: The Project consists of the construction of a three-story, 56,000 square foot building and the renovation of an existing 14,000 square foot

Courthouse Annex building. The project includes new construction & renovations, site development, plumbing, mechanical and electrical systems. The building includes secure entry, open lobby, multiple courtrooms, Judges' chambers and 'back of house' Court support spaces, secure sallyport and inmate holding areas, administrative & Court-related office areas, District Attorney's Offices, Clerk of Courts offices, records, support and storage spaces and general building support spaces. New construction & renovations includes structural steel, slab on grade and elevated slab, brick veneer, precast veneer, metal panels, membrane roofing systems, masonry and steel stud interior walls, aluminum storefront & curtainwall, doors, hardware and associated specialties.

b. Engineering scopes were provided by Engineers in attendance.

6. General Bid Requirements:

a. **Bid Opening: Tuesday, September 30, 2025, 2:00pm** located at the Franklin County Administration Building, 113 Market Street, Louisburg, NC 27549

b. Construction Duration: 540 days from issued Notice to Proceed.

i. This is a two-phase project:

1. Phase One: New Construction

2. Phase Two: Existing Annex Renovations

ii. The owner will continue to occupy portions of the existing Annex facilities for the duration of Phase One.

iii. It is anticipated that there will be a period of time for Owner move-out / move-in (approximately 3 weeks) between completion of Phase One and renovation start on Phase Two.

c. Liquidated Damages: \$500 per day.

d. No bid may be withdrawn for a period of 90 days after the bid opening.

e. Submit bids in a SEALED envelope, with name and license number identified on the envelope. The outside of the envelope must be marked "SEALED BID".

f. Bid forms shall include names and license numbers of subcontractors, as well as the actual subcontractor bid amount.

g. Bid, Performance and Payment bonds are required.

h. Minority bidding documentation is required.

i. Unit Prices indicated are to be included in the base bid.

i. See updated spec section included in this addendum for Unit Price list.

j. Allowances indicated are to be included in the base bid.

i. See updated spec section included in this addendum for Allowances list.

k. Alternate bid items indicated are not to be included in the base bid.

i. Alternate No. G-1: Roofing:

1. The contractor shall stipulate the sum to be added to the base bid for the **purchase, delivery &** installation of two-ply cold applied SBS modified bitumen roofing system (80-mil base sheet with 155-mil cap sheet system) in lieu of specified single ply PVC membrane roofing. Basis of Design is The Garland Company.

l. All construction related fees are by the contractor.

- m. Special Inspections testing will be provided by the Owner. The Contractor is responsible for all other testing required in the bid documents.
7. Security Protocols:
- a. The owner will continue to occupy all portions of the existing Annex facility for the duration of Phase One. Contractor to maintain temporary means of egress to and from the existing Annex facility during the entire construction of Phase One.
 - b. The contractor is responsible for coordinating all construction activities with the owner including personnel movement and activities, demolition, waste removal, and material deliveries.
 - c. Contractor must adhere to security protocols for the duration of the project including, but not limited to the following:
 - i. No weapons of any kind are allowed on the site.
 - ii. No contraband allowed on site.
 - iii. No smoking or vaping allowed on site.
 - iv. All materials and tools left on the job site must be locked and secured at all times.
 - v. The contractor must provide a list of anyone working on the site indicating name, date of birth, and driver's license number.
8. Submit all questions via email to Joseph Klimek (Architect of Record / PM) at jklimek@oakleycollier.com AND Ann Collier, Principal in Charge at acollier@oakleycollier.com
- a. Responses that require modifications or clarifications to the bidding documents will be issued in writing, via addendum.
9. An addendum will be issued, as necessary for any modifications or clarifications to bid documents.
- a. There is no addendum issued currently. Pre-Bid meeting minutes will be included in the first addendum issued, on or around **Friday, September 12, 2025**.
 - b. Submit questions and substitution requests in time for a proper response.
 - c. The last day to submit questions will be **Monday, September 22, 2025, at 5:00pm**.
 - d. No addendum will be issued after **Thursday, September 25, 2025**, End of Business.
10. Substitution requests must be submitted prior to bid. See specification section 01 60 00 for substitution requirements.
- a. Approved substitutions will be included in the addendum issued.
11. Q & A Period: The meeting was concluded by opening the floor to questions.
- a. Answers and clarifications to questions will appear by Addendum if necessary.
 - b. Answers to ordinary questions will be addressed in Pre-Bid meeting minutes.
12. Ordinary Q&A:
13. Owner will require a specific number of temporary parking for public to remain on site for the duration of the construction of this project.
14. Question: Will there be a .dwg file prepared for bidding?

- a. Answer: No.
- 15. Question: Does the fire stop need to be hired out per someone certified?
 - a. Answer: This question is pending and will be reviewed and answered with a following addendum.
- 16. Question: Are building permit fees the responsibility of the GC?
 - a. Answer: Building permit fees are waived by the county.
- 17. Question: Is it possible to get a list of delegated design?
 - a. Answer: Delegated design is in the drawings but can be found in the general notes on sheet S0.01.
- 18. Question: Is there hazardous materials study for the Annex?
 - a. Answer: A hazardous material study results will be relayed by a future Addendum.
- 19. Question: Is there a temporary wall designed for the interim between the two buildings during phase 2?
 - a. Answer: The scope of the new wall design has been added to Sheet G0.50 as included in this Addendum # 1.
- 20. Question: Does note 02 on Sheet D1.01 – Demolition Plans describe a whole section of the wall being removed.
 - a. Answer: No, that note refers to the portion of the wall being removed per the new openings that are to go into this wall per the proposed plan.



**Judicial Center
Franklin County
Pre-Bid Meeting**
Architect's Project Number: 21054

Pre-Bid Meeting Sign In
September 10, 2025 2:00 PM

Name	Company	Phone	Email
Joseph Klimek	Oakley Collier Architects	(252) 937-2500	jklimek@oakleycollier.com
Ann Collier	Oakley Collier Architects	(252) 937-2500	acollier@oakleycollier.com
David Griffin	Oakley Collier Architects	(252) 937-2500	dgriffin@oakleycollier.com
Matthew Briley	IMEG	(919) 571-1111	Matthew.c.briley@imegcorp.com
Chris May	Daniels & Daniels	(919) 778-4525	estimating@danddcc.com
Corey Woods	HM Kern	(336) 668-3213	estimating@hmkern.com
Damon Jones	JM Thompson	(919) 922-7568	djones@jnthompson.com
Greg Driver	Muter Construction	(919) 801-0366	gdriver@muterconstruction.com
Austin Long	All Phase Power & Controls	(919) 724-6846	along@allphasenc.com
Chris Darden	Darden Construction	(910) 530-2071	chrisd@dardenconstruct.com
Ed Evans	AB Hair Carpets	(252) 456-3307	abhaircarpets@gmail.com
Bert Long	HG Reynolds Co	(252) 492-3071	blong@hgreynolds.net
Kevin Hartzog	CT Wilson	(919) 808-1925	kevin@ctwilson.com
Steve Raper	Swinerton	(919) 523-4604	Steve.raper@swinerton.com
Cesar Delgado	Clean Air Environmental	(336) 768-4825	cleanairinc@bellsouth.net
Michael Parnell	Bolton Construction	(919) 812-5983	Michaelparnell@boltonrdu.com
Will Bolton	Bolton Construction	(919) 834-7933	willbolton@boltonrdu.com
Justin Neathery	Focus Design Builders	(919) 453-0200	dwilliams@focusdesignbuilders.com
Mark Duncan	Legacy Building Co	(336) 592-3226	mduncan@legacy-building.com
Bernard Hall	MindSpring	(919) 496-8036	trcbk@mindspring.com
Blair Thomas	TCC Enterprises	(252) 423-0515	blair@tccenterprises.com

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Judicial Center
Franklin County
Pre-Bid Meeting
Architect's Project Number: 21054

Pre-Bid Meeting Sign In
September 10, 2025 2:00 PM

Name	Company	Phone	Email
Joseph Klimek	Oakley Collier Architects	(252) 937-2500	jklimek@oakleycollier.com
Ann Collier	Oakley Collier Architects	(252) 937-2500	acollier@oakleycollier.com
✓ David Griffin	" "	" "	dgriffin@oakleycollier.com
✓ Matthew Briley	IMEG	919-571-1111	matthew.c.briley@imegcorp.com
✓ Chris May	Daniels+Daniels	919-778-4525	estimating@danddccc.com
✓ Lorey Woods	H M Kern	336-648-3213	estimating@hmkern.com
✓ Damon Jones	JM THOMPSON	919-922-7568	djones@jsthomson.com
✓ GREG DRIVER	MURKIN CONSTRUCTION	919-801-0366	gdriver@murkinconstruction.com
✓ Austin Long	All Phase Power and Controls	919-724-6846	alongs@allphasenc.com
✓ Chris Darden	DARDEN CONSTRUCTION	910-530-2011	ChrisD@DardenConstruction.com
✓ Ed Evans	AB Air Carpet	252-456-3307	abhairecarpets@gmail.com
✓ Bert Long	H.G. Reynolds Co Inc.	252-492-3071	blong@hgreynolds.net
✓ KEVIN HARTZOG	CT WILSON	919-808-1925	kevin@ctwilson.com
✓ STEVE RAPER	SWINERTON	919-523-4604	Steve.Raper@Swinerton.com
✓ Cesar Delgado	Clean Air Environmental	336-768-4825	Cleanairinc@bellsouth.net
✓ MICHAEL PARRELL	BOLTON	919-812-5983	michael.parrell@boltonrdn.com
✓ WILL BOLTON	BOLTON CONSTRUCTION	919-834-7933	willbolton@boltonrdn.com
✓ JUSTIN NEATHERY	FOCUS DESIGN BUILDERS	919-453-0200	jwilliams@focusdesignbuilders.com
✓ Mark Duncan	Legacy Building Co	336-592-3226	mduncan@legacy-building.com
✓ PERKINS HALL	Construct CM	919-446-8036	trick@midlandspring.com
✓ Blair Thomas	TCC	252-423-0515	Blair@tccenterprises.com
✓ Artie Pressley	TCC	919-496-3111	Artie.TCC@gmail.com

ADDENDUM NO. 1

DATE: 9/12/2025

To: All Bidders
From: Atlantec Engineers, Now IMEG
RE: Franklin County Judicial Center
OCA Project No. 21054
Atlantec, Now IMEG Project No. 24049

The following corrections, clarifications, or supplemental information is to be incorporated into the Contractor(s) bid to perform the work:

CLARIFICATIONS:

1. Fire protection design shall provide protection for existing combustible attic structure for the existing annex. Insulation is above roof deck and roof slope is less than 3 and 12. Design shall provide wet system for light hazard protection of 0.1 gpm over 1500 sqft with a 100-gpm hose allowance. Mechanical equipment is housed on a mezzanine. Design shall provide protection under ducts over 48" wide.
2. Access panels will be required for fire dampers, plumbing valves, and duct detectors. See architectural plans for locations and specifications.
3. Plumbing valves serving Toilets 103C and 103D will need to be located above toilet ceiling and not above sheetrock ceiling. No need for access panel in this location.
4. Plumbing valves serving EW-1 in Sally 131 to be located in drop to eyewash.
5. Delta controls and equivalent are acceptable. System must be open protocol.
6. Remove requirement for coordination drawings on mechanical, electrical, plumbing, fire alarm, and fire protection plans.
7. Specification section 285000 edited to correct "End of Section 283100" to "End of Section 285000".
8. Specification section 283100 added.