



Wednesday, February 18, 2026
Addendum #4

HOLLY SPRINGS LIBRARY HVAC REPLACEMENT (RFB #26-007)

This addendum shall become a part of plans and specifications. The contractor shall acknowledge receipt of this addendum in the bid proposal.

ITEM 1 – PRE-BID MEETING MINUTES

- a) Attached.

ITEM 2 – CHANGES TO SPECIFICATIONS

- a) 236423 – AIR COOLED CHILLERS shall be updated to read as follows:
 - a. Section 2.1H. *“Refrigerant: R-32 or R454B.”*
 - b. Section 2.1J. Add the following subsection:
 - 1) Aluminum Microchannel Coils:
 - a) Series of flat tubes containing a series of multiple, parallel-flow microchannels layered between refrigerant header manifolds.
 - b) Single- or multiple-pass arrangement.
 - c) Construct fins, tubes, and header manifolds of aluminum alloy treated with a corrosion-resistant coating.
 - c. Section 2.1K subsection 12b. *“~~Power unit mounted, ground fault interrupt (GFI) duplex receptacle.~~”*
 - d. Section 2.1N subsection 3. *“~~Provide with Sound Attenuation package, if projected sound ratings exceed 80dBA @ 50ft.~~”*
- b) 237313 – MODULAR CENTRAL-STATION AIR-HANDLING UNITS shall be updated to read as follows:
 - a. Section 2.4B subsection 1. *“Minimum of 2 row construction, Maximum of 4 rows.”*
 - b. Section 2.4C subsection 5. *“Coil face area shall be sized for: Maximum 500 fpm.”*

ITEM 3 – CONTRACTOR QUESTIONS

The following questions were asked during bidding:

- a) **Q:** Are separate electrical disconnects required where VFDs have integral disconnects.
A: *No, VFDs near equipment with integral disconnect do not require separate disconnects.*
- b) **Q:** The specification only allows plate-fin condenser coils, but the basis of design is microchannel. Can Microchannel be used?
A: *Yes.*
- c) **Q:** The chiller specification calls for power factor correction capacitors. Does this project require this?

A: Yes.

d) **Q:** The chiller specification calls for 1-1/2" insulation on the evaporator. Is this required?

A: Yes.

e) **Q:** The chiller specification states that a sound package is required if it exceeds 80dBA at 30ft, but the plans say 65dBA at 30ft. Which is correct.

A: The plans are correct. Reference specification changes above.

f) **Q:** The chiller specification requires a GFI receptacle is provided mounted to the chiller. Is this required given the courtyard has a GFI receptacle already?

A: A new GFI is not required with the chiller. Reference specification changes indicated above.

g) **Q:** The chiller specification only allows for R-32 refrigerant. Can R454B be used?

A: Yes, reference specification changes indicated above.

h) **Q:** The chiller specification requires an epoxy corrosion-resistant coating to be applied after fabrication. Is this required?

A: Yes.

i) **Q:** The air handler specification required 5-8 rows on the hot water coil. Is this necessary?

A: No, the hot water coil should be 2-4 row with same side connections. Reference specification changes indicated above.

j) **Q:** The air handler specification requires tube diameters of 5/8" minimum. Can 1/2" diameter tubes be used?

A: No, tubes must be 5/8" minimum.

k) **Q:** The electrical plans call for replacing the existing chiller breaker with a new smaller breaker for the new chiller. Can the fuses be replaced instead?

A: No.

End of Addendum

Attachments:

Pre-Bid Meeting Minutes



Pre-Bid #2 Minutes

Project:	Wake County Holly Springs Library HVAC Replacement		
	RFB #26-007	Sigma Project #	25028
Meeting Date:	02/17/2026	Location:	Raleigh, NC
Topic(s):	Pre-Bid Meeting		
Prepared By:	John R. Erickson, PE	Attendees:	See attached list of Attendees

A. Introductions

B. Minority Business requirements:

- a. Reference Wake County Minority Business and Women Business Enterprise Resolutions for Construction Contracts. Per GS 143-128.2(c) provide Wake County form MBE-1 in all circumstances including if there is zero MBE participation.
- b. Also include MBE-2 for listing good faith effort. A contractor who performs all the work themselves may submit MBE-3 in lieu of MBE-2.
- c. Upon notification of apparent lowest bid, contractor has 72hrs to provide MBE-4 -OR- MBE-5. MBE-4 is used to show 10% of the contract price or greater is executed by minority businesses. MBE-5 is used to show evidence that a good faith effort was made to reach 10%.
- d. Use only the forms provided in the specifications.

C. General Building Overview

- a. Reference specification 011000 for a summary of work.
- b. Project entails the replacement of the chiller, the two library air handlers and all central hydronics pumps and equipment, except the boiler. The existing boiler is to be rotated and have flue and intake rerouted. New controls are to be provided that are compatible with existing central BAS.
- c. Project includes two phases over 182 days:
 - i. Phase 1 is 72 days for submittals & procurement. The building will be occupied, and the contractor will only have limited coordinated access for planning.
 - ii. Phase 2 is 110 days for mobilization, demolition, and construction. The owner will not occupy the library during this time but will continue to occupy the cultural center. Cooling must remain operational through phase 2, except as outlined in phase 2B.
 1. Phase 2B is 28 days, during phase 2 where the majority of the work will occur and where temporary cooling is to be provided to the cultural center.
- d. Coordination will be required with a concurrent project which includes work within the library and on the project site.
 - i. Coordinate shared work area, access, parking, lay down, security, site condition for inspections.
- e. Owner & contractor responsibilities.
 - i. Building utilities by owner.
 - ii. Toilet facilities by contractor.
 - iii. The contractor will be responsible for remaining within their allocated area for parking, laydown, etc.
 - iv. The contractor will be responsible for maintaining clear access for the owner and other projects as indicated by the site plan.

D. Allowances/Ups/Alternates – 012100/012200/012300

- a. LS-1 Unforeseen conditions- \$20,000
 - i. Change order will adjust this price to actual cost.
 - ii. Inspections not included.
- b. Q-1/UP-1 Support existing deficient conduit – 500sf
- c. Q-2/UP-2 Junction box covers – 30
- d. Q-3/UP-3 Additional temporary cooling rental – 2 wks
- e. M1 Owner preferred Controls Manufacturer



Pre-Bid #2 Minutes

E. Schedule

Construction Schedule			
Milestone	DoW	Date	Days
Contracts completed/NTP(Phase 1 Start):	Wednesday	11-Mar-26	28
Begin submittal process	Friday	13-Mar-26	2
Pre-Construction Meeting	Friday	13-Mar-26	0
Shop Drawings Approved	Friday	03-Apr-26	21
Materials Ordered	Friday	03-Apr-26	0
Owner moveout (Phase 2 Start):	Wednesday	27-May-26	54
AHUs Arrives	Friday	26-Jun-26	30
Chiller Arrives	Friday	24-Jul-26	28
Mechanical Replacement (Phase 2B Start):	Wednesday	29-Jul-26	5
Temp Cooling Installed	Wednesday	29-Jul-26	0
All Equipment Replaced	Sunday	23-Aug-26	25
Temp Cooling Returned	Wednesday	26-Aug-26	3
Finalizing	Wednesday	26-Aug-26	0
Library TAB & Coordination	Wednesday	09-Sep-26	14
Final Punchlist Corrections	Friday	09-Oct-26	30
Substantial completion	Wednesday	09-Sep-26	
Project Completed	Friday	09-Oct-26	
Construction Time:			182 days

- a. An earlier notice to proceed can allow for an earlier start to submittal process, but mobilization cannot occur any sooner than May 27th.
- b. Liquidated Damages in the amount of \$750 per day will be assessed for each calendar day that the construction extends beyond the completion date and an additional \$500 per day if completion extended beyond 30 calendar days.
- c. Permit has completed plan-review. Contractor will be responsible for providing licensure to be added to the permit.

F. Bidding

- a. Last day for questions –Sigma Engineered Solutions will take questions up to Thursday, February 19, 2026, at 3:00 pm. Bid substitutions must also be submitted by this date/time. Reference Specification 00200-4. No further questions will be received after that time. Final addendum will be posted no later than Friday, February 20, 2026, at 3:00 p.m.
- b. Questions and Answers – All questions will be answered in Addenda. Sigma noted that verbal answers had no bearing and that the contractors should only follow written instruction given by the Designer.
- c. All bidders should e-mail any questions to **John Erickson at jerickson@sigmaes.com**. We will e-mail back a response within 48 hours. The response will either show the contractor where the requested information is in the documents or state that the requested information will be contained in any upcoming addendum.
- d. Bids will be opened at Wake County Justice Center, 301 McDowell Street, Raleigh, NC 27601, Suite 2900 on Thursday February 26th, at 3:00 pm. This is a secure facility, and time should be allocated to passing through security.
- e. Contractors are reminded that bids should be provided in sealed envelopes and must be properly executed. Bids not properly executed may be rejected.



Pre-Bid #2 Minutes

END Pre-Bid Meeting

BEGIN Preferred Manufacturer Meeting

A. **Owner Preferred Alternates**

- a. Alternate M1 – Preferred Manufacturer: Controls Manufacturer
 - i. In order to save on maintenance, cost, and to maintain the functioning of the existing controls system, Wake County would consider accepting a preferred manufacturer alternate to provide Honeywell controls by Climatech.
 - ii. Reference performance Specification 230900

Note Objections here: No objections were voiced at pre-bids.

