

Hite associates

ARCHITECTURE / PLANNING / TECHNOLOGY

PRE-BID MEETING / ADDENDUM NO. 1

September 12, 2023

Project: **Community Center & Gymnasium for Alice Keen District Park**
 Pitt County, North Carolina

TO: ALL BIDDERS

The following items clarify, add to, delete from, and / or otherwise change and supersede information previously issued to you in the bidding documents for the referenced project. Please read them carefully and adjust your bid accordingly.

Please note that addendums, and all revised documents are available via Hite Associates website www.hiteassoc.com under the "Contractor Resources" link.

MEETING ATTENDEES:

NAME	FIRM	EMAIL
James G. Hite, AIA	Hite Associates, PC	jgh@hiteassoc.com
Robert Edmondson	Hite Associates, PC	redmondson@hiteassoc.com
Wilson Pou, PE	Engineering Source of NC	wilson@engrsource.com
Michael Clark	Waters Contracting	bishopw@waterscontracting.com
Paul Parker	Harrod & Assoc.	estimating@harrodandassoc.com
David Thompson	Primus Structures, Inc.	jim@primusstructures.com
Thomas Sutton	Cooper Tacia	thomas.sutton@coopertacia.com
Andy Cruz	Daniels & Daniels Construction, Co., Inc.	estimating@danddcc.com
Will Goutie	A.R. Chesson	will@archesson.com
Damon Jones	Muter Constructions, LLC	djones@muterconstruction.com
Bart Collins	Hudson Brothers	bcollins@hudsonbros.com
Logan Hessert	Hudson Brothers	lhessert@hudsonbros.com
John Berry	Berry Building Group	jberry@berrybg.com
Justin Bradshaw	Hamel Builders, Inc.	jbradshaw@hamelbuilders.com
Daniel Miller	Hamel Builders, Inc.	dmiller@hamelbuilders.com
Bill Herold	JM Thompson	bherold@jonthompson.com
Tim Randall	Farrior & Sons, Inc	tim@farriorandsons.com
Daryl Jones	Coastline Electrical	daryl@coastlineelec.com
David Robbins	Crystal Coast Mechanical	drobbins@crystalcoastmechanical.com

COMMUNITY CENTER & GYMNASIUM FOR ALICE KEENE DISTRICT PARK

PRE-BID MINUTES

1. Introductions were made, meeting started, and opened floor for contractor questions.
2. MC cable locations allowed, in concealed conditions only, within walls, above ceilings, etc. Conduit raceways will be utilized at exposed conditions such as open gym overheads.
3. Tim Corley states that construction funds are American Rescue Plan Act federal funds. Alternates will be selected by the County Commissioners. There are no stated budgets or project estimates.
4. Bids will be taken September 13 for the Community Center & Gymnasium for Pitt County Office Park Complex.
5. Bids will be taken September 20 for the Community Center & Gymnasium for Alice Keene District Park.
6. L-101 Landscaping Plan is mistakenly left out of the Pitt County Park Gym set of drawings. Hite will provide as part of Addendum No. 1.
7. PME-001 for each project shows the site lighting, EV charging stations, domestic and fire line water services with RPZ and RPDA's, location of fire pump and storage tank with pump house, fire hydrants, sanitary sewer service routes, transformers and electrical service routes.
8. Pump House is shown on and applies to Alice Keene Civil Drawings, Architectural Drawings, and PME-001. There is no pump house / storage tank on Pitt Co. Complex Gym.
9. Fire sprinkler storage tank concrete pad is shown on Civil Drawings, Structural Drawings, and PME-001.
10. ESNC will clarify ATS or disconnect for the fire pump generator.
11. ESNC will provide a pole light base detail, to match existing.
12. ESNC will clarify conduit sizes for incoming telecommunications cables.
13. Complete security systems are being provided for each site.
 - a. Existing Alice Keene building currently has an existing S2 system.
 - b. Pitt County Complex Gym will require an all new security system per plans and specs. Fiber optic feeders will be pulled to and into the building by the contractor.
14. It is noted that Room Finish Schedule will require a correction for ceiling finish in the Gym 114.
15. Fire Sprinkler Note 14 providing a BDA system does not apply on this drawing. Is covered by the 01056 allowances. ESNC will omit Note 14.
16. Pitt County is expecting to present bids to the Pitt County Board of Commissioners during the October meeting.
17. The Alice Keene existing Fire Alarm system is to be kept operational while installing the new system.

COMMUNITY CENTER & GYMNASIUM FOR ALICE KEENE DISTRICT PARK

ADDENDUM NO. 1:

1. Added Storm Water Narrative and Nutrient Calculations, dated August 29, 2023.
2. AIA A701 Instructions To Bidders: The Owner is corrected to Pitt County.
3. Notice To Bidders: Bids will be received up to 3:00 p.m. September 20, 2023.
4. Specification 01056 Allowances: BDA testing is included in the EMS BDA Radio Repeaters allowance figure.
5. Specification 08800 Glass and Glazing: Interior Impact Resistant glass is further described.
6. Specification 10850 Miscellaneous Specialties: Revised for PVC corner guard system.
7. Specification 11150 Basketball Goals, Scoreboards and Athletic Equipment: Scoreboard wireless controller is revised to Model MP-80. Shot clock shall be wireless, and hand switch is revised to Model HS-80. Goal Lights model is revised to wireless Model GL-7248-RF, for all back boards.
8. Specification 13120 Pre-Engineered Buildings: Roof warranties are clarified to coordinate with and match requirements of the Metal Roof 07610 warranties.
9. Drawings A-001, A-002, A-201: Front canopy perimeter rake profile is revised to a gutter profile assembly.
10. Drawings A-101, A-102, A-401, A-402: Pre-engineered rigid frames are revised to be 12" deep in Gymnasium 114, boxed in with metal stud framing and 5/8" impact resistant gypsum wall board, to 14'-0" A.F.F. Exposed corners to be trimmed out with the specified corner guards. Bleachers top row to be notched (custom cut out) for described frame column wraps.
11. Drawings A-101 / A-102:
 - a. Finish Schedule: Ceiling finish for Gymnasium 114 is clarified; wood flooring / sports flooring clarified.
 - b. Removed irrelevant note regarding painted guardrails on mechanical platforms. No mechanical platforms are present in this project.
 - c. Revised notes at canopies over exterior doors to reference sheet A-406 for details.
12. Drawing A-105 Clarification: Glazed Partition framing and door frame 105A for Manager 105 is aluminum storefront door frame and framing.
13. Drawing A-301:
 - a. Door Schedules: Door 105A clarified to be in aluminum storefront frame.
 - b. Door Schedules: Doors 114A and 114B revised to be aluminum doors with impact resistant glass in aluminum storefront frame.
 - c. Added Door Type AL-3 to correspond with revision to doors 114A and 114B.
14. Drawing A-406: Added details A-406.3 and A-406.4 for wall-hung exterior canopies.
15. Drawing A-601: Brick size is changed to utility size bricks.

COMMUNITY CENTER & GYMNASIUM FOR ALICE KEENE DISTRICT PARK

16. Drawing S-103 is added, for the Pump house structural requirements.
17. Drawing PME-001: Added Pole Base Detail and revised Fire Pump and Tank note to match Elec Riser Diagram. All electrical work to be by EC.
18. Drawing P-101: Added Electrical Connection Detail to coordinate with E001 and other standard details.
19. Drawing P-102: Added standard details.
20. Drawing E-001:
 - a. Revised light fixtures A & A2 to eliminate call for step dimming.
 - b. Revised General Electrical Note #20 to allow MC Cable where concealed in stud walls or above ceilings as allowed by the current NEC.
 - c. Revised Notes 9, 10, 28 & 34 to coordinate with Electrical Connection Detail.
 - d. Revised Note #39 to eliminate requirement for concrete on the electrical main feeder.
 - e. Removed GUC Grey Cabinet that is no longer required by GUC.
 - f. Made panel MDA a Main Circuit Breaker Panel (1,000A)
 - g. Made P1 a 125A Lug Only panel along with the associated feeder size change.
21. Drawing E101A: Revised panel schedules to match changes to the riser.
22. Drawing E102: Added Basketball Goal Keyed Switches
23. Clarification: The Addressable Fire Alarm system does NOT have to be Voice Notification.
24. Drawing FA-001: Revised General FA Note #14 to remove BDA equipment allowance from FA contractor and referred back to allowance in the specifications.
25. Drawing IT-001: Clarified microphone jack was wall mounted in the Sound System Riser.
26. Drawing IT-101: Showed microphone jack location in wall and changed raceways connecting the IT closet to the front portions of the building to 3" conduits.

END OF ADDENDUM NO. 1



James G. Hite, AIA, Project Architect
Hite Associates, PC

COMMUNITY CENTER & GYMNASIUM FOR ALICE KEENE DISTRICT PARK

BIDDERS PLEASE NOTE THAT REFERENCED REVISED DOCUMENTS AND DRAWING REVISIONS ARE MARKED AS SUCH ON THE REVISION BLOCK ON THE PLANS AND ARE TO BE ACCESSED ON THE HITE ASSOCIATES WEBSITE.

Revised / Added Documents:

Notice to Bidders

AIA A701 Instructions to Bidders

Storm Water Narrative and Nutrient Calculations

Specification 01056 Allowances

Specification 08800 Glass and Glazing

Specification 10850 Miscellaneous Specialties

Specification 11150 Basketball Goals, Scoreboards, Athletic Equipment

Specification 13120 Pre-Engineered Buildings

Drawings A-101, A-102, A-001, A-002, A-201, A-301, Door Schedule, A-406, A-601

Drawing S-103

Drawing PME-001

Drawings P-101, P-102

Drawing E-001, E-101A, E-102

Drawing FA-001

Drawing IT-001, IT-101

cc: All Attendees / All Bidders / Tim Corley / Austin Long

dist.: JGH / RBE / TS / File: Bids & Addenda