



FAYETTEVILLE PUBLIC WORKS COMMISSION

PROCUREMENT DEPARTMENT

<https://www.faypwc.com/bids/>

Bid Addendum

PWC Number: PWC2627009

Bid Title: Robert C. Williams Business Center Lobby Renovation

Bid Opening Date and Time: September 3, 2026

Addendum Number: 1

Addendum Date: August 27, 2026

Procurement Manager: *Nikole Bohannon*
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1. Addenda acknowledgement is required within the IFB Bid Pricing Form.
2. Following are questions received about the solicitation and the SME's answers to the questions
 - Q1.** Once areas of the floor are removed, how do they expect us to keep the areas accessible for ADA standards when there will be areas down to concrete and exposed?
A1. The general contractor will prepare a construction plan for access required to the tenants and public during the construction process and a plan for phasing out the construction to maintain this accessibility. One elevator must remain accessible during construction to meet ADA requirements.
 - Q2.** When we remove the Stone on the walls and the gypsum most likely comes with it, what are they looking for as far as fire rating to return? 1 layer of gypsum with fire tape, 2 layers of gypsum, etc?
A2. Please return the same level of rating that is removed. The existing fire rating must be maintained during the building's hours of operation. It is suggested to time this portion of the project with holidays to ensure plenty of time to make the repairs as needed to maintain this rating.
 - Q3.** Where will the dumpster go and how do we access to pick up and return.
A3. The general contractor will coordinate with the city to acquire a dumpster and demo permit. This plan will need to be provided to the city for coordination and approved dumpster location.
 - Q4.** Will the mechanical returns have to be covered during the demolition portion to prevent dust from entering the mechanical system?
A4. Yes, please prepare the site to contain as much dust as possible. General contractor is required to coordinate with PWC for any construction activities creating dust. Any heavy demolition will need to be completed after hours.
 - Q5.** If we are working after hours and holidays, will we be provided access by a maintenance personnel or by access keys or cards given during construction? If we have to wait for someone to open the building every time, that could get costly and waste production time.

- A5.** General contractor will be given credentialed access.
- Q6.** The Advertisement for Bid describes "demolition and removal of the walls." Sheet G002 states that no walls are demolished. Please confirm the scope is limited to finishes, lighting, wiring devices, air devices and fire alarm strobes within Rooms 100, 101, 102 and 105.
- A6.** Construction drawings to be the scope of work for the project.
- Q7.** Sheet A111 note A anticipates after-hours and weekend work; General Conditions §7.02 limits work to Business Days without PWC's written consent. Please state the working hours PWC will approve for this project, which activities (demolition, floor removal, tile setting, ceiling work) must occur after hours, whether the lobby remains open to the public during construction, and whether temporary dust partitions or a phasing sequence are required.
- A7.** The building hours are 7am-6pm. All construction activities that will interrupt regular building activities will need to occur after building hours. The Lobby must remain open to the public during construction. Temporary dust partitions and a construction phasing sequence will be required.
- Q8.** Finished ceiling heights are not shown for the North Lobby, South Lobby or Vestibule and there is no building section. Please provide ceiling heights for each room.
- A8.** Ceiling Heights do not change since ceiling will not be fully demolished.
- Q9.** G002 lists a total scope-of-work area of 3,261 SF; the four rooms scale to approximately 1,600 SF. Please confirm the limits of work and whether any adjacent corridor, stair or elevator cab finishes are included.
- A9.** Correction: the Scope of work is 1,451 SF.
- PROJECT INCLUDES THE RENOVATION OF THE EXISTING MAIN LOBBY WITH DEMO OF EXISTING FINISHES AND LIGHTING. NEW LIGHTING, MECHANICAL DIFFUSERS, AND FINISHES TO BE INSTALLED. NO WORK TO MECHANICAL SYSTEM OR DEMO OF ANY WALLS ARE INCLUDED IN THE PROJECT.
- Q10.** The sample Construction Agreement lists "Section C – Administrative Provisions" and "Section D – Technical Specifications" as Contract Documents. Neither is in the bid package. Please issue them or confirm that submittal, substitution, warranty and closeout requirements are limited to the drawing notes.
- A10.** Please refer to the IFB documents advertised to the PWC Website (www.faypwc.com/purchasing) The advertised IFB does not contain a Section C – Administrative Provision.
- Q11.** Instructions to Bidders §S.11 references a "Technical Evaluation Criteria Form" in Section A. None is included. Will one be issued, and is it required with the bid?
- A11.** Correction: There is no Technical Evaluation Criteria Form required for this project.
- Q12.** Contract time is 365 days on the Bid Schedule and 360 consecutive calendar days in the sample Agreement. Please confirm the contract time and any interim milestones.
- A12.** The Sample Agreement is only a sample. The awarded contract will reflect the 365 consecutive calendar days.

- Q13.** CT-1 is a 30" x 60" x 6 mm gauged porcelain panel. Sheet A811 note I requires leveling to 1/4" in 10'; TCNA guidance for gauged panels is 1/8" in 10'. Please confirm the required flatness and whether leveling beyond the stated tolerance will be handled by allowance or unit price, since the slab cannot be inspected until the existing tile is removed.
- A13.** This will be determined by the manufacturer. Install per manufacturer instruction per industry standards.
- Q14.** AD111 note D12 and the new PL-1 panel wall at the elevator entrances: will PWC's elevator service contractor remove and reinstall the call buttons, indicators and any affected hall fixtures, or must the General Contractor engage them? Please identify the elevator service company.
- A14.** Elevator Service Company is American Elevator. General Contractor is to coordinate the scope of work.
- Q15.** A451 digital directory: please confirm owner-furnished/owner-installed versus contractor-installed, the monitor size, and data requirements. Please confirm the AV "black box" (A111 note C3) is an empty enclosure with power and data only.
- A15.** PWC will furnish the digital directory to be installed by the general contractor.
- Q16.** The finish schedule lists RB-1 resilient base, but the finish plan tags only "WD-1" (assumed WB-1 wood base). Please confirm base type by room.
- A16.** Correction: RB-1 will not be used for this project. WD-1 is meant to say WB-1.
- Q17.** Has an asbestos/hazardous materials survey been performed on the existing tile floor and setting bed, wall cladding adhesives and ceiling materials? If not, please confirm any abatement will be handled by PWC.
- A17.** No, this survey has not been performed and is not required for the age of the building.
- Q18.** Please identify the existing fire alarm system manufacturer and PWC's fire alarm service vendor so compatible devices and programming can be priced.
- A18.** Johnson Controls installed Simplex fire panel.
- Q19.** Will PWC consider pre-bid approved equals for the P1 pendant (Cryst Rama) and TL1 cove light (Pure Edge), and what is the procedure and deadline?
- A19.** Requests and reviews will occur post award.
- Q20.** Please confirm the City of Fayetteville is the permitting authority (G002 lists "Durham"), whether PWC has applied for the building permit, and that permit and inspection fees are the Contractor's responsibility.
- A20.** Yes, the City of Fayetteville is the permitting authority. The general contractor will apply for the permit. The plans have been through plan review and are approved – this is not a building permit.
- Q21.** Will PWC accept payment for long-lead materials (porcelain panels, pendants, panel systems) stored on site or in a bonded warehouse?
- A21.** PWC will not be responsible for this.