ESSE ARCHITECTS, PA
632 PERSHING ROAD
RALEIGH, NORTH CAROLINA 27608
(919) 972-9949

TO: ALL PRIME BIDDERS OF RECORD

This Addendum forms a part of the Contract Documents and modifies the original Project Manual and Construction Documents dated October 21, 2026. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification. This Addendum consists of one (1) page, twenty (20) 8 1/2" X 11" attachments, and one (1) 11" X 17" attachment. All documents are distributed digitally.

DRAWINGS

Item No.	Description
1.	None.

SPECIFICATIONS

Item No.	Description
1.	Specification 00 8000 – "Supplementary General Conditions" – delete Article 5.

CLARIFICATIONS

Item No.	Description
1.	The building was tested for Asbestos Containing Materials (ACM), and the October 28, 2025 report is attached to the end of these minutes. All ACM was abated during demolition.
2.	The meeting minutes and sign-in sheet from the October 28, 2026 Pre-Bid Conference are attached at the end of this document.
3.	There are no separate Specifications for the site/civil scope of work. All relevant information is contained within the Drawings.
4.	No portion of the work on this project is federally funded.

QUESTIONS

Item No.	Description
1.	None.

END OF ADDENDUM NUMBER ONE

ERIC M. SOWERS
REGISTERED ARCHITECT
9314
DocuSigned by:
Eric M. Sowers
972EFB734E97478...
NORTH CAROLINA
RALEIGH, N.C.

Esse Architects P.A.
REGISTERED ARCHITECTURAL CORPORATION
52498
NORTH CAROLINA
Raleigh, N.C.

10/30/2026

MATRIX
Health & Safety Consultants, L.L.C.

October 28, 2025

Wake County Government
336 S. Fayetteville Street, Suite 1100
Raleigh, NC 27601

Attention: Mr. Tommy Moorman

Subject: Sampling to Identify Asbestos-Containing Materials
2321 Blue Ridge Road – 8 Suites
Raleigh, North Carolina
Matrix Job Number: 251062

Dear Mr. Moorman:

Matrix Health and Safety Consultants, L.L.C. (Matrix) is pleased to present this report on the survey to identify asbestos-containing materials at the referenced property. This report presents known project information, survey procedures and survey results.

Matrix understands that the specified property is scheduled for renovation in the near future. In order to facilitate the renovation, Matrix performed a survey to determine the existence of asbestos-containing materials (ACMs). This survey meets criteria set forth by the National Emissions Standards for Hazardous Air Pollutants (NESHAP) 40 CFR Part 61, Subpart M. Roofing materials were not included in the survey, as requested by client.

SURVEY PROCEDURES

The survey was performed on October 23, 2025, by Matrix's Inspector Matt Dickens (North Carolina Asbestos Inspector No. 12088). Both friable and nonfriable suspect asbestos-containing materials (ACMs) were considered during the course of the survey. Friable materials are those materials which can be pulverized or reduced to powder by hand pressure. A sampling strategy was determined and bulk samples of suspect ACMs were obtained. Suspect materials were grouped based on material homogeneity. A homogeneous area is an area which contains materials that seem by texture, color, and wear to be uniform and applied during the same general time period. The two-story building consists of eight separate suites, four on the left and four on the right.

To determine the presence or absence of asbestos content in the suspect materials, samples were collected and transported to Eurofins CEI located in Cary, North Carolina under chain-of-custody documentation for laboratory analysis. The collected samples were placed into individual sample containers, sealed and a unique identification number was assigned to the sample container at the time of collection. The identification included the sample collection date and location. This information was logged on to our Asbestos Bulk Sampling Record and submitted to the laboratory.

ANALYSIS PROCEDURES AND RESULTS

The collected asbestos samples were analyzed using Polarized Light Microscopy (PLM) in conjunction with dispersion staining techniques using EPA Method 600/M4-82-020 per 40 CFR 763. The bulk laboratory analysis provided the asbestos content (positive or negative), percentage

of asbestos, asbestos type, and identification of other non-asbestos fibers. A material is considered to be asbestos containing if **greater than 1% asbestos** is found in the material. The table below lists results and materials sampled during the survey.

Asbestos Sample Results

SAMPLE ID NO.	TYPE OF MATERIAL	MATERIAL LOCATION AND APPROXIMATE QUANTITY	TYPE AND PERCENTAGE OF ASBESTOS
2321-1, 2321-2	2x2 Ceiling Panels (Fissure/Pinholes)	Throughout Right Side Suite 101	NAD
2321-3, 2321-4	Wallboard/Joint Compound	Throughout Right Side Suite 101	NAD
2321-5, 2321-6	Baseboard Mastic	Throughout Right Side Suite 101	NAD
2321-7, 2321-8	Sink Mastic	Break Area - Right Side Suite 101	NAD
2321-9, 2321-10	Black Vinyl Sheet Flooring	Bathroom/Break Area – Right Side Suite 101	NAD
2321-11, 2321-12	2x2 Ceiling Panels (Recessed Fissure/Pinhole)	Throughout Right Side Suite 101	NAD
2321-13, 2321-14	Second Layer Vinyl Sheet Flooring	Right Side Suite 101 – Break Area	NAD
2321-15, 2321-16	Carpet Mastic	Throughout Right Side Suite 101	NAD
2321-17, 2321-18	2x2 Ceiling Panels (Fissure/Pinhole)	Throughout Right Side Suite 102	NAD
2321-19, 2321-20	Wallboard/Joint Compound	Throughout Right Side Suite 102	NAD
2321-21, 2321-22	Carpet Mastic	Throughout Right Side Suite 102	NAD
2321-23, 2321-24	Baseboard Mastic	Throughout Right Side Suite 102	NAD
2321-25, 2321-26	12x12 Beige Floor Tile/Mastic	Right Side Suite 102 Break Room	NAD
2321-27, 2321-28	Foil Wrap Insulation	Throughout Right Side Suite 102	NAD
2321-29, 2321-30	2x2 Ceiling Panels (Fissure/Pinhole)	Throughout Right Side Suite 102	NAD
2321-31, 2321-32	Wallboard/Joint Compound	Throughout Right Side Suite 102	NAD
2321-33, 2321-34	Carpet Mastic	Throughout Right Side Suite 102	NAD
2321-35, 2321-36	12x12 Cream Floor Tile/Mastic	Throughout Right Side Suite 102	Tile: NAD Mastic: NAD
2321-37, 2321-38	Wallboard/Joint Compound	Throughout Right Side Suite 102	NAD
2321-39, 2321-40	2x2 Ceiling Tiles (Fissure/Pinhole)	Throughout Right Side Suite 102	NAD

NAD: No Asbestos Detected

Asbestos Sample Results - Continued

SAMPLE ID NO.	TYPE OF MATERIAL	MATERIAL LOCATION AND APPROXIMATE QUANTITY	TYPE AND PERCENTAGE OF ASBESTOS
2321-41, 2321-42	Carpet Mastic	Throughout Right Side Suite 102	NAD
2321-43, 2321-44	2x2 Ceiling Panels (Recessed/Rough Texture)	Stairwells	NAD
2321-45, 2321-46, 2321-47	Plaster	Stairwells – Behind Wallboard	Skim Coat: NAD Base Coat: NAD
2321-48, 2321-49	2x2 Ceiling Panels (Fissure/Pinhole)	Throughout Left Side Suite 102	NAD
2321-50, 2321-51	Wallboard/Joint Compound	Throughout Left Side Suite 102	NAD
2321-52, 2321-53	Baseboard Mastic	Throughout Left Side Suite 102	NAD
2321-54, 2321-55	Sink Mastic	Throughout Left Side Suite 102	NAD
2321-56, 2321-57	**Tan Vinyl Sheet Flooring**	**Left Side Suite 102 – Storage Room (40 sqft)**	**20-25% Chrysotile**
2321-58, 2321-59	Ceramic Tile/Grout	Throughout Left Side Suites 101/102	Ceramic: NAD Mastic: NAD
2321-60, 2321-61	Brick Mortar	Flooring in Left Side Suite 102	NAD
2321-62, 2321-63	Insulation Backing	Insulation Above Lay-in Ceiling	NAD
2321-64, 2321-65	2x2 Ceiling Panels (Fissure/Pinhole)	Throughout Left Side Suite 102	NAD
2321-66, 2321-67	Wallboard/Joint Compound	Throughout Left Side Suite 201	NAD
2321-68, 2321-69	White Vinyl Sheet Flooring (Octagon Pattern)	Left Side Suite 201 – Storage Room	NAD
2321-70, 2321-71	**Second Layer Vinyl Sheet Flooring**	**Left Side Suite 201 – Storage Room (45 sqft)**	**20-25% Chrysotile**
2321-72, 2321-73	Wallboard/Joint Compound	Throughout Left Side Suite 202	NAD
2321-74, 2321-75	Laminate Flooring	Throughout Left Side Suite 202	NAD
2321-76, 2321-77	Exterior Window Caulk	Exterior Windows	NAD
2321-78, 2321-79	Exterior Seam Caulk	Between Exterior Brick Wall Seams	NAD
2321-80, 2321-81	Exterior Door Caulk	Exterior Doors	NAD

NAD: No Asbestos Detected

The National Emissions Standard for Hazardous Air Pollutants (NESHAP) requires the removal of asbestos-containing materials prior to renovation or demolition activities. Matrix recommends asbestos removal be performed by a qualified asbestos abatement contractor, using North Carolina accredited personnel, in accordance with applicable federal and state regulations governing the removal of asbestos-containing materials. This report may not be used as an asbestos design which is required for friable materials that exceed quantities above 3,000 square feet or 1,500 linear feet. An abatement permit and air monitoring will be required for friable or regulated removal of asbestos-containing materials more than 160 square feet, 260 linear feet, or 35 cubic feet. **Quantities listed are approximate and should be verified by abatement contractor prior to removal.**

QUALIFICATIONS

Matrix appreciates the opportunity to have provided these services. This report summarizes Matrix's evaluation of the conditions observed at the subject property during the course of the property survey. Our findings are based upon our observations at the property and analyses of the samples obtained at the time of this survey. Additional asbestos-containing materials may exist (undetected) in other portions of the structure due to inaccessibility or due to an undetectable change in materials. Any conditions discovered which deviate from the data contained in this report should be presented to us for our evaluation.

Matrix appreciates the opportunity to have provided these services. We would be glad to discuss any of the results contained in this report, at your convenience. If there are any questions concerning this report or results, please contact us.

Sincerely,
MATRIX HEALTH AND SAFETY CONSULTANTS, L.L.C.



Matt Dickens
Project Manager

Attachments: Laboratory Analysis Report
Photos

LABORATORY ANALYSIS REPORT

EMSL Analytical, Inc.

2500 Gateway Centre Blvd., Suite 600 Morrisville, NC 27560

Tel/Fax: (919) 465-3900 / (919) 465-3950

http://www.EMSL.com / raleighlab@emsl.com

EMSL Order:	292506918
Customer ID:	MATR63
Customer PO:	
Project ID:	

Attention:	Matt Dickens Matrix Health & Safety 2900 Yonkers Road, Suite B Raleigh, NC 27604	**Phone:**	(919) 796-1943
		Fax:	(919) 882-9926
		Received Date:	10/24/2025 11:20 AM
		Analysis Date:	10/24/2025
		Collected Date:	10/23/2025
Project:	2321 Blue Ridge Road, Raleigh, NC		

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
2321-1 *292506918-0001*	2x2 Ceiling Panels	Gray/White Fibrous Homogeneous	30% Cellulose 40% Min. Wool	15% Perlite 15% Non-fibrous (Other)	None Detected
2321-2 *292506918-0002*	2x2 Ceiling Panels	White Fibrous Homogeneous	30% Cellulose 40% Min. Wool	10% Ca Carbonate 15% Perlite 5% Non-fibrous (Other)	None Detected
2321-3 *292506918-0003* *This is a composite result of wallboard and joint compound.*	Wallboard/Joint Compound	Brown/Gray/White Fibrous Homogeneous	12% Cellulose <1% Glass	20% Ca Carbonate 30% Gypsum 38% Non-fibrous (Other)	None Detected
2321-4 *292506918-0004* *This is a composite result of wallboard and joint compound.*	Wallboard/Joint Compound	Gray/White Fibrous Homogeneous	10% Cellulose	55% Ca Carbonate 20% Gypsum 15% Non-fibrous (Other)	None Detected
2321-5 *292506918-0005*	Baseboard Mastic	Tan Non-Fibrous Homogeneous		5% Ca Carbonate 5% Gypsum 90% Non-fibrous (Other)	None Detected
2321-6 *292506918-0006*	Baseboard Mastic	Tan Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
2321-7 *292506918-0007*	Sink Mastic	White Fibrous Homogeneous	15% Cellulose	20% Ca Carbonate 65% Non-fibrous (Other)	None Detected
2321-8 *292506918-0008*	Sink Mastic	Beige Fibrous Homogeneous	15% Cellulose	15% Ca Carbonate 70% Non-fibrous (Other)	None Detected
2321-9 *292506918-0009*	Black Vinyl Sheet Flooring	Brown/Black Fibrous Homogeneous	40% Cellulose 5% Glass	15% Perlite 40% Non-fibrous (Other)	None Detected
2321-10 *292506918-0010*	Black Vinyl Sheet Flooring	Black Fibrous Homogeneous	40% Cellulose 10% Glass	10% Ca Carbonate 40% Non-fibrous (Other)	None Detected
2321-11 *292506918-0011*	2x2 Ceiling Tile	Gray/White Fibrous Homogeneous	30% Cellulose 40% Min. Wool	15% Perlite 15% Non-fibrous (Other)	None Detected
2321-12 *292506918-0012*	2x2 Ceiling Tile	White Fibrous Homogeneous	30% Cellulose 40% Min. Wool	10% Ca Carbonate 15% Perlite 5% Non-fibrous (Other)	None Detected
2321-13 *292506918-0013* *Result includes a small amount of inseparable attached material*	Second Layer Vinyl Sheet Flooring	Brown Fibrous Homogeneous	25% Cellulose 10% Glass	65% Non-fibrous (Other)	None Detected
2321-14 *292506918-0014* *Result includes a small amount of inseparable attached material*	Second Layer Vinyl Sheet Flooring	Brown/Various Fibrous Homogeneous	40% Cellulose 10% Synthetic	10% Ca Carbonate 40% Non-fibrous (Other)	None Detected
2321-15 *292506918-0015*	Carpet Mastic	Tan Fibrous Homogeneous	<1% Cellulose <1% Synthetic	5% Ca Carbonate 5% Gypsum 90% Non-fibrous (Other)	None Detected

Initial report from: 10/24/2025 16:10:48

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http://www.EMSL.com / raleighlab@emsl.com

EMSL Order: 292506918
Customer ID: MATR63
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
2321-16	Carpet Mastic	Yellow Fibrous Homogeneous	5% Cellulose 2% Glass	5% Ca Carbonate 5% Matrix 83% Non-fibrous (Other)	None Detected
292506918-0016					
2321-17	2x2 Ceiling Panels	Gray/White Fibrous Homogeneous	30% Cellulose 40% Min. Wool	15% Perlite 15% Non-fibrous (Other)	None Detected
292506918-0017					
2321-18	2x2 Ceiling Panels	White Fibrous Homogeneous	30% Cellulose 40% Min. Wool	10% Ca Carbonate 15% Perlite 5% Non-fibrous (Other)	None Detected
292506918-0018					
2321-19	Wallboard/Joint Compound	Brown/Gray/White Fibrous Homogeneous	12% Cellulose <1% Glass	20% Ca Carbonate 30% Gypsum 38% Non-fibrous (Other)	None Detected
292506918-0019					
This is a composite result of wallboard and joint compound.					
2321-20	Wallboard/Joint Compound	Gray/White Fibrous Homogeneous	10% Cellulose	55% Ca Carbonate 20% Gypsum 15% Non-fibrous (Other)	None Detected
292506918-0020					
This is a composite result of wallboard and joint compound.					
2321-21	Carpet Mastic	Tan Non-Fibrous Homogeneous	<1% Cellulose <1% Synthetic	10% Matrix 90% Non-fibrous (Other)	None Detected
292506918-0021					
2321-22	Carpet Mastic	Yellow Fibrous Homogeneous	5% Cellulose 2% Glass	10% Ca Carbonate 5% Matrix 78% Non-fibrous (Other)	None Detected
292506918-0022					
2321-23	Baseboard Mastic	Tan Non-Fibrous Homogeneous	<1% Cellulose	5% Ca Carbonate 5% Gypsum 90% Non-fibrous (Other)	None Detected
292506918-0023					
2321-24	Baseboard Mastic	Beige Non-Fibrous Homogeneous		5% Ca Carbonate 5% Matrix 90% Non-fibrous (Other)	None Detected
292506918-0024					
2321-25-Floor Tile	12x12 Beige Floor Tile/Mastic	White Non-Fibrous Homogeneous		20% Ca Carbonate 10% Gypsum 70% Non-fibrous (Other)	None Detected
292506918-0025					
2321-25-Mastic	12x12 Beige Floor Tile/Mastic	Tan Fibrous Homogeneous	2% Cellulose	5% Ca Carbonate 10% Matrix 83% Non-fibrous (Other)	None Detected
292506918-0025A					
2321-26-Floor Tile	12x12 Beige Floor Tile/Mastic	White Non-Fibrous Homogeneous		20% Ca Carbonate 20% Gypsum 60% Non-fibrous (Other)	None Detected
292506918-0026					
2321-26-Mastic	12x12 Beige Floor Tile/Mastic	Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
292506918-0026A					
2321-27	Foil Wrap Insulation	Brown/Silver Fibrous Homogeneous	75% Cellulose 15% Glass	10% Non-fibrous (Other)	None Detected
292506918-0027					
2321-28	Foil Wrap Insulation	Brown/Silver Fibrous Homogeneous	80% Cellulose 10% Glass	10% Non-fibrous (Other)	None Detected
292506918-0028					
2321-29	2x2 Ceiling Panels	Gray/White Fibrous Homogeneous	30% Cellulose 40% Min. Wool	15% Perlite 15% Non-fibrous (Other)	None Detected
292506918-0029					
2321-30	2x2 Ceiling Panels	White Fibrous Homogeneous	30% Cellulose 40% Min. Wool	10% Ca Carbonate 15% Perlite 5% Non-fibrous (Other)	None Detected
292506918-0030					
2321-31	Wallboard/Joint Compound	Brown/Gray/White Fibrous Homogeneous	12% Cellulose <1% Glass	20% Ca Carbonate 30% Gypsum 38% Non-fibrous (Other)	None Detected
292506918-0031					
This is a composite result of wallboard and joint compound.					

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EMSL Order:	292506918
Customer ID:	MATR63
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Project ID:	

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
2321-32 *292506918-0032* *This is a composite result of wallboard and joint compound.*	Wallboard/Joint Compound	Gray/White Fibrous Homogeneous	10% Cellulose	55% Ca Carbonate 20% Gypsum 15% Non-fibrous (Other)	None Detected
2321-33 *292506918-0033*	Carpet Mastic	Tan Fibrous Homogeneous	3% Cellulose	10% Matrix 87% Non-fibrous (Other)	None Detected
2321-34 *292506918-0034*	Carpet Mastic	Yellow Fibrous Homogeneous	10% Cellulose	10% Ca Carbonate 80% Non-fibrous (Other)	None Detected
2321-35-Floor Tile *292506918-0035*	12x12 Cream Floor Tile/Mastic	White Non-Fibrous Homogeneous		20% Ca Carbonate 10% Gypsum 70% Non-fibrous (Other)	None Detected
2321-35-Mastic *292506918-0035A*	12x12 Cream Floor Tile/Mastic	Tan Fibrous Homogeneous	2% Cellulose	5% Matrix 93% Non-fibrous (Other)	None Detected
2321-36-Floor Tile *292506918-0036*	12x12 Cream Floor Tile/Mastic	White Non-Fibrous Homogeneous		20% Ca Carbonate 20% Gypsum 60% Non-fibrous (Other)	None Detected
2321-36-Mastic *292506918-0036A*	12x12 Cream Floor Tile/Mastic	Yellow Fibrous Homogeneous	2% Cellulose	5% Ca Carbonate 5% Matrix 88% Non-fibrous (Other)	None Detected
2321-37 *292506918-0037* *This is a composite result of wallboard and joint compound.*	Wallboard/Joint Compound	Gray/White Fibrous Homogeneous	5% Cellulose <1% Glass	20% Ca Carbonate 30% Gypsum 45% Non-fibrous (Other)	None Detected
2321-38 *292506918-0038* *This is a composite result of wallboard and joint compound.*	Wallboard/Joint Compound	Gray/White Fibrous Homogeneous	10% Cellulose	55% Ca Carbonate 20% Gypsum 15% Non-fibrous (Other)	None Detected
2321-39 *292506918-0039*	2x2 Ceiling Panels	Gray/White Fibrous Homogeneous	30% Cellulose 40% Min. Wool	15% Perlite 15% Non-fibrous (Other)	None Detected
2321-40 *292506918-0040*	2x2 Ceiling Panels	White Fibrous Homogeneous	30% Cellulose 40% Min. Wool	5% Ca Carbonate 15% Perlite 10% Non-fibrous (Other)	None Detected
2321-41 *292506918-0041*	Carpet Matic	Tan Fibrous Homogeneous	8% Cellulose	10% Matrix 82% Non-fibrous (Other)	None Detected
2321-42 *292506918-0042*	Carpet Matic	Yellow Fibrous Homogeneous	10% Cellulose	10% Ca Carbonate 80% Non-fibrous (Other)	None Detected
2321-43 *292506918-0043*	2x2 Ceiling Panels	White Fibrous Homogeneous	55% Min. Wool	10% Ca Carbonate 10% Gypsum 25% Non-fibrous (Other)	None Detected
2321-44 *292506918-0044*	2x2 Ceiling Panels	White Fibrous Homogeneous	55% Min. Wool	10% Ca Carbonate 35% Non-fibrous (Other)	None Detected
2321-45-Skim Coat *292506918-0045*	Plaster	White Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
2321-45-Base Coat *292506918-0045A*	Plaster	Gray Non-Fibrous Homogeneous		5% Quartz 10% Ca Carbonate 10% Gypsum 75% Non-fibrous (Other)	None Detected
2321-46-Skim Coat *292506918-0046*	Plaster	White Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected

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Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
2321-46-Base Coat *292506918-0046A*	Plaster	Gray Non-Fibrous Homogeneous		5% Quartz 10% Ca Carbonate 10% Gypsum 75% Non-fibrous (Other)	None Detected
2321-47-Skim Coat *292506918-0047*	Plaster	White Non-Fibrous Homogeneous		5% Quartz 10% Ca Carbonate 85% Non-fibrous (Other)	None Detected
2321-47-Base Coat *292506918-0047A*	Plaster	Gray Fibrous Homogeneous		25% Quartz 10% Ca Carbonate 65% Non-fibrous (Other)	None Detected
2321-48 *292506918-0048*	2x2 Ceiling Panels	Gray/White Fibrous Homogeneous	30% Cellulose 40% Min. Wool	15% Perlite 15% Non-fibrous (Other)	None Detected
2321-49 *292506918-0049*	2x2 Ceiling Panels	White Fibrous Homogeneous	30% Cellulose 40% Min. Wool	5% Ca Carbonate 15% Perlite 10% Non-fibrous (Other)	None Detected
2321-50 *292506918-0050*	Wallboard/Joint Compound	Tan Fibrous Homogeneous	2% Cellulose	5% Ca Carbonate 5% Gypsum 88% Non-fibrous (Other)	None Detected
2321-51 *292506918-0051* *Sample appears to be mastic.*	Wallboard/Joint Compound	White Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
2321-52 *292506918-0052* *Sample appears to be wallboard and joint compound.* *This is a composite result of wallboard and joint compound.*	Baseboard Mastic	Brown/Gray/White Fibrous Homogeneous	12% Cellulose <1% Glass	20% Ca Carbonate 30% Gypsum 38% Non-fibrous (Other)	None Detected
2321-53 *292506918-0053* *Sample appears to be wallboard and joint compound.* *This is a composite result of wallboard and joint compound.*	Baseboard Mastic	Gray/White Fibrous Homogeneous	10% Cellulose	55% Ca Carbonate 20% Gypsum 15% Non-fibrous (Other)	None Detected
2321-54 *292506918-0054*	Sink Mastic	White Fibrous Homogeneous	20% Cellulose	20% Ca Carbonate 60% Non-fibrous (Other)	None Detected
2321-55 *292506918-0055*	Sink Mastic	White Fibrous Homogeneous	15% Cellulose	15% Ca Carbonate 70% Non-fibrous (Other)	None Detected
2321-56 *292506918-0056*	Tan Vinyl Sheet Flooring	Beige Fibrous Homogeneous	15% Cellulose	60% Non-fibrous (Other)	**25% Chrysotile**
2321-57 *292506918-0057*	Tan Vinyl Sheet Flooring	Various Fibrous Homogeneous	20% Cellulose	20% Ca Carbonate 40% Non-fibrous (Other)	**20% Chrysotile**
2321-58-Grout *292506918-0058*	Ceramic Tile Grout	Gray/Tan Non-Fibrous Homogeneous		20% Ca Carbonate 10% Gypsum 70% Non-fibrous (Other)	None Detected
2321-58-Mastic *292506918-0058A*	Ceramic Tile Grout	Tan Fibrous Homogeneous	2% Cellulose	5% Ca Carbonate 93% Non-fibrous (Other)	None Detected
2321-59-Grout *292506918-0059*	Ceramic Tile Grout	Gray Non-Fibrous Homogeneous		10% Quartz 10% Ca Carbonate 80% Non-fibrous (Other)	None Detected
2321-59-Mastic *292506918-0059A*	Ceramic Tile Grout	Various Non-Fibrous Homogeneous		5% Quartz 5% Ca Carbonate 5% Matrix 85% Non-fibrous (Other)	None Detected

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
2321-60 *292506918-0060*	Brick Mortar	Gray Non-Fibrous Homogeneous		10% Quartz 10% Ca Carbonate 80% Non-fibrous (Other)	None Detected
2321-61 *292506918-0061*	Brick Mortar	Gray Non-Fibrous Homogeneous		10% Quartz 10% Ca Carbonate 80% Non-fibrous (Other)	None Detected
2321-62 *292506918-0062*	Insulation Backing	Black Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
2321-63 *292506918-0063*	Insulation Backing	Black Fibrous Homogeneous	75% Cellulose	25% Non-fibrous (Other)	None Detected
2321-64 *292506918-0064*	2x2 Ceiling Panels	Gray/White Fibrous Homogeneous	30% Cellulose 40% Min. Wool	15% Perlite 15% Non-fibrous (Other)	None Detected
2321-65 *292506918-0065*	2x2 Ceiling Panels	White Fibrous Homogeneous	30% Cellulose 40% Min. Wool	5% Ca Carbonate 15% Perlite 10% Non-fibrous (Other)	None Detected
2321-66 *292506918-0066* *This is a composite result of wallboard and joint compound.*	Wallboard/Joint Compound	Brown/Gray/White Fibrous Homogeneous	12% Cellulose <1% Glass	20% Ca Carbonate 30% Gypsum 38% Non-fibrous (Other)	None Detected
2321-67 *292506918-0067* *Insufficient joint compound*	Wallboard/Joint Compound	Gray Fibrous Homogeneous	20% Cellulose	40% Ca Carbonate 30% Gypsum 10% Non-fibrous (Other)	None Detected
2321-68-Sheet Flooring *292506918-0068*	White Vinyl Sheet Flooring	White Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
2321-68-Mastic *292506918-0068A*	White Vinyl Sheet Flooring	Green/Clear Non-Fibrous Homogeneous	<1% Cellulose	10% Matrix 90% Non-fibrous (Other)	None Detected
2321-69-Sheet Flooring *292506918-0069*	White Vinyl Sheet Flooring	White Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
2321-69-Mastic *292506918-0069A*	White Vinyl Sheet Flooring	Various Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2321-70 *292506918-0070*	Second Layer Vinyl Sheet Flooring	Tan Fibrous Homogeneous	15% Cellulose	60% Non-fibrous (Other)	**25% Chrysotile**
2321-71 *292506918-0071*	Second Layer Vinyl Sheet Flooring	Tan Fibrous Homogeneous	20% Cellulose	20% Ca Carbonate 40% Non-fibrous (Other)	**20% Chrysotile**
2321-72 *292506918-0072* *This is a composite result of wallboard and joint compound.*	Wallboard/Joint Compound	Brown/Gray/White Fibrous Homogeneous	12% Cellulose <1% Glass	20% Ca Carbonate 30% Gypsum 38% Non-fibrous (Other)	None Detected
2321-73 *292506918-0073* *This is a composite result of wallboard and joint compound.*	Wallboard/Joint Compound	Brown/Gray Fibrous Homogeneous	10% Cellulose	55% Ca Carbonate 20% Gypsum 15% Non-fibrous (Other)	None Detected
2321-74 *292506918-0074*	Laminate Flooring	Gray Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
2321-75 *292506918-0075*	Laminate Flooring	Gray Non-Fibrous Homogeneous		10% Ca Carbonate 10% Gypsum 80% Non-fibrous (Other)	None Detected

Initial report from: 10/24/2025 16:10:48

EMSL Analytical, Inc.
2500 Gateway Centre Blvd., Suite 600 Morrisville, NC 27560
Tel/Fax: (919) 465-3900 / (919) 465-3950
http://www.EMSL.com / raleighlab@emsl.com

EMSL Order:	292506918
Customer ID:	MATR63
Customer PO:	
Project ID:	

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
2321-76 *292506918-0076*	Exterior Window Caulk	Gray/Tan Non-Fibrous Homogeneous	<1% Cellulose <1% Synthetic	5% Quartz 10% Ca Carbonate 85% Non-fibrous (Other)	None Detected
2321-77 *292506918-0077*	Exterior Window Caulk	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2321-78 *292506918-0078*	Exterior Seam Caulk	Gray Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
2321-79 *292506918-0079*	Exterior Seam Caulk	Gray Non-Fibrous Homogeneous		5% Ca Carbonate 5% Matrix 90% Non-fibrous (Other)	None Detected
2321-80 *292506918-0080*	Exterior Door Caulk	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2321-81 *292506918-0081*	Exterior Door Caulk	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)
Joshua Moorman (47)
Roxsee Stover (45)

Billy Barnes, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 “Interim Method”) but augmented with procedures outlined in the 1993 (”final”) version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Morrisville, NC NVLAP Lab Code 200671-0, VA 3333 000278, WVA LT000296

Initial report from: 10/24/2025 16:10:48

OrderID: 292506918

EMSL Analytical, Inc.
2500 Gateway Centre Boulevard,
560
465-3900
919-465-3950

EMSL ANALYTICAL LABORATORY • PA

Client: Matrix Health & Safety Test: PLM #Samples: 81
Order: 292506918 Project: 2321 Blue Ridge Road, Raleigh, NC
Disposition: ***Return to client***

Company Name : Matrix Health and Safety		**EMSL Customer ID:**	
Street: 2900 Yonkers Road		**City:** Raleigh	**State/Province:** NC
Zip/Postal Code: 27604	**Country:** US	**Telephone #:** 9198332520	**Fax #:**
Report To (Name): Matt Dickens		**Please Provide Results:** ☐ Fax ☑ Email	
Email Address: mtd@matrixhsc.com		**Purchase Order:**	
Project Name/Number: 2321 Blue Ridge Road		**EMSL Project ID** (*Internal Use Only*):	
U.S. State Samples Taken: NC Raleigh, NC		**CT Samples:** ☐ Commercial/Taxable ☐ Residential/Tax Exempt	

EMSL-Bill to: ☒ Same ☑ Different - If Bill to is Different note instructions in Comments**
Third Party Billing requires written authorization from third party

Turnaround Time (TAT) Options* – Please Check

☐ 3 Hour ☐ 6 Hour ☑ 24 Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

*For TEM Air 3 hr through 6 hr, please call ahead to schedule.*There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.

PCM - Air ☐ Check if samples are from NY
☐ NIOSH 7400
☑ w/ OSHA 8hr. TWA

PLM - Bulk (reporting limit)
☒ PLM EPA 600/R-93/116 (<1%)
☐ PLM EPA NOB (<1%)
Point Count
☐ 400 (<0.25%) ☐ 1000 (<0.1%)
Point Count w/Gravimetric
☐ 400 (<0.25%) ☐ 1000 (<0.1%)
☐ NYS 198.1 (friable in NY)
☐ NYS 198.6 NOB (non-friable-NY)
☐ NYS 198.8 SOF-V
☐ NIOSH 9002 (<1%)

TEM – Air ☐ 4-4.5hr TAT (AHERA only)
☐ AHERA 40 CFR, Part 763
☐ NIOSH 7402
☐ EPA Level II
☐ ISO 10312

TEM - Bulk
☐ TEM EPA NOB
☐ NYS NOB 198.4 (non-friable-NY)
☐ Chatfield SOP
☐ TEM Mass Analysis-EPA 600 sec. 2.5

TEM – Water: EPA 100.2
Fibers >10µm ☐ Waste ☐ Drinking
All Fiber Sizes ☐ Waste ☐ Drinking

TEM- Dust
☐ Microvac - ASTM D 5755
☐ Wipe - ASTM D6480
☐ Carpet Sonication (EPA 600/J-93/167)

Soil/Rock/Vermiculite
☐ PLM EPA 600/R-93/116 with milling prep (<1%)
☐ PLM EPA 600/R-93/116 with milling prep (<0.25%)
☐ TEM EPA 600/R-93/116 with milling prep (<0.1%)
☐ TEM Qualitative via Filtration Prep
☐ TEM Qualitative via Drop Mount Prep
☐ Cincinnati Method EPA 600/R-04/004 – PLM/TEM (BC only)

Other:
☐

☐ **Check For Positive Stop – Clearly Identify Homogenous Group**

Filter Pore Size (Air Samples): ☐ 0.8µm ☑ 0.45µm

Samplers Name: Matt Dickens **Samplers Signature:**

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
2321-1,2	2x2 Ceiling Panels		10/23/25
3,4	Wallboard/Joint Compound		
5,6	Baseboard Mastic		
7,8	Sink Mastic		
9,10	Black Vinyl Sheet Flooring		

Client Sample # (s): 2321-1 - 2321-8P **Total # of Samples:** 81
Relinquished (Client): **Date:** 10/24/2025 **Time:**
Received (Lab): **Date:** 10/24/25 **Time:** 11:20

Comments/Special Instructions:
BillTo: Matrix Health and Safety, 2900 Yonkers Road, Raleigh, NC, 27604, US
Attention Matt Dickens Phone: 9198332520 Email mtd@matrixhsc.com Purchase Order:

Controlled Document – Asbestos COC – R10 – 05/09/2016

EMSL Analytical, Inc.
2500 Gateway Centre Bouleva

EMSL ANALYTICAL, IN
LABORATORY • PRODUCTS • TRAINING

Matrix Health & Safety
2321 Blue Ridge Road, Raleigh, NC
10/24/2025 11:2 **TAT:** 24 Hour
PLM Bulk

Order ID: 292506918
No Samples: 81
Due: 10/27 11:20 AM
Fax: 919-882-9926

900
950

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
2321-11,12	2X2 Ceiling Tiles		10/23/25
13,14	Second Layer Vinyl Sheet Flooring		
15,16	Carpet Mastic		
17,18	2x2 Ceiling Panels		
19,20	Wallboard/Joint Compound		
21,22	Carpet Mastic		
23,24	Baseboard Mastic		
25,26	12X12 Beige Floor tile/mastic		
27,28	Foil Wrap Insulation		
29,30	2X2 Ceiling Panels		
31,32	Wallboard/Joint Compound		
33,34	Carpet Mastic		
35,36	12X12 ~~Green~~ Cream Floor tile/mastic		
37,38	Wallboard/Joint Compound		
39,40	2X2 Ceiling Panels		
41,42	Carpet Mastic		
43,44	2X2 Ceiling Panels		
45,46,47	Plaster		
48,49	2X2 Ceiling Panels		
50,51	Wallboard/Joint Compound		
52,53	Baseboard Mastic		
54,55	Sink Mastic		
56,57	Tan Vinyl Sheet Flooring		

***Comments/Special Instructions:**
BillTo: Matrix Health and Safety, 2900 Yonkers Road, Raleigh, NC, 27604, US
Attention: Matt Dickens Phone: 9198332520 Email: mtd@matrixhsc.com Purchase Order:

EMSL Analytical, Inc.
2500 Gateway Centre Bouleva
'560
5-3900
.35-3950

EMSL ANALYTICA
LABORATORY PRODUCTS, TR

Matrix Health & Safety
2321 Blue Ridge Road, Raleigh, NC
10/24/2025 11:2 **TAT:** 24 Hour
PLM Bulk

Order ID: 292506918
No Samples: 81
Due: 10/27 11:20 AM
Fax: 919-882-9926

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
2321-58,59	Ceramic Tile Grout		10/23/25
60,61	Brick Mortar		
62,63	Insulation Backing		
64,65	2x2 Ceily Panels		
66,67	Wallboard / Joint Compound		
68,69	White Vinyl Sheet Flooring		
70,71	Second Layer Vinyl Sheet Flooring		
72,73	Wallboard / Joint Compound		
74,75	Laminate Flooring		
76,77	Exterior Window Caulk		
78,79	Exterior Seam Caulk		
80,81	Exterior Door Caulk		

***Comments/Special Instructions:**
BillTo: Matrix Health and Safety, 2900 Yonkers Road, Raleigh, NC, 27604, US
Attention: Matt Dickens Phone: 9198332520 Email mtd@matrixhsc.com Purchase Order

Page 3 of 3 pages

PHOTOS



Reference Photo – 2321 Blue Ridge Road, Raleigh, NC



Example of asbestos containing Tan Vinyl Sheet Flooring (Pebble Pattern)



Example of non-asbestos white vinyl sheet flooring with asbestos containing layer beneath

Esse Architects
632 Pershing Road | Raleigh NC 27608

Wake County – Blue Ridge Road
Esse Architects Project # 2511 |
Meeting Topic: Pre-Bid Conference
October 28, 2026 | 11:00 AM | 2321 Blue Ridge Road; Raleigh, NC 27607

1. **A list of attendees is attached to the end of these minutes.**

2. Introductions –
    a. John de Haro is the owner's representative on this project for Wake County FD&C.
        i. Dave Delcambre will step away as PM for Wake County after November 4.
    b. Teddy Coleman with Esse Architects is the architect and design team PM.
        i. Eric Sowers is the Principal in Charge.
        ii. Bryce Saunders is the Interior Designer.
    c. Paul Romiti with Salas O'Brien is the MEP engineer.
    d. Sean Dolle with Grounded Engineering is the site/civil engineer.
    e. Tyson Dodd with Lysaght is the structural engineer.
    f. Mark Iakovenko with REI Engineers designed the roof replacement.
    g. Adam Myers with Protus3 is the security design consultant.
    h. Brooke Myers with Resolute Elevator is the pre-manufactured elevator consultant.

3. Bids are due on Tuesday, November 17, by 2:00 PM to the Purchasing Department, Suite 2900 of the Wake County Justice Center, 300 South Salisbury Street (or 301 South McDowell Street); Raleigh, NC 27601. A photo ID is required to enter the building.
    a. Bids must be received by mail or in person no later than 2:00 PM on the 17th or they will not be considered. Be mindful that it may take some time to get through security.
    b. All contractors must allow adequate time for parking and to get through the building security. Court begins at 1:00 PM and the security line can sometimes remain long until after 2:00 PM. Building security includes X-ray machines and metal detectors. Do not have any weapon, knife, or tool of any size with you as you go through security. It will be confiscated.
    c. The McDowell Street entry is the better entry to use. It is located closer to the Purchasing Department.
    d. The Wake County Parking Deck is the best option for parking. It is located at 216 W. Cabarrus St., on the corners of Davie, McDowell and Cabarrus streets.

4. All communication is to go through Esse Architects (Teddy Coleman, teddy@esse-architects.com) and must be received in writing. Please thoroughly review all bid documents before submitting questions. Any subcontractor questions must come to the architect through a General Contractor. Any changes in the bid phase will be issued via addendum. The cut-off date for any questions is next Friday,

November 6, at noon. The final addendum will be issued by the following Tuesday, November 10. All addenda will be issued through PlanScope, the digital plan room, at https://www.planscope.com/.

5. The project is being bid as a single prime contract. All contractors must have a valid license under the state laws governing their trades.

6. The project has been submitted to Wake County Planning and Development Services for building permit review. All inspections will be conducted by Wake County, not the City of Raleigh. Contractors must be on site for any inspections. There will be no permit fees for this project.

7. The total contract time for the project is 240 calendar days between Notice-to-Proceed and Substantial Completion, with an additional 30 calendar days between Substantial and Final Completion. The official Notice-to-Proceed (NTP) is expected in February, with a preliminary NTP to start the submittal process in January. Please identify long lead time items early.
    a. All closeout documents must be submitted and approved prior to Final Completion.
    b. A first round of Operations and Maintenance Manuals must be submitted prior to 80% billing or payment will be withheld.

8. This project has allowance and unit price items. Refer to Division 01 and 07. Please be aware that additional allowance and unit price items for the roof are located in Division 07. Allowance and unit prices must be noted on the bid proposal form.
    a. These are two lump sum allowance for security and telecom. They will be issued as separate packages during construction. The County will provide a list of vendors that the Contractor will bid them out to, and when they come in, the design team will review them for completeness before the low-bidder may be notified.

9. The project has one owner-preferred brand alternate for its preferred fire alarm system (Notifier by Honeywell). If anybody reviews the Specs and has any questions, they may contact Teddy at teddy@esse-architects.com.

10. There is no furniture in the contract – all furniture will be owner-provided and owner-installed. The furniture will be installed during the construction phase an should be included in the Contractor's general schedule for coordination. The Contractor will be required to coordinate any data drops or electrical connections with the new furniture, and desk-mounted duress buttons will be included as part of the security package.

11. For any additional project walk-throughs between now and next Friday, November 6, please contact Teddy at teddy@esse-architects.com.

12. During construction, there will be bi-weekly all-hands meetings with the Owner, Contractor, and design team, as well as bi-weekly site visits. Unless otherwise noted, all meetings will take place on-site. Per the Specifications, 01 5000 2.2-A “Temporary Facilities”, the Contractor is required to provide a dedicated meeting space.

13. The rate of liquidated damages is $1,000.00 per calendar day – these damages will be reasonably estimated in advance to cover the losses incurred by the Owner and withheld from payment in the event that the Contractor fails to achieve Substantial Completion. An additional $500.00 per calendar day will be assessed for failure to submit required closeout documents and achieve Final Completion within thirty (30) days of the date by which the project is deemed to be Substantially Complete.

14. All Contractors should carefully read and understand Division 01 from the Specifications.

15. Contractors must make arrangements with the City of Raleigh (COR) to block sidewalks or streets. Debris removal and dumpster location will be coordinated with the selected General Contractor at the Pre-Construction meeting. Permission to locate dumpsters on the street must be obtained from COR.

16. Weapons of any kind (including concealed firearms), illegal drugs, and explosives are prohibited. Alcohol is prohibited. Tobacco products, e-cigarettes, and vapes may not be consumed indoors.

17. Monthly updates to the overall schedule are required before any payment applications will be processed.

18. A complete itemized and detailed breakdown of all labor, equipment, and material prices for any Change Order is required.

19. The successful Contractor must name a Superintendent and Project Manager. The PM must be available between 8:00 AM and 6:00 PM during the week. The Superintendent is required to be on-site any time construction personnel are working in the building.

20. The Contractor is responsible for coordinating all trades. All subcontractors will be expected to read and understand any portions of the contract documents relevant to their work.
    a. Telecom conduit is to be provided by the electrical subcontractor. Telecom wiring will be pulled by the telecom vendor.

21. A hard copy of the Project Drawings, Project Manual(s), all applicable permits, and safety data sheets for any chemicals used during construction should be available on-site at all times.

22. All Contractors are expected to closely review Wake County’s General Conditions, Supplementary General Conditions, all front end documents, and Division 01 sections.

23. Questions and Clarifications –
    a. Article 5 from the Wake County's Supplementary General Conditions does not apply to this project. No additional pollution insurance is required.
    b. The building was tested for Asbestos Containing Materials (ACM), and the October 28, 2025 report is attached to the end of these minutes. All ACM was abated during demolition.
    c. The existing stairs and landings will be fully demolished and replaced.
    d. Any damage to existing building sheathing will be patched from the interior. Allowances and unit prices are provided in the Specifications for patching.
    e. The Contractor may provide weather-tight storage or laydown space within the existing parking lot as they see fit.

These minutes represent my understanding of the pertinent issues discussed. Any corrections or additions to these minutes should be submitted to the Architect within five (5) days of the distribution or the minutes shall be deemed an accurate representation of issues discussed.

Minutes Prepared by:

Teddy Coleman, Assoc. AIA

Note: all distribution is via email, unless otherwise noted.

cc:
John de Haro, Wake County FD&C

Wake County -- Blue Ridge Road

Esse Architects Project No. 2511
Pre-Bid Meeting - October 28, 2026 - Sign-In Sheet

ATTENDEES

Name	Company	Email	Phone
Tri Tran	35 North	ttran@35n.com	(516) 916-0210
Shauna Raymond	MLB	estimating@mlbind.com	(518) 289-1371
Michael Brewer	Salisbury & Moore	mike@salisburymoore.com	(919) 792-7160
Al Kurdieh	Lorient Homes	akurdieh@lorienthomes.com	(919) 389-1245
Austin Riccio	BAR Construction	bids@barconstruction.com	(336) 274-2477
Mark Reyes	W.C. Construction	bids@wcconstructionco.com	(336) 721-3420
Evan Childress	AAR Roofing	evan@aarnc.com	(743) 768-0069
Mark Iakovenko	REI Engineers	miakovenko@reiengineers.com	(919) 335-5695
Joaquin Ibarra	REI Engineers	jibarra@reiengineers.com	(919) 624-6313
Lindsay Blackburn	Muter Construction	buildingbids@muterconstruction.com	(919) 404-8330
Tracey King	Vortex Construction	tking@vortexconstruction.net	(919) 868-2450
Richard Rabon	Zackary Michael	richard@zackarymichael.com	(919) 524-1251
Brooke Myers	Resolute Elevator	bmyers@resoluteelevator.com	(901) 849-9808
Kyle Upchurch	HM Kern	estimating@hmkern.com	(336) 668-3213
Mark Barnes	Nationwide Electrical Services	mark@nationwide-electric.com	(919) 922-7550
Parin Bodiwala	CMC Building, Inc.	parin@cmcbuildinginc.com	(919) 295-2163
Scott Roller	Harrod and Associates	estimating@harrodandassoc.com	(919) 828-7782
Mike Leclair	CIC	mlechair@cic-pr.com	(919) 297-2957
Henry Barnes	Davidson Sash & Door	hbarnes@davidsonsash.com	(984) 344-0640
Garrett Hodges	Scotia Construction, Inc.	estimating@scotiaconstructioninc.com	(252) 341-5454
Henry Baker	35 North	hbaker@35n.com	(919) 498-4832
McNair Bell	Lewis Bell, LLC	dave@lewisbell.com	(919) 868-2085
Dave Lewis	Lewis Bell, LLC	dave@lewisbell.com	(919) 868-2085
Sean Dolle	Grounded Engineering	sean@groundedengineering.com	(919) 438-3694
Mohammad Nawaisch	Lorient Homes	mnawaisch@lorienthomes.com	(571) 442-4727
Art Alexander	Salas O'Brien	art.alexander@salasobrien.cm	(919) 369-8221
Gray Rogers	Davidson Sash & Door	sgrayrogers@gmail.com	(919) 274-3427
Seth Nicholson	JNB Contracting Services	seth.nicholson@jnbcontracting.com	(334) 805-6548
Andrew Carlson	JNB Contracting Services	andrew.carlson@jnbcontracting.com	(727) 550-7831
Chad Promer	JNB Contracting Services	seth.nicholson@jnbcontracting.com	(919) 710-4410
Dave Delcambre	Wake County FD&C	david.delcambre@wake.gov	
John de Haro	Wake County FD&C	john.deharo@wake.gov	