



Spring Hope Railroad Depot Rehabilitation & Platform Addition
Addendum #1
4/8/2025

General:

1. Included on pages 2-6 of this Addendum are the Meeting Record and Sign-In Sheet for the Pre-Bid Meeting that occurred at the Town Commissioner's Meeting Room at Spring Hope Town Hall, 118 Railroad Street, Spring Hope, NC 27882 on Tuesday, April 1st at 1:00pm.

Modifications to Specifications:

2. The Advertisement for Bids in Division 00 of the Specification Manual has been revised to state the correct due date for Owner receipt of the Pre-Qualification document as April 15th, 2025. This date now matches the due date provided in the Instructions to Bidders, which states that the pre-qualification form is due 14 days prior to the bid date. The revised Advertisement for Bids is included on pages 7-8 of this Addendum.



**RECORD OF PRE-BID MEETING
SPRING HOPE RAILROAD DEPOT BUILDING REHABILITATION
AND PLATFORM ADDITION
for the
TOWN OF SPRING HOPE, NORTH CAROLINA
APRIL 1, 2025**

In attendance:

Representing:

Michele Collins
Andrew DeIonno
Thomas Doorn, Assoc. AIA
David E. Gall, RA
Esdras Guzman
Ledbetter, Dan
Chris May
Gus Mixon
Drew Wood

Town of Spring Hope
Town of Spring Hope
Alliance Architecture of the Triad, LLC
David E. Gall, Historic Preservation Consultant
Enterprises G, Inc.
Danforth Construction Company
Daniels and Daniels Construction Company
Salisbury Moore
Progressive Contracting Company

1. The purpose of the meeting was to review various matters pertaining to the bidding of the Work and to give those present an opportunity to ask questions concerning this proposed project. The following documentation was available for review by the group: Pre-Bid Meeting Agenda dated 4/1/25 prepared by Alliance Architecture of the Triad, drawings and specifications dated 2/28/25 and site civil drawings dated 10/16/24. The meeting took place in the Town Commissioner's Meeting Room at Spring Hope Town Hall and began at 1:05PM.
2. Doorn began the meeting by introducing himself and his role as Project Manager for Alliance Architecture of the Triad and by welcoming those present and inviting all to sign the attendance sheet provided by the Owner. Doorn also introduced Town Manager Andrew DeIonno, Town Clerk and Finance Director Michele Collins, and Historic Preservation Consultant David E. Gall.
3. Doorn reviewed the Pre-Bid Meeting Agenda prepared by Alliance Architecture of the Triad.
4. Doorn reviewed the paragraphs in the "Pre-Qualification and Bid Opening" portion of the Agenda:
 - a. Instructions to Bidders are included in the specifications in Division 00. These instructions include a modified edition of the AIA A305-2020 Contractor's Qualification Statement. Gall noted the Pre-Qual document had been modified to request evidence of contractor's experience with prior historic rehabilitation projects.

Completed editions of the Pre-Qualification document should be e-mailed to Town Manager Andrew DeIonno before close of work day on Tuesday, April 15, 2025. The document may be submitted by US Mail, other hand delivery, or via e-mail. The latter is preferred. **Note: the Advertisement for Bids incorrectly states the date for Owner receipt of the Pre-Qual document and this error will be corrected via pending Addendum #1.**

- b. The Town Manager will review the contractors' submissions of Pre-Qualifications and he will determine which contractor's are properly qualified.
 - c. **The bid opening will be at 3:00PM on Tuesday, April 29, 2025 in the Town Commissioner's Meeting Room at Spring Hope Town Hall, 118 Railroad Street, Spring Hope, NC 27882.**
 - d. To obtain digital copies of drawings and specifications, contact Doorn at 336-722-4447 or tdoorn@alliancetriad.com.
 - e. Following the conclusion of this meeting, the group will adjourn and reconvene at the depot to permit those present to review existing conditions. Gall cautioned the group to wear proper safety gear when at the depot today including footwear and hard hat and to take special care when examining the attic and crawl space.
5. The project to be bid encompasses both the historic rehabilitation of the depot and the construction of a new platform with restrooms.
 6. The depot was most recently used as a public library and the primary new use will be as an events center for the Town of Spring Hope.
 7. DeIonno thanked the contractors for being present for this meeting. He stated that the project is funded by two separate grants from the NC Department of Commerce. One grant was given to fund the depot rehabilitation and the second, separate, grant funds the construction of the new platform. He noted that there will be a single construction contract covering both the depot Work and the platform Work, however, the Department of Commerce expects that, during each month the job is under construction, the contractor will submit separate pay applications for the depot Work and the platform Work.
 8. Doorn stated that the specifications contain requirements for bonding and insurance required on this project.
 9. Doorn gave a brief overview of the Work of the project. As noted on the drawings, existing PME components are to be removed and all new components are to be furnished/installed.
 10. The new use for the building and platform will be as a community events center.
 11. New restrooms and janitor closets are to be constructed within the depot and also at the platform.

12. A catering kitchen is to be constructed as a part of the Work at the depot.
13. The platform roof is to be constructed with heavy timber wood trusses.
14. A new fire protection sprinkler system is to be installed at the depot and platform as described on the drawings.
15. Gall noted that this job is not a typical commercial project. It is an historic rehabilitation project where strict compliance with the drawings and specifications is very important. Doorn noted that contractors should be mindful of original historic materials to be maintained.
16. The floor was opened to questions.
17. QUESTION: “is there a list of items to be furnished and installed by the Owner?”
RESPONSE: There is no such list, however, work tasks and items by the Owner are so noted on the drawings.
18. Doorn reminded the group that there are “add” alternates to be priced in figuring their bid with pricing included on the proposal form.
19. DeIonno said that all addenda will be placed on the state Vendor’s Website.
20. It shall be the responsibility of the General Contractor to pay for all permits required for this project. Doorn noted that final drawings and specifications have already been submitted to the Nash County Inspections Division for consideration of a building permit.
21. The meeting at the Town Commissioners Meeting Room adjourned and reconvened at the Spring Hope Depot.
22. QUESTION: are rail tracks active and is there rail flagging required? RESPONSE: rail tracks are not active and no flagging is required.
23. QUESTION: will the Town waive all utility tap fees. RESPONSE: Yes, furthermore, the Town will install new underground water and sanitary sewer utilities including meters at their own expense from the tap to 5’ from the building wall. The General Contractor shall continue this Work from the 5’ point to inside the building. Also, the Town will furnish and install all new concrete sidewalk Work and will remove all shrubs by cutting them off at the ground line at all sides of the building.
24. DeIonno said that the deadline for the Town to complete all paperwork to the state to close out grants is June 30, 2026. Contractor needs to be done at least 30 days before.
25. DeIonno said he had hoped for the job to be available for bid in January.
26. There is one existing north side six-light contemporary sash with fogged insulating glass that will need to be removed and replaced. This Additional Work will be described in a

future addendum. There is also one additional pane of broken historic glass to be replaced, also to be covered in a future addendum.

27. Workers may park on-street during construction. DeIonno offered the contractor to close a part of railroad street in front of Town Hall where construction materials could be stored.
28. The extent of floor refinishing work at the events room was discussed. Work shall be as drawn and specified.
29. Where there is original tongue and groove wood ceiling at the west end of the building, it shall be retained.
30. Electrical power is currently on.
31. Duke Power Company will provide new 3-phase power to this building. Installation date for this power is not yet known.
32. Doorn provided the Town with two sets of final drawings and specifications.
33. Adam Tyson is the Nash County Planning Director.
34. The meeting concluded at 1:50PM.

cc: all attendees via Addendum #1
Andrew Lopina, AIA
Bobby Ball
Kevin Marks
Kevin Davie, PE
Jerry Moorefield, PE
Anthony Duttera, PE
Jason White, PE
Chris Stone
Reid Thomas

Town of Spring Hope, NC



1 April 2025

Depot and Platform Prebid Sign In

[illegible]

ADVERTISEMENT FOR BIDS

PROJECT: Spring Hope Railroad Depot Building Rehabilitation and Platform Addition

TIME: 3:00 PM, Tuesday, April 29th, 2025

PLACE: Town Commissioners Chambers
Spring Hope Town Hall
118 West Railroad St.
Spring Hope, NC 27882

Sealed Proposals for this project will be accepted at the place and until the time shown above, after which they will be opened and read publicly.

Bids will be received for Single Prime Construction Contracts covering all Work.

Digital copies of drawings and specifications will be provided by the office of the Architect after Thursday, March 20th, 2025. Drawings and specifications will also be available for review at Construct Connect (<https://www.constructconnect.com>), 800-424-3996 and Hispanic Contractors Association of the Carolinas (info@hcacarolinas.org), 704-908-2208

The depot will be open for inspection on the date of the pre-bid meeting.

A pre-bid conference will be held on Tuesday, April 1st, 2025, at 1:00 PM at the Spring Hope Town Hall. The Depot will be open for inspection following the conference. Attendance at the pre-bid meeting by General Contractors is optional but preferred. Subcontractors with an interest in this project are encouraged to attend the pre-bid meeting.

Bids must be submitted on the standard form of proposal provided by the Architect.

Pre-qualification of single prime general contractors is required. General contractors shall submit fully completed AIA Document A305 "General Contractor's Qualification Statement" included with specifications, by no later than **Tuesday, April 15th, 2025,** to Mr. Andrew DeIionno, Town Manager. E-mail to adeionno@springhope.net.

Security required with regard to the performance of the Contract is noted in the bid documents.

All Contractors must be licensed under prevailing State of North Carolina Laws governing their trade.

No bid may be withdrawn for a period of forty-five (45) days after receipt of bids, except as provided by North Carolina law. The Owner expressly reserves the right to reject any or all proposals, to waive informalities or irregularities in the proposals and to accept any proposal which in his judgement best serves the interest of the Owner.

SIGNED: Mr. Andrew DeIonno
Town Manager
Town of Spring Hope
P.O. Box 87
Spring Hope, NC 27882

Alliance Architecture of the Triad, PC
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