



Addendum No. 1

To: All Prospective Bidders

Project Name: Gaston County Schools – Multiple Secure Vestibules
Project #: 025353.00

Date: 11/18/2025

Owner: Gaston County Schools
943 Osceola Street
Gastonia, NC 28053

Architect: McMillan Pazdan Smith Architecture
1422 South Tryon Street / Suite 700
Charlotte, NC 28203

This addendum forms part of the Bidding and Contract Documents and modifies the original bidding documents: the Drawings dated 04 November 2025 and the Project Manual dated 04 November 2025. Acknowledge receipt of this addendum in the space provided on the Bid Form. **FAILURE TO ACKNOWLEDGE RECEIPT OF THE ADDENDA ON THE BID FORM MAY DISQUALIFY THE BID.**

This Addendum may include revised Project Manual pages and/or Drawings to be inserted in the correct sequence in the Bidding Documents.

Text deleted from the Project Manual by this Addendum is indicated by overstrike. Example: ~~overstrike~~

Bold lettering indicates lines in which text has been modified or added by the Addendum.

Revisions to the Drawings are identified by the Addendum number.

Cross-check all revised documents with the following:

Pre-Bid Meeting

Please see attached copy of pre-bid agenda and sign-in sheet.

Project Manual:

Section No.	Section Name	Revision/Change:
001113	Advertisement for Bids	REPLACE this specification section in its entirety with the attached revised specification section, showing the bid due date time modified to 3:00 p.m.



Drawings:

Drawing No.	Drawing Title	Revision/Change:
A050A	Vestibule Demolition Plan	1. Detail A1/A050A: In the lower right-hand corner of Vestibule A100, there is a demo tag missing a number. The missing number is, "1". 2. Demo Legend, Note 4: ADD to the end of this note, "Install new ceiling trim (to match existing) along perimeter of existing remaining ceiling at new/existing walls as required for a finished ceiling system."
A110A	EGHS Vestibule Plans & Elevations	1. Detail A1/A110A: MODIFY the dimension of the overall width of the window from 8'-7" to 8'-8". The 13'-4" dimension shown is to be maintained. 2. Detail C1/A110A: MODIFY the dimension of the overall width of the window from 8'-7" to 8'-8". The 2'-8" dimension for the transaction window is to be maintained. Modify the 2'-8" dimension on either side of the transaction window to be 2'-8 1/2". 3. Detail C1/A110A: DELETE the waterfall on the solid surface shelf on the side closest to the transaction window only. 4. Detail C4/A110A: for clarification purposes, the cmu wall shown below the new transaction window is existing construction.
A115A	EGHS Finish & Signage Plans	1. Finish Notes – Flooring: REPLACE note A to read, "A. Reference Finishes and Materials Schedule for WOM locations identified under base and alternate bids, in conjunction with Alternate #3 description per Section 012300. Description also identifies components to only be included in the alternate in addition to WOM."
A050B	BPES Vestibule Demolition Plan	REPLACE this sheet in its entirety with the attached revised sheet.
A110B	BPES Vestibule Plans & Elevations	REPLACE this sheet in its entirety with the attached revised sheet.
A115B	BPES Finish & Signage Plans	REPLACE this sheet in its entirety with the attached revised sheet.
A050C	SES Vestibule Demolition Plan	REPLACE this sheet in its entirety with the attached revised sheet.
A110C	SES Vestibule Plans and Elevations	1. Detail B5/A110C: For clarification, the dimension for the height of the transaction window is 4'-6 1/2". 2. Detail D3/A110C: DELETE the waterfall on the solid surface shelf on the side closest to the transaction window. 3. Detail A1/A110C: Modify the 9'-6" dimension locating Door C102 to read, "Existing door jamb location." 4. Detail B5/A110C: for clarification purposes, the cmu wall shown below the new transaction window is existing construction.



A115C	SES Finish & Signage Plans	1. Finish Notes – Flooring: ADD the following note, “J. Reference Finishes and Materials Schedule for WOM locations identified under base and alternate bids, in conjunction with Alternate #3 description per Section 012300. Description also identifies components to only be included in the alternate in addition to WOM.” 2. Finish Notes – Flooring: MODIFY note A to read, “Apply primer to existing substrate as part of preparation to receive new flooring finish in SRO C103 and Office C102. See specification section 099123 – Interior Painting.”
A050D	AHS Vestibule Demolition Plan	1. Demo Legend – Key Value #1: MODIFY referenced detail to B4/A110D. 2. Demo Legend – Key Value #4: ADD to the end of this note, “Install new ceiling trim (to match existing) along perimeter of existing remaining ceiling at new/existing walls as required for a finished ceiling system.”
A110D	ASH Vestibule Plans & Elevations	REPLACE this sheet in its entirety with the attached revised sheet.
A115D	AHS Finish & Signage Plans	1. Detail A3/A115D: RELOCATE Sign “D” in Waiting D102 to existing wall south of door frame. 2. Detail A3/A115D: RELOCATE Sign “B1” in Vestibule D100 to existing wall south of door frame. 3. Finish Notes - Flooring: MODIFY note A to read, “Apply primer to existing substrate as part of preparation to receive new flooring finish in Waiting D102. See specification section 099123 – Interior Painting.” 4. Finish Notes – Flooring: ADD note “I” to read, “Unless noted otherwise, all areas receiving resilient flooring (tile) and/or carpet shall receive RB-1. See Finish Plans for noted exceptions. 5. Finish Notes – Flooring: ADD the following note, “J. Reference Finishes and Materials Schedule for WOM locations identified under base and alternate bids, in conjunction with Alternate #3 description per Section 012300. Description also identifies components to only be included in the alternate in addition to WOM.”
A800	Door, Frame Type Schedule & Details	REPLACE this sheet in its entirety with the attached revised sheet.
S1.00B	Framing Plan and Details	Detail 1 – Sheet Note Schedule: DELETE Mark 1.04 and its description. In addition, DELETE reference and frame shown on the framing plan.
E001	Electrical Notes & Legends	REPLACE this sheet in its entirety with the attached revised sheet, showing: 1. Added PB symbol to symbol legend. 2. Added UL924 relay to symbol legend.
E101A	First Floor Lighting Plan – East Gaston HS	REPLACE this sheet in its entirety with the attached revised sheet, showing added new exit sign and keynote #6.



E101B	First Floor Lighting Plan – Bessemer Primary	REPLACE this sheet in its entirety with the attached revised sheet, showing: 1. (1) light fixture is now existing to remain. 2. (1) new light fixture changed fixture type.
E101C	First Floor Lighting Plan – Sherwood E.S.	REPLACE this sheet in its entirety with the attached revised sheet, showing added new exit sign
E101D	First Floor Lighting Plan – Ashbrook HS	REPLACE this sheet in its entirety with the attached revised sheet, showing: 1. Added existing exit sign/emergency fixture to plans. 2. Added new emergency light fixture location. 3. Added keynote #5.
E201A	First Floor Power Plan – East Gaston HS	REPLACE this sheet in its entirety with the attached revised sheet, showing PB location and conduit requirements added.
E201B	First Floor Power Plan – Bessemer Primary	REPLACE this sheet in its entirety with the attached revised sheet, showing PB location and conduit requirements added.
E201C	First Floor Power Plan – Sherwood ES	REPLACE this sheet in its entirety with the attached revised sheet, showing PB location and conduit requirements added.
E201D	First Floor Power Plan – Ashbrook HS	REPLACE this sheet in its entirety with the attached revised sheet, showing PB location and conduit requirements added.
E601	Electrical Details	REPLACE this sheet in its entirety with the attached revised sheet, showing fixture B30 added to lighting fixture schedule.
T001	Technology Notes & Legends	REPLACE this sheet in its entirety with the attached revised sheet, showing added PB symbol to symbol legend.
T101A	First Floor Network/Security – East Gaston HS	REPLACE this sheet in its entirety with the attached revised sheet, showing added new panic button to new reception desk.
T101B	First Floor Network/Security – Bessemer Primary	REPLACE this sheet in its entirety with the attached revised sheet, showing added relocation of existing panic button to new reception desk.
T101C	First Floor Network/Security – Sherwood E.S.	REPLACE this sheet in its entirety with the attached revised sheet, showing added panic button to new reception desk.
T101D	First Floor Network/Security – Ashbrook HS	REPLACE this sheet in its entirety with the attached revised sheet, showing added relocation of existing panic button to new reception desk.
M101A	First Floor Mechanical Plan – East Gaston HS	REPLACE this sheet in its entirety with the attached revised sheet, showing an added note for patching existing roof.
M101B	First Floor Mechanical Plan – Bessemer Primary	REPLACE this sheet in its entirety with the attached revised sheet, showing an added note for patching existing roof.
M101C	First Floor Mechanical Plan – Sherwood E.S.	REPLACE this sheet in its entirety with the attached revised sheet, showing an added note for patching existing roof.
M501	Mechanical Details	REPLACE this sheet in its entirety with the attached revised sheet, showing: 1. An added note for new penetrations in existing roof to details 4 and 5. 2. Corrected details 4 and 5 to note existing roof.



mcmillan | pazdan | smith
ARCHITECTURE

End of Addendum #1



mc millan | paz dan | smith
ARCHITECTURE

Pre-Bid Meeting Attendance

Meeting Date: 11/13/2025
Meeting Time: 11:00 a.m.
Meeting Location: Gaston County Schools, 943 Osceola Street, Gastonia, NC 28034
Project Name: Multiple Secure Vestibules
Project Number: 025353.00

Name	Organization	Email	Phone
Erin's Barnett	MP5 Architecture	charnoff@mc millan pazdan smith. com	223-231-8949
Chris Hall	GCS	chall@gastn.k12.nc.us	704-718-4325
Michael Skok	OPTIMA ENGINEERING	mskok@optimaengineering. com	704-213-8813
Nick Sities	Beam Construction	nsities@beamconstruction. com	704-435-3206
El. Witherspoon	Pinnix Inc	ewitherspoon@pinnix. com	704-867-6383
Matt Cobb	Pinnix Inc	mcobb@pinnix. com	704-747-0349
Randy Kries	Southside Constructors Inc.	rkries@southsideco. com	704-400-5170
Scott A. Ricker	Dallas Electric	sricker@dallasncelectric. com	704 867. 4404
Dustin Millwood	Custom Building Systems	dustn@custombuildingsystems. com	704-473-9339
Mike Wynn	BARNES - Cook	mwynn@barnes-cook. com	352-672-5444



Pre-Bid Meeting Agenda

Meeting Date: 11/13/2025
Meeting Time: 11:00 a.m.
Meeting Location: Gaston County Schools, 943 Osceola Street, Gastonia, NC 28034
Project Name: Multiple Secure Vestibules
Project Number: 025353.00

INTRODUCTIONS:

Owner: Gaston County Schools
Architect: McMillan Pazdan Smith

PROJECT DESCRIPTION

1. The Work of the Project is defined by the Contract Documents and includes, but is not limited to, the following:
 - Select demolition
 - Interior storefront doors/frames/hardware and associated glazing (including fire-rated).
 - Solid-surface countertops and plastic laminate casework.
 - Transaction windows
 - Metal stud walls with gwb finish and fiberglass panels in select locations
 - CMU wall infill
 - Security film installation
 - Hollow metal frames w/wood doors and associated hardware
 - Interior painting (including parging), carpet tiling, vinyl base, ACT ceilings and gwb bulkheads
 - Associated mechanical, electrical and technology systems (including security).
 - All other Work indicate in the Contract Documents.
2. Sign Pre-Bid Meeting Attendance Sheet.
3. If you do not have bid documents, please contact AJ Jahi (email: ajahi@mcmillanpazdansmith.com, tel: (980.201.3035) to request an electronic copy.

BIDDING REQUIREMENTS/DOCUMENTS

1. Please review bidding procedures as outlined in the Project Manual (Instructions to Bidders and Supplementary Instructions to Bidders):
 - a. Envelope shall be addressed to the party receiving the bids and shall be identified with the Project name, the Bidder's name, address and contractor license number applicable in Project jurisdiction.
 - b. Bids are NOT allowed to be faxed or submitted electronically (email).
 - c. Bids must be delivered prior to the time indicated. The Owner is not responsible for the bidder's choice of delivery or courier.

Pre-Bid Meeting Agenda

- d. Documents to include on bid day (12.4.25 at 10:00 a.m.):
 - i. Signed/completed bid form
 - ii. Bid bond
 - iii. Minority Business Guidelines Forms
 - iv. Contractor's Qualification Statement, AIA Document A305
 - e. Performance and Payment Bonds: each in an amount equal to 100 percent of the contract sum; delivered to Owner no later than ten (10) days after Notice of Intent to Award and no later than the date of execution of the Contract, whichever occurs first.
2. Please review General and Supplementary Conditions:
- a. Sales and use tax on materials are included in the Contract Sum. Contractor to submit documentation with each application for payment – see specification section 006276 "Sales Tax Form."
 - b. Fees shall be the responsibility of the Contractor.
 - c. Reference Paragraph 3.10.4 for allocated rain days to use when establishing construction schedule.
 - d. Paragraph 8.4.2 – Liquidated Damages: \$500 per calendar day, assessed individually for each building.
 - e. Insurance requirements per Article 11.
3. Please review the Bid Form:
- a. Allowance No. 1: include in your Base Bid Proposal. Balance of any remaining allowance not used is returned to the Owner (Section 012100).
 - b. Alternates (Section 012300):
 1. Alternate No. 1 – Existing Frame Modifications
 2. Alternate No. 2 – Paxton Access Control
 3. Alternate No. 3 – Walk-Off Carpet Tile
 - c. Project schedule.
 - d. Please acknowledge all addenda.
4. Please review Application for Payment (Section 012900) requirements, including certificates (insurance, Asbestos-Free Compliance), Contractor's Affidavit of Release of Liens, etc.
5. Please review Submittal Procedures (Section 013300). Any long lead-time items are requested to be submitted in a timely manner.
6. Please review Special Inspections (Section 014010). Coordinate as indicated on Contract Documents.
7. Please review Safety (Section 014100). The existing school district facilities will be fully occupied and in use. Proper safety, conduct, cleanliness, and background checks are required.



Pre-Bid Meeting Agenda

TOUR OF EXISTING FACILITIES

To follow the Pre-Bid meeting. Future potential pre-bid site visits to be discussed.

1. Sherwood E.S. – 1744 Dixon Road, Gastonia, NC 28054
2. Ashbrook H.S. – 2222 S. New Hope Road, Gastonia, NC 28054
3. East Gaston H.S. – 1744 Lane Road, Mt. Holly, NC 28120
4. Bessemer City Primary – 1320 N. 12th Street, Bessemer City, NC 28016

REQUESTS FOR INFORMATION

ALL Questions, Requests for Information (RFI) MUST be submitted in writing (E-mail):

Name: Chris Barnett

Phone: 223.231.8949

Email: cbarnett@mcmillanpazdansmith.com

Questions must be submitted by 11/26/2025 at 12:00 p.m. so they can be addressed by addendum.

QUESTIONS?

SECTION 00 11 13 – ADVERTISEMENT FOR BIDS

Sealed bids for the ***Multiple Secure Vestibules Project*** will be received by ***Gaston County Schools*** until ***3:00 p.m. on December 4, 2025***, in the ***Gaston County Schools District Administration Building, 943 Osceola Street, Gastonia, NC 28054***, and thereafter opened and publicly read aloud.

The work is to be constructed under a Single Prime Contract. Contractors are hereby notified that they shall be properly licensed under the state laws governing their trades. The extent of the work is shown on the drawings and specified in the project manual.

During normal business hours beginning ***November 4, 2025***, Bid Documents in digital form may be requested directly from **McMillan Pazdan Smith Architecture** at no cost. Please contact **AJ Jahi** (email: ajahi@mcmillanpazdansmith.com, tel: 980.201.3035) to request an electronic copy of the Bid Documents. Only complete sets of the Bid Documents will be issued and to receive the documents prospective bidders must first provide McMillan Pazdan Smith Architecture with their company name, contact name, phone number, and email address. Hard copies of the Bid Documents may be printed by each plan holder at their own expense at their preferred printer. Neither the Owner nor the Architect will be responsible for full or partial sets of Bidding Documents, including any Addenda, obtained from any other source.

A mandatory Pre-Bid meeting will be held for all interested bidders at the District Administration Building on ***November 13, 2025 at 11:00 a.m.*** The meeting will address project-specific questions, issues, bidding procedures, and bid forms. Pre-bid inspection opportunities at the project sites will also be discussed. The deadline for all Bidding RFI will be ***November 26, 2025, at 5:00 pm.***

Each proposal must be accompanied by a bid bond in an amount of five percent (5%) of the gross amount of the proposal (base bid and all additional alternates) and executed in accordance with and conditioned as prescribed by GS 143-129, State of North Carolina. If the successful bidder fails to give satisfactory surety as required by law, the Owner will retain the above deposit. Company checks will not be accepted. All contractors are hereby notified that they shall be properly licensed under the state law governing their trades.

The Owner reserves the right to accept or reject any or all bids, to waive any informalities and irregularities in any bid, or to make awards in the best interests of the Owner. The Owner also reserves the right to award a partial amount of the Work rather than the entire amount. All bids submitted shall be valid for a period of at least ninety (90) days from the date of bid opening; the only alterations which will be allowed will be those approved by the Owner.

Gaston County Schools is an Equal Opportunity Employer and the Owner's Minority Participation Policy is applicable to this project. Gaston County Schools has a 10% goal for participation by minority businesses for building projects awarded by Gaston County Schools.

Chris Hall, M.A., Project Manager
Gaston County Schools
Ph: 704.718.4325
Email: chall@gaston.k12.nc.us