

January 6th, 2023

## ADDENDUM NO. 2

PROJECT: **ALBEMARLE BUILDING – FIRST FLOOR UPFIT – NC DEPT. OF ADMINISTRATION**  
**SCO ID#: 22-24323-01-CD / CODE: 42108 / ITEM: 4001**

FROM: DTW ARCHITECTS & PLANNERS, LTD.  
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TO: PRIME BIDDERS

This addendum containing the following additions, clarifications, and/or changes, is issued prior to receipt of bids and does hereby become part of the original Contract Documents dated December 5th, 2022 and supersedes the original documents in case of conflict. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so will result in the disqualification of the corresponding bid.

This addendum consists of:

- 02 Sheets - Questions and Answers (8 ½ x 11)
- 03 Sheets – Added Specification Section (8 ½ x 11)
- 01 Sheet – Changes to Architectural Drawings (24 x 36)
- 01 Sheet - Changes to Electrical Drawings (24 x 36)

### 1. Questions

- a. Is there a basis of design for the carpet?
  - i. *Answer: The carpet spec was written to be performance based to meet public project bidding laws.*
- b. Is there a possibility the state could set an allowance for the sprayed on fireproofing repairs.
  - i. *Answer: We have added an allowance specification section with an allowance for fireproofing repair.*
- c. At the location of the new entry door from the lobby we will be cutting the wallcovering. Is there an as built with the manufacture of the material? Could we use a non-welded frame?
  - i. *Answer: There is not an as built with the material manufacture. See the attached detail at this frame to solve the issue.*
- d. Please confirm what work will need to be done after hours.
  - i. *Answer: Any concrete coring and saw cutting operations will need to be done after regular working hours due to the nature of the surrounding spaces.*
- e. Can you provide a profile for the wood base?
  - i. *Answer: Wood base shall be equal to: Wood Wall Base 2042 5/8" x 4-1/2" by The Hardwood Lumber Company, Paint to match walls in Semigloss Finish.*
- f. Please clarify who is responsible for the following: Voice and Data, Security Access.
  - i. *Answer:*
    1. *Security Access Control: Please review sheet E2.1. Door control note 6 states that access control is to be provided turn-key. To clarify further ALL ACCESS CONTROL shown on the drawings is to be provided turn-key as part of the base bid contract.*
    2. *Voice and Data: Please review detail 4/E4.1 and specifications for division of labor. Rough-ins shall be included in the base bid contract.*

- g. Sheet A5 floor plan elevation reference's sectional view on sheet A6 detail 1/A6. Is this correct?
  - i. *Answer: The elevation reference bubble to the far "plan left" calls out 5/A5 which is the correct elevation reference. There is a detail bubble at the door threshold that calls out 4/A6 which is the correct detail reference. The sectional detail at the casework is a detail for the wall and soffit construction above.*

The following questions were included in ADD1. The answers provided below are IN ADDITON to the information provided in ADD1.

- h. Does the new door control at the reception desk control the new door operators or some other security locking device? Is it wireless?
  - i. *Answer: The new door operators will not be controlled directly from the reception desk. The access controls and door operators will be overridden by the existing override switch at the reception desk. This existing switch will lock down doors and disable door operators as noted on the plans. This existing access control switch is not wireless.*
- i. Can we feed power to the new operators by running exposed conduit then capping the aluminum tube to conceal the conduit?
  - i. *Answer: The plans show the power for the new door operators to be on the same circuit as the existing door operators however extension of the circuit should be from external junction boxes and not through the existing operators. The conduit needs to be concealed.*
- j. Can we assume that there is an existing conduit to the reception desk that can be used for door operator control wiring?
  - i. *Answer: The plans indicate that the existing door override control circuit shall be used to control a new override relay for the new doors. This relay shall be installed next to the existing override relay in the IT room.*

## **2. Drawings**

- a. Reissued Electrical Sheets: E2.1 (1 sheet, 24x36)
- b. Reissued Architectural Sheets: A5 (1 sheet, 24x36)

## **3. Added Specifications**

- a. Add specification section 012100 – Allowances (3 sheets, 8.5 x 11)

## **SECTION 012100 - ALLOWANCES**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Special Conditions and other Division 1 Specification Sections, apply to this Section.

#### **1.2 SUMMARY**

- A. This Section includes administrative and procedural requirements governing allowances.
  - 1. Certain materials and equipment are specified in the Contract Documents by allowances. In some cases, these allowances include installation. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when additional information is available for evaluation. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
  - 1. Lump-sum allowances.
  - 2. Unit-cost allowances.
  - 3. Contingency allowances.
  - 4. Testing and inspecting allowances.
  - 5. Quantity allowances.
- C. Related Sections include the following:
  - 1. Division 1 Section 012600 "Contract Modification Procedures" for procedures for submitting and handling Change Orders.
  - 2. Division 1 Section 012000 "Unit Prices" for procedures for using unit prices.
  - 3. Division 1 Section 014000 "Quality Requirements" for procedures governing the use of allowances for testing and inspecting.

#### **1.3 SELECTION AND PURCHASE**

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect from the designated supplier.

#### **1.4 SUBMITTALS**

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.

- B. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.

#### 1.5 CONTINGENCY ALLOWANCES

- A. Use the contingency allowance only as directed by Architect for Owner's purposes and only by Change Orders that indicate amounts to be charged to the allowance.
- B. Contractor's overhead, profit, and related costs for products and equipment ordered by Owner under the contingency allowance are included in the allowance and are not part of the Contract Sum. These costs include delivery, installation, taxes, insurance, equipment rental, and similar costs.
- C. Change Orders authorizing use of funds from the contingency allowance will include Contractor's related costs and reasonable overhead and profit margins.
- D. At Project closeout, credit unused amounts remaining in the contingency allowance to Owner by Change Order.

#### 1.6 TESTING AND INSPECTING ALLOWANCES

- A. Testing and inspecting allowances include the cost of engaging testing agencies, actual tests and inspections, and reporting results.
- B. The allowance does not include incidental labor required to assist the testing agency or costs for retesting if previous tests and inspections result in failure.
- C. Costs of services not required by the Contract Documents are not included in the allowance.
- D. At Project closeout, credit unused amounts remaining in the testing and inspecting allowance to Owner by Change Order.

#### 1.7 UNUSED MATERIALS

- A. Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after installation has been completed and accepted.
  - 1. If requested by Architect, prepare unused material for storage by Owner when it is not economically practical to return the material for credit. If directed by Architect, deliver unused material to Owner's storage space. Otherwise, disposal of unused material is Contractor's responsibility.

### **PART 2 - PRODUCTS (Not Used)**

### **PART 3 - EXECUTION**

#### 3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

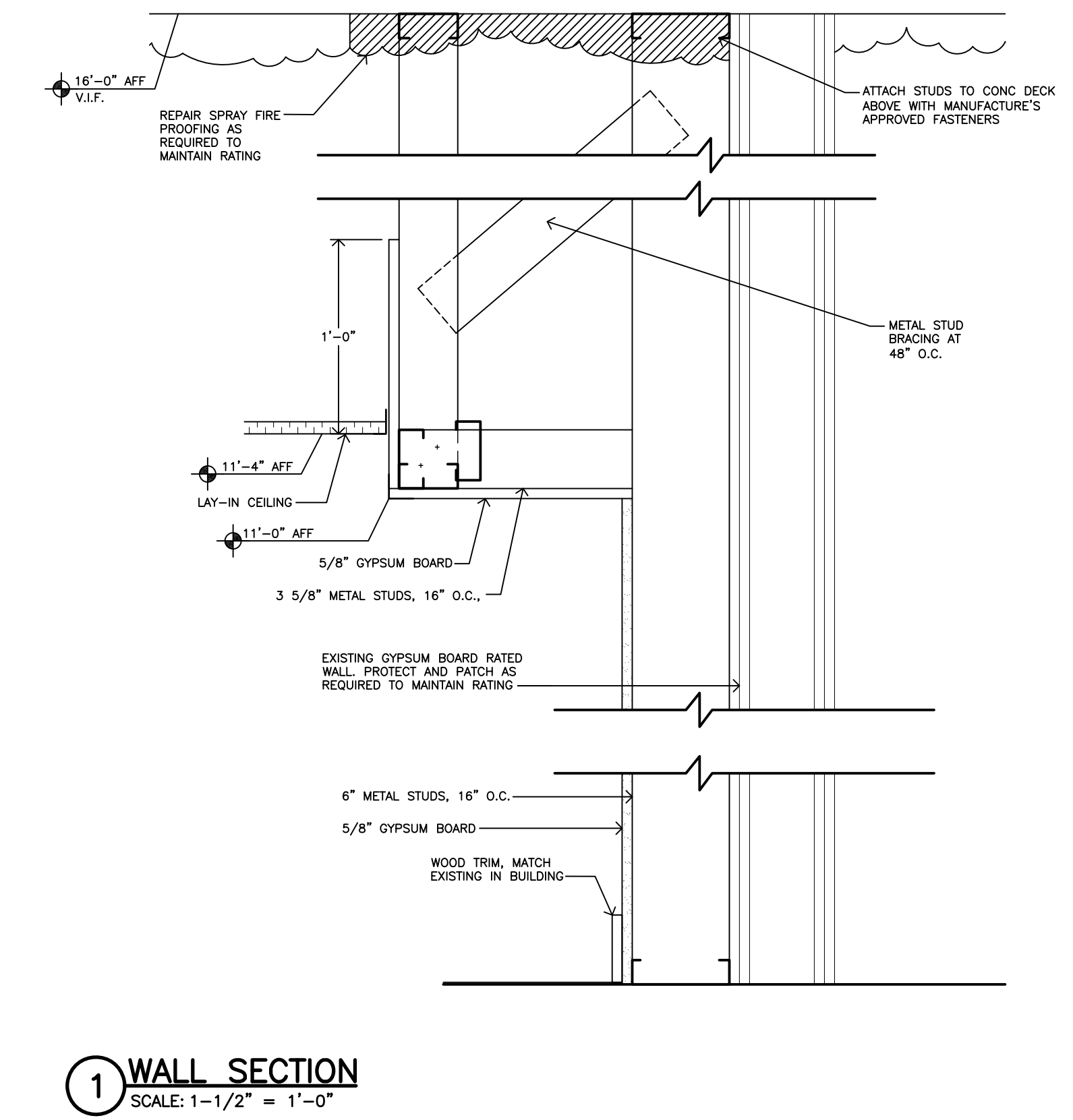
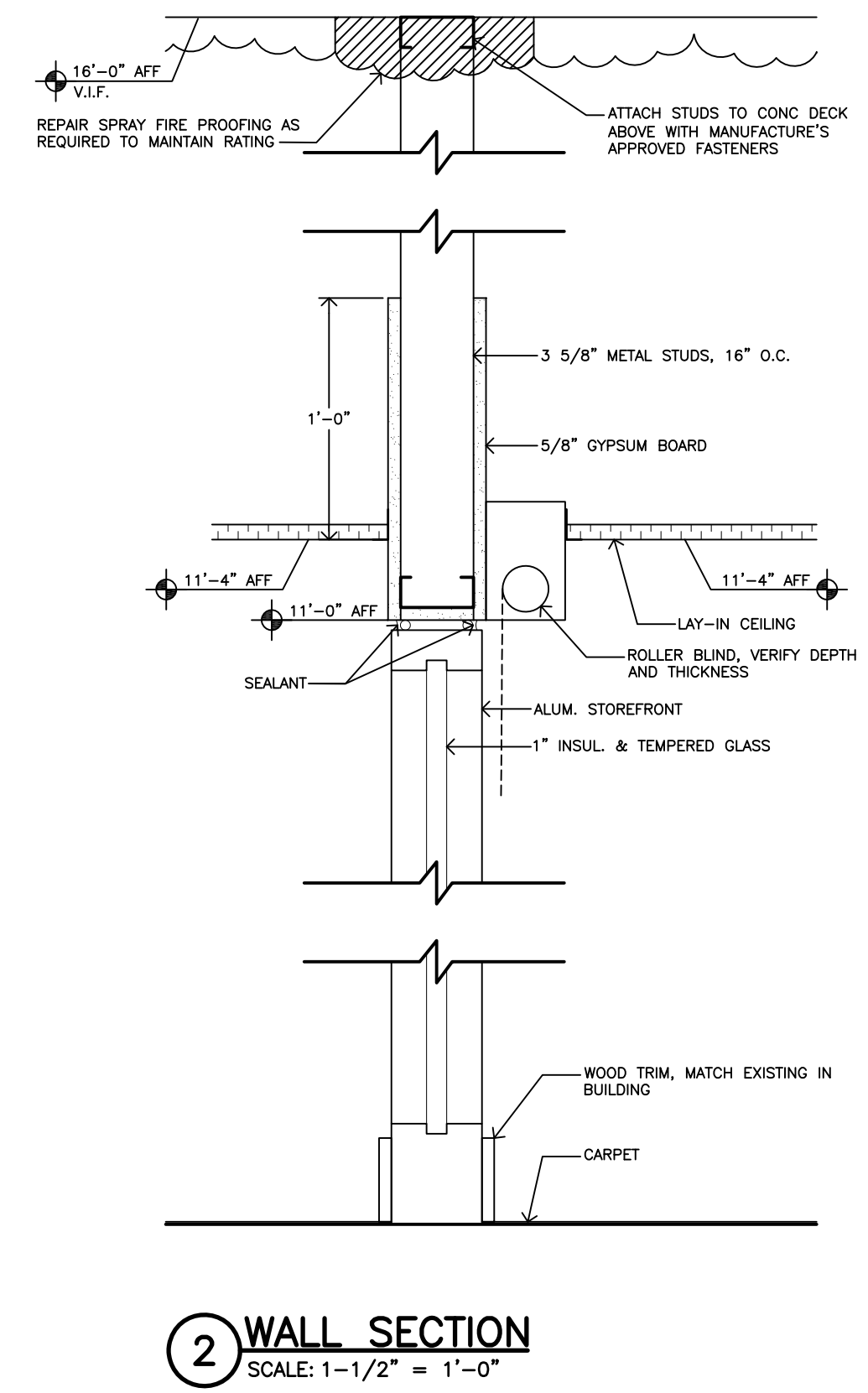
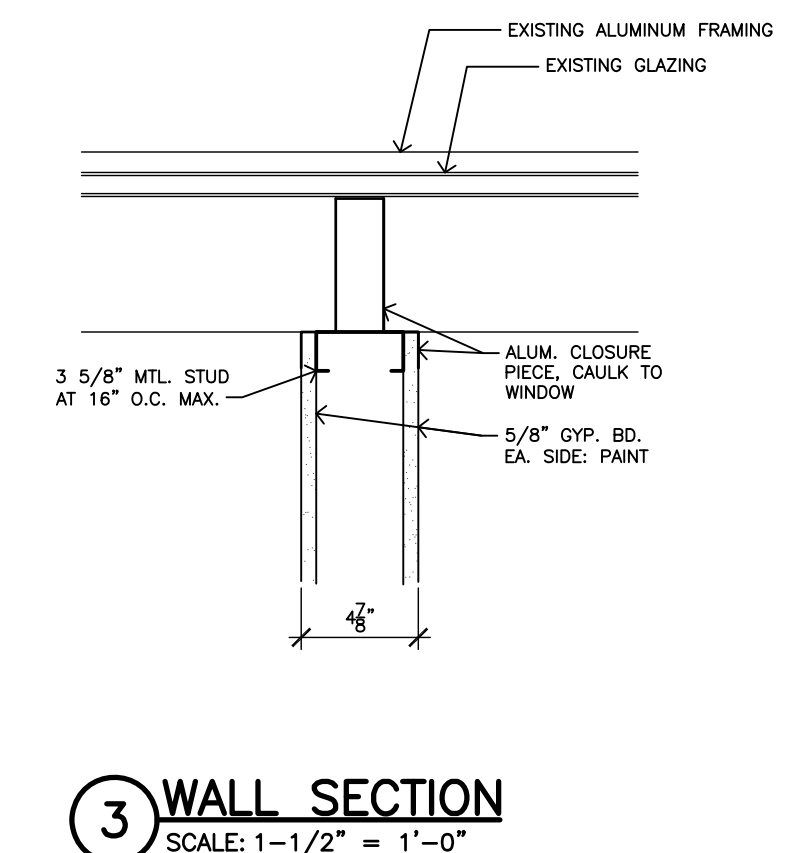
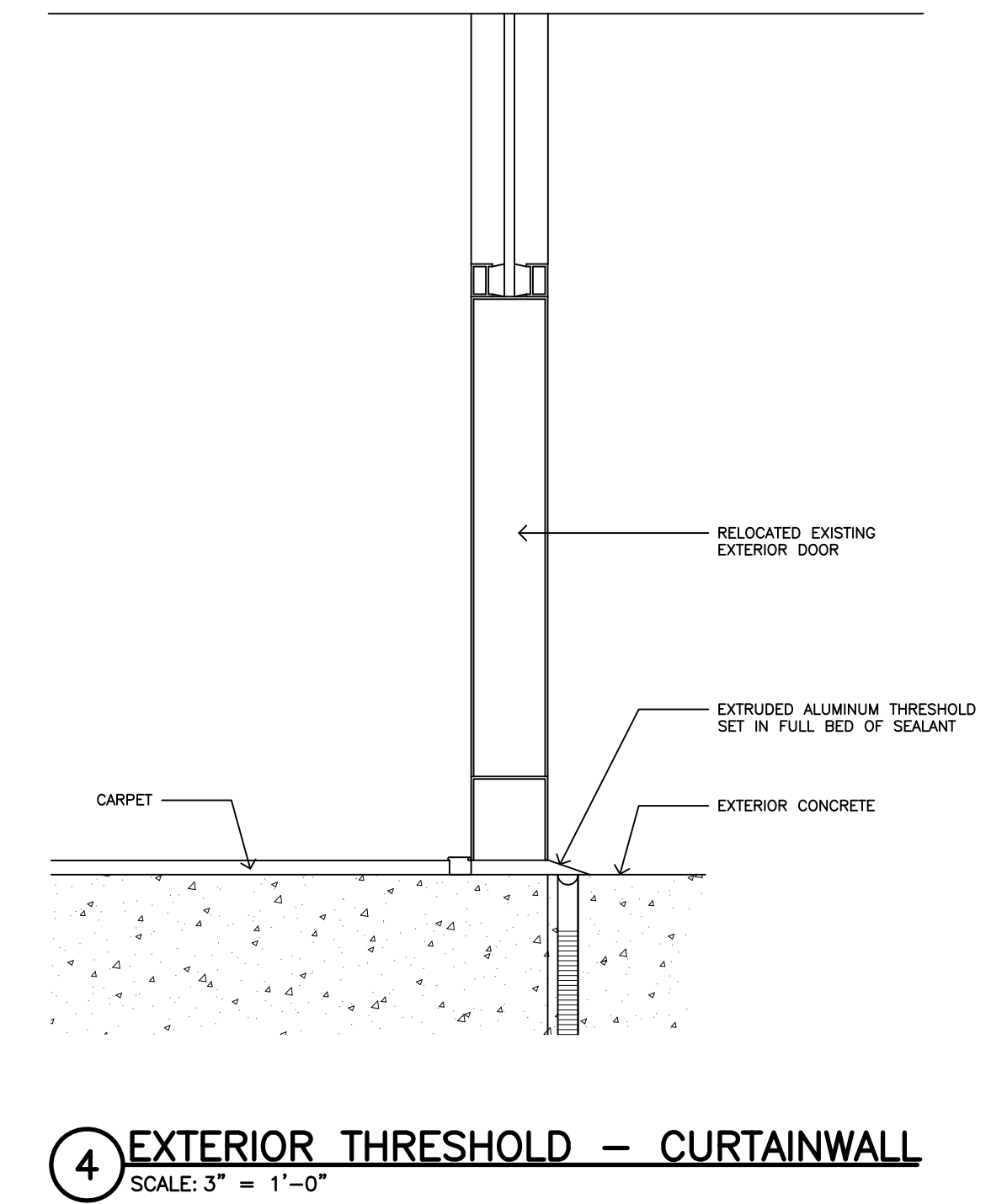
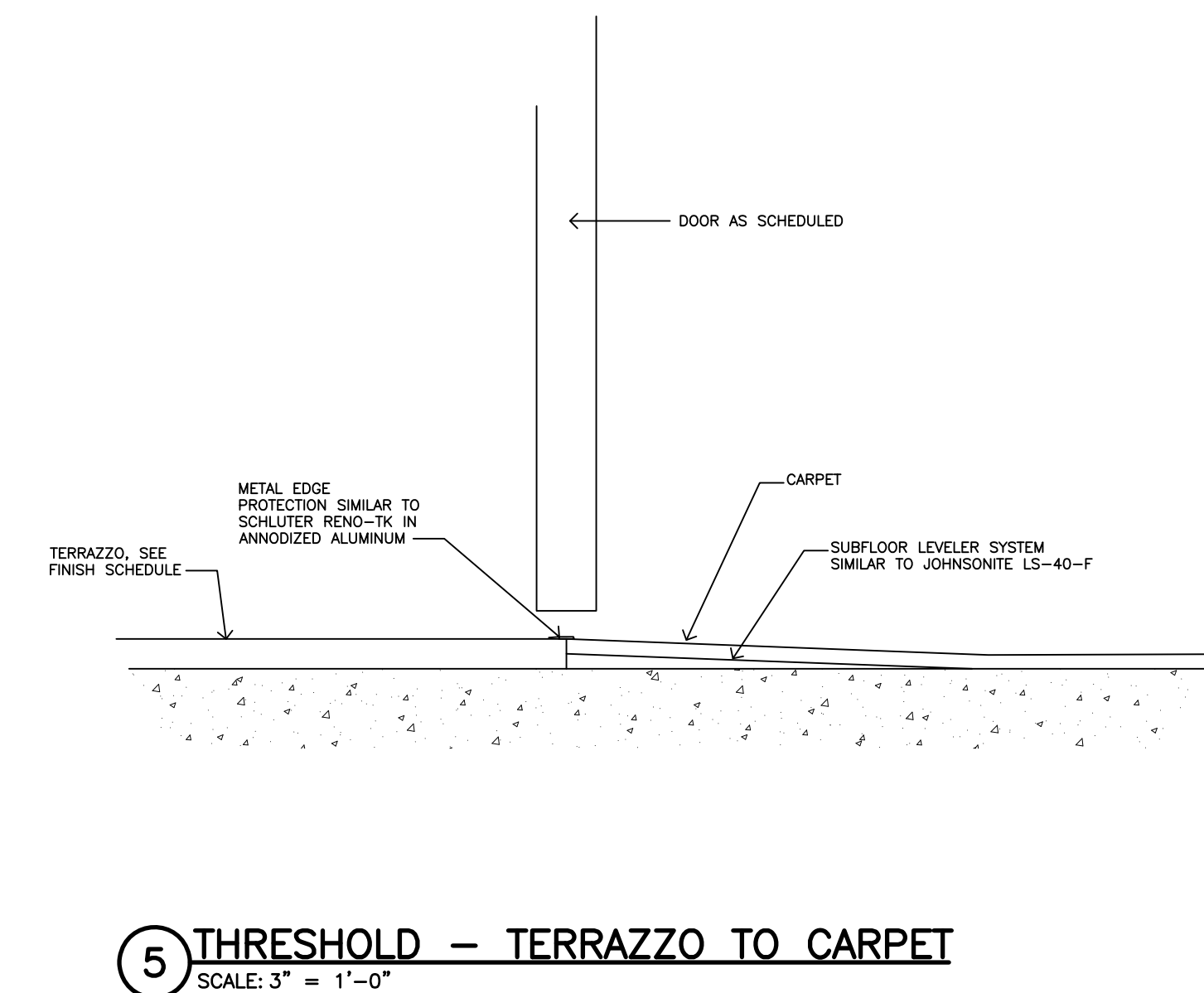
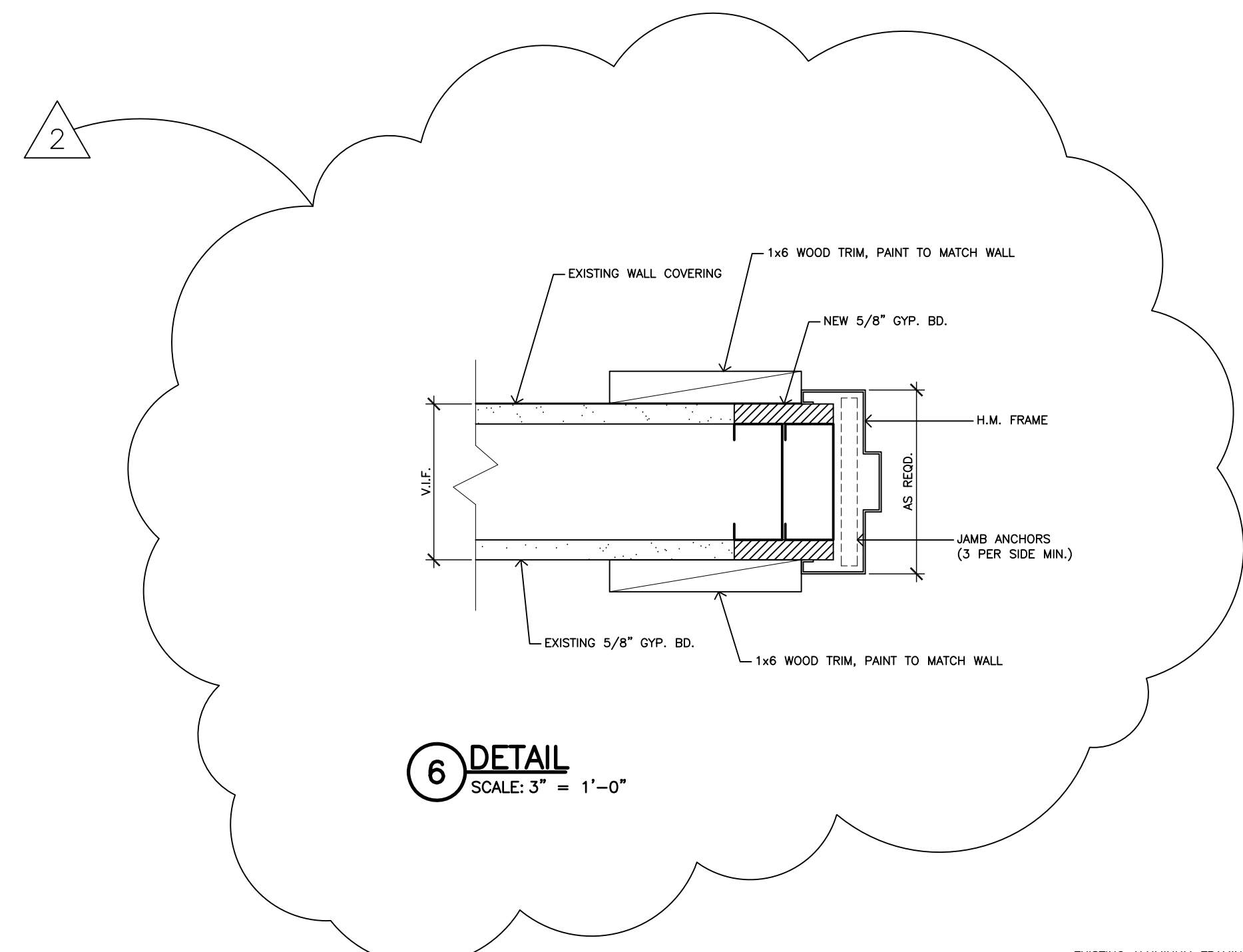
### 3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

### 3.3 SCHEDULE OF ALLOWANCES

Allowance No. 1: Fireproofing repair: Assume total repair of 400 square feet of existing spray fireproofing. Assume that repair will be small patches across the entire space.

**END OF SECTION 012100**



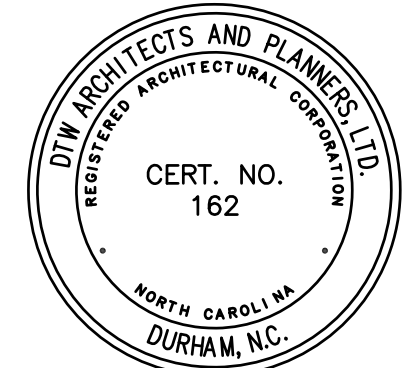
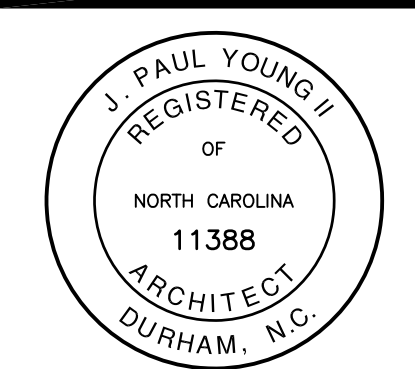
DETAILS

ALBEMARLE BUILDING  
 1ST FLOOR UPFIT

325 N. SALISBURY ST.  
 RALEIGH, NC 27603

SCO ID#: 22-24323-01-CD

DTW PROJECT NUMBER 22023



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CONSTRUCTION DOCUMENTS  
 Revisions: 01-06-23

Drawn A.J.J.  
 Checked J.P.Y.  
 Date DECEMBER 5TH, 2022  
 Sheet

A6

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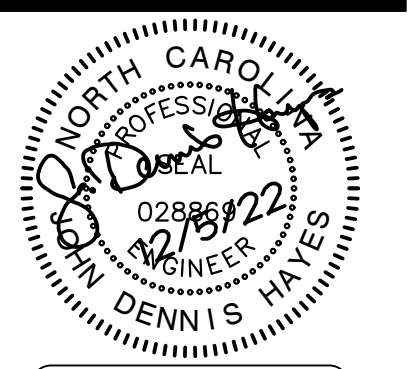
Power Renovation Plan

ALBEMARLE BUILDING  
1ST FLOOR  
UPFIT

325 N. SALISBURY ST.  
RALEIGH, NC 27603

SCO ID#:  
22-24323-01-DD

EE  
PROJECT NUMBER:  
22-052

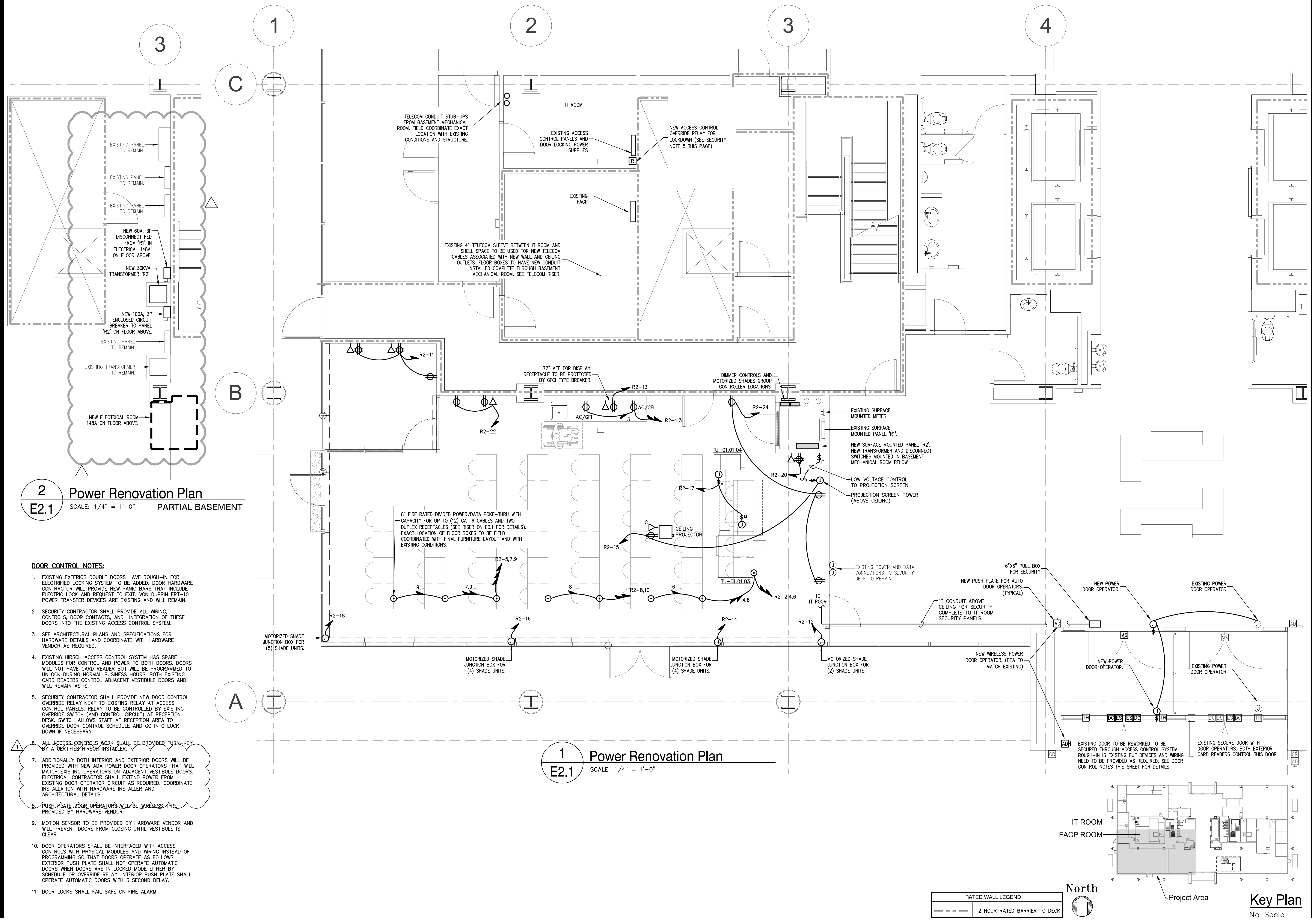


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CONSTRUCTION DOCUMENTS

Revisions	
1/6/23 ANR ADDENDUM #2	
Drawn	ANR
Checked	JDH
Date	DECEMBER 5, 2022
Sheet	E2.1



**2**  
E2.1  
Power Renovation Plan  
SCALE: 1/4" = 1'-0"  
PARTIAL BASEMENT

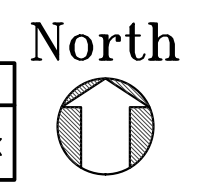
**DOOR CONTROL NOTES:**

- EXISTING EXTERIOR DOUBLE DOORS HAVE ROUGH-IN FOR ELECTRIFIED LOCKING SYSTEM TO BE ADDED. DOOR HARDWARE CONTRACTOR WILL PROVIDE NEW PANIC BARS THAT INCLUDE ELECTRIC LOCK AND REQUEST TO EXIT. VON DUPRIN EPT-10 POWER TRANSFER DEVICES ARE EXISTING AND WILL REMAIN.
- SECURITY CONTRACTOR SHALL PROVIDE ALL WIRING, CONTROLS, DOOR CONTACTS, AND INTEGRATION OF THESE DOORS INTO THE EXISTING ACCESS CONTROL SYSTEM.
- SEE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR HARDWARE DETAILS AND COORDINATE WITH HARDWARE VENDOR AS REQUIRED.
- EXISTING HIRSCH ACCESS CONTROL SYSTEM HAS SPARE MODULES FOR CONTROL AND POWER TO BOTH DOORS. DOORS WILL NOT HAVE CARD READER BUT WILL BE PROGRAMMED TO UNLOCK DURING NORMAL BUSINESS HOURS. BOTH EXISTING CARD READERS CONTROL ADJACENT VESTIBULE DOORS AND WILL REMAIN AS IS.
- SECURITY CONTRACTOR SHALL PROVIDE NEW DOOR CONTROL OVERRIDE RELAY NEXT TO EXISTING RELAY AT ACCESS CONTROL PANELS. RELAY TO BE CONTROLLED BY EXISTING OVERRIDE SWITCH (AND CONTROL CIRCUIT) AT RECEPTION DESK. SWITCH ALLOWS STAFF AT RECEPTION AREA TO OVERRIDE DOOR CONTROL SCHEDULE AND GO INTO LOCK DOWN IF NECESSARY.
- ALL ACCESS CONTROLS WORK SHALL BE PROVIDED TURN-KEY BY A CERTIFIED HIRSCH INSTALLER.
- ADDITIONALLY BOTH INTERIOR AND EXTERIOR DOORS WILL BE PROVIDED WITH NEW ADA POWER DOOR OPERATORS THAT WILL MATCH EXISTING OPERATORS ON ADJACENT VESTIBULE DOORS. ELECTRICAL CONTRACTOR SHALL EXTEND POWER FROM EXISTING DOOR OPERATOR CIRCUIT AS REQUIRED. COORDINATE INSTALLATION WITH HARDWARE INSTALLER AND ARCHITECTURAL DETAILS.
- PUSH PLATE DOOR OPERATORS WILL BE WIRELESS TYPE PROVIDED BY HARDWARE VENDOR.
- MOTION SENSOR TO BE PROVIDED BY HARDWARE VENDOR AND WILL PREVENT DOORS FROM CLOSING UNTIL VESTIBULE IS CLEAR.
- DOOR OPERATORS SHALL BE INTERFACED WITH ACCESS CONTROLS WITH PHYSICAL MODULES AND WIRING INSTEAD OF PROGRAMMING SO THAT DOORS OPERATE AS FOLLOWS. EXTERIOR PUSH PLATE SHALL NOT OPERATE AUTOMATIC DOORS WHEN DOORS ARE IN LOCKED MODE EITHER BY SCHEDULE OR OVERRIDE RELAY. INTERIOR PUSH PLATE SHALL OPERATE AUTOMATIC DOORS WITH 3 SECOND DELAY.
- DOOR LOCKS SHALL FAIL SAFE ON FIRE ALARM.

**1**  
E2.1  
Power Renovation Plan  
SCALE: 1/4" = 1'-0"

RATED WALL LEGEND

(Symbol)	2 HOUR RATED BARRIER TO DECK
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**Key Plan**  
No Scale

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