

Wake County Office Building
 12th & 14th Floor Upfit
 Raleigh, North Carolina
 March 6, 2025

ADDENDUM NO. 4
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HUFFMAN ARCHITECTS, PA
 632 PERSHING ROAD
 RALEIGH, NORTH CAROLINA 27608
 PHONE (717) 644-1562

TO: ALL PRIME BIDDERS OF RECORD

This Addendum forms a part of the Contract Documents and modifies the original Project Manual and Construction Documents dated March 6, 2025. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification. This Addendum consists of four (4) pages and three (3) 8 1/2" X 11" attachments. All documents are distributed digitally.

DRAWINGS

Item No. Description

1. To avoid long lead times on the Curries 275 custom profile door frame (see Sheet A601), the General Contractor shall provide the detail included in the attached Bulletin Drawing BD-01 in lieu of the custom frame at all locations in the project.

SPECIFICATIONS

Item No. Description

1. Specification 07 8413 – “Penetration Firestopping” – under Part 3, delete Section 3.4 – “Identification” in its entirety.
2. Specification 23 3113 – “Metal Ducts” – under Part 3, delete Section 3.6 – “Duct Cleaning” in its entirety.

CLARIFICATIONS

Item No. Description

1. The Owner has elected to extend the bid phase by one (1) week. The new bid opening will be **March 20, 2025, at 3PM**. The location is the same. The new deadline for questions will be **Tuesday, March 11, by 5PM**. The final addendum will be issued by **Thursday, March 13**. An additional site walkthrough will be conducted on **Tuesday, March 11, at 8:30AM**; attendees should meet in the Salisbury Lobby of the Wake County Office Building. See the attached revised Notice to Bidders.
2. See the attached minutes from the March 4 site walkthrough.
3. The General Contractor shall provide semi-recessed fire extinguisher cabinets in accordance with Specification 10 4415 only at those locations indicated by General Key Note #10 on Sheets A101 and A102.
4. The interior area of the freight elevator, which provides access from Salisbury Street to the Basement, is approximately 17-feet by 14-feet.
5. Wake County Office Building occupants on the 11th and 13th Floors understand that construction produces noise and will attempt to be accommodating of certain noisy work, such as installing anchors for hangers – if the General Contractor suspects that any work may produce an amount of noise that would be disruptive, they should reach out to their FD&C project manager a minimum of 72-hours in advance to arrange work after hours.

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6. As part of the 13th Floor renovation, firestopping was installed at penetrations going through the slab both above and below – the General Contractor should not be responsible for new penetration firestopping in the 12th Floor floor plate or above-ceiling, or in the 13th Floor floor plate. The General Contractor will be responsible for inspecting all existing firestopping for compliance and performing repairs if needed ahead of any AHJ inspections.
7. Steel ducts/pipes noted in the Drawings to be wrapped with 3M fireproofing blanket insulation will be removed as part of the demolition project. No fireproof wrap will be required.
8. Testing of all spray-applied fire protection material at all locations is required in accordance with Specification 07 8100. The General Contractor will be responsible for all associated costs.
9. The Allowance and Unit Cost associated with plaster patching are intended to capture any miscellaneous patching required in order to restore the archaic fire protection in the work area. This work will be incidental. Locations are not provided in the Construction Documents because those areas, if they exist, are currently concealed.
10. The service elevator has a 10-foot doghouse at the back that should be tall enough to accommodate wall board.
11. The General Contractor should refer to Specification 01 2100 for information on allowance reconciliation at the end of the project.
12. The General Contractor should refer to the Wake County General Conditions for information on changes to the contract price and acceptable markups on requested changes.
13. A list of current planholders is available at <https://www.planscope.com/projects/1419/plan-holders/wcob-12-14-upfit>.
14. The General Contractor is advised to review the Pre-Bid Meeting minutes issued in Addendum No. 2 for information regarding permitting and the security bid process.

QUESTIONS

Item No. Description

1. Will the existing/new duct work, air handling unit, terminal units, etc. need to be cleaned?

Response: No. See Specifications above.

2. Can you please confirm that all the marble called out in the construction documents will be supplied by the Owner? Is the Contractor only responsible to install those?

Response: All marble will be provided by the Owner. Existing marble salvaged by the demolition Contractor from the 12th Floor will remain in the work area to be reinstalled on the 14th Floor. In the event that more marble is needed, the Owner has additional marble stocked both in the Basement of the Wake County Office Building and in storage at the GSA facility at 401 Capital Boulevard. The Contractor is responsible for moving and installing salvaged slabs. The slabs may require cutting and edge treatment to match details in the Drawings.

3. The large hollow metal frame and the side lite frames will not fit in the elevator in one piece. Will field welding be acceptable if the frames are brought up in pieces?

Response: Field welding and finishing will be acceptable for frames too large to fit in the service elevator. The General Contractor should coordinate as few joints as possible with the frame manufacturer.

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4. The Specifications say that the sprinkler system should be maintained during demolition and construction. The sprinkler system has been removed. A 24-hour fire watch is also called for if the sprinkler system is not working. Please clarify.

Response: HDM has reviewed their Specifications and was unable to find the reference concerning maintaining the existing sprinkler system operation. This reference, wherever it is located, can be deleted. The fire protection system has been removed. Wake County will perform the fire watch.

5. In the Production space (Room 1417), paint and acoustic wall covering are listed. We do not have an elevation showing where each will be used. Please clarify.

Response: The acoustical wallcovering will be installed from floor to ceiling at those places indicated by the Finish Arrow marked W70 on Sheet A132. The General Contractor should assume wallcovering will be installed along the full length of the wall where indicated. At window openings, wallcovering should wrap at drywall returns. Column wraps will be painted.

6. Is removing metal lath and providing new metal stud framing with new wall board acceptable? Where plaster is to remain, is patching smooth with quick setting joint compound acceptable?

Response: Metal lath and plaster will be removed as part of the demolition project. Any anticipated furring has been accounted for in the Wall Schedules on Sheets A101 and A102. The General Contractor shall skim-coat and patch all walls as required to achieve a Level 5 finish. Acceptable variations in wall and ceiling surfaces, existing and new, are detailed in the Finish Schedule notes on Sheets A131 and A132.

7. Sheet A503, Elevation #8, says that the General Contractor will inspect and replace waterproofing if needed. We have no way of knowing what may need to be done in these locations. How should we address this note in our bid?

Response: The General Contractor should assume that no work to the existing waterproofing at these locations will be required; any additional work can be addressed in the construction phase.

8. On Sheet A134, in the Sign Schedule, at Room 1410, there is a Sign Type T-1. What is that sign type supposed to be?

Response: The sign at Room 1410 should be Sign Type A-1.

9. When is demolition of the 12th and 14th Floors expected to be complete?

Response: The demolition Contractor's schedule anticipates demolition will be finished by the second week of April.

10. Is the Owner providing furniture? How does that process work?

Response: The Owner will contract separately with a furniture vendor, who will manufacture, deliver, and install all furniture. The General Contractor should perform final cleaning, or at a minimum clean all floors, ahead of the furniture installation. The General Contractor is expected to coordinate with the furniture vendor for delivery of the power whips for systems furniture which are required to be installed ahead of the final electrical inspection.

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Raleigh, North Carolina
March 6, 2025

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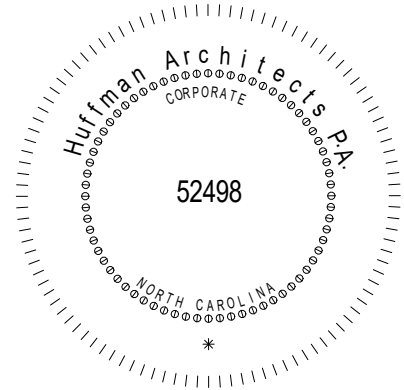
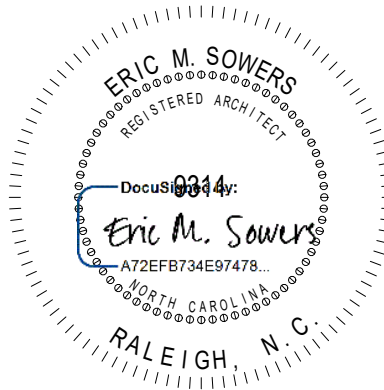
- 11. Due to long lead time items (especially doors), would the Notice to Proceed be delayed until the materials are being delivered/expected to be delivered on-site or to a bonded warehouse?

Response: No; the Owner will issue the Notice to Proceed upon execution of the Contract so that the General Contractor can sign up subcontractors, coordinate fire alarm training, get badges, work on submittals, etc. In our experience, that process is typically not completed before door and frame delivery. In any situation where the Notice to Proceed has been issued and the General Contractor has done their due diligence to reduce lead times, the Owner will be accommodating.

- 12. Can the 12th and 14th Floors be worked on simultaneously?

Response: Yes.

END OF ADDENDUM NUMBER FOUR



3/6/2025

**NOTICE TO BIDDERS
RFB 25-021**

Sealed proposals will be received by Wake County Procurement Services, in Suite 2900, Wake County Justice Center, 301 McDowell Street, Raleigh, NC 27601, up to **3:00 p.m., Thursday March 20, 2025**, and immediately thereafter publicly opened and read for providing labor, material and equipment entering into the **12th & 14th Floors Upfit** located in the Wake County Office Building in Raleigh, NC.

A non-mandatory Pre-Bid Conference was held on February 20, 2025, at 9:30 a.m. via Microsoft Teams. Minutes from the Pre-Bid Conference have been provided in Addendum No. 2. An additional site walkthrough is scheduled for **Tuesday, March 11, at 8:30 a.m.** Attendees should meet in the Salisbury Street lobby of the Wake County Office Building.

Notice of Public Meeting for Proposed Alternate Bids for Preferred Products.

An open public meeting was held on February 20, 2025, at 9:30 a.m. following the Pre-Bid. The meeting is to identify preferred brand alternates and their performance standards pertinent to this project. In accordance with GS133-3, Section 64. (C) the following preferred brand items are being considered as an Alternate by the owner for this project:

- Preferred Alternate 1: Mechanical Locksets – Provide Schlage L9000 series mortise locksets to match the existing building locksets.
- Preferred Alternate 2: Electromechanical Locksets – Provide Schlage L9000 series mortise locksets to match the existing building locksets.
- Preferred Alternate 3: Electromechanical Exit Devices – Provide Sargent 80 series exit devices to match the existing building devices.
- Preferred Alternate 4: Cylinders – Provide Corbin Russwin to match the existing building devices.

An electronic copy of the contract documents (PDF) may be obtained from Accent Imaging free of charge beginning **Wednesday February 12, 2025**. Printed copies of the plans and specifications may be purchased from Accent Imaging online or at (919)782-3332. Plans may be accessed for viewing and download at <http://www.planscope.com/>. Questions or substitution requests should be directed to Tara Reed, at tara@esse-architects.com.

Wake County provides minorities and women equal opportunity to participate in all aspects of its construction program consistent with NCGS §143-8. Bidders shall comply with the requirements of the Wake County Minority Business Enterprise Program, as outlined in Section 00 5000 of the Project Manual.

No bid may be withdrawn for sixty (60) days after the scheduled closing time for bids.

The Owner reserves the right to reject any or all bids and to waive informalities.

Signed: COUNTY OF WAKE
By: David Rutherford
Facilities Design & Construction

DESIGNER: Huffman Architects, PA
632 Pershing Road
Raleigh, NC 27608
Tel: (919) 972-9949



**HUFFMAN
ARCHITECTS**

632 Pershing Road
Raleigh, North Carolina 27608

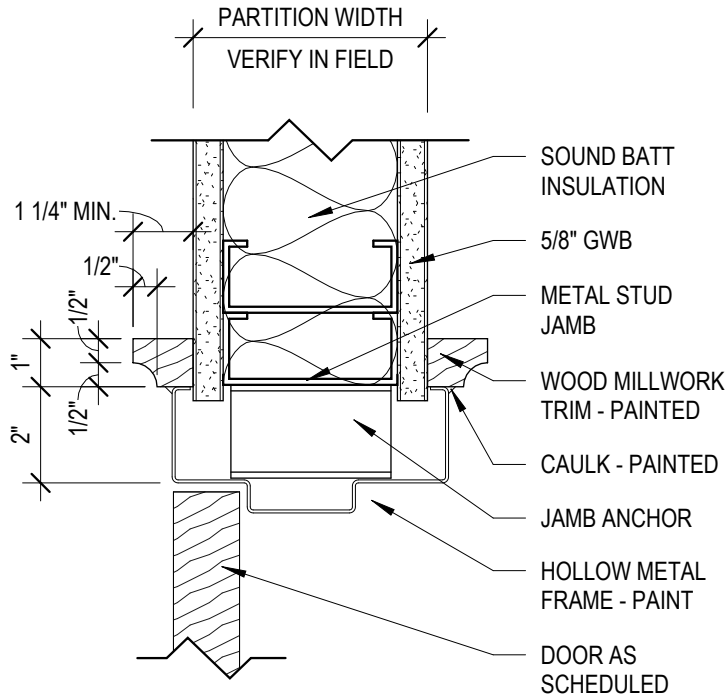
**Wake County Office Building
12th & 14th Floor Upfit
Project No. 2314
Supplementary Contractor Walkthrough**

Date: March 4, 2025
Time: 1:00 PM
Location: WCOB 12th & 14th Floors

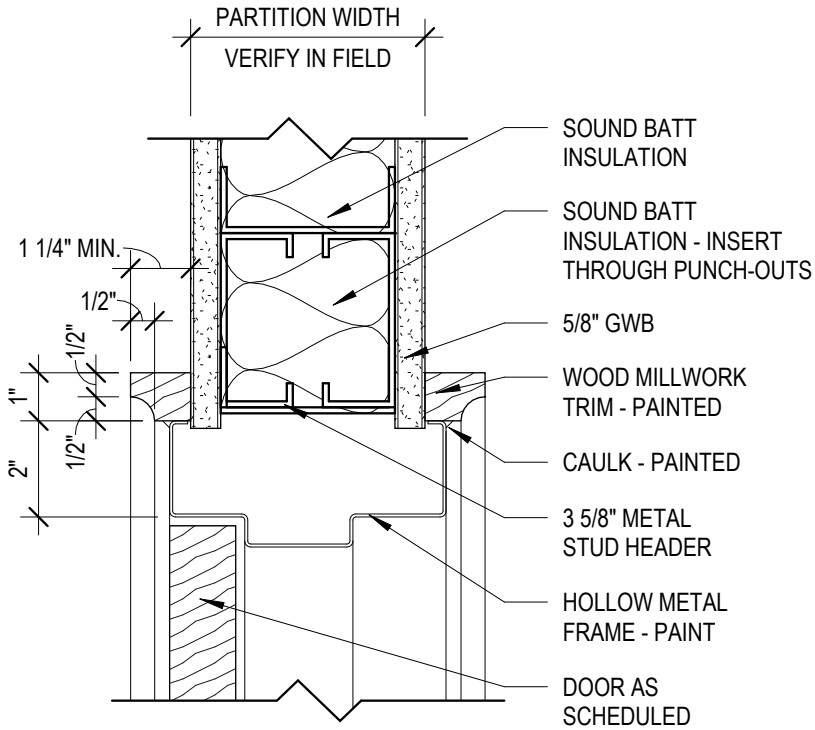
- A. This meeting serves as the second Contractor site walkthrough to supplement the Pre-Bid Conference which was held virtually due to inclement weather. Minutes from that meeting can be found in Addendum No. 2.
- a. The group walks the floor together.
 - i. FD&C advises that a second elevator could be padded out and used by the General Contractor to help with use of the Service Elevator by other Contractors in the building.
 - 1. Its condition would need to be documented before and after use.
 - 2. It would need to be fully protected by the General Contractor.
 - ii. The existing elevator call buttons, floor indicators, etc. on the 14th Floor will need to be removed or partially removed in order for the repurposed marble wall cladding to be installed.
 - 1. FD&C advises that they have a service contract with Schindler Elevator – the General Contractor should let FD&C know ahead of that work and GSA can coordinate with Schindler to remove the hardware. That would happen at no cost to the GC. The GC will be responsible for protecting the hardware as it remains in place.
 - iii. The fire alarm is required to be placed into test mode from 6AM to 6PM on any days where dust-producing work is expected to occur.
 - 1. While in test mode, if the fire alarm system is triggered, WC Security would receive the notification, but no signal or alarm would sound and the fire department would not be notified.
 - 2. The General Contractor is expected to be on site when the fire alarm is placed into and taken out of test mode.
 - a. Some GCs have elected to perform (4) ten-hour shifts each week so that it's easier to be available when the fire alarm needs to be taken out of test mode.
 - 3. FD&C reminds the group that any accidental activation of the fire alarm in a situation where the General Contractor neglected to follow proper procedure and place the system into test mode will result in a \$5,000.00 fee.
 - iv. FD&C advises that the project duration was shortened from (300) to (210) calendar days because of needs by the stakeholder to occupy the space.
 - 1. The GC should communicate long lead times early on.
 - 2. The Design Team will take whatever steps needed (quick submittal review, quick scheduling of the Door Hardware coordination meeting) to lower lead times.
- B. Questions/Clarifications:
- a. A third supplemental site walkthrough will be set up for Tuesday, March 11, at 8:30 AM. Attendees should plan to meet in the Salisbury Street lobby of the Wake County Office Building. Call Teddy at (919) 972-9949 with any questions.

These minutes represent my understanding of the pertinent issues discussed. Any corrections or additions to these minutes should be submitted to the Architect within five (5) days of the distribution or the minutes shall be deemed an accurate representation of the issues discussed.

Minutes Prepared by:
Teddy Coleman, Assoc. AIA



1 JAMB DETAIL - MILLWORK FRAME
 BD-01 3" = 1'-0"



2 HEAD DETAIL - MILLWORK FRAME
 BD-01 3" = 1'-0"