

## ADDENDUM #1

To: All Bidders

Project Name: Alamance County Emergency Services Center  
780 Plantation Drive  
Burlington, NC 27215

Prepared for: Alamance County, NC  
124 W Elm Street  
Graham, NC 27253

Date: 23 September 2025

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Notice to all Contractors bidding the **Alamance County Emergency Services Center**. This Addendum is to amend or clarify the Contract documents as follows:

### GENERAL:

- A. This Addendum constitutes part of the Project Manual and Contract. Should conflict occur between the Project Manual and items in this Addendum or between Drawings and this Addendum, the Addendum shall govern.
- B. Work described in this Addendum shall be in accordance with Specifications for like items in remainder of building and complete with all labor and materials required.
- C. Bidders are requested to attach a copy of this Addendum to the Project Manual in their possession.
- D. Work affected by items in this Addendum shall be appropriately adjusted to accommodate these changes.
- E. Acknowledge receipt of this Addendum by inserting its number and date in the space provided in the Bid Form. Failure to do so may subject Bidder to disqualification.
- F. Bids shall only be based on the products specified. No pre-bid substitutions shall be considered. Products that meet or exceed the product specifications will be considered for use during the Shop Drawing Submittal Phase.

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- G. **STANDARD OF QUALITY:** The various materials and products specified in the specifications by name or description are given to establish a standard of quality and of cost for bid purposes. **In general**, it is not the intent to limit the bidder, the bid or the evaluation of the bid to any one material or product specified but rather to describe the minimum standard, **except where listed without the following clause**. When proprietary names are used, they shall generally be followed by the words "or alternatives of the quality necessary to meet the specifications". Where proprietary names are used and are not followed by a clause similar to that listed above, the contractor is limited to providing that specified product to keep a standard product already established by the County. A bid containing an alternative which does not meet the specifications may not be accepted, but, if an award is made to the bidder, the bidder will be required to replace any alternatives which do not meet the specifications at no additional cost. The intent of the bid documents is based on this STANDARD OF QUALITY and not to be proprietary in nature in any way.
- H. **Bid Due Date:** Wednesday, October 15, 2025, by 2:00 PM at Alamance County, County Managers, 124 W Elm Street, Graham, NC 27253.
- I. Refer to attached Pre-Bid Meeting Agenda.
- J. Refer to attached Pre-Bid Meeting Sign-in Sheet.

## SPECIFICATIONS

- A. No specifications updates.

## DRAWINGS

- A. No drawing updates.

## BIDDERS QUESTIONS

- A. **Question:** Would a follow-up roof-specific site walk be available?  
**Response:** Alamance County will be supporting a roof-specific site visit on October 1, 2025 at 10:00 AM. Any contractors that are interested should plan to participate, as this will be the only roof-specific opportunity.

## ATTACHMENTS

Pre-Bid Meeting Agenda  
Pre-Bid Sign-in Sheet

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END OF ADDENDUM

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## MEETING AGENDA

CLIENT: Alamance County, NC

PROJECT: Alamance County Emergency Services Center

MEETING DATE: 17 September 2025

MEETING TIME: 1:00 PM at Alamance County Emergency Services Center

MEETING TOPIC: MANDATORY Pre-bid Meeting (attendees must sign in)

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### 1. WELCOME AND PROJECT TEAM INTRODUCTION

- Owner – Alamance County, NC
- Design Team Members
  - Architecture/Structural Engineering - Schradergroup
  - Civil Engineering – Timmons Group
  - MPE Engineers - RMF Engineering
  - Technology - Mission Critical Partners
- Issues discussed during pre-bid **ARE NOT CONTRACTUAL** unless affirmed in a formal addendum.

### 2. BIDDING REQUIREMENTS

- Single Prime Project with State of North Carolina – Davis Bacon Wage Rates:
  - Contract 1 - General Construction
  - Written Summary of Work included in Front-End Specification.
- Submission Requirements:
  - Sealed, fixed-price bids, clearly marked with bid Project Name on Cover.  
**Alamance County Emergency Services Center**
  - Reference Supplemental Instructions to Bidders.
  - Reference Section 009001 – Bidding Checklist.
  - Submit one (1) original bid.
  - Bid Bond: 5% of contract amount.
  - Bid Form must include acknowledgement of all addenda.
  - Insurance requirements listed in insurance as per AIA 101-2017, Exhibit A – Section 005200C.
- Pre-bid RFI process: submit all questions in written format, via e-mail, to Harry Pettoni at [hpettoni@sgarc.com](mailto:hpettoni@sgarc.com) Questions will be accepted through Friday, October 03, 2025, at 12:00 p.m., EST.
- Pre-bid substitutions are NOT permitted.
- All contractors and subcontractors involved with the project will, to the extent practicable, use North Carolina products, materials, services and labor in the implementation of their projects. Additionally, contractor compliance

with equal employment opportunity requirements of North Carolina NC G. S. 126-16 Equal Employment Opportunity shall be required.

- Alamance County is an affirmative action/equal opportunity employer that selects contractors without consideration of race, religion, color, ethnic background, sex, age or handicapped status. Minority-owned businesses are encouraged to submit bids.
- It is the policy of Alamance County to award public building contracts without regard to race, religion, color, creed, national origin, sex, age, or handicapping condition, as defined in G.S. 168A-3. [143-128.2(h)].
- The Alamance County Minority Business Participation Outreach Plan was developed in accordance with G.S. 143-128.2. The policy is referenced in Alamance County's Purchasing Policy and the complete policy can be found in the County Clerk's Office.

### 3. BID OPENING AND SCHEDULE

- **Bid Due Date:** Wednesday, October 15, 2025, by 2:00 PM at Alamance County, County Managers Office, 124 W Elm Street, Graham, NC 27253; basis for award is lowest responsible/responsive bidder.
- Bids will be reviewed and a Notice to Proceed will be issued on or about November 10, 2025.
- Performance/Payment Bond (100% of contract with A- or better rating) – to be submitted by accepted bidder in each Prime contract prior to bid award.
- **Substantial Completion:** September 8, 2026.
- Punch list, Owner move-in, technology installation, etc. will follow substantial completion
- General Contractor is responsible for overall schedule coordination.

### 4. ADDENDA

- Final Addendum will be issued on or about October 8, 2025.
- Issuance of addenda will occur electronically via email to the contractors in attendance at the pre-bid.

### 5. REVIEW OF PROJECT SCOPE OF WORK

#### **General Summary:**

- Alamance County's Emergency Management and Emergency Communications Center project will consist of a partial renovation of an existing +/- 70,955 sq. ft. building. The renovations total approximately 19,935 SF. The existing building sits on a 7.46-acre site. **It is important to understand the remainder of the building is occupied and coordination with those tenants will need to be aligned.**

The construction package will include:

- All new sitework scopes of work include new security fencing, access gates and other force protection elements, parking reconfiguration and parking space striping, new sidewalk, new exterior ramp, new bollards,

electrical services to the building, and generator placement on the existing site. The scope of work also includes elimination of a curb cut and apron which currently provides access to Plantation Drive. Refer to contract drawings for additional information.

- Based on available information, it is assumed the existing building is made up of the original building, and two previous additional additions. The exterior walls are constructed of CMU with a brick veneer at the basement and first floor. The second floor is constructed of metal stud with a brick veneer. Some of the existing windows are to be removed and infilled with like construction. Some of the existing windows are to be removed and replaced with a new window system. A portion of the existing roof will be replaced with a new PVC roofing system. Existing skylights will be removed and new structural deck provided to support the new roofing system. Reference contract drawings for additional information.
- The interior renovation work scope includes demolition of existing walls, doors, floors, finishes, ceilings, etc. New walls will be constructed to reconfigure the floor plan into new offices, conference rooms, toilet rooms, break areas, utility spaces, communications floor, and data center. Reference contract drawings for additional information.
- **Alternate #1:** Includes an additional scope of work concentrated on the second floor. This additional scope includes demolition of existing walls, ceilings, doors, finishes, etc. New walls will be constructed to reconfigure the floor plan into new offices, emergency operations center, and breakroom. Reference contract drawings for additional information.

#### **Site Summary:**

- Site work for this project will require minor demolition work including removal of asphalt driveway/parking areas and a curb cut which currently provides access to Plantation Drive. As well, new security fencing, access gates and other force protection elements, parking reconfiguration and parking space striping, new sidewalk, new exterior ramp, new bollards, electrical services to the building, and generator placement on the existing site.
- The site will be surrounded by a 9' tall chain link fence with two pedestrian gates and two bi-swing gates. The fencing should match that in-place on the remainder of the site. Bollards are to be installed to protect the site related equipment.
- The owner in partnership with their radio vendor will be installing a radio communications tower which will be an approximately 70' self-supporting structure. The tower and associated compound will be located on the east side of the building.

### Structural Summary:

- The proposed structural work scope for the project consists mostly of lateral load resistance enhancement through construction of shear walls and reinforcement of several existing walls. New shear walls are constructed from either reinforced concrete masonry or cold-formed metal framing covered with plywood sheathing. In various locations, new plywood sheathing is being added to the existing cold-formed wall construction. Additionally, framing clips and other connecting elements are being installed to develop overall load path continuity and force transfer components.
- Bullet resistant panels and ballistic glazing will be utilized, in specific areas, to provide additional security based on the needed security and NC 911 grant requirements.
- A raised flooring system will be added to the existing area which will be the 911 Operations room and in the new Data center space

### HVAC Systems:

- The facility has a VRF system that supplies the 911 Operations center and a second VRF system that serves the Emergency Operations Center (EOC) on the second floor under Alternate 1. Gas fired DX rooftop units serve the administration portions of the building. In the 911 Operations room there are fully redundant VRF systems. In the EOC on the second floor there are fully redundant VRF systems under Alternate 1. The systems will alternate operation on a monthly basis. In the event of a system failure, the 911 operation room redundant system will be able to fully operate until the lead system is back online. Two dedicated outside air units on the roof provide required outside air and pressurization for the building. Redundant units' alternate operation on a monthly basis. In the event a VRF system fails, the DOAS unit will provide outside air to all spaces impacted until the failed system is back online.
- Each VRF Cassette has integral condensate pump. Condensate is pumped up from each cassette and gravity drained. Condensate is collected in a couple of areas in the building and routed out of the building to grade with downspout nozzle and splash block.
- The Data center has two (2) manifolded DX split system cooling units with electric reheat and steam generating electric humidifier. Each unit will alternate operation monthly. The data center units are located in the Data center on the first floor and are manifolded together with a top supply and front return. The air-cooled condensers for the data center units are located on the roof. Separate OA supply and return ducts are provided to the space for ventilation. Ducts have motor operated dampers that are controlled via the IG fire suppression system. In the event of a fire, the fire suppression systems command the dampers closed.
- An exhaust fan is provided for restroom toilet exhaust and removal of outside air being supplied to each space.
- HVAC System Control:

- An RS485 connection from VRF system, DOAS unit and Data center unit to a floor level network controller allows the users to monitor all the equipment from a laptop or workstation monitor. The VRF system has a master controller with wall display which is connected into the floor level network controller. The users can access and control VRF system from the workstation, or by wall display located in the 911 Operations room. The rooftop DX units are provided with a manufacturer integrated controller that is tied into the BAS system and monitored. The VRF system level network controller is also capable of monitoring all rooftop units.

#### **Plumbing Systems:**

- The sanitary system shall be cast iron or PVC.
- Trap seals shall be provided on all floor drains under raised floor system. Restroom floor drains have flush valve trap primer valves.
- Existing 3" incoming water service serves the building. Backflow prevention and main shut off valves are located in the basement area.
- The building is equipped with two (2) existing domestic hot water heaters located in the basement. Ex. DWH-1 serves restrooms and break rooms on the first and second floors and kitchen. Ex. DWH-2 served restrooms and hose bib on first floor. New DWH-3 is an instantaneous gas fired heater located on the second floor in the janitor closet and serves the janitors mop sink, washing machine and shower.
- An under-floor leak detection system is provided for Operations center and data center. The control panel shall be located in the 911 operations room.

#### **Fire Protection System:**

- An Inert gas fire suppression system is provided for the data center.
- A fire alarm system is provided for the building with fire alarm controller. The IG fire suppression system is tied into the fire alarm system controller.

#### **Electrical System:**

##### **POWER:**

- A 120/208V secondary service is to be obtained from the power company and terminated in an 2000A distribution panel.

##### **Standby Power:**

- The renovated spaces will be supported by a standby diesel fired generator. These spaces will also have a docking station for a portable generator to be brought to the site, if needed. Battery powered lighting units are also being used.
- The equipment in the Data, IDF, Operation rooms and audio-video are connected to panelboard supported by a UPS system.

##### **Lighting:**

- LED lighting will be used throughout with occupancy sensor control in most rooms.

##### **Fire Alarm System:**

- A partial fire alarm system is being provided that includes smoke detectors in the quiet rooms and unoccupied spaces. Alarm conditions will be



monitored in the 911 Operations Center. System to be interconnected to operate with the existing system that serves the remainder of the building, per code, this is one building and the fire alarm system needs to operate as one system.

**Low Voltage Systems:**

- Conduit, raceways, cable trays and racks along with backboxes and structural cabling are being provided for all IT, AV and security systems. Provide all cameras and access controls for complete system.

**Grounding:**

- This is a Motorola radio site. Complete grounding will be provided as part of the construction to meet the requirements of the Motorola R56 Standard and Guidelines for Communications Sites.

6. *All bidders are required to familiarize themselves with the project site and all bidding documents, including General Conditions and Requirements, Summary of Work, Temporary Facilities, etc. Submission of Bid acknowledges that bidder has done so.*
7. QUESTIONS (all scope questions must be submitted in writing).
8. Post-Meeting tours of the site will follow the Pre-Bid Meeting.
9. Please contact Alamance County, Brian Baker, Assistant County Manager, (336) 290-0400, [brian.baker@alamancecountync.gov](mailto:brian.baker@alamancecountync.gov) to arrange any additional site visits.

END OF MANDATORY PRE-BID MEETING AGENDA

**SCHRADERGROUP**

## PRE-BID MEETING SIGN-IN SHEET

PROJECT: ALAMANCE COUNTY EMERGENCY SERVICES FACILITY

DATE: 2025.09.17

Attendance	Attendee	Organization	Email	Signature
/	Brian Baker	Alamance County	Brian.Baker@alamancecountync.gov	
/	Joel Brooks	Alamance County	Joel.Brooks@alamancecountync.gov	
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	Phillip Davis	ETHG	pdavis@ETHG4C.COM	



# Sign-in - Alamance County -

<u>Name</u>	<u>Organization</u>	<u>email</u>
Brian Tessier	BAE Construction	Bids@BAEconstruction.com
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Scott Kershner	Baker Roofing	SKershner@bakerroofing.com
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