



MHAworks, A Progressive Company

**ADDENDUM NO. 1
GRANVILLE HEALTH SYSTEMS
MAIN HOSPITAL ROOFING PROJECT
June 11, 2026**

To all bidding Contractors:

The following items supersede the bid documents dated 25 May 2025 and shall become a part of those bid documents with full force and effect, as though set forth therein. Bidders shall acknowledge receipt of this Addendum No.1 on the Form of Proposal.

Item 1: Bid Date:

The bid date has been pushed out 2 weeks, the bid time of day (2:00 pm) and location (Admin. Conference Room) remain the same. The bid date is now **June 30, 2026**.

Item 2: Project Manual:

Find the attached Project Manual cover page (sealed) to replace the current project manual cover page.

Item 3: Form of Proposal:

Find the attached Form of Proposal that has been revised to include a line for alternate no. 1.

Item 4: Pre-bid Meeting Notes:

Find the attached pre-bid meeting notes to include items discussed as part of the bid documents.

Item 5: Received Bid Questions and Responses:

- Does the hospital have a firm who had been servicing the tall antenna?
Response - **No, the owner has no one that services the tall antenna.**
- Can the foundations and anchors remain, or must they be completely removed, leaving openings in the roof? (Tall Antenna)
Response: **Foundation / supporting structure and anchors may remain.**
- Does any equipment need to be saved or relocated, or can everything be disposed of?
Response: **Everything can be disposed of.**
- What are the specific access or safety requirements for the facility? How can we get equipment to the roof for the removal?
Response: **Roof can be accessed by stairs to the T section roof, and by ships ladder at the other roof section. Crane can be used for materials and equipment.**
- Are there designated parking locations close to the facility for construction vehicles?

Response: Yes, public parking is readily available on site.

- Are there any other scope of work items outside of removing the antenna tower and equipment?

Response: Misc. small antenna removal, abandoned piping designated to be removed, and roof replacement are also included in project scope as depicted on the drawings.

- Have the core/asbestos samples been taken yet?

Response: The owner is in the process of coring and asbestos testing. An addendum will be sent out when this information has been provided.

- Trying to discern from the plans whether the roof was structurally sloped and the only taper needed was the shaded section on the drawings or if the whole roof needed tapered insulation installed.

Response: The shaded roof shown below is structurally flat, requiring taper to the roof drains, the unshaded T-shaped section has a structural taper.



- On the big roof with the ballasted EPDM, the existing parapet wall has EPDM flashings going up about 12" or so, then metal wall panels on the back of the parapet wall, with the coping cap on top. I know we are to replace the coping, but are we to leave the existing wall panels in place and terminate the membrane at the bottom of the panels with a termination bar/counterflashing? Or do we remove those panels and flash the new membrane all the way up and over the parapet wall?

Response: The metal wall panels will be removed along with the coping cap. The roof membrane will extend up to a termination bar and then start up again and go over the parapet. This method is so that any future roof repairs will not require replacement of the coping cap.

- When we remove the pipe from that same roof, what is the extent of the removal? Do we take it all the way back to where it penetrates the lower roof?

Response: The pipe does not penetrate the lower roof. It should be removed in its entirety.

- Do we have a linear footage that we are to account for walkway pads? I know some exist, and I believe the spec mentions replacing some, but the roof plan does not seem to provide a way to account for them.

Response: **Replace walkway pads in kind. Take note of existing amount before demolition.**

- Regarding the insulation thickness, am I understanding correctly that we are installing only one layer of 2.6" ISO, and then the taper on top is just to direct water runoff? Are we trying to achieve any particular R-value?

Response: **Correct. The owner has requested 2.6" with taper on top to allow for water runoff. We are not trying to reach an R-value. The Energy Code allows the replacement to meet the existing R-value.**

End of Addendum No. 1

SPECIFICATION FOR:



**Granville Health System
Main Hospital Roofing Project**
Oxford, NC



Construction Documents
May 25th, 2026

Progressive AE Project No. 22180003



MHAworks, A Progressive Company
800 Taylor Street, Suite 9A-154 Durham, North Carolina, 27701
T: 919.682.2870

FORM OF PROPOSAL
GRANVILLE HEALTH SYSTEM

Project

Granville Medical Center – Roof Replacement Project
1010 College St., Oxford, NC 27565

Date (Bidder to Enter): _____

Bidder: Name: _____
 Address: _____
 Telephone: _____

The undersigned, as bidder, hereby declares that the only person or persons interested in this proposal as principal or principals is or are named herein and that no other person than herein mentioned has any interest in this proposal or in the contract to be entered into; that this proposal is made without connection with any other person, company or parties making a bid or proposal; and that it is in all respects fair and in good faith without collusion or fraud. The bidder further declares that he has examined the site of the work and the contract documents relative thereto, and has read all special provisions furnished prior to the opening of bids; that he has satisfied himself relative to the work to be performed. The bidder further declares that he and his subcontractors have fully complied with NCGS 64, Article 2 in regards to E-Verification as required by Section 2.(c) of Session Law 2013-418, codified as N.C. Gen. Stat. § 143-129(j).

The Bidder proposes and agrees if this proposal is accepted to contract with **GRANVILLE HEALTH SYSTEM** in the form of contract specified below, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary to complete the construction of **“Roof Replacement Project at Granville Medical Center located in Oxford, North Carolina”** in full in complete accordance with the plans, specifications and contract documents, to the full and entire satisfaction of the **GRANVILLE HEALTH SYSTEM**, and the with a definite understanding that no money will be allowed for extra work except as set forth in the General Conditions and the contract documents, for the sum of:

SINGLE PRIME CONTRACT:

Base Bid:

_____ Dollars(\$)

Alternate Bid:

Alternate Bid No.1: Remove and properly dispose of the large antenna and guy wires on T shaped roof section. Cut antenna flush with roof prior to installing roof membrane. Guy wire anchors to remain.

Total Add/Deduct: _____ Dollars (\$ _____)

General Subcontractor:

Plumbing Subcontractor:

Mechanical Subcontractor:

Electrical Subcontractor:

GS143-128(d) requires all single prime bidders to identify their subcontractors for the above subdivisions of work. A contractor whose bid is accepted shall not substitute any person as subcontractor in the place of the subcontractor listed in the original bid, except (i) if the listed subcontractor's bid is later determined by the contractor to be non-responsible or non-responsive or the listed subcontractor refuses to enter into a contract for the complete performance of the bid work, or (ii) with the approval of the awarding authority for good cause shown by the contractor.

MINORITY BUSINESS PARTICIPATION REQUIREMENTS

Provide with the bid - Under GS 143-128.2(c) the undersigned bidder shall identify **on its bid** (Identification of Minority Business Participation Form) the minority businesses that it will use on the project with the total dollar value of the bids that will be performed by the minority businesses. **Also** list the good faith efforts (Affidavit **A**) made to solicit minority participation in the bid effort.

NOTE: A contractor that performs all of the work with its own workforce may submit an Affidavit (**B**) to that effect in lieu of Affidavit (**A**) required above. The MB Participation Form must still be submitted even if there is zero participation.

After the bid opening - The Owner will consider all bids and alternates and determine the lowest responsible, responsive bidder. Upon notification of being the apparent low bidder, the bidder shall then file within 72 hours of the notification of being the apparent lowest bidder, the following:

An Affidavit (C) that includes a description of the portion of work to be executed by minority businesses, expressed as a percentage of the total contract price, which is equal to or more than the 10% goal established. This affidavit shall give rise to the presumption that the bidder has made the required good faith effort and Affidavit **D** is not necessary;

*** OR ***

If less than the 10% goal, Affidavit (**D**) of its good faith effort to meet the goal shall be provided. The document must include evidence of all good faith efforts that were implemented, including any advertisements, solicitations and other specific actions demonstrating recruitment and selection of minority businesses for participation in the contract.

Note: Bidders must always submit with their bid the Identification of Minority Business Participation Form listing all MB contractors, vendors and suppliers that will be used. If there is no MB participation, then enter none or zero on the form. Affidavit A **or** Affidavit B, as applicable, also must be submitted with the bid. Failure to file a required affidavit or documentation with the bid or after being notified apparent low bidder is grounds for rejection of the bid.

Proposal Signature Page

The undersigned further agrees that in the case of failure on his part to execute the said contract and the bonds within ten (10) consecutive calendar days after being given written notice of the award of contract, the certified check, cash or bid bond accompanying this bid shall be paid into the funds of the owner's account set aside for the project, as liquidated damages for such failure; otherwise the certified check, cash or bid bond accompanying this proposal shall be returned to the undersigned.

Respectfully submitted this day of _____

(Name of firm or corporation making bid)

WITNESS:

By: _____
Signature

Name: _____

(Proprietorship or Partnership)

Print or type

Title _____
(Owner/Partner/Pres./V.Pres)

Address _____

ATTEST:

By: _____

License No. _____

Title: _____
(Corp. Sec. or Asst. Sec. only)

Federal I.D. No. _____

Email Address: _____

(CORPORATE SEAL)

Addendum received and used in computing bid:

Addendum No. 1 _____ Addendum No. 3 _____ Addendum No. 5 _____ Addendum No. 7 _____

Addendum No. 2 _____ Addendum No. 4 _____ Addendum No. 6 _____ Addendum No. 8 _____

GRANVILLE MEDICAL CENTER – MAIN HOSPITAL ROOFING PROJECT

PRE-BID CONFERENCE SUMMARY

DATE: Tuesday, June 2, 2026, at 2:00 pm.

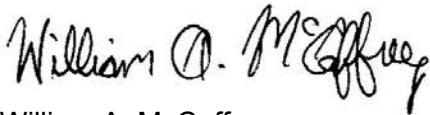
LOCATION: Virtual via Microsoft Teams and Granville Health System Main Hospital conference room.

SUMMARY: The following items were discussed, and dates established:

- Attendee list is attached at the end of this report.
- Designers showed images of existing conditions.(attached at end of this report)
- Owner agreed that removal of the large antenna will be included in the documents as a bid alternate. Architect will adjust the Form of Proposal to include the alternate. The revised Form of Proposal will be included in an upcoming addendum,
- All updated documents will be posted on the E-procurement Website.
- Contractor questioned if linear feet of gutters and downspouts had been calculated. Response was “contractor shall perform calculations for precise linear footage of gutters and downspouts”.
- **Bid opening location and time: Granville Health System Main Hospital conference room at 2 pm on June 16th.** All attendees shall wait to be escorted from the lobby by the owner. Bids may be received earlier than 2 pm. If dropping off a bid at the reception desk and leaving before bids are opened, please request arrival time be added to bid envelope. Bids received after 2 pm on day of bid opening will not be accepted.
- Contractors shall acknowledge receipt of addenda at end of form of proposal.
- MBE forms must be completed. Instructions and forms are included in the project manual.
- Bond documents are located in the project manual for contractors’ use. Bid Bond is required, see project manual Instruction to Bidders - Section 4 - Bid Security for Bid Bond instructions.
- Original roof was built around 1930 and updated in 1960s. No roofing material cores have been done at this time, and no hazardous materials testing has been completed. A response to asbestos testing will be issued in an upcoming addendum.
- Reference to Factory Mutual in the project manual is as basis of design only, owner is not insured by them.

- All antennae are already disconnected electrically.
- Contract time (construction duration) will be adjusted by adding 15 days, revising the construction duration to 60 days. The 60-day contract duration includes completion of gutter and downspout replacement.
- Contractor questioned if after hours and weekend work is acceptable. Response: Work outside of regularly scheduled working hours of 7:00 am – 5:00 pm is allowed. Please notify owner of anticipated after hours work schedule.
- Owner requests that the awarded contractor provides a Lift Plan with corresponding schedule for construction material delivery and construction debris removal. The Lift Plan is to include required lift and disposal vehicle set-up locations, and timeframe of each lift and disposal activity. Plan should also include any proposed dumpster locations and sizes. The Lift Plan will require owner approval.
- **All contractors wishing to make a site visit must be present for a coordinated visit on June 8th, from 9-11 am. Meet in hospital lobby at 9:00 am.**
- All questions concerning bids are to be made via email to Bill McCaffrey. Questions and responses will be shared with all bidding contractors and pre-bid meeting attendees.
Designer contact is Bill McCaffrey – Phone #: 919-682-2870.
E-mail: bmccaffrey@weareprogressive.com

June 4, 2026



William A. McCaffrey
Project Manager

Virtual Attendees:

Chad Harper - Curtis Construction - chad@curtiscc.com

Bert Long - Brianna Andrews - RLM Commercial Roofing LLC - brianna@rlmroofingllc.com

David Hinson - Rike Roofing Services - david@rikeroofing.com

Rob Poplin - Triad Roofing Company - rob@triadroofing.com

Isaac Philips - Triangle Roofing Services - isaac@triangleroof.com

Bert Long - HG Reynolds Co, Inc. - blong@hgreynolds.net

Jazmin Arias - AA Arias Roofing Inc - aarias922000@gmail.com

Ron Uthus - RLM Commercial Roofing LLC - service@rlmroofingllc.com

In Person Attendees:

Rice Roofing - mrice@riceroofingremodeling.com

Anthony Smoot - Carolina Group Contracting - asmoot@cgcgov.com

Patrick Murray - Patrick.murray@centimark.com

Karlton Davis - Capital City Roofing - k.davis@capitalcityroofing.net

Chris Deans 919 422 1305 - chris@cjdeansroofing.com

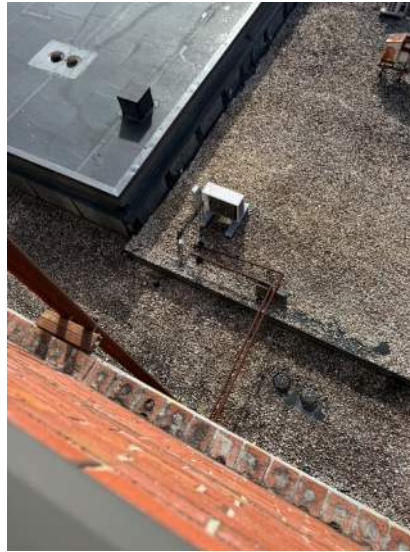
Brady Knowles 252 799 6010 - Owens Roofing - brady@owensroofinginc.com

Joe Mobley 910 289 0103 - DLT Roofing - joe@dltroofing.com

Pictures – Existing



Pictures – Existing (cont.)



Pictures – Existing (cont.)



Pictures - Exterior Elevations

