

ADDENDUM NO. 001
FEBRUARY 11, 2025

HOUSING AUTHORITY OF THE CITY OF GOLDSBORO
GOLDSBORO, NORTH CAROLINA
DEMOLITION TO 16 FAIRVIEW APARTMENTS – NC 15-1
#6041-C

The following items or modifications to original Plans and Project Manual shall be included as part of the contract work. All general conditions, special conditions, etc., as originally specified shall apply to these items.

ITEM #1: PRE-BID MEETING

Attached are the PreBid Minutes and sign-in sheet from the meeting held on Thursday, February 6, 2025 at 11:00 AM.

Contractor attendance at the Pre-Bid Meeting for this project was not mandatory. Contractors who did not attend the Pre-Bid Meeting are allowed to submit bids.

ITEM #2: NUMBER OF BUILDINGS IN CONTRACT

Per the Owner, HUD recognizes the 16 apartments to be demolished as being part of One (1) Building, Building #12.

The Building is L-Shaped and comprised of what could be considered Four (4) sub-groups, but per the Owner, HUD recognizes the Building in this contract as One (1) Building consisting of Sixteen (16) apartments.

ITEM #3: WRITTEN QUESTIONS FROM CONTRACTORS

Q1: Is the Pre-Bid Meeting Mandatory?

R1: No.

Q2: Wanted to touch base and see if you could shed some light on the scope of work here, is it a full demolition or a renovation? We would like to bid, but want to make sure we have all the information correct.

R2: Full Demolition. Please review the Bid Documents.

Q3: If we were to bid, do we send it directly to you?

R3: Refer to Project Manual for specific details.

Based on the company asking this question (Abatement Company), we are not sure if the Question Asker wants to bid the Entire Project or just the Abatement work.

The Owner will award a single prime contract for all work.

If an abatement company wants to submit abatement only pricing, they should submit pricing to Contractors submitting a sealed bid package for all work. Abatement Only pricing is not being accepted by the Owner.

(Continued next page)

Q4: I sent this out to our abatement subs for quotes and one came back and said he is already removing the asbestos for the City of Goldsboro. Is that the case? It will, of course, make a difference in the final numbers if it is just demo.

R4: This project is NOT a City of Goldsboro project.

This project is a Housing Authority of the City of Goldsboro project.

The Housing Authority of the City of Goldsboro has multiple projects, in various phases, at the Fairview site.

The Housing Authority of the City of Goldsboro has multiple demolition projects, in various phases, at multiple sites.

The specific Abatement Contractor being referenced for this specific question is currently working on a different project, in buildings not included in the contract for Project #6041C. That project is unrelated to this Bid.

Per Project Manual Section 011000 – Summary, there is an existing contract for work in the area outside of the Fairview Circle area. In addition the current contractor is using a portion of the Fairview Circle as his staging area, do not interfere with access or work to adjacent area by separate contractors.

The Abatement work for the buildings in this contract #6041-C shall be part of the Total Base Bid for this project. Per the Form of Bid, the contract shall be a single prime contract for demolition and related work.

The Housing Authority of the City of Goldsboro is not awarding a separate abatement contract for the buildings in this particular project.

ITEM #3: PHONE/VERBAL QUESTIONS FROM CONTRACTORS

Q1: Is a bond required?

R1: There will be no verbal instructions during the bidding period. Please submit your question in writing to bids@stognerarchitecture.com.

Q2: Do the buildings contain asbestos?

R2: There will be no verbal instructions during the bidding period. Please submit your question in writing to bids@stognerarchitecture.com.

ATTACHMENTS:

- **DRAWINGS**
 - NONE
- **FILES**
 - Pre-Bid Meeting Minutes – (7 Pages)
 - Pre-Bid Meeting Sign-In Sheet – (2 Pages)

END OF ADDENDUM NO. 001

**STOGNER ARCHITECTURE, PA
615 EAST BROAD AVENUE
ROCKINGHAM, NC 28379**

Pre-Bid Conference Minutes
Housing Authority of the City of Goldsboro
Demolition to 16 Fairview Apartments, NC 15-1 - #6041C

1 PROJECT DETAILS

Project Name: Demolition to 16 Fairview Apartments, NC 15-1
PreBid Meeting Date: Thursday, February 6, 2025, at 11:00 AM
PreBid Location: 1729 Edgerton Street, Goldsboro, NC 27530
Owner: Housing Authority of the City of Goldsboro
Architect: Stogner Architecture, PA
SAPA Commission Number: 6041C
Bid Questions: Send to Bids@StognerArchitecture.com

Purpose of Meeting: Review requirements of the project for bidding, provide bidders the opportunity to visit the site, receive questions regarding bidding and the scope of work.

2 INTRODUCTIONS

- **Owner Representatives:**
 - Keith Curtis, keurtis@hacg.org, (919) 735-4226 x 1118
 - Matilda Bedford, mbedford@hacg.org (Not Present)
 - Susan Gurganus, procure@hacg.org
 - Jessica Goldman, jgoldman@hacg.org
- **Architect Representative:**
 - Wayne Stogner, Stogner Architecture, bids@stognerarchitecture.com, 910-895-6874

3 BID DATE

Sealed proposals will be received until: 2:00 PM, THURSDAY, FEBRUARY 27, 2025

***Virtual Bid Opening. Refer to Project Manual / Notice to Bidders for Instructions.
Contractors are not required, but are allowed, to be physically present at the Bid Opening.***

4 BID DETAILS / HIGHLIGHTS

- LICENSE REQUIREMENTS PER STATE LAWS.
- HUD Excluded Parties List System (Debarred List):
 - Website: www.sam.gov
 - *No individual or company on list is eligible to bid*
- REQUIRED BID SECURITY: **5% of Maximum Bid in the form of Cash Deposit, Certified Check or Bid Bond.**
 - Not required if Bid is less than \$250,000.00.
 - No personal checks, no company checks.
- PERFORMANCE AND PAYMENT BOND:
 - **Required for 100% of Contract.**
 - **PRIME CONTRACTOR RESPONSIBLE FOR COST OF BONDS.**
 - **Alternative Options:**
 - **NONE**
- ITEMS REQUIRED AT BID OPENING: **CHECK LIST – Page 15 of Spec Book**
 - **Completed Form of Bid**
 - **Bid Bond or Certified Check**
 - **HUD Form 5369A - (HUD Requirement, will not be waived)**
 - **Minority Participation Statement**
 - **Contractor's Qualification Statement**
 - **E-Verify Requirements Affidavit**
- ITEMS REQUIRED WITHIN THREE (3) BUSINESS DAYS OF BID OPENING
 - **Non-Collusive Affidavit**
 - **Copy of Contractor's License**
- NO VERBAL INSTRUCTIONS DURING THE BIDDING PERIOD. RESPONSES THAT AFFECT SCOPE OF WORK MUST BE IN WRITING, DATED AND SIGNED BY THE ARCHITECT'S REPRESENTATIVE. WRITTEN RESPONSE WILL BE IN FORM OF ADDENDUM OR CLARIFICATION. CONTRACTOR MUST SUBMIT 5 WORKING DAYS PRIOR TO BID. Send to bids@stognerarchitecture.com.

5 INSURANCE REQUIREMENTS FOR PRIME CONTRACTOR

NOTE: THE INSURANCE REQUIREMENTS FOR SUBCONTRACTORS WILL BE THE SAME AS REQUIRED OF THE PRIME CONTRACTOR:

GENERAL LIABILITY	\$1,000,000
AUTO LIABILITY	\$1,000,000
WORKER'S COMP	Per State

- **Additional Insured:** List Housing Authority of the City of Goldsboro and Stogner Architecture, PA as additional insured on insurance certificates.
- **The Contractor, and ALL Subcontractors are required to have the proper insurance coverage. The Contractor and All Subcontractors shall have his insurance agent Issue a Certificate of Insurance reflecting limits of coverage as established in form HUD 5370 General Conditions - Section 36. a) (1) (2) (3) b) & c) with a Policy Endorsement which list the Owner and the Architect as additional insured for the project with Waiver of Subrogation and the Cancellation Statement "Coverage's under the policies will not be cancelled, reduced or eliminated until at least thirty (30) days after receipt of written notice, by certified mail, return receipt requested, to the insured and the Owner".**
- **Policies must meet minimum requirements outlined in specifications. No Subcontractor will be allowed to enter the job site to perform work on behalf of the Contractor until all insurance requirements are completed and submitted.**

6 CONTRACT DETAILS

1. **E-VERIFY:** THE CONTRACT AWARDED BIDDER MUST SUBMIT E-VERIFY AFFIDAVITS FROM ALL HIS SUBCONTRACTORS WITH INITIAL LIST OF SUBCONTRACTOR AND SUPPLIERS.
2. **NORTH CAROLINA LIEN & BOND LAW** – PRIME CONTRACTOR (ON THE OWNER'S BEHALF) SHALL DESIGNATE A LIEN AGENT; IDENTIFYING THE PROPERTY AND ANY – PRE-PERMIT CONTRACTORS, SUBCONTRACTORS, AND DESIGN PROFESSIONALS WHO HAVE WORKED ON THE PROPERTY. A SIGN DISCLOSING THE CONTACT INFORMATION FOR THE LIEN AGENT SHALL BE CONSPICUOUSLY AND CONTINUOUSLY POSTED ON THE PROPERTY UNTIL THE COMPLETION OF ALL CONSTRUCTION. CONTRACTOR SHALL INCLUDE LIEN AGENT FEE IN BID.
3. **SUPERINTENDENT:** CONTRACTOR SHALL HAVE A COMPETENT SUPERINTENDENT ON SITE DURING PERFORMANCE OF ANY WORK. THIS PERSON MUST BE AN EMPLOYEE OF THE PRIME CONTRACTOR. THE WORKING FOREMAN OF A SUBCONTRACTOR SHALL NOT BE THE SUPERINTENDENT. **FAILURE TO MAINTAIN A SUPERINTENDENT WILL RESULT IN A DEDUCTION TO CONTRACT AND/OR FINDING OF DEFAULT.**
 - A. **THE CONTRACTOR MUST HAVE A CURRENT COMPLETE SET OF PLANS, SPECIFICATIONS AND ADDENDA ON THE SITE AT ALL TIMES.**
4. PER HUD'S GENERAL CONDITIONS, PAGE 2, SECTION 2.b; "THE CONTRACTOR SHALL PERFORM ON SITE; AND WITH ITS OWN FORCES WORK EQUIVALENT TO AT LEAST 12% OF THE TOTAL AMOUNT OF THE WORK TO BE PERFORMED.

5. **CONTINGENCY ALLOWANCE:** THE CONTINGENCY ALLOWANCE IS FOR OWNER'S USE DURING CONSTRUCTION. ANY CONTINGENCY ALLOWANCE NOT USED WILL BE CREDITED BACK TO THE OWNER AT THE CLOSE OF THE PROJECT.
- | | |
|------------------------------------|--------------------|
| TOTAL CONTINGENCY ALLOWANCE | \$15,000.00 |
|------------------------------------|--------------------|
6. **LIQUIDATED DAMAGES: FIVE HUNDRED FIFTY-FIVE DOLLARS (\$555.00)** for each consecutive calendar day
7. **CONTRACT TIME.** Bidder further agrees to pay as liquidated damages, the sum of **FIVE HUNDRED FIFTY-FIVE DOLLARS (\$555.00)** for each consecutive calendar day thereafter under the provisions of the General Conditions. The Contractor shall be given up to **FORTY-FIVE (45)** calendar days for processing shop drawings, obtaining permits and for material delivery. The Contractor shall be given **SIXTY (60)** consecutive calendar days for demolition of the Fairview Site to complete ALL work, which shall begin at the earliest of the following: a) the day the Contractor begins work on site or b) the next day following the days allowed for processing shop drawings, permitting and material delivery.
8. **NOTICE TO PROCEED DATE WILL BE ESTABLISHED AT OR BEFORE THE PRE-CONSTRUCTION CONFERENCE. SUBCONTRACTORS SHOULD BE PRESENT AT THE PRE-CONSTRUCTION CONFERENCE.**
9. **REVIEW OF MINORITY PARTICIPATION STATEMENT:** THIS IS A GOAL, NOT A REQUIREMENT. GOAL IS 20%. PAPERWORK AND GOOD FAITH EFFORT IS REQUIRED.
10. DAVIS BACON WAGE RATES ARE INCLUDED IN THE PROJECT MANUAL. **WEEKLY PAYROLL REPORTS (ORIGINALS - NO EMAILED OR FAX COPIES) ARE REQUIRED** OF PRIME CONTRACTOR AND ALL SUBCONTRACTORS.
11. COPIES OF DAILY REPORTS SHALL BE SUBMITTED EACH MONTH WITH THE PAY REQUISITION OR PAY REQUEST WILL BE DELAYED.
12. REVIEW SECTION 3: **PAPERWORK IS REQUIRED QUARTERLY.**
SECTION 3 REQUIREMENTS WILL APPLY (REF: 24 CFR, PART 135): GOALS FOR CONTRACTORS AND SUBCONTRACTORS ARE 25% OR MORE OF THE TOTAL NUMBER OF LABOR HOURS BY SECTION 3 WORKERS AND 5% OR MORE OF THE TOTAL NUMBER OF LABOR HOURS WORKED BY TARGETED SECTION 3 WORKERS.
13. REVIEW OF PROJECT CLOSE OUT: REQUIRED PAPERWORK IN SPECIFICATION SECTION 017700. **RETAINAGE WILL NOT BE RELEASED UNTIL ALL WORK; INCLUDING PAPERWORK /REPORTS ARE CORRECTLY SUBMITTED FOR CLOSE OUT.**
14. REVIEW OF CONTRACTOR PAYMENTS:
- **90% OF MONTHLY ESTIMATES**
 - **10% RETAINAGE**

7 SCOPE OF WORK

1. **Provide all labor, materials and equipment required to demolish and remove One (1) existing building Group of Four (4) sub-buildings, Sixteen (16) apartments, multi-family, residential buildings identified on the plans, complete.**
2. Provide all labor, materials and equipment required to selectively demolish and remove existing site infrastructure and development identified on the plans.
3. Provide all labor, materials, and equipment required to provide fill, seed and straw where foundations are removed and all other voids in earth are created due to demolition and removal of existing construction.
4. Provide all labor, materials, and equipment required to stabilize areas of demolition and provide new construction as identified on the plans.
5. Provide all other work as shown on the plans, in the project manual and as required by codes and the authority having jurisdiction (AHJ).
6. Salvage: The Owner may wish to salvage minor items such as newer appliances, doors, etc. for use on units not being demolished at this time. The intent is that the Owner will salvage items between the time for resident move out but before the apartment is turned over to the Contractor.
7. Contractor to limit vehicles on the grass (some of the pipes are shallow and have been damaged in past by vehicles on yard areas). Contractor is responsible for providing a temporary security chain link fence around the building during the demolition operations.
8. The electrical distribution system is owned by the Owner. The owner will have East Coast Power & Lighting disconnect the power to the building(s) scheduled to be demolished. The Owner will disconnect the power at the transformer and the building(s); the site pole lights shall have the power remained connected for the site lighting; note that the plans denote some sight lighting that is fed underground, verify that any in the construction area have the power disconnected prior to demolition. East Coast Power & Lighting has a service contract with the Owner for maintenance and service of the electrical distribution system at Fairview.
9. Underground utilities shall be disconnected and removed, cap at location noted or behind the street curb (water & sewer, phone, cable tv). The gas company shall be responsible for removal of gas system from the meter back to the gas main.
10. As part of Base Bid, Contractor shall provide suitable fill and top soil to bring any depressions as a result of demolition back up to existing grades, compact to 85%. The intent is to not leave site with low areas that hold water, grade to drain and establish grass.
11. A project superintendent must be on site at all times any work associated with this contract is being performed. The Project Superintendent will provide overall project oversight, providing guidance and assistance to its Sub Contractors.
12. Contractors shall review Separate Report provided by Owner regarding Hazardous Materials Assessments. It is believed that the Building(s) contain Asbestos and Lead Based Paint. Contractor shall follow State and Federal Guidelines in handling Hazardous Materials.
13. Contractor shall contract with an Environmental Consultant to prepare an Asbestos Removal Plan. The Contractor's Environmental Consultant will be responsible for clearance testing and reporting. Removal plans shall be prepared to comply with local, state and federal requirements. Clearance testing and reports shall be promptly performed and prepared to be submitted for permitting.

Permits and Acceptance:

- **All Permit requirements shall be coordinated with the City of Goldsboro Inspections, Fire Department and Engineering Departments and PWC. Contractor shall pay all fees.**
- **Per the City of Goldsboro, all businesses that operate within the city limits of Goldsboro must have a business registration certificate. An active business registration must be on file, prior to applying for online permits. Include all fees in bid.**
- **Contractor will be required to submit all clearance reports to the City of Goldsboro in order for demolition permits to be issued. In addition to the City, the Contractor shall submit clearance reports to the Owner and Architect.**
- **The City of Goldsboro Inspections Department will require One (1) Demolition Permit for each building to be demolished. Coordinate all utility termination requirements, to prevent disruption to occupied buildings, with Inspections office and Owner. Include all fees in Bid.**

8 PRE-BID MEETING NOTES

GENERAL REVIEW OF ADMINISTRATION REQUIREMENTS AND THE SCOPE OF WORK AND ANY QUESTIONS REGARDING THIS PROJECT.

1. VISIT THE SITE TO ALLOW CONTRACTOR ACCESS TO THE BUILDING AND SITE. FUTURE ACCESS TO THE INTERIOR MUST BE COORDINATED WITH **KEITH CURTIS AT THE HOUSING AUTHORITY**.
2. A project superintendent must be on site at all times any work associated with this contract is being performed. The Project Superintendent will provide overall project oversight, providing guidance and assistance to its Sub Contractors.
3. The Minority Participation Statement should be filled out completely, including page 3 of 4.
4. Firms performing renovations in N.C. MUST provide the Owner and adult occupant a copy of EPA pamphlet "The Lead Safe Certified Guide to Renovate Right" prior to conducting the renovation. If lead paint testing of the components affected by the renovation is done by certified renovator using an EPA recognized test kit, the results of the testing are REQUIRED to be provided in writing to the person contracting for the renovation activity before work begins.
5. NOTE: There is an existing contract for work in the area outside of the Fairview Circle area. In addition the current contractor is using a portion of the Fairview Circle as his staging area, do not interfere with access or work to adjacent area by separate contractors.
6. The full Hazardous Materials Reports (Lead Based Paint and Asbestos) are included in a separate document from the Project Manual. A partial excerpt of the report is in the main Project Manual, but the full reports have been released in a separate PDF file.
7. There are more residents to be relocated. Relocation will be complete by time demolition starts.
8. Piedmont Natural Gas will disconnect and remove from meter out.
9. Housing Authority of the City of Goldsboro will complete their salvage by time demolition starts. The Housing Authority will be removing some water heater, furnaces, smoke/co detectors, and similar items.
10. Contractor shall document asbestos disposal and submit documentation to Owner.
11. Housing Authority to get broadband equipment removed.
12. For info only; the Housing Authority of the City of Goldsboro indicated that Keen Plumbing of Goldsboro has previous experience working on site.
13. A question regarding possible waiving of tipping fees. No word yet; Keith will discuss with others and see if there is a way to get a decision before Bid Date.

9 QUESTIONS ALREADY ASKED

GENERAL REVIEW OF ADMINISTRATION REQUIREMENTS AND THE SCOPE OF WORK AND ANY QUESTIONS REGARDING THIS PROJECT.

1. Is the Pre-Bid Meeting Mandatory?

No.

2. Wanted to touch base and see if you could shed some light on the scope of work here, is it a full demolition or a renovation? We would like to bid, but want to make sure we have all the information correct.

Full Demolition. Please review the Bid Documents.

3. If we were to bid, do we send it directly to you?

Refer to Project Manual for specific details.

Based on the company asking this question (Abatement Company), we are not sure if the Question Asker wants to bid the Entire Project or just the Abatement work.

The Owner will award a single prime contract for all work.

If an abatement company wants to submit abatement only pricing, they should submit pricing to Contractors submitting a sealed bid package for all work. Abatement Only pricing is not being accepted by the Owner.

Comm. No. 6041C
HOUSING AUTHORITY OF THE CITY OF GOLDSBORO
FAIRVIEW 16 UNIT BUILDING DEMOLITION

Date: 2/6/2025
Time: 11:00 AM

Location: GOLDSBORO HA
FAIRVIEW PM OFFICE
GOLDSBORO, NC

**PRE-BID CONFERENCE
PARTICIPANT SIGN-IN SHEET**

ATTENDEES ARE REQUESTED TO WRITE LEGIBLY.

Failure to include a legible and accurate email address may result in email not being added to bidder's list.

PRESENT	NAME	ORGANIZATION	POSITION	E-Mail	TELEPHONE #
	Malachi Wilson	Harris Properties Inc.	Proj. Manager	Malachi.Wilson@harris.com	918-815-1649
	D. Mary	Harris	VP	david.mary@harris.com	919-922-0255
	Chris May	D+D	Estimator	estimating@dadddcc.com	919-920-5860
	JOSH MACINENO	D+D	Estimating	estimating@dadddcc.com	919-750-1086
	R. Faulkner	D+D	PM		919-922-2704
	Spencer Clark	DH Griffin	Estimator	Sack@dhgriffin.com	336-707-8268
	Kenny Burgess	DH Griffin	Estimator	Kburgess@dhgriffin.com	910-443-5357
	Bruce Bennett	THACO LLC	Supt	Bruce@thacollc.com	847-857-1369
	WAYNE STOGNER	STOGNER ARCH.	ARCHITECT	WSTOGNER@STOGNERARCHITECTURE.COM	910-895-6874
	KEITH CURTIS	HACG	Project Coordination	kcurtis@hacg.org	919-735-4226 x1118
	Justin Gurganov	HACG	Consultant	procure@hacg.org	919-750-6876

Stogner Architecture, PA

ARCHITECTURE - PROJECT MANAGEMENT - DESIGN BUILD

615 East Broad Avenue
Rockingham, North Carolina 28379

910-895-6874
910-895-1111

Date: 2/6/2025
Time: 11:00 AM

Location: GOLDSBORO HA
FAIRVIEW PM OFFICE
GOLDSBORO, NC

PRE-BID CONFERENCE
PARTICIPANT SIGN-IN SHEET

ATTENDEES ARE REQUESTED TO WRITE LEGIBLY.

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[illegible]

Stogner Architecture, PA

ARCHITECTURE - PROJECT MANAGEMENT - DESIGN BUILD

615 East Broad Avenue
Rockingham, North Carolina 28379

910-895-6874
910-895-1111