



## **ADDENDUM # 01**

April 19, 2024

**NC State University Baseball Renovation & Addition - Doak Field**  
**1081 Varsity Drive, Raleigh, NC 27606**  
**SCO #22-24384-01B-2**

### ***PHASE 1***

To All Bidding Contractors:

By record, the following information and attached items are deemed bid documents. The purpose of this addendum is to provide information and clarity for the bidding process. Bidders shall acknowledge receipt of Addendum #01 within the Bid Form. Lack of acknowledgement may be deemed reason for rejection of your bid.

### **Information / Attachments:**

- Pre-Bid Meeting Minutes
- Pre-Bid meeting attendance sheet
- Pre-Bid meeting presentation copy (PDF)

**End of Addendum #01**

**PRE-BID MEETING MINUTES**

**NC State University Baseball Renovation & Addition – Doak Field**

**PHASE 1**

**SCO #22-24384-01B-2**

**Meeting Date/Time:** Tuesday, April 16, 2024 @ 2:00pm

**Meeting Location:** NCSU Admin Services III Bldg. – Conference Room 301

**Attendees:** Attendee list attached hereto.

**Note:** A copy of the Pre-Bid Presentation is hereto attached for your review and use.

**AGENDA ITEMS**

**1. Team Member Introductions**

- a. Introduced team members present at this meeting.
- b. Non-mandatory pre-bid

**2. Definitions**

- a. Defined pre-qualified vs. open bidding
- b. Noted bid packages that are prequalified
  - i. See presentation for details
- c. Noted bid packages that are open bidding
  - i. See presentation for details

**3. Project Overview**

- a. PEMB including all trades to complete the building
- b. Site, grading and utilities to facilitate construction and support the building
- c. Noted match-lines and accuracy in plan review based on match-lines

**4. Bid Process – Timeline**

- a. Review of current bid timeline
  - i. Bid Date: May 2, 2024 at 2pm
  - ii. Anticipated start date of construction: May 20, 2024
  - iii. Anticipated start of PEMB erection: August 14, 2024
  - iv. See presentation attached for additional details

**5. Schedule Overview**

- a. 6-month construction duration
- b. Noted logistical challenges of utilities in the single access road to the site
- c. Noted lead-times will drive the schedule and sequencing of the project
- d. Long-lead times:
  - i. Underground storm structure
  - ii. PEMB structure
  - iii. Emphasized the need for effective communication

**6. Project Requirements & Info**

- a. Plan and spec documents have been distributed. Anyone who has not received documents should contact Scott Wolyneec.
    - i. Contact information is included in the presentation.
  - b. Bid package documents have been provided electronically. Anyone who has not received documents should contact Scott Wolyneec.
  - c. Bid Bond is required for any bid package exceeding \$500,000
    - i. Sitework is the only package anticipated to exceed this value.
  - d. A sample subcontract (Master Service Agreement, MSA) will be included with the bid package documents. This sample document should be reviewed and questions addressed prior to bidding.
7. Logistics planning is preliminary given all neighbors (Housing) comments have not been received/reviewed. Site access was clearly identified along with the proposed location of the building. Lay-down areas are currently assumed. Parking areas are noted on the logistics plan, however any cost born from parking is the responsibility of the subcontractors (not the CMAR).

**8. Project Diversity Goals**

- a. Joshua defined the State goal requirement of 10% while focusing on our target goal of 25% for this project.
- b. Discussed both Tier 1 and Tier 2 subcontracting/material purchasing strategy
- c. MWBE forms will be included with the bid form.
- d. A good-faith effort, supported by documentation, is expected.

**9. Risk Management**

- a. Safety of students, players, faculty, staff, visitors, fans, etc. takes precedence over productivity.
- b. Anticipated insurance requirements were reviewed.

**10. Q&A**

- a. Will buggies or side-by-sides be acceptable for use on the site?
  - i. Yes, within the project limits if needed. Note: The access road will be busy with utility work.
- b. As a site contractor, will we be able to leave our equipment and materials in the work area?
  - i. Yes, respecting other trades as you do so. Equipment and materials can be staged within the limits of disturbance with proper communication.
- c. Is each bid package assigned a certain MWBE percentage?
  - i. The minimum goal for State Construction is 10%. It is our project goal to achieve 25% overall participation for this project.
- d. Are there specific OSHA requirements for this project?
  - i. We meet OSHA requirements and safety standards on all of our projects. OSHA 10 and/or OSHA 30 is not required for any specific individual or trade for this project.

**11. Site Walk**

- a. All attendees participated in a site walk to review site conditions, access, and coordination.

*These minutes represent our recollection of items discussed. Should any of the above be in error or require correction and/or additional input, please notify the writer.*

**ROMEO GUEST ASSOCIATES, LLC**

A handwritten signature in black ink that reads "Wesley T. Foushee". The signature is written in a cursive style with a large, looping initial 'W'.

Wesley T. Foushee, Vice President

# NCSU DOAK BASEBALL DOAL FIELD ENHANCEMENT - PHASE 1

PRE-BID CONFERENCE

16-Apr-24

Name	Company	Email	Phone #
Robert Burt	Mattie Pearl Cleaning LLC	mattiepearl5856@yahoo.com	919-599-3130
JD McQueen	mccs pm, LLC	mccpmlc@gmail.com	919-422-3270
Christopher Boyd	CB Trades LLC	cboyd@cbtradesllc.com	984-259-7597
Lakisha Huggins	LRH Unlimited LLC	Lrhunlimitedjanitorial@gmail.com	919-389-1579 336-604-9115
Mrwan Othman	RISA Home Improvements & Construction LLC	mrwan@risaconstructionllc.com	
Jon Harrell	Stewarts Grading, hauling + Enviro	j.harrell@stewartsgrading.com	(919) 710-3326
Joey Saccavino	Raleigh East Concrete	joey@RaleighEastConcrete.com	919 924 5412
Sarah Ide	Raleigh East Concrete	sarah@raleigheastconcrete.com	919-279-3370
Jeremy Smith	Smith Family Holdings, LLC	HoldingsSmithfamily@gmail.com	919-402-3389
Brandon Debnam	Smith Family Holdings LLC	bdebnam105@gmail.com	919 448-1757
Titus Smith	Smith Family Holding LLC		917 706 6637
WEB FOSHITEE	RGA - RB1		
SCOTT WOLYNIE	RGA - RB1		
JOSHUA SPELUS	RGA - RB1		

**NC STATE UNIVERSITY**

**DOAK FIELD ENHANCEMENTS – PHASE 1**

**April 16, 2024**

***PRE-BID MEETING (PH. 1b)***



# MEETING AGENDA

- I. Team Member Introduction
- II. Definitions (Qualification)
- III. Project Overview
- IV. Bid Process - Timeline
- V. Schedule Overview
- VI. Project Requirements & Info
- VII. Project Diversity Goals
- VIII. Risk Management
- IX. Q & A
- X. Site Walk / Discussion

(This is a non-mandatory meeting)

**ROMEOGUEST**  
A NEW SOUTH COMPANY



# TEAM MEMBER INTRODUCTIONS



**WES FOUSHEE**  
*Project Coordinator*



**JOSHUA SPELLS**  
*Diversity Coordinator*



**SCOTT WOLYNEC**  
*Preconstruction Manager*



**Mike Monce**  
*Sr. Project Manager*





# PREQUALIFIED CONTRACTORS - BID PACKAGES

<b>Bid Package 1-01A General Trades</b>
Classic Clean LLC
MattiePearl Cleaning LLC
MCC & PM LLC
Open Door Construction LLC
Risa Construction
Smith Family Holdings
Sparkle & Shine Cleaning Service
<b>Bid Package 1-03A Turnkey Cast-in-Place Concrete</b>
Acosta Construction and Concrete
CPH Concrete
Estrello Construction
Raleigh East Concrete Construction LLC
<b>Bid Package 1-22A Plumbing</b>
Brown Brothers
Pinam Construction Inc.
Samjokar Plumbers LLC
Smith Family Holdings
<b>Bid Package 1-23A HVAC</b>
Comfort Mechanical
Risa Construction
Smith Family Holdings
<b>Bid Package 1-26A Electrical</b>
KAD Construction
Minutemen Electrical & Controls
Moonlight Electric & Construction
<b>Bid Package 1-32A Turnkey Sitework</b>
Hines Sitework, Inc.
Mid-Atlantic Infrastructure Systems Inc.
Pinam Construction Inc.

**ONLY THOSE  
PREQUALIFIED  
CAN BID THESE  
6 PACKAGES**

# PREQUALIFIED CONTRACTORS - BID PACKAGES

<b>Bid Package 1-01A General Trades</b>			
Classic Clean LLC	Marisha Brinson	919-298-2071	marisha.classicservices@gmail.com
MattiePearl Cleaning LLC	Robert Burton	919-599-3130	mattiepearl5856@yahoo.com
MCC & PMLLC	Justin McQueen	919-422-3270	mccpmlc@gmail.com
Open Door Construction LLC	Tony Tosh	919-797-1004	opendoorconstructionllc@gmail.com
Risa Construction	Arnela Isakovic	336-491-0505	arnela@risaconstructionllc.com
Smith Family Holdings	Kameron Smith	919-402-3389	kamxsfh@gmail.com
Sparkle & Shine Cleaning Service	Steven Lozinsky	919-466-9001	steve@sparkle-shinecleaning.com
<b>Bid Package 1-03A Turnkey Cast-in-Place Concrete</b>			
Acosta Construction and Concrete	Roger Acosta Jr	919-395-0970	roger@acostaconcretenc.com
CPH Concrete	Kim Hill	919-779-9988	Kim@cphconcrete.com
Estrello Construction	Theresa Estrello	919-879-8086	terrie@estrellconstructiongroup.com
Raleigh East Concrete Construction LLC	Sarah Ide	919-410-5373	Sarah@RaleighEastConcrete.com
<b>Bid Package 1-22A Plumbing</b>			
Brown Brothers	Rodney D. Whitaker	919-220-2554	rodney@bbph.com
Pinam Construction Inc.	Chad Lloyd	919-908-8774	chad@pinamdevelopment.com
Samjokar Plumbers LLC	Chris Thompson	919-757-8562	Chris@samjokarplumbers.com
Smith Family Holdings	Kameron Smith	919-402-3389	kamxsfh@gmail.com
<b>Bid Package 1-23A HVAC</b>			
Comfort Mechanical	Deanna Allen	919-383-2502	dallen@comfortmc.com
Risa Construction	Arnela Isakovic	336-491-0505	arnela@risaconstructionllc.com
Smith Family Holdings	Kameron smith	919-402-3389	holdingsmithfamily@gmail.com
<b>Bid Package 1-26A Electrical</b>			
KAD Construction	Anne-Marie Hyatt	919-790-2323	ahyatt@kadinc.us
Minutemen Electrical & Controls	Chris Deringer	252-907-4377	cderinger@minutemen.one
Moonlight Electric & Construction	Keith Larson	919-468-8347	ml_pm_team@moonliteconstruction.co
<b>Bid Package 1-32A Turnkey Sitework</b>			
Hines Sitework, Inc.	Keith Larson	919-468-8347	Elayne@hinesitework.com
Mid-Atlantic Infrastructure Systems Inc.	Tracey Ford Curtis	336-251-1017	tfordcurtis@mis-usa.net
Pinam Construction Inc.	Chad Lloyd	919-908-8774	chad@pinamdevelopment.com

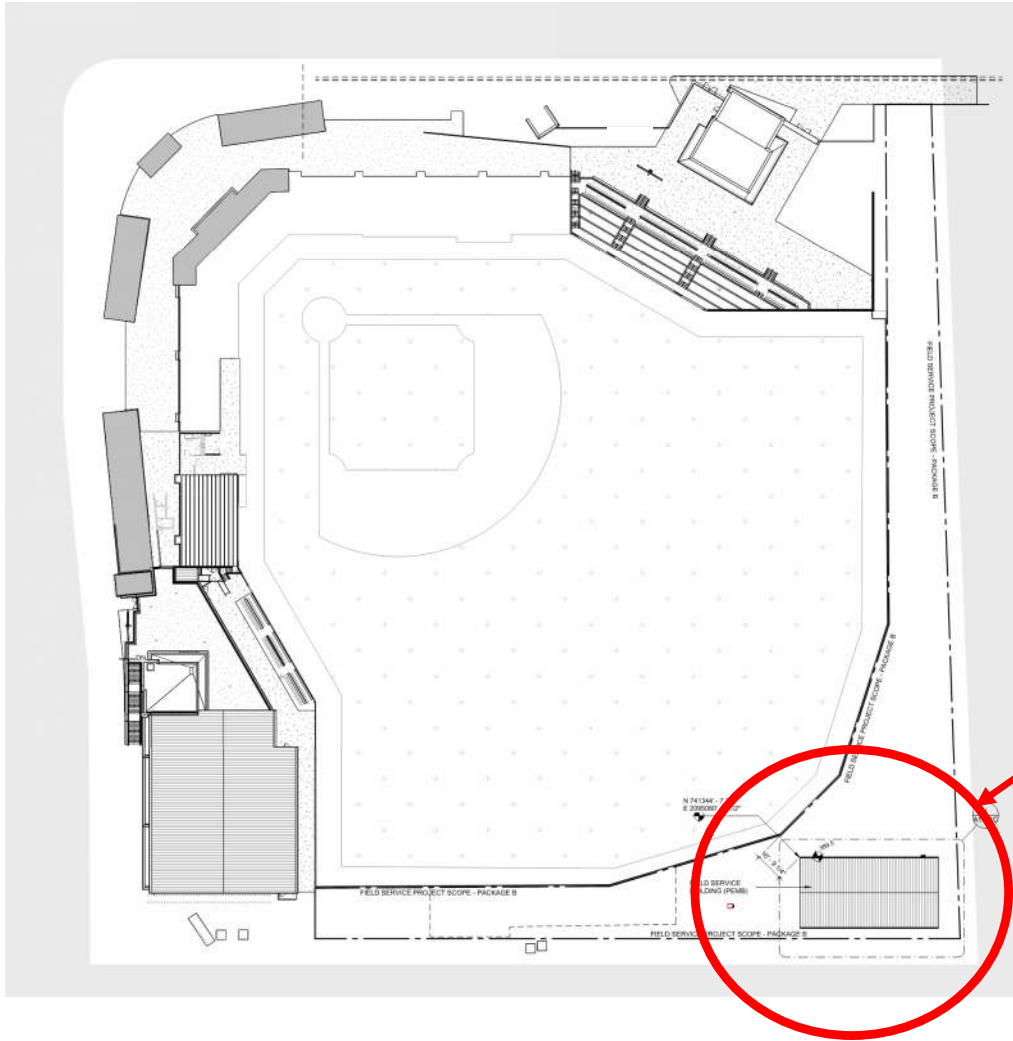
## **OPEN BIDDING - BID PACKAGES**

- **BP1-01B *Surveying & Staking***
- **BP1-08A *Overhead Coiling Doors***
- **BP1-11A *Sports Netting and Indoor Synthetic Turf***
- **BP1-32C *Decorative Fencing***

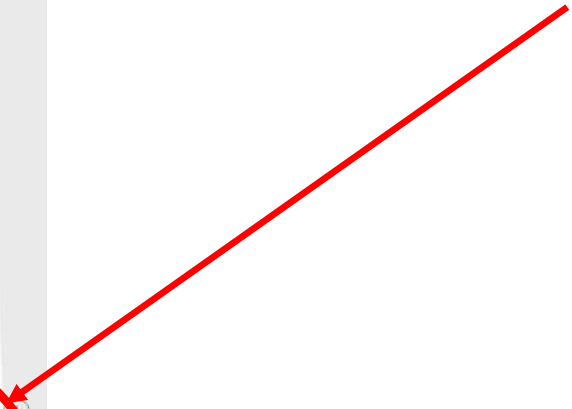
# **OPEN BIDDING**

# PROJECT OVERVIEW

# PHASE 1



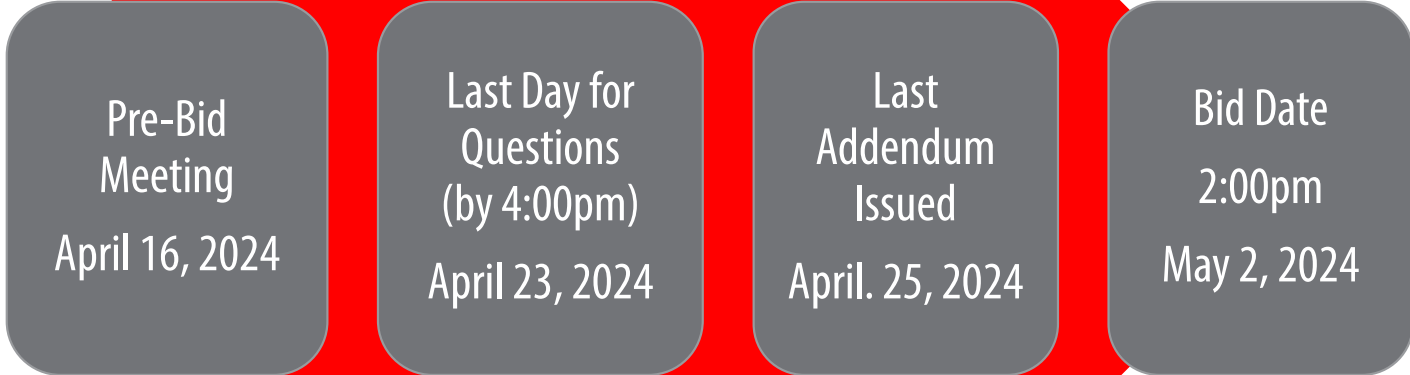
**Pre-Engineered Metal Building**





# BID PROCESS - TIMELINE

## BID PROCESS



**BIDDING:**  
Process  
4/4/24 – 5/2/24

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**Bid Date**  
May 2, 2024 @ 2pm

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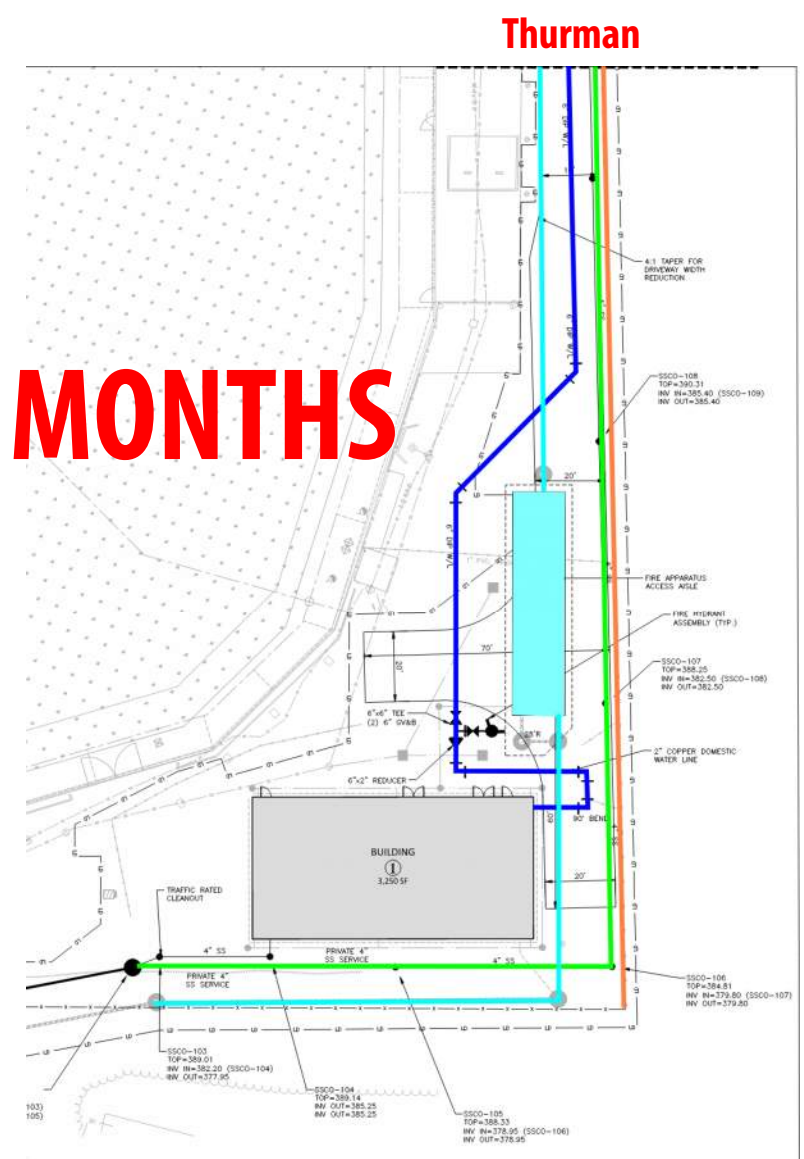
**CONSTRUCTION:**  
Anticipated Start  
May 20, 2024

Anticipated Bldg. Erection  
August 14, 2024

# SCHEDULE CHALLENGES

- Logistically challenging
- Lead-Time driven
- Subcontract Efficiently
  - PEMB
  - Survey
  - Site
  - Concrete
- Optimize Coordination
- **Communication!**

**6 MONTHS**



# PROJECT REQUIREMENTS & INFORMATION

RGA-RBI, A Joint Venture  
NC State Doak Field Enhancement  
Phase 1

Bid Package 1-01B  
Issue Date: April 16, 2024  
Revision: 0

**Bid Package Number: 1-01B**

**Bid Package: Surveying and Staking**

The following information is provided to define and describe the scope of work required of the Subcontractor and is intended to be complementary with the requirements of all other Contract Documents. While specific listed CSI divisions are referenced for this bid package, subcontractor is responsible to review and abide by all project documents. This Scope of Work is intended as a summary and does not describe the complete and total scope of work.

<u>Specification Sections</u>	<u>Description</u>
Division 00	Procurement and Contracting Requirements
Division 01	General Requirements
01 71 23	Surveying and Staking

**All related sections and requirements as listed within each division or section.**

It is the intent of this Subcontract Agreement to provide for the complete engineering, coordination, furnishing, and installation of the Pre-Engineered Metal Building Work as required, shown, and described and specified under this Subcontract, and all related scope and services, required in order to complete the Project. This Subcontractor shall be responsible to perform all Work not expressly specified or indicated by the Contract Documents but as required for a thorough and complete execution of the Work of this Subcontract in every respect. Note that the word "provide" if, and when used herein shall mean furnish and install completely, including all costs for labor, materials, and equipment. It is further understood that the Project Drawings, Specifications and other Documents may not be fully developed, and that the Total Subcontract Agreement Price will include a complete and functional installation to the satisfaction of the Owner and the Construction Manager.

In addition to the foregoing, it is further understood and agreed that this Subcontractor also includes the furnishing and installation of the below listed items regardless of whether or not they are in the above Specification sections, or any other Specification section, or shown on the plans. Drawing and detail references are provided for reference only and are not to be considered as all-inclusive of the Contract Documents for the particular items referenced.

**Project Specific:**

1. Subcontractor shall confirm that they have read, agree with and are willing to sign the Master Services Agreement included for this project.
2. Subcontractor will be enrolled in Subcontractor Default Insurance program furnished by CM. Subcontractor pricing shall include general liability, umbrella, workers comp and auto insurance at project minimum levels.
  - a. General Liability Insurance - \$1,000,000.00
  - b. Workman's Compensation Insurance - \$1,000,000.00
  - c. Auto - \$1,000,000.00 combined limit
    - i. Liability - \$100,000.00
    - ii. Bodily Injury - \$500,000.00
    - iii. Property Damage - \$100,000.00
  - d. Umbrella Liability - \$2,000,000.00
  - e. Professional Liability (as applicable) - \$1,000,000.00
  - f. Pollution Liability (as applicable) - \$1,000,000.00
3. Payment and performance bonds shall not be included within subcontractor pricing as

- Plan & Spec Documents
  - Contact Scott Wolyne
- Bid Package Information
  - Instructions to Bidders
- Bid Form(s)
  - MWBE Forms
  - Bid Bond ( > \$500,000 )
- Sample Contract
  - Master Service Agreement
- Logistics Planning
  - Ongoing



# LOGISTICS PLANNING

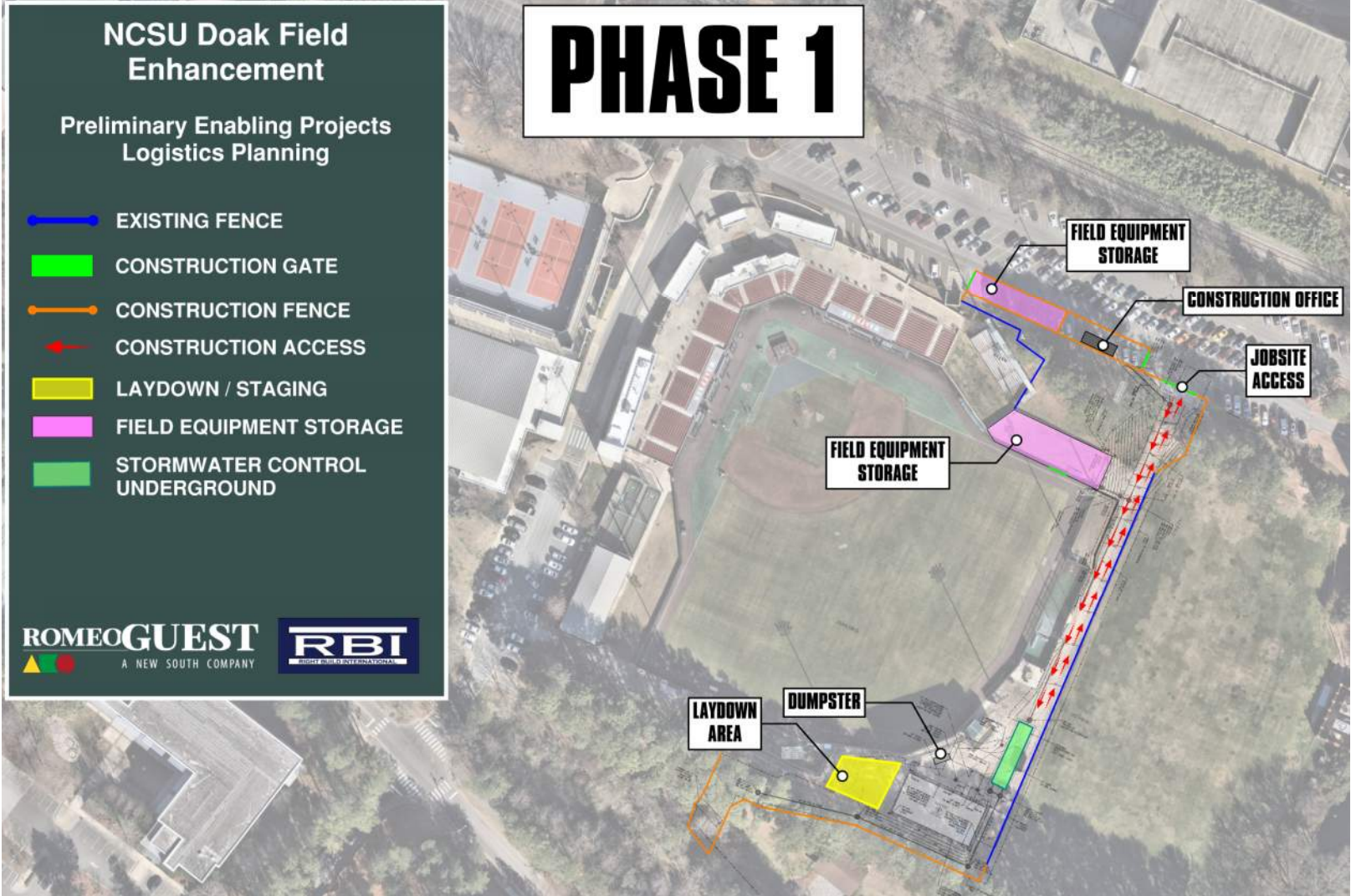
**NCSU Doak Field Enhancement**  
Preliminary Enabling Projects  
Logistics Planning

- EXISTING FENCE
- CONSTRUCTION GATE
- CONSTRUCTION FENCE
- CONSTRUCTION ACCESS
- LAYDOWN / STAGING
- FIELD EQUIPMENT STORAGE
- STORMWATER CONTROL UNDERGROUND

**ROMEOGUEST**  
A NEW SOUTH COMPANY

**RBI**  
ROBBERIDGE BUILDING INSTITUTE

## PHASE 1



# PROJECT DIVERSITY GOALS

- **25% MWBE – HUB CERTIFIED PARTICIPATION**
- **TIER 1 & TIER 2 STRATEGY**
- **BID PACKAGE DEVELOPMENT**
  - Will include MWBE requirements
  - Good Faith
- **TECHNICAL ASSISTANCE**

Long Term  
MWBE  
Partners



**SHUA SPELLS** / Diversity Coordinator



## RISK MANAGEMENT

**SAFETY**

**#1**

## INSURANCE REQUIREMENTS

- General Liability Insurance – \$1M
- Automobile Liability – \$1M (comb. single limit)
- Workers Compensation – \$1M
- Umbrella / Excess Liability – \$2M
- Professional Liability – \$1M
  - Only for design components within trade
- Pollution Liability – \$1M
  - As required by the SCO for certain scopes



# QUESTIONS



# CONTACT INFORMATION

<u>DESCRIPTION</u>	<u>CONTACT</u>	<u>EMAIL</u>
Project Coordinator	Wes Foushee	wfoushee@romeoguest.com
Sr. Project Manager	Mike Monce	mmonce@romeoguest.com
Preconstruction Manager	Scott Wolyneec	swolyneec@romeoguest.com
Diversity Coordinator	Joshua Spells	jspells@rightbuildint.com
NC State HUB Program Manager	Carla Daniels	cjdaniel@ncsu.edu

