

Oak View Elementary School Cooling Tower Replacement
Guilford County Schools
Pre-bid Conference
Addenda #1
January 24th, 2022

1. A mandatory Prebid Conference for the project was held on Wednesday January 24th at 10:00 AM. The attendance list is attached. Only those contractors who attended the Prebid Conference are qualified to bid the project.
2. Mike Saenger, Engineer and Project Manager for the project welcomed everyone to the meeting. Tracy Nance, Construction Project Manager for Guilford County Schools introduced himself and welcomed the contractors taking a look at the project. Thomas Griffis of Brownstone was also at the meeting along with Shanika Latimer. They are assisting GCS with managing the projects. Shanika reminded the contractors that this is a mandatory prebid conference and all attendees should make sure their presence was noted. Mike Saenger went over the importance of the MWBE requirements. He emphasized the importance of MWBE participation to the Guilford County Schools and urged all Contractors to make a good faith effort and do their due diligence to provide inclusion opportunities to MWBE contractors. There is a list available from Guilford County Schools or you can contact her.
3. MWBE requirements are outlined in the specifications, and nonconformity with these procedures will result in disqualification of a contractor's bid. Contractors are reminded that the appropriate forms and documentation, as outlined in the specifications, must be attached to the bid.
4. Drawings and specifications are available from Sud Associates, P.A. on the Guilford County website.

Sud Associates, P.A.
90 Southside Ave., Suite 350
Asheville, NC 28801 (828) 255-4691
sudwest@sudassociates.com
5. Mike Saenger thanked the contractors for taking the time to attend and prepare a bid for the project.
6. The project will be bid as a single prime mechanical contract with a mechanical license required for all bidders.
7. The project does require a bid bond, performance bond, and payment bond.
8. Bid opening for this project will be at **2:00 PM on Tuesday February 6th, 2024, in Room 100, 501 W. Washington Street, Greensboro, NC 27401**. The contractors are to mail or hand deliver, including MWBE required documentation. Mail care of Tracy Nance. If the contractor wishes he may drop off a hard copy of the bid.
9. **The Time Requirements.** The overall contract period is 180 days. The cooling tower is to be installed either soon after it comes in, if weather looks promising or once school is out for the summer. Contractors still need to evaluate delivery times of manufacturers. Whenever the tower is switched out the goal will be to work continuously minimizing the number of days the condenser loop is not running. Also, a late arrival of equipment may require overtime work to get it running in time before the deadline. This must be included in the bid. Liquidated damages for exceeding any of the required deadlines is \$300 per day.
10. To ensure a fair bidding process, questions and/or clarifications requested by contractors will not be accepted after an established cut-off date. A cut-off date of **February 2, 2024 at 12:30 PM** has been established. Contractors are encouraged to email their questions to msaenger@sudassociates.com.
11. The permit fees shall be paid by the contractor and included in his bid.

12. Any contractor who wishes to visit the site again before the bid date should contact Tracy Nance at 336-370-2394, or 336- 215- 7764 to arrange a visit. Please provide at least two-day notice.
13. Work may proceed during regular hours in the spring if the contractor chooses. If subcontractors are working on site, the mechanical or general site foreman must be on the job as well. The contractor has the responsibility for security and safety as well as coordinating with the school.
14. Regular coordination meetings will be held during the working contract period. The mechanical site foreman and project manager must attend these meetings and present an accurate schedule of work to be completed the next two-week period, as well as an overall schedule updated.
15. The contractors are responsible for site verification of conditions and distances. Locations and distances shall not be scaled from the drawings.
16. Construction debris becomes the property of the Contractor unless otherwise noted and must be disposed of properly and legally. Ensure that debris being removed from the work site is done so in a responsible manner in an effort to not litter the campus or surrounding community. Campus dumpsters may not be used for construction debris under any circumstances.
17. The contractors are instructed that it is unlawful to allow any person to bring to the project site, firearms or other weapons, any type of alcoholic beverages, tobacco products, or drugs not prescribed by a physician.
18. The contractor shall not be able to use the school's restroom. A porta jon must be on site during the onsite working period.
19. After the meeting a tour of the project site was held. Please review the electrical early in case questions come up they can be answered in an addendum.
20. All Contractors submitting proposals shall incorporate the items in this Addendum, and all other addenda into their proposals, and acknowledge receipt of the Addenda on their bid proposal forms.

CLARIFICATIONS AND RESPONSES TO QUESTIONS

1. All new and existing cooling tower piping outside is to be re-insulated with a rigid insulation and aluminum jacket.
2. The chimney is estimated to extend about 5' above the roof line.
3. After installing the new conduit the sidewalk and grass are to be repaired to match the original.
4. Piping at the tower is to be min 5" but can be 6".
5. The piping to the boilers does not have to be insulated. Piping leaving the boilers is to be insulated up to the main building loop. All piping in the mechanical room that is not insulated is to be cleaned and painted black.
6. Bryan BFIT boilers are an approved equal.
7. No chemicals are required. Do allow for taps on the condenser piping. Do install a chemical feed tank on the source loop.
8. No balancing is required.

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GCS

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LIST OF ATTENDEES

Please Print Clearly

NAME	COMPANY	PHONE #	EMAIL ADDRESS
MIKE SAENGER	SUD ASSOC.	828-779-6620	MSAENGER@SUDASSOCIATES.COM
NATHAN HARWARD	BoilerMasters	336.272.9044	NATHANH@BMIAATLANTIC.COM
Graham Culver	WC Rouse + Son	336-229-3035	gculver@wcrouse.com
Terry Lynch	Premier Service	336-426-0498	Premierservice@Triedbiz.ITT.COM
PHIL DYSON	PROFESSIONAL AIR SYSTEMS	336-399-7988	pdyson@PROFESSIONAL-AIR.COM
Robert Webb	MMI	336-676-9133	Robert.mmi@Icloud.com
THOMAS CRIPPS	Brownstone	919.327.7210	tgr.A@sstonegroup.com
ANDY SHOFFERS	MECHWORKS	336-333-2535	aswoffers@mechworksinc.com
Shanika Latimer	TRS+I	701-524-9184	slatimer@trsi-group.com
ANDY Fields	SMS	336-501-1024	andy@superiormechserv.com