



McKIM & CREED

ADDENDUM NO. 1

RE: Wake County East R Library Mechanical Replacement

DATE: August 15, 2025

FROM: McKim & Creed

To: Prospective Bidders


This Addendum issued prior to receipt of bids shall and does hereby become a part of the Contract Documents for the above Project. This Addendum must be acknowledged on the Form of Proposal.

All Prime contractors shall be responsible for ensuring that their Subcontractors are properly apprised of the contents of this Addendum.

All information contained in this Addendum shall supersede and shall take precedence over any conflicting information in the original Drawings and Specifications.

General/Questions

1. The existing roofing contractor/warranty is the following. Installation of any penetrations shall be performed by a contractor that maintains this existing warranty.



Warranty No.: 101-014452

Platinum NDL Roofing Warranty

Building Name: East Regional Library		
Building Address: 946 Steeple Court, Knightdale, NC 27545		
Roof Section: Area, B, C, D & E		
Owner Name: Wake County Facilities, Design & Construction		
Owner Address: P.O. Box 550, Raleigh, NC 27602		
Contractor: Hamlin Roofing Company Inc., P.O. Box 465, Garner, NC 27529		
Total Squares: 267	Roofing Material: 30.53	Flashing Material: 32.48+32.57
Term of Warranty: 20 Years	Warranty Start Date: 12.14.2016	Warranty End Date: 12.14.2036

2. The wake county approved treatment providers are:
 - a. Treat-Tire Water Services, LLC
 - b. Aquatrol

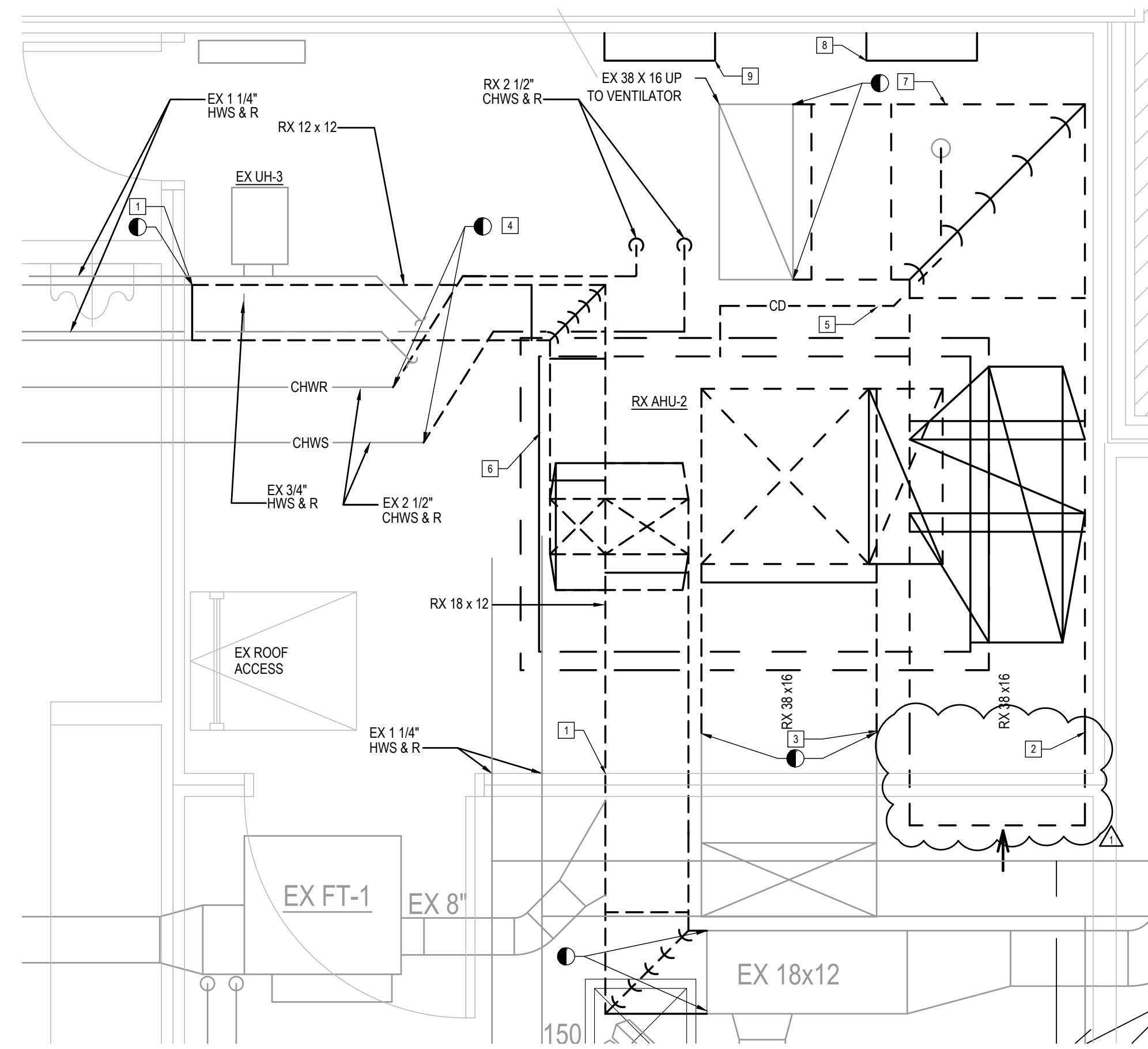
3. The lay-in tile ceilings of the spaces where the fan-powered boxes are located will need to be removed as necessary to replace the units. Contractor shall replace any broken or damaged tiles in the process. The ceiling under AHU-3 in Storage 103 will also need to be removed to permit replacement. The library staff will remove adjacent shelving and stored items.
4. Lights under ductwork in the main mechanical room (AHU-1) will need to be temporarily disconnected and reinstalled to permit duct removal.
5. Contractor is responsible for all subs when it comes to liquidated damages including the controls contractor.
6. Entire hot water system is to be flushed once replacement work is complete.
7. FACP is located in Telecom 107, contractor will receive training on the system at project start.
8. Only the superintendent and a handful of employees will need to get badged (access to the building is via this).

Specifications

1. Section 23 52 34: Hydrotherm is to be replaced with RBI as that is the equivalent to the BOD Lochinvar boiler.

Drawings

1. M114: Updated extent of demolition for existing return main duct.
2. M124: Updated location of AHU-2, duct connections, and hydronic piping connections to the unit.
3. M415: Updated AHU-2 component detail dimensions and fan location.



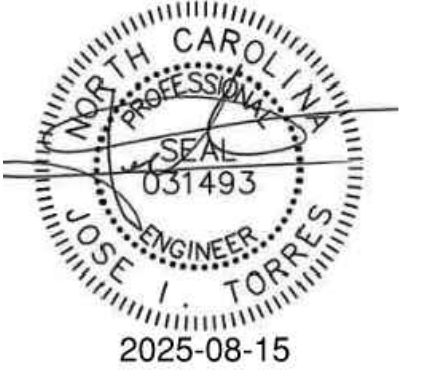

2
M113
EAST DEMOLITION - MECHANICAL ROOM 116 ENLARGED PLAN
 Scale: 1/2" = 1'-0"

GENERAL DEMOLITION NOTES

- A. REFER TO SPEC SECTION 011000 FOR INFORMATION ON BUILDING DISRUPTIONS AND THE COVER SHEET FOR OVERALL PHASING INFORMATION. BUILDING SHUTDOWN WILL BE LIMITED TO 2-WEEKS FOR MAJOR EQUIPMENT REPLACEMENT. MECHANICAL CONTRACTOR SHALL COORDINATE ANY AND ALL OTHER OUTAGES NECESSARY WITH OWNER PRIOR TO ANY SHUTDOWNS.
- B. BEFORE THE 2-WEEK SHUTDOWN, THE CONTRACTOR SHALL PRODUCE AND HAVE APPROVED A COORDINATION DRAWING OF THE MECHANICAL ROOMS.

DEMOLITION KEY NOTES

1. CONTRACTOR SHALL REMOVE EXISTING SUPPLY DUCTWORK, HANGERS, AND ALL ASSOCIATED SUPPORTS UP TO POINT OF DISCONNECT.
2. CONTRACTOR SHALL REMOVE EXISTING RETURN DUCTWORK, HANGERS, AND ALL ASSOCIATED SUPPORTS UP TO POINT OF DISCONNECT.
3. CONTRACTOR SHALL REMOVE EXISTING OUTSIDE AIR UP TO EXISTING OUTSIDE AIR LOUVER PENTHOUSE. PENTHOUSE TO REMAIN.
4. CONTRACTOR SHALL REMOVE EXISTING CHILLED WATER PIPING, VALVES, AND ASSOCIATED SUPPORTS UP TO POINT OF DISCONNECT.
5. CONTRACTOR SHALL REMOVE EXISTING CONDENSATE DRAIN PIPE.
6. CONTRACTOR SHALL REMOVE EXISTING AIR HANDLING UNIT, CONTROLS, AND DISCONNECTS.
7. CONTRACTOR SHALL REMOVE RELIEF EXHAUST DUCT UP TO EXISTING RELIEF AIR LOUVER PENTHOUSE. PENTHOUSE TO REMAIN.
8. CONTRACTOR SHALL REMOVE EXISTING DDC CONTROL PANEL.
9. CONTRACTOR SHALL REMOVE EXISTING VFD, DISCONNECT, AND ALL ASSOCIATED CONDUIT.



REV	REVISION DESCRIPTION	DATE
△	ADDENDUM #1	2025/08/15

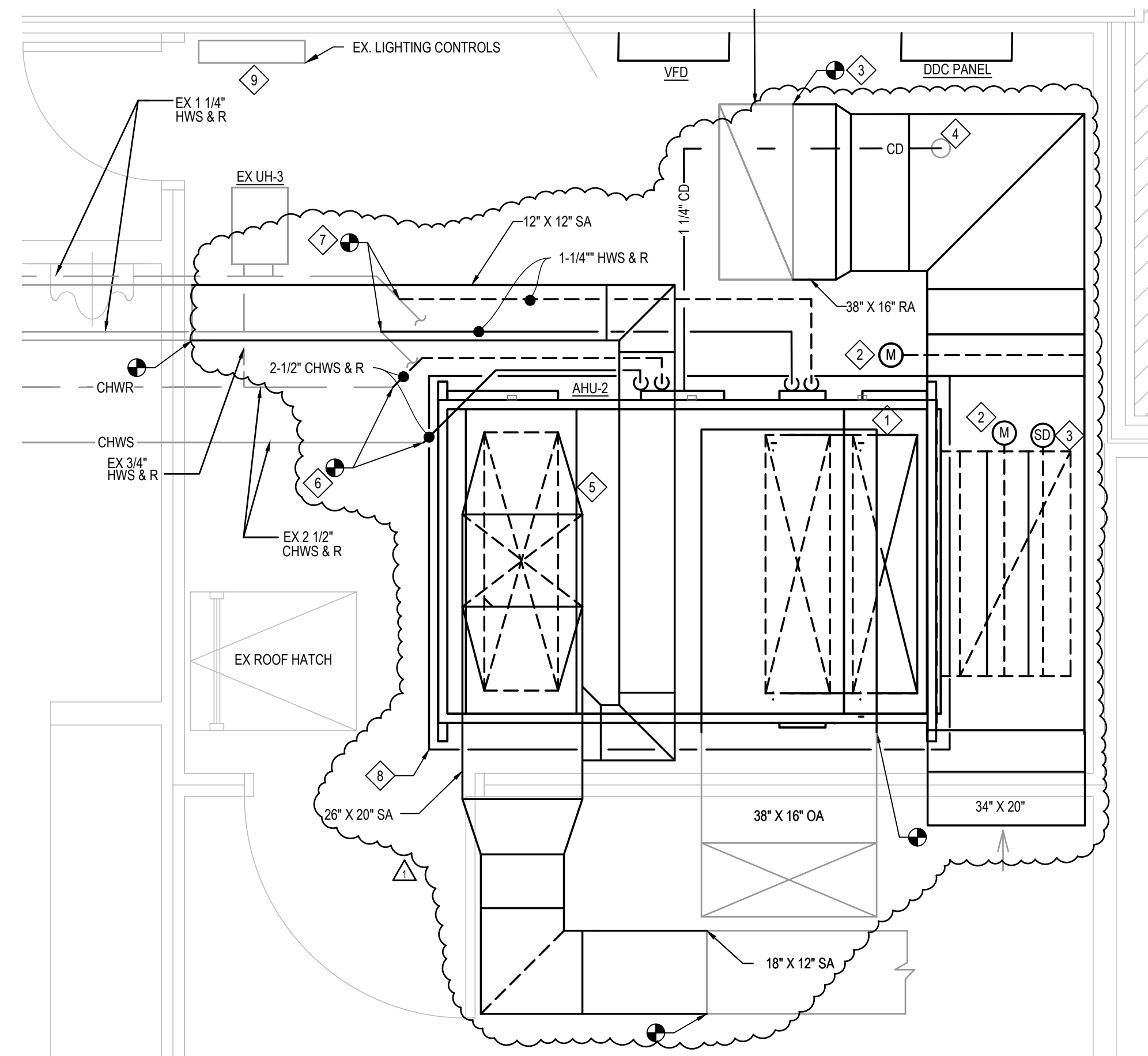
**EAST R LIBRARY
MECHANICAL
REPLACEMENT**

DATE	2025-07-28
M&C PROJ. #	00790-0425
DRAWN	KER
DESIGNED	JIT
CHECKED	JIT
PROJ. MGR.	JMB

CONSTRUCTION DOCUMENTS

EAST DEMOLITION - ENLARGED PLANS

M114



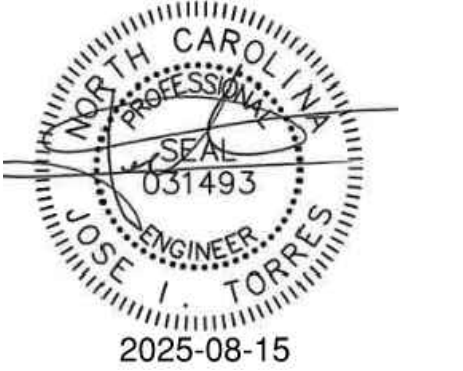
2 EAST NEW WORK - MECHANICAL ROOM 116 ENLARGED PLAN
 Scale: 1/2" = 1'-0"

GENERAL NOTES

- A. REFER TO SPEC SECTION 011000 FOR INFORMATION ON BUILDING DISRUPTIONS AND THE COVER SHEET FOR OVERALL PHASING INFORMATION. BUILDING SHUTDOWN WILL BE LIMITED TO 2-WEEKS FOR MAJOR EQUIPMENT REPLACEMENT. MECHANICAL CONTRACTOR SHALL COORDINATE ANY AND ALL OTHER OUTAGES NECESSARY WITH OWNER PRIOR TO ANY SHUTDOWNS.
- B. BEFORE THE 2-WEEK SHUTDOWN, THE CONTRACTOR SHALL PRODUCE AND HAVE APPROVED A COORDINATION DRAWING OF THE MECHANICAL ROOMS.
- C. ALL LOW VOLTAGE WIRING SHALL BE SUPPORTED WITH J-HOOKS FROM STRUCTURE. WIRING SHALL NOT BE RESTING ON PIPES, EQUIPMENT, LIGHTS, OR ANY OTHER SYSTEMS. CONTRACTOR SHALL PROVIDE JUNCTION BOX FOR NETWORK DROPS, CONDUIT, AND CABLING UP TO CEILING TO TIE INTO EXISTING J-HOOK SYSTEM AND BACK TO NEAREST TELECOM ROOM. REFER TO ELECTRICAL DRAWINGS FOR REQUIRED NETWORK DROP LOCATIONS.
- D.

NEW WORK KEY NOTES

- 1. 38" X 16" OUTSIDE AIR DUCT SHALL CONNECT TO INLET OF AHU-2 AND INSTALLED UP TO EXISTING OUTSIDE AIR DUCT AT POINT OF CONNECTION. CONTROLS CONTRACTOR SHALL PROVIDE AIR FLOW MONITORING STATION ON THE OUTSIDE AIR DUCT. REFER TO SHEET M311 FOR ADDITIONAL REQUIREMENTS.
- 2. CONTRACTOR SHALL PROVIDE A MOTORIZED CONTROL DAMPER IN THE DUCTWORK. REFER TO SHEET M311 FOR ADDITIONAL REQUIREMENTS.
- 3. 34" X 20" RETURN DUCT SHALL CONNECT TO INLET OF AHU-2 AT THE INLET OF THE AIR HANDLING UNIT CONTRACTOR SHALL PROVIDE A FLEXIBLE CONNECTION. SMOKE DETECTOR SHALL BE LOCATED IN THE VERTICAL RETURN DUCTWORK.
- 4. CONDENSATE PIPING SHALL BE INSTALLED FROM AHU AND ROUTED TO EXISTING FLOOR DRAIN.
- 5. CONTRACTOR SHALL PROVIDE A FLEX DUCTWORK CONNECTION AT THE OUTLET OF THE AHU TO CONNECT MAIN SUPPLY DUCT.
- 6. CONTRACTOR SHALL CONNECT NEW CHILLED WATER PIPING TO EXISTING MAIN.
- 7. CONTRACTOR SHALL CONNECT NEW HEATING HOT WATER LINES TO EXISTING MAIN.
- 8. CONTRACTOR SHALL EXTEND EXISTING CONCRETE PAD AS REQUIRED BY AHU-2.
- 9. CONTROLS CONTRACTOR SHALL INTEGRATE EXISTING LIGHTING CONTROLS INTO NEW BAS SYSTEM. CONTRACTOR SHALL INSTALL RIB RELAYS ON REACH CONTRACTOR FOR VERIFICATION OF CONTROLS OPERATION.



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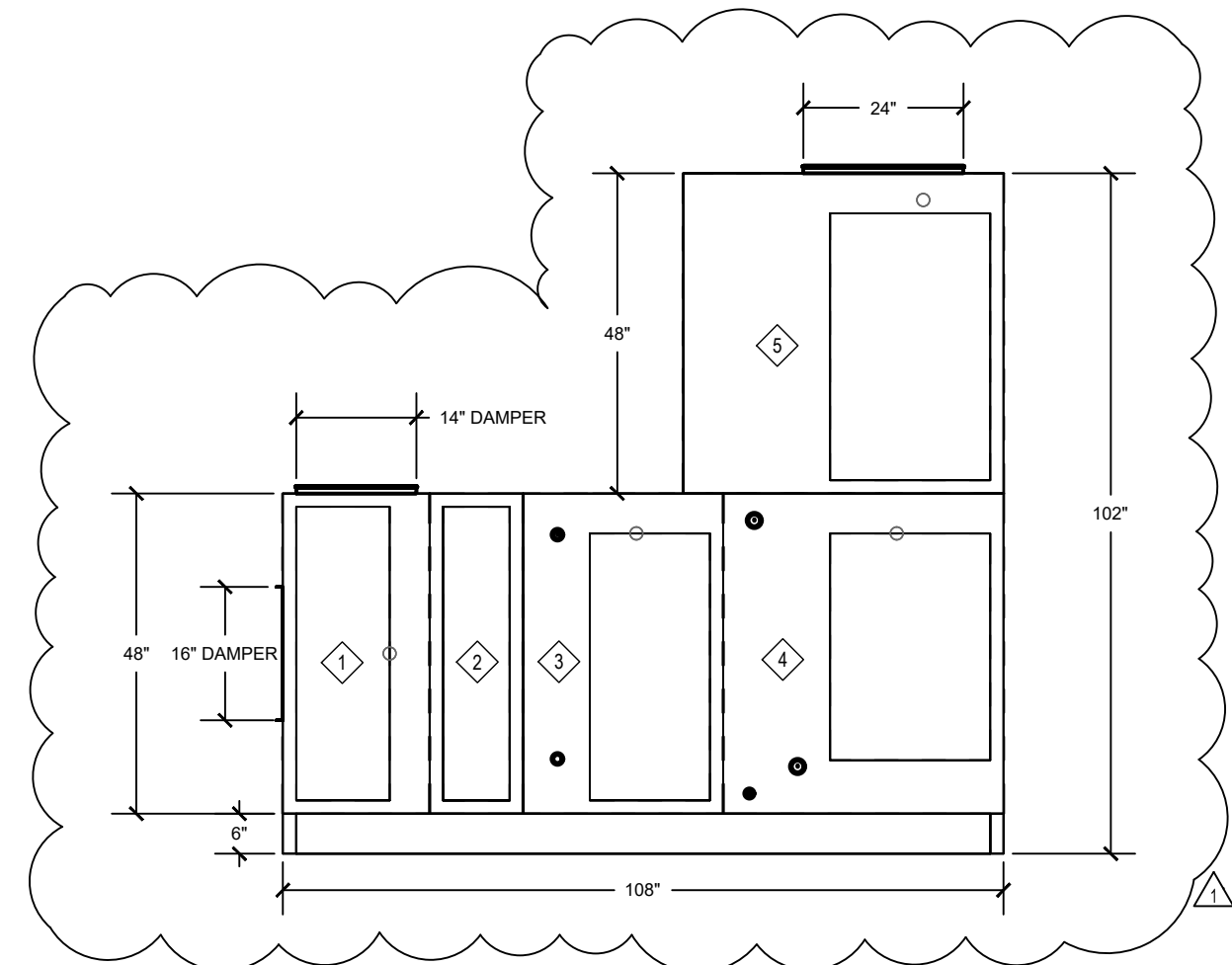
EAST NEW WORK - ENLARGED PLANS

M124

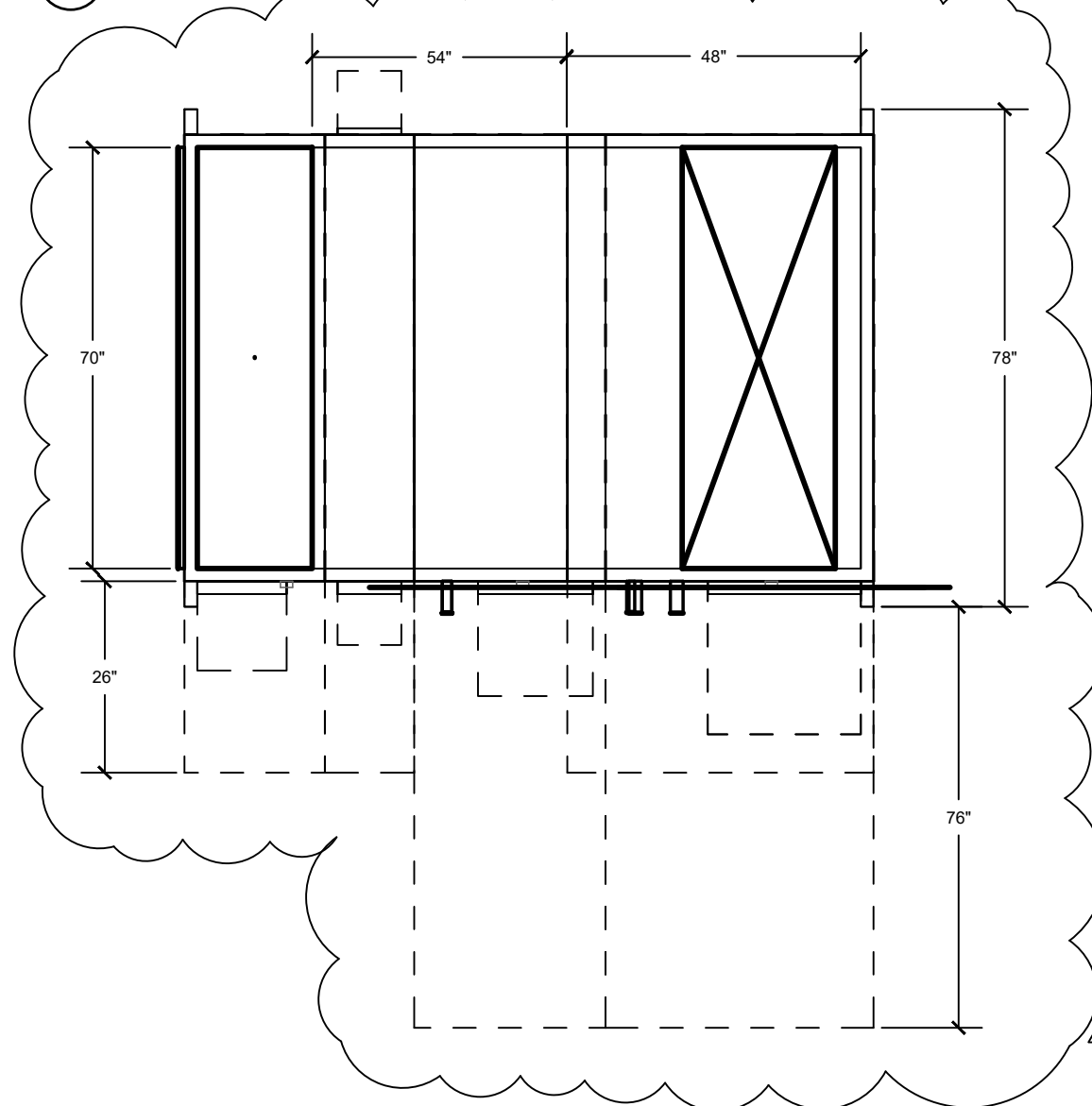
GENERAL NOTES

A. MECHANICAL CONTRACTOR SHALL COORDINATE AND ALL DOOR AND COIL CONNECTIONS .

AIR HANDLING UNIT COMPONENT DETAILS, AHU-2 & AHU-3



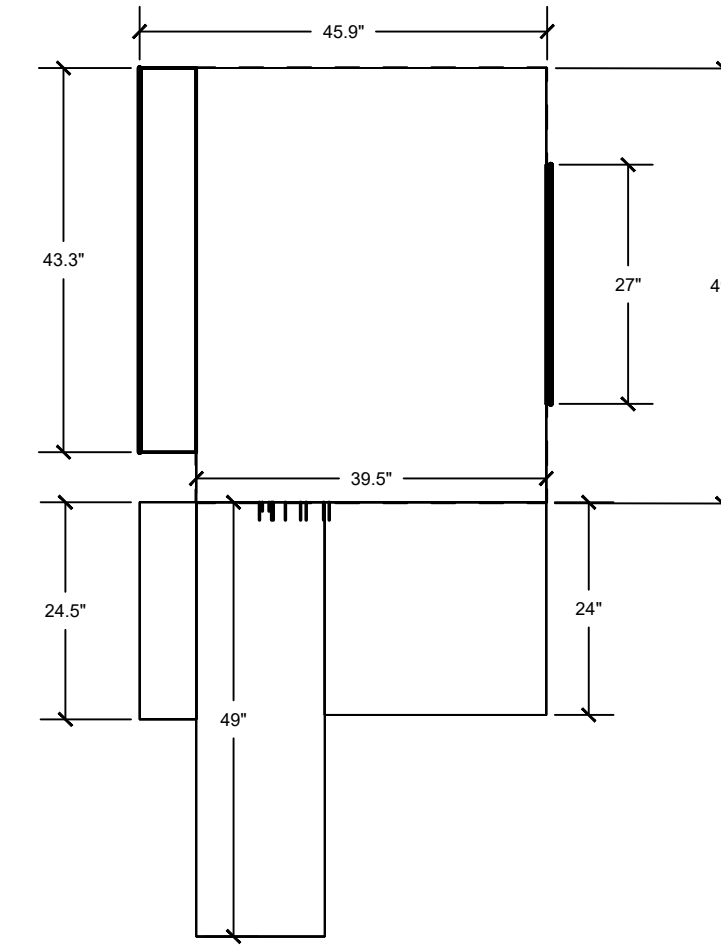
1 AIR HANDLING UNIT - AHU-2 ELEVATION VIEW
SCALE: NTS



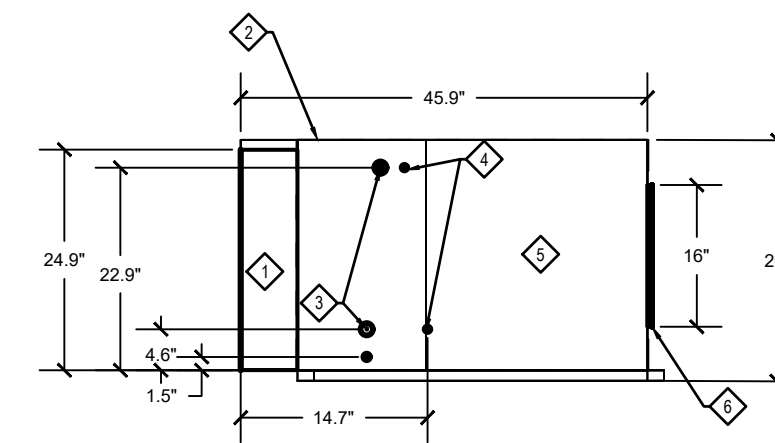
2 AIR HANDLING UNIT - AHU-2 PLAN VIEW
SCALE: NTS

KEY NOTES:

1. MIXING BOX RH (14" x 44")
2. PANEL AND CARTRIDGE FILTER
3. HOT WATER COIL RH (18" X 40")
4. CHILLED WATER COIL RH (24" X 34")
5. SUPPLY FAN RH (24" X 40")



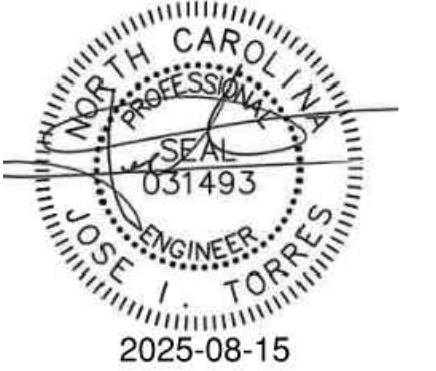
3 AIR HANDLING UNIT - AHU-3 PLAN VIEW
SCALE: NTS



4 AIR HANDLING UNIT - AHU-3 ELEVATION VIEW
SCALE: NTS

KEY NOTES:

1. OPENING FRONT
2. COMBO FILTERS (2" MERV 8 & 2" MERV 13)
3. COOLING COIL
4. HEATING COIL
8. HOUSED SUPPLY FAN
9. DISCHARGE OPENING



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EAST - AHU COMPONENT
DETAILS

M415

Wake County Government East R Library Mechanical Replacement Pre-Bid Meeting Notes

Date: 8/12/2025 | Location: 946 Steeple Square Ct, Knightdale, NC 27545 | Time 3:00 pm
Date of issuance: 8/15/2025

1. INTRODUCTION & SIGN IN SHEET

- a. Sign in sheet is attached.

2. PROJECT DESCRIPTION & SCOPE OF WORK

- a. Base Bid: During a 2-week shutdown of the facility (24 hours a day work permitted including weekends):
 - i. Removal and replacement of (3) existing AHUs as well as (6) fan powered terminal units.
 - ii. Replacement of the existing heating hot water boiler and its associated pumps (new primary/secondary system).Outside of the 2-week shutdown (normal business hours):
 - iii. Controls for the associated AHUs, FPBs and heating hot water system.
 - iv. Integration of existing air-cooled chiller, chilled water pump, and system to new BAS system.
- b. Phasing:
 - i. Phase 1: Submittal review and material procurement.
 - ii. Phase 2: Construction
 1. Pre-library shutdown including any construction activities and fabrication that can occur with minimal disruption to library operations.
 2. 2-week shutdown for major equipment replacement. Systems shall be operational to condition the building after shutdown ends.
 3. Post-library shutdown involves any remaining work like controls and TAB.
- c. Alternate(s):
 - i. Add Alt #1 - Cleaning of existing supply and return ductwork.
 - ii. Add Alt #2 - Existing 1" heating hot water lines from Storage Room 115 to FPB-3 & FPB-4 shall be replaced.
 - iii. Add Alt #3 - Preferred brand of the air handling units is to be Daikin and Lochinvar for the boiler.
- d. Allowance(s):
 - i. #1 - Lump Sum Allowance: Include \$15,000.00 for Unforeseen Conditions.
 - ii. #2 - Lump Sum Allowance: Include \$5,000.00 to patch and repair any torn or loose ductwork or piping insulation
 - iii. #3 - Lump Sum Allowance: Include \$5,000.00 for permit fees (though TOK).
- e. Liquidated Damages:
 - i. Substantial completion: \$1,500.00 for per consecutive calendar day.
 - ii. Final completion (within 30 days of substantial completion: \$1,000.00 for per consecutive calendar day.

3. BID OPENING

- a. Date: **8/20/2025**
- b. Time: Opening at **3:00 PM**
- c. Location: 301 McDowell Street, Raleigh, NC 27601, Suite 2900
- d. Bid Delivery: Single Prime / Hand Delivery

4. GENERAL

- a. Contractors must review the Wake County General Conditions, which may differ from those used by other municipalities or state construction contracts.
- b. Detailed shop drawings shall be provided and approved for the mechanical rooms before the 2-week shutdown.
- c. Permit Status: Drawings have been reviewed by Wake County. Awarded contractor will need to submit license number and contact information: ALL CONTRACTORS MUST HAVE ACTIVE PORTAL ACCOUNT - PLEASE - NO

MULTIPLES FROM THE SAME COMPANY - PLEASE HAVE THEM CREATE A PORTAL ACCOUNT WITH A CENTRAL/COMMON EMAIL THAT THEY CAN ALL ACCESS

5. REQUIRED W/ BID SUBMITTALS

- a. Form of Proposal
- b. Bid Bond
- c. Identification of Minority Business Participation (Wake County MBE Form 2 or 3)
- d. Use of any other forms other than what was included in the bid documents will result in disqualification.

6. BID ADDENDUM

- a. Addendum 1 is attached. Acknowledge receipt on Form of Proposal if issued.

7. PROJECT SCHEDULE - (270) consecutive calendar days from Notice to Proceed Date.

- a. Anticipated contract procurement is 5 weeks with anticipated submittal review starting end of October beginning of November. BOD AHUs have an 18 to 20 week lead time.

8. PAYMENT

- a. Up to 95% based on monthly estimates
- b. Above 80% billing will not be accepted without submission of a digital copy of the O&M manual.
- c. 100%, (Final Payment) upon completion and acceptance of all work, approval of closeout documentation)

9. LOGISTIC

- a. Library Hours of Operation (seven days a week):
 - i. No noisy or odor producing work are allowed during library open hours.
 - ii. Monday–Thursday: 9 a.m.–9 p.m.
 - iii. Friday–Saturday: 9 a.m.–6 p.m.
 - iv. Sunday: 1–5 p.m.
 - v. Holidays: Library facilities are closed 13 days per calendar year.
 - vi. Any shutdowns outside of this period must be scheduled after library hours.
- b. Parking & Laydown Area: Will be assigned prior to mobilization.
- c. Equipment Disposal: The contractor is responsible for the removal and proper disposal of all equipment being replaced.
- d. Temporary Toilet Facilities: Onsite facilities are not for construction use, portlets required

10. PERFORMANCE AND PAYMENT BOND, INSURANCE REQUIREMENT

- a. Performance and Payment Bond will be required for 100% of contract price
- b. Insurance: See General Conditions

11. CONTRACTOR QUESTIONS/CLARIFICATIONS

- a. Refer to Addendum 1 attached.

Wake County East Library Mechanical Replacement

SIGN-IN SHEET

8/12/2025 @ 3:00PM

NO	NAME	FIRM General Contractor (Y/N)	E-MAIL	PHONE NO.
✓ 1	Maged Sedarous	Wake County	Maged.Sedarous@wake.gov	(919) 856-6364
2	Josh Berard	Mckim and Creed	JBerard@mckimcreed.com	(919) 233-8091
3	Bent Hockaday	HMC	ben@hmc.org	919-277-0485
4	Will Bolton	Bolton Construction Mechanical	willbolton@boltoncd.com	919-834-7933
5	Randy Church	Carolina Commercial Sys	RChurch@CCSNC.com	919.906.4986
6	Scott Dunn	Carolina Commercial Sys	sdunn@CCSNC.com	919-872-3917
7	Daniel Leach	Superior Mechanical Services Inc (NO)	jfields@superiormechserv.com cgibson@superiormechserv.com	336.274.3008
8	Julie Eiler	Gallo Mechanical Svcs	julie.eiler@gallomech.com	919.501.3432
9	J P Hill	Gitto Enterprises	pete@gittobuilds.com	919-809-2860
10	Chuck Champion	CHAMPION WUTHRICH ELECTRIC	CCHAMPION@ CHAMPIONWUTHRICH.COM	919-697- 1988
11	Jorge Magallanes	Comfort Systems USA	JORGE.MAGALLANES@ COMFORTSYSTEMSUSA.COM	(919) 812-1026
12	Mark Glasscock	Comfort Systems USA	MARK.GLASSCOCK@ COMFORTSYSTEMSUSA.COM	(434) 579-5592
13	David Cotton	Climatec LLC (NO)	dcotton@climatec.com	919-897-3746
14				