

# TRIAD ENGINEERING CONSULTANTS, INC.

2638 Willard Dairy Rd  
Suite 100  
(336) 338-8943

Providing  
Plumbing, Mechanical and  
Electrical Engineering Services Since 1984

High Point, NC  
27265  
admin@TriadEngMEP.com

March 1, 2024

TEC File No: 2124  
GCS Q#: 6627

TO: All Bidders

RE: Electrical Service Replacement for Andrews High School  
High Point, NC

## ADDENDUM No. 1:

Information contained in this Addendum and the changes directed in the project Plans and/or Specifications hereby become a part of the Contract. Bidders are instructed to acknowledge receipt of this addendum on the Bid Form. This addendum is posted to the shared project folder which is the official repository for communications related to the project. Each Bidder should ensure that all sub-bidders and suppliers have included the information contained in this addendum in their pricing. The Bid and contract documents are clarified and/or amended as follows:

### GENERAL

1. The minutes of the PreBid Meeting are attached.
2. The Sign-in sheet from the PreBid Meeting is attached.
3. The completion date is changed from August 1, 2024 to **August 5, 2024**. A new Bid Form is included with this addendum reflecting the revised substantial completion date and coordinating the wording of the Alternates with the wording in the PreBid Minutes. Be sure to use the latest revision of the Bid Form to submit a bid.

### DRAWINGS

No Modifications

### SPECIFICATIONS

No Modifications

### END OF ADDENDUM

#### Attachments:

PreBid Meeting Minutes	6 pages
PreBid Sign-in Sheet	1 page
Bid Form <i>Revised 3/1/24</i>	4 pages

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Email: Admin@TriadEngMEP.com

March 1, 2024  
Meeting Date: February 29, 2024

TEC File No: 2124  
GCS Q#: 6627

Electrical Service Replacement for Andrews High School  
1920 McGuinn Dr. High Point NC 27265

## PreBid Conference Minutes

### I Welcome and Introductions

Bill Vandervelde	GCS Building Services
Al Ball	City of High Point Electrical Dept.
Derek Breedlove	City of High Point Electrical Dept.
Bradley Wright	City of High Point Electrical Dept.

### II Review of Bidding Requirements

- 1) Informal Bids will be received until **2:00 pm Thursday March 14, 2024**. Bids shall be delivered in person, or by shipping carrier to GCS Purchasing Office located at 501 West Washington Street in Greensboro, NC 27401. Bids must arrive no later than the time stated above for receiving bids. E-mailed or faxed bids will not be accepted.
- 2) Bid is informal and will be conducted under the informal procedure. Bids will be opened privately and all Bidders will receive a bid tabulation of the bid results after the bids have been evaluated.
- 3) Bids must be submitted in a sealed envelope and marked "**Confidential: Bid enclosed for Andrews High School**".
- 4) Bids will be accepted from licensed contractors only. Bidders must hold the appropriate license for the work of the project in accordance the NC General Statutes and state licensing boards.
- 5) Bid is for a single prime contract – all work required for the project is to be included in bid price.
- 6) A 5% Bid Bond is required to be submitted with the bids.
- 7) A 100% Performance Bond and Labor and Material Payment Bond will be required for the full amount of the contract.
- 8) Attendance at this PreBid Meeting is mandatory for prospective Bidders. Bids will not be accepted from companies that did not have a staff representative attend the PreBid Meeting to become familiar with the existing conditions.
- 9) Include all sales taxes, equipment rentals, supplies, transportation, etc in the bid price.
- 10) This project is not ESSER funded and is not funded with the 2022 Bond funds.
- 11) Be sure to complete the Bid Form in its entirety and sign the bid. The signature must be of a company officer or other individual who is duly authorized to commit the company to a contract.
- 12) Do not modify the Bid Form in any way. Do not include any instructions for changing or interpreting the bid. The prices listed on the appropriate lines of the Bid Form will be prices submitted for the work. Any instructions to increase or decrease the amounts listed on the Bid Form will be disregarded. The prices listed on the Bid Form will be considered as the official bid prices offered. If there is a discrepancy between the numerical figures of a price and the written price, the written price shall govern.

- 13) Bidders must include all the Subcontractors listed on the Bid Form. **Do not leave these lines blank.** Enter "N/A" on the lines for any Subcontractor trades that are not used or not applicable for the project.
- 14) Provide pricing for each bid alternate on the appropriate line of the Bid Form. The work in the alternates would either be included in the initial contract or may be added to the contract scope within 60 days of the contract date at the price listed on the Bid Form. Should the work be added after 60 days from the contract date any changes in the price for the work will be negotiated based on the original quote and documentation of price increases or additional work required due to the delay in adding the work to the contract.
- 15) Provide unit pricing for each listed unit price request on the appropriate line - if any are added. There is currently no unit pricing for the project.
- 16) *Include the applicable MWBE forms with the Bid Form. Failure to do so could result in the bid being ruled non-responsive and possibly rejected.* Refer to the policy titled PARTICIPATION BY WOMEN AND MINORITY OWNED BUSINESSES which is included in the Project Manual.
- 17) Guilford County Schools minority participation goal is 12.46%. However, even if the goal is met or exceeded, Affidavit A documentation demonstrating Good Faith Efforts must be submitted.
- 18) Bidders should note that if Items 1 or 7 are checked on Affidavit A Listing of Good Faith Efforts, the supporting documentation for these items **must be submitted with the bid**. Bidders are encouraged to achieve the required 50 points score with other items to reduce the possibility of the bid being ruled non-responsive due to lack of supporting documentation on bid day.
- 19) The anticipated date to issue the contract to the successful Bidder is **April 9, 2024**.
- 20) The contract will be delivered electronically to the contractor for signature, bonds and insurance certificates. Upon receipt of signed contract with bonds and insurance certificates, the contract will be executed by the Director of Building Services.
- 21) The anticipated date for issuance of a contract fully executed by all parties is **April 16, 2024**.
- 22) The Substantial Completion date for energizing the new electrical service is **August 4, August 5, 2024** with liquidated damages of \$2,000 per calendar day.
- 23) The Final Completion Date for closeout of the entire project is **September 1, 2024** with additional liquidated damages of \$1000 per calendar day.
- 24) Addenda will be published to the Addenda folder in the shared Project Link. Bidders will be responsible for checking the link for addenda and ensure that all their subcontractors and suppliers affected by the information contained in the addenda are informed of such. Note the Summary Document in the link will be maintained to list the Bid Date, Addenda Issued, and any drawing revisions issued. These documents can be found in the respective folders in the link. Ensure your subs and suppliers have the latest information when pricing the work.
- 25) Limited work within the mechanical room and equipment courtyard on the project site can begin after the contract is executed provided the work does not disturb the educational environment. Work disrupting the educational environment must be performed after hours, over weekends, school holidays or school breaks unless other arrangements can be made with staff. No work will be allowed anywhere on the site during school hours on testing days. Work and building access must be closely coordinated with the school principal or designated representative. Factor these conditions into the bid price for all work that would be affected.
- 26) The City of High Point Electrical Dept. (CHP) will de-energize transformers, remove their transformers, concrete pads, and contaminated soil. Coordinate with CHP for their removal old transformers and installation of their new transformer. The installation of the transformer pit pad to CHP requirements is included in the scope of this contract.

- 27) The existing electrical and cooling systems must be maintained in operation until the beginning of Summer Break. After this date the chiller can be shut down and the utility can disconnect power to their transformers. Demolition of equipment or systems required for cooling operation cannot begin until after the last day of school before summer break.
- 28) The school campus will be occupied throughout the school year and the site must be maintained in safe and usable condition for each school day. The drive and dock area must remain clear for deliveries during working hours throughout the contract period. Work that would block access must be performed after hours, over breaks, unless it can be coordinated with staff to occur during school hours. The back parking lot beside the baseball field and equipment courtyard may be used as a staging area.
- 29) Submit plans to local authorities for permit review. The successful bidder will pay for and pick up the permits for the project and must ensure that all subcontractors obtain permits that are required.
- 30) The remaining 2024 school holiday and break schedule for the school is as follows (subject to change if any weather makeup days are required):
  - a) March 25-29: Spring Break.
  - b) May 27: Holiday (Memorial Day)
  - c) Jun 10: Last day of school for students (pending makeup days if added)
  - d) June 13: Last day of school for teachers.
- 31) Use of school toilet facilities by workers will not be allowed. Temporary portable toilet facilities must be provided by the contractor for construction workers' use.
- 32) The form of contract will be GCS edited versions of the abbreviated form AIA-A104. A copy of the edited version is included in the Project Manual.
- 33) Bidders and their subcontractors performing work on the project must be properly licensed for the work as required by the applicable State Licensing Boards and local license requirements.
- 34) Questions prior to bidding must be submitted in writing and either mailed or emailed. Questions must be received in the engineer's office no later than 4 business days prior to the scheduled bid date. Questions received after 5:00 pm **Friday March 8** will not be acknowledged. The last date for issuing an addendum with significant additions or changes to the project is **Monday March 11**. Addenda containing only minor modifications, clarifications or supplemental information may be issued no later than **Tuesday March 12** unless there is a postponement of the Bid Date.
- 35) Bidders are encouraged to return to the site for further examination as needed prior to bid. Contact *the school office* to make arrangements prior to returning. The principal is **Mr. Darell Baker, Jr.** The school office number is **(336) 819-2800**. Bidders must plan to visit the site after **4:00 pm**. Bill Vandervelde of GCS Maintenance can be reached at **(336) 370-2394 or (336) 215-7730** if school staff are not available.
- 36) The successful bidder will submit a Schedule of Values and a proposed construction schedule for approval prior to beginning work.
- 37) Contractor will be required to perform background checks for each employee working on the site. No persons with any history of criminal action involving children are permitted on the school campus. The file must be maintained by the contractor throughout the contract period.
- 38) All employees of the successful bidder working on site will be required to wear some form of picture ID with the company name or logo.
- 39) Payments for the contract will be made monthly based on work in place using AIA payment documents as outlined in the Project Manual with 5% retainage.

40) An asbestos survey of the site has been conducted to identify potential asbestos containing materials. Asbestos containing materials that are expected to be disturbed during work in this contract will be abated by Owner. However concealed asbestos could be present on the site. In the event that asbestos or suspected asbestos is found, notify Owner and Owner will have it tested and remediated as required. Additional time will be added to the contract for actual critical path delays caused by asbestos abatement procedures that are required during the contract period.

41) Owner comments related to the project.  
None

### III Review of Project Specifics

- 1) The work generally consists of the demolition of the existing 4,000 amp electrical service, gear, service wireways and conductors from (2) existing transformers to switchboard, and replacement with a new Owner-furnished 3,000 amp outdoor panel with breaker distribution sections for the existing feeders. Re-route and re-connect existing feeders to new gear where applicable. Provide new conductors and conduits to extend to existing feeders that will not reach the new gear location.
- 2) Locate and avoid existing utilities. Underground utilities have been marked but markings may have faded before work begins under this contract.
- 3) Load, transport, unload, and assemble MSB sections which are stored in the Owner's warehouse at 3920 Naco Rd in Greensboro, NC. Inspect for damage prior to loading. Document all prior damage with a written report and pictures showing the extent of noted damage. Damages or loss of equipment during loading, transporting, unloading and assembling will be the responsibility of Contractor. Ensure that insurance coverages extend to Owner's equipment for this process.
- 4) Coordinate with utility who will disconnect power and remove (2) transformers serving Main Bldg and associated oil contaminated soil. Demolish transformer pads after transformers are removed.
- 5) Drain Main Bldg building chilled water system of water as required in preparation of piping modifications. Remove chilled water piping drop to chiller to create clearance at door for transporting old gear pieces out and new wireway and supplies into the Electrical Room. Provide new piping drop on completion of work in the building. Flush, clean, refill, vent and chemically treat new water in system upon completion of piping work. Flush and passivate primary loop with secondary loop piping isolated from the system until primary system is flushed and entire system is ready for refilling and final cleaning flushing and chemical treatment.
- 6) Demolish existing electrical service gear serving Main Bldg including service feeders, main switchboard, and misc. gear as indicated. Disassemble and cut gear as required to remove from building.
- 7) Cut and patch concrete walks as required for trenching to install new work.
- 8) Verify location of underground fuel tank and protect from damage during site work.
- 9) Remove sections of fencing including posts as required for trenching and backfilling for new work. Reinstall upon completion of the work. Replace with new matching fencing and posts if old fencing and posts will be damaged during removal.
- 10) Provide new concrete pit pad to utility specifications for new 1000 KVA Main Building transformer.
- 11) Construct new reinforced concrete pad for new MSB beside building.
- 12) Disconnect power to all equipment that is to be replaced including chiller and feeders to existing sub-panels fed from the existing MSB.

- 13) Provide new underground service feeders from new transformer to new MSB for Main Bldg. Provide meter base, support frame, and 1" conduit to meter base beside transformer.
- 14) Provide new feeders from new MSB to re-feed existing sub-panels and chiller. Refer to plans for feeders that are intercepted in the courtyard, in the Electrical Rm, and for feeders that run through the Electrical Room.
- 15) Connect new feeders to the existing chiller, existing ATS/Panel EM, and existing Panel PC.
- 16) Splice new feeders in the Electrical Room to existing feeders routed underslab to panels MDP-1 and MDP-2.
- 17) Reroute existing feeders to new breakers serving panels MDP-3, MDP-4. Intercept feeders at underground vault and reroute in new conduits to MSB to connect to new breakers. Note that Alternate Bids will be taken to provide new conductors to the electrical vault splice to existing feeders for these panels.
- 18) Coordinate with Owner's pre-purchased site inspection and start-up and of the gear by the gear manufacturer's representative upon completion of the installation and before energizing the gear.
- 19) There is a **\$20,000.00** contingency allowance that is to be included in the bid price. This contingency is to be used for costs associated with hidden or unforeseen conditions that may arise during the execution of the work. The allowance will be listed as a separate line item on payment applications until such time as it is reduced by reallocating funds within the contract from the contingency balance. All remaining allowance funds at the end of the project will be returned to the project budget by executing a credit change order to the contract. Refer to the section entitled Allowances in the project manual for further details regarding the allowance.
- 20) Alternate bid prices will be taken for the following items:
  - a) Alternate #1: Provide 16 foot lengths of (20) 600 KCMIL+ (4)350 KCMIL G Aluminum conductors. Connect to the lugs on the 1600 amp breaker and ground bus in MSB. Connect the other ends to the existing 600 KCMIL +350 KCMIL G. Aluminum conductors in the electrical vault with insulated splicing lug kit. Cut and dress existing conductors as required. Include lugs for ground conductor connections to MSB ground.
  - b) Alternate #2: Provide 20 foot lengths of (12) 300 KCMIL + (3)1/0 G Copper conductors. Connect to the lugs on the 800 amp breaker and ground bus in MSB. Connect the other ends to the existing 300 KCMIL + 1/0G Copper conductors in the electrical vault with insulated splicing lug kit. Cut and dress existing conductors as required. Include lugs for ground conductor connections to MSB ground.

#### IV Questions and Responses

1. QUESTION: Will CHP replace contaminated soil with clean soil?  
RESPONSE: *Yes, CHP will place clean soil to replace contaminated soil removed.*
2. QUESTION: Will CHP demolish both concrete transformer pads when the transformers are removed?  
RESPONSE: *Yes, CHP will demolish both pads.*
3. QUESTION: Will CHP need assistance from the contractor to prepare the transformers for removal?  
RESPONSE: *No. CHP will de-energize transformers, disconnect secondary conductors and have the transformers removed from the courtyard by crane in approximately 1 day.*
4. QUESTION: Would it be acceptable to remove the interior gear from the existing 4,000 amp switch but leave the enclosure in place to serve as a junction box for making the new feeder splices in lieu of demolishing the cabinet? This could eliminate the time for demolition and the requirement to remove the chilled water pipe riser.  
RESPONSE: *Pending verification with local inspector this would be acceptable if the local AHJ allows. Final answer will be issued in subsequent addendum.*

5. QUESTION: Can the deadline be extended past August 1 due to the nature and conditions of work required to complete the project?

*RESPONSE: Yes, the deadline is extended to the latest possible date of August 5, 2024 to have power restored to the building to allow preparations for the start of the new school year.*

6. QUESTION: Will a fire watch be required for the time when the building is without power?

*RESPONSE: A fire watch is not anticipated to be required since the building will be unoccupied until the service is restored. However, the local AHJ will be consulted to confirm this. A response will be posted in a later addendum should a fire watch be required.*

V Viewed existing facilities

VI Meeting adjourned.

End of Minutes

# PRE-BID MEETING SIGN-IN SHEET

TECI JOB # 2124  
GCS Q# 6627

Project Name

Electrical Service Replacement for Andrews High

Owner

Guilford County Schools

Street Address City, State (Project Location)

1920 McGuinn Dr. High Point, NC 27265

Time

1:30 PM

February 29, 2024

	NAME	ORGANIZATION	EMAIL
1	Perry Gullledge	Triad Engineering Consultants, Inc.	Pgullledge@TriadEngMEP.com
2	Tracy Nance	GCS Building Services	nance12@gcsnc.com
3	Brad Dost	Brads Electrical	brad@bradselec.com
4	Curtis Busch	Kinco Elec	curtis@kincoelec.com
5	Dave Shafer	Kinco Elec	dave@kincoelec.com
6	Tony Wilburn	Central Conline Electric	twilburn@ccol.com
7	Timothy Shores	ESTERDALE TECHNOLOGIES	TimothyS@ETTEAM.COM
8	Luke Miller	Central Conline Electric	Lmiller@ccol.com
9	BRAD WRIGHT	CJP ELECTRIC	
10	Al Ball	CJP Electric	
11	Derek Bredder	CJP Electric	
12			
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# **BID FORM**

## **Single Prime Contract –Informal Bid**

Electrical Service Replacement for Andrews High School  
1920 McGuinn Dr.  
High Point, NC 27265

DATE: \_\_\_\_\_  
TO: Guilford County School System  
501 W. Washington Street  
Greensboro, NC 27401

\_\_\_\_\_  
BIDDER (Company Name)

Addenda Received and Included in Bid Price: Nos. \_\_\_\_ through \_\_\_\_\_

Gentlemen:

The Undersigned, as bidder, declares that he has studied the project plan set, visited the site, and having a clear knowledge of the existing facilities and equipment and the conditions under which work must be performed, and having carefully examined the accompanying Contract Documents, proposes and agrees if this proposal is accepted, to furnish all labor, materials, equipment and services necessary to complete the entire work of the **Electrical Service Replacement for Andrews High School**.

### **COMPLETION OF THE WORK**

If Undersigned is notified of Proposal acceptance, he agrees to execute a Contract within ten (10) days after issuance of notification of award, for the above work and for the below stated Compensation, in the form of AIA 101-2017 Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum.

### **STIPULATED SUM:**

Note: All bid amounts must include applicable sales taxes.

### **BASE BID**

The undersigned proposes to furnish labor, materials, equipment, sales taxes, shipping, fees, appliances, and allowances required by said documents for a stipulated sum of:

TOTAL BASE BID AMOUNT

\_\_\_\_\_ dollars.

\$ \_\_\_\_\_

**SEE NEXT PAGE FOR ALTERNATE BIDS**

**ALTERNATES:**

Alternate Bid prices are to reflect all costs required to add the scope of work described to the contract including taxes, transportation, mobilization, rental equipment, labor, bond, permit fees etc. Alternate Bids are required to be completed or the bid may be rejected as non-responsive.

**Alternate #1:** *Provide 16 foot lengths of (20) 600 KCMIL+ (4)350 KCMIL G Aluminum conductors. Connect one end to the lugs on the 1600 amp breaker in MSB. Connect the other ends to the existing 600 KCMIL +350 KCMIL G. Aluminum conductors in the electrical vault with insulated splicing lug kit. Cut and dress existing conductors as required. Provide lugs for connecting to MSB ground.*

Add \_\_\_\_\_

**Alternate #2:** *Provide 20 foot lengths of (12) 300 KCMIL +(3)1/0 G Copper conductors. Connect one end to the lugs on the 800 amp breaker in MSB. Connect the other ends to the existing 300 KCMIL + 1/0G Copper conductors in the electrical vault with insulated splicing lug kit. Cut and dress existing conductors as required. Provide lugs for connecting to MSB ground.*

Add \_\_\_\_\_

**UNIT PRICING**

Unit Prices shall include full compensation for all required labor, products, tools, equipment, plant, transportation, services and incidentals; erection, application or installation of an item of the Work; overhead and profit. Actual quantities will be determined on the site based on field conditions.

None

The Bidder proposes and agrees hereby to commence work under this contract (including all alternates that are accepted) on a date to be specified in a written order issued by the Owner or Designer on or before April 16, 2024, shall maintain existing electrical service until June shall substantially complete the work by August 1, 2024 and shall maintain the electrical service in operation thereafter; and achieve final completion of the project by *August 5, 2024*. The written order may be in the form of either a "Notice to Proceed" or the fully executed contract.

Liquidated damages will be \$2,000.00 per calendar day for each day late for Substantial Completion and \$1,000.00 per calendar day for Final Completion of the project.

**SUBCONTRACTORS**

The following major subcontractors will be used to perform work in their respective trades and their prices are included in the Bid Price. Enter information for all subcontract lines. **Enter N/A for those that are not applicable** (i.e. work that will be performed by the Bidder and/or there is no subcontract for that trade).

PLUMBING: \_\_\_\_\_

License #: \_\_\_\_\_

MECHANICAL: \_\_\_\_\_

License #: \_\_\_\_\_

ELECTRICAL: \_\_\_\_\_

License #: \_\_\_\_\_

GENERAL: \_\_\_\_\_

License #: \_\_\_\_\_

The undersigned further agrees that in the case of failure on his part to execute the said contract and bonds within ten (10) consecutive calendar days after written notice of the award of the contract being given, the certified check, cash, or bid bond accompanying this bid shall be paid into the funds of the Owner's account set aside for the project as liquidated damages for such failure. Otherwise, the certified check, cash or bid bond accompanying this bid shall be returned to the undersigned. Attach certified check, cash, or bid bond to this bid. .

\_\_\_\_\_  
BIDDER (Company Name)

\_\_\_\_\_  
STATE OF INCORPORATION (If Company is a corporation)

\_\_\_\_\_  
SIGNATURE (By Signatory legally authorized to bind Company to a contract.)

\_\_\_\_\_  
SIGNATORY'S TITLE (Owner, Partner, President or Vice President)

Bidder's State Contractor License No. \_\_\_\_\_

Bidder's Federal I.D. No. \_\_\_\_\_

WITNESS (If company is a Proprietorship or Partnership)

By: \_\_\_\_\_

ATTEST (If company is a corporation)

By: \_\_\_\_\_

(CORPORATE SEAL)

Title: \_\_\_\_\_