

DOCUMENT 009113 – ADDENDUM NO. 1

## PART 1 - GENERAL

## 1.1 ADDENDUM

- A. Addendum No. 1.

## 1.2 PROJECT INFORMATION

- A. Project Name: Optimist Pool Bathhouse Repair
- B. Owner: City of Raleigh Parks, Recreation and Cultural Resources/Design Development Division
- C. Architect: Osterlund Architects, PLLC.
- D. Architect Project Number: 2325.
- E. Date of Addendum: 2-22-2024

## 1.3 NOTICE TO BIDDERS

- A. This Addendum is issued to all registered plan holders pursuant to the Instructions to Bidders and Conditions of the Contract. This Addendum serves to clarify, revise, and supersede information in the Project Manual, Drawings, and previously issued Addenda. Portions of the Addendum affecting the Contract Documents will be incorporated into the Contract by enumeration of the Addendum in the Owner/Contractor Agreement.
- B. The Bidder shall acknowledge receipt of this Addendum in the appropriate space on the Bid Form.
- C. The date for receipt of bids is changed by this addendum as shown in revised Invitation to Bid to March 7, 2024 at 2 pm.

## 1.4 ATTACHMENTS

- A. This Addendum includes the following attached Documents and Specification Sections:
  - 1. Document 2325 Prebid Meeting Minutes, dated 1/24/2024, (new).
  - 2. Document 2325 Women's Shower Photos, dated 1/24/2024, (new).
  - 3. Section 001113 INVITATION TO BID dated 2-22-2024, (reissued).
    - a. Revise Paragraph 1, Bid receipt changed to March 7, 2024 at 2 pm.
    - b. Revise Paragraph 5 Schedule as follows:

- 1) Subcontractor walk through at 1:45-3:30 on 2-27-2024.
  - 2) Last day of Questions (end of Day) 2-27-2024.
  - 3) Questions answered by Addendum March 1, 2024.
  - 4) Bids due at 2 PM, March 7, 2024.
- c. Revise Paragraph 7, please call Carlos after submitting Emailed bids to confirm receipt at 919-279-2469.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF DOCUMENT 009113

## Pre-Bid Meeting Minutes

<b>Project:</b> Optimist Pool Bathhouse Repairs 5902 Whittier Drive Raleigh NC 27609		
<b>Owner:</b> City of Raleigh Parks, Recreation & Cultural Resources Department	<b>Architect:</b> Osterlund Architects, PLLC 5 W Hargett Street, #310 Raleigh, NC 27601	

Meeting Date: February 21, 2024 @ 10:30 am

Location: Optimist Pool Bathhouse

## Introductions/Attendees

- Please record your attendance on the sign-in sheet.

NAME	COMPANY	EMAIL
Tim Cothran	Riggs Harrod Builders	<a href="mailto:tcothran@riggsharrod.com">tcothran@riggsharrod.com</a>
Mark Ferris	ACH Constructor	<a href="mailto:MarkF@ACHConstructors.com">MarkF@ACHConstructors.com</a>
Drew Wentz	H.B. Wentz Associates, Inc.	AHwentz@hbwainc.net
Aaron Weaver	City of Raleigh	Aaron.weaver@raleighnc.gov
Steve Richardson	Sigma Engineering	<a href="mailto:srichardson@sigmaes.com">srichardson@sigmaes.com</a>
Declan Perkins	Central Builders	<a href="mailto:declan@centralbuildersinc.com">declan@centralbuildersinc.com</a>
Joshua Reeder	Salisbury & Moore	<a href="mailto:Joshua.reeder@salisburymoore.com">Joshua.reeder@salisburymoore.com</a>
Wyatt Stevens	Scotia Construction	<a href="mailto:wyatt@scotiaconstructioninc.co">wyatt@scotiaconstructioninc.co</a>
Glenn Smith	FASCO Inc	<a href="mailto:Fasco@fascoinc.com">Fasco@fascoinc.com</a>
Joe Ramey	Spectra Builders	<a href="mailto:JoeRamey@spectrabuilders.com">JoeRamey@spectrabuilders.com</a>

Carlos Reyes	City of Raleigh	<a href="mailto:carlos.reyes@raleighnc.gov">carlos.reyes@raleighnc.gov</a>
Justin Sigmon	City of Raleigh	<a href="mailto:Justin.sigmon@raleighnc.gov">Justin.sigmon@raleighnc.gov</a>
Ashley Sessoms	Osterlund Architects	<a href="mailto:ashley@osterlundarchitects.com">ashley@osterlundarchitects.com</a>
Kristen Osterlund	Osterlund Architects	<a href="mailto:kristen@osterlundarchitects.com">kristen@osterlundarchitects.com</a>

## Procurement and Contracting Requirements

1. Attendance at this conference is **mandatory**.
2. Bid Schedule:
  - a. **Submit questions in writing** via email to Ashley Sessoms, [ashley@osterlundarchitects.com](mailto:ashley@osterlundarchitects.com) by 5:00 pm on **Tuesday, February 27, 2024**.
  - b. Final Addendum will be issued on **Friday, March 1, 2024**.
  - c. Sealed Bids will be received by email to [Carlos.reyes@raleighnc.com](mailto:Carlos.reyes@raleighnc.com) up to 2:00 pm on **Thursday, March 7, 2024**. **Please confirm receipt of bid with phone call to Carlos at 919-279-2469.**
  - d. Late bids will be disqualified.
3. Proposals must be in accordance with Instructions to Bidders. Bidders must submit the Form of Proposal included in the Project Manual.
4. Time of completion is 212 calendar days from the Notice to Proceed. Pre-staging of Materials and Supplies will be allowed on site from April 1-June 12. Construction to be started on site June 13.
5. Minority Business Participation in City of Raleigh Construction Contracts
  - a. The City has a goal of 15% for participation by minority businesses.
  - b. Submit completed Identification of HUB Certified/ Minority Business Participation form WITH BID
  - c. Submit Affidavit A OR Affidavit B WITH BID
  - d. Lowest responsible, responsive bidder will provide Affidavit C OR Affidavit D within 72 of after being notified by staff AFTER BID.
  - e. Appendix E must be submitted with every pay application.

## General Requirements

1. Summary (Ref. Section 011000):
  - a. Repairs to the existing bathhouse, including replacement of locker room plumbing chases, CMU masonry base course; interior doors, frames and hardware; interior non-structural framing and finishes; plumbing and electrical work associated with chase replacement and other Work indicated in the Contract Documents.
  - b. Work restrictions.
    - i. Partial owner occupancy - owner will occupy the premises during entire construction period, with exception of areas under construction. Cooperate with owner during construction operations to minimize conflict and facilitate owner usage. Pools and locker rooms will be closed to the public from June 13-October 29, 2024.

- ii. On-Site Work Hours will be 8:00 a.m. to 5:00 p.m. Monday through Friday
- iii. Weekend and Early Morning Hours may be requested.
- 2. Alternates Review (Ref. Section 012300)
  - a. Alternate No. 1: Painting of Shelving in Changing area and walls around Perimeter of Men's and Women's Locker Rooms above existing FRP.
  - b. Alternate No. 2: Epoxy Flooring base and transitions with Moisture Mitigation System in Men's and Women's Locker Room.
- 3. Temporary Facilities and Controls Review (Ref. Section 015000)
  - a. A temporary field office trailer is not required.
  - b. Owner will designate location for Contractor parking.
  - c. Owner will designate location available for interior field office, temporary toilets, storage, and staging.
- 4. Owner Comments
  - a. **Bid Proposal by email, call to confirm receipt of email.**
  - b. **Minority Business Participation is required if the bid is over \$300K, less than \$300K participation is not necessary.**
  - c. **October 29, 2024, project must be completed.**
  - d. **City of Raleigh may use pool with temporary bathrooms.**
  - e. **Pool Pump will need to stay on during construction. Can accommodate shut down if needed.**
- 5. General Questions
  - a. **Are Bid Bonds or P&P bonds required?**
  - b. **Will Conex be required during construction?**
  - c. **What is the age of the building? Is Asbestos a concern?**
  - d. **Are there any concerns for the smell of the epoxy?**
  - e. **Are studs being taken down to the bare studs?**
  - f. **Is there a time available in which subcontractors may return for site visit?**
  - g. **Will Temporary Partition be required?**

## Site Visit

- 1. Bathhouse walk-through
- 2. General Questions
  - 1) **Can we receive photos of women's restroom shower partitions?**
  - 2) **Is there any Fire alarm relocation?**
  - 3) **Is there any sprinkler work?**
  - 4) **What is the existing concrete finish?**

## Close

### Agenda By:

Ashley Sessoms  
Interior Designer

Pre-Bid Photos

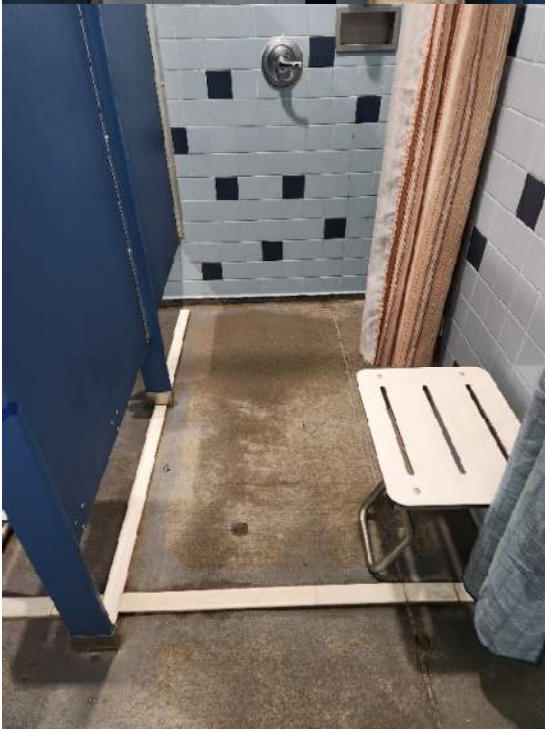
<p><b>Project:</b>          Optimist Pool Bathhouse          Repairs          5902 Whittier Drive          Raleigh NC 27609</p>		
<p><b>Owner:</b>          City of Raleigh Parks,          Recreation &amp; Cultural          Resources Department</p>	<p><b>Architect:</b>          Osterlund Architects, PLLC          5 W Hargett Street, #310          Raleigh, NC 27601</p>	

Meeting Date: February 21, 2024 @ 10:30 am  
 Location: Optimist Pool Bathhouse - Women's Shower Area

Photos:



5 W Hargett Street 310  
Raleigh, NC 27601  
(919) 838-9337  
osterlundarchitects.com



OPTIMIST POOL BATHHOUSE REPAIRS  
Raleigh, NC

Project No. 2325





*City Of Raleigh*  
*North Carolina*

INVITATION TO BID

**Project:** **Optimist Pool Bathhouse Repairs**  
**Location:** Optimist Pool: 5902 Whittier Drive, Raleigh, NC 27609  
**Department/Division:** Parks, Recreation and Cultural Resources/Design Development Division  
**Project Manager:** Carlos Reyes, PE, 919 996 4781, carlos.reyes@raleighnc.gov

Bids will be received until **2:00 pm** on **March 7, 2024** by City of Raleigh.

The Optimist Pool Bathhouse Repairs consist of Repairs to the existing bathhouse, including replacement of locker room plumbing chases, interior doors, frames and hardware; interior non-structural framing and finishes; plumbing and electrical work associated with chase replacement and other Work indicated in the Contract Documents.

Bidding Documents include this Invitation To Bid, and the following attached forms: Form of Proposal sample contract, Sales Tax Report, MBE form, and General Conditions. The bidding documents also include the plans and specifications, and any Addenda issued prior to receipt of bids. All requirements and obligations of the Bidding Documents are hereby incorporated by reference into the Contract Documents and are binding on the Successful Bidder upon award of the contract.

Each Bidder by submitting his Bid represents that he has read and understands that Bidding Documents and his Bid is made in accordance therewith; and Bidder agrees to be bound by the terms and requirements set forth in the Bidding and Contract Documents; that he has visited the site, has familiarized himself with the local conditions under which the Work is to be performed herein, and has correlated his observations with the requirements of the proposed Contract Documents.

The Schedule for the project shall be as follows:

February 21, 2024	Pre-Bid Conference 10:30 AM at Optimist Pool, 5902 Whittier Drive, Raleigh, NC 27609
<b>February 27, 2024</b>	<b>Subcontractor Walk Through at 1:45-3:30</b>
<b>February 27, 2024</b>	Last Day of Questions ( <b>end of Day</b> )
<b>March 1, 2024</b>	Questions Answered By Addendum
<b>March 7, 2024</b>	Bids Due at 2:00 PM by email
April 1, 2024	Notice to Proceed
April 1, 2024- June 12	Pre-Staging of Materials and supplies on site
June 13, 2024	Start Construction on Site
October 29, 2024	Final Completion

All design related questions should be directed to **Osterlund Architects, PLLC, Attn: Ashley Sessoms, (919) 838-9337** or **ashley@osterlundarchitects.com**. Bidding documents including plans and specifications may be obtained by emailing [ashley@osterlundarchitects.com](mailto:ashley@osterlundarchitects.com).

Submit sealed bids by email to Carlos Reyes, [carlos.reyes@raleighnc.gov](mailto:carlos.reyes@raleighnc.gov); **please call Carlos after submitting emailed bid to confirm receipt at 919-279-2469.**



After Bids are opened, the Owner shall evaluate them in accordance with the methods and criteria set forth in the Instructions to Bidders. The Owner/City Council reserves the right to waive any informality or to reject any or all Bids. Unless all Bids are rejected, Award will be made to the lowest responsible and responsive Bidder, taking into consideration quality, performance and the time specified in the Bid Form for the performance of the Contract.

With each request for Bidding Documents supply the following information: Company name, contact person, street address, phone number, and email address for Bidding point of contact; N.C. contractor's license with limitation and classification; indicate if the firm will be a Prime bidder, Supplier or Sub-Contractor.

Bidders will be required to show evidence that they are licensed to perform the work in the Bidding Documents as required by North Carolina General Statute, Chapter 87 and the Instruction to Bidders.

Bid Security in the amount of five percent (5%) of the Bid must accompany each Bid and shall be subject to the conditions provided in the Instruction to Bidders.

Pursuant to General Statutes of North Carolina Sections 143-128.2 and 143-131, and in accordance with City policy, the City of Raleigh encourages and provides equal opportunity for certified Minority and Woman-Owned Business Enterprise (MWBE) businesses to participate in all aspects of the City's contracting and procurement programs to include Professional Services; Goods and Other Services; and Construction. The prime contractor will be required to identify participation of MWBE businesses in their Bid, and how that participation will be achieved.

Furthermore, the City's goal is to contract or sub-contract fifteen percent (15%) of the contract amount to certified MWBEs on construction projects over \$300,000, or with contracts that include \$100,000 or more in state funding.