Bidding Addendum

Addendum No. 1 for 280-22 OWASA Administration Building Monumental Stair.
Wiley Wilson Comm. No. 230230.00, dated January 21, 2025.

To: All Bidding Document Holders of Record

From: Wiley|Wilson
Raleigh, NC

---

*This Addendum contains **5** pages and listed attachments and forms as part of the bidding documents and modifies the Project Manual and Drawings dated, December 17, 2024, as noted below. Acknowledge receipt of this Addendum in attached Addendum Acknowledgement Form. Failure to do so may subject bidder to disqualification.*

SPECIFICATIONS

1. No specification changes.

DRAWINGS

1. Revisions as clouded on sheets:
    a. A-101 Floor Plans
    b. A-101A Floor Plans (Bid Alternate 1)
    c. A-501 Miscellaneous Details

ANSWERS TO REQUESTS FOR INFORMATION

1. **Question:** Please clarify the size and location of existing footings at lower-level stair connections.
    a. **Answer:** OWASA Operations Center (1990) record drawings are available. Submit a Sensitive Information Application to OWASA's Project Manager (Darren Berger, dberger@owasa.com) to request access. Please note that there is a discrepancy between the Architectural and Structural as-built drawings on the footing size and depth, but both are outside the footprint of the new spread footing.

2. **Question:** Please clarify demolition requirements of the concrete pier assembly under the existing landing. Can the pier be left in place, or reused?
    a. Answer: At minimum, the concrete pier must be cut down to 6 inches below the top of the existing slab on grade. Leaving the original pier in place is not an option; it will interfere with the new stair run. It cannot be reused as the new landing is several feet away from the existing pier location.

3. **Question:** The Rubber Stair Treads that are mentioned on A-501 detail 2 for the "Marbleized Color Palette", should the samples be a specific design?
    a. **Answer**: Provide minimum of 3 samples: M100 Black, M139 Deep Navy, and M197 Iceberg.

4. **Question:** Please clarify smoke detector locations and required protections during construction.
    a. **Answer:** All fire alarm devices are existing to remain. Contractor to protect fire alarm devices within and immediately adjacent to the project boundaries from dust and accidental trip.

5. **Question:** Who is responsible for removing atrium level furniture and art, garden plants, and wall plaque on elevator wall before construction?
    a. **Answer:** Owner is responsible for removing all mentioned items and returning to desired locations post construction. If Owner's contents have not been removed at start of construction, Contractor is requested to work with the Owner for removal, noting Owner retains responsibility for all items in question. Contractor must remove rock garden decorative rock and reuse to infill new rock garden.

6. **Question:** Are there attachments from the stair into the elevator shaft?
    a. **Answer:** No attachments are anticipated. Contract documents call for repair of the plaster surface of the elevator shaft.

7. **Question:** Please provide a spec to match lower-level tile to support base bid.
    a. **Answer:** The base bid must include replacing all demolished tile or tile otherwise damaged by Contractor to match the existing tile. Contractor is responsible for selecting and submitting matching tile samples to OWASA for approval. See Drawing A-401 Keynote 10.

8. **Question:** What permits are planned to be pulled?
    a. **Answer:** OWASA will not require permits to be obtained for this project.

9. **Question:** Please provide direction how to infill carpet at the existing stair connection.
    a. **Answer:** For base bid, Contractor must provide new carpet border per Drawing A-401 Keynote 9 around stair opening. Contractor is responsible for selecting and submitting matching samples to OWASA for approval. For Bid Alternate 1, Contractor is responsible for selecting and submitting samples matching existing surrounding carpet to OWASA for approval.

10. **Question:** Who will complete special inspections?
    a. Answer:
        i. Special inspections will be provided by the Owner.

11. **Question:** There seems to be no direction in the documents for temporary egress signage during construction. Please clarify if this is an Owner responsibility or a Contractor responsibility. If this is a Contractor responsibility, please provide plans and specifications for this temporary egress signage.

a. **Answer:** OWASA will provide temporary egress signage.

12. **Question:** The documents mention "sound control" as part of the temporary protection system, but there does not appear to be a sound control standard to price and construct the temporary protection system. Please provide a sound control standard in this instance.
    a. **Answer:** Sound control is not required.

13. **Question:** What Air Quality Testing does OWASA require?
    a. Answer: Air Quality Testing is not required.

14. **Question:** Can original building and HVAC Airflow record documents be issued to contractors?
    a. Answer: OWASA Operations Center (1990) and OWASA Administration Building HVAC Replacement Record Drawings are available. Submit a Sensitive Information Application to OWASA's Project Manager (Darren Berger, dberger@owasa.com) to request access.

15. **Question:** Sheet AD101, note 16 references that the Contractor is to perform and engineering study regarding the structural integrity of the current structure relative to the stair system demolition. This seems odd, since the EOR should be responsible for this study and the resulting analysis that would inform the bid documents governing the demolition of the stair. Please clarify the responsibilities of the Contractor.
    a. **Answer:** Delete AD101 Note 16. An engineering survey is not required.

16. **Question:** Do the project Bid Documents contain a Concrete Specification? If so, please send a copy to bidders. Noting the only "Concrete Spec" we see is Note "C" on S-001.
    a. Answer: Refer to Specification 033000 Cast-In-Place Concrete.

17. **Question:** Note "C" on S-001 does not spec aggregate size.
    a. **Answer:** Refer to Specification 033000 Cast-In-Place Concrete.

18. **Question:** Can designer provide a desired mix design for footing / slabs?
    b. Answer: The contract documents provide performance requirements and limits in note C.2 on S-001 and Specification 033000 Cast-In-Place Concrete. The mix design is the responsibility of the Contractor and must be submitted to the SEOR for approval.

19. **Question:** Can designer provide "Pea Gravel" mix design for Stair pan fill and curbs?
    c. Answer: The contract documents provide performance requirements and limits in note C.2 on S-001 and Specification 033000 Cast-In-Place Concrete. The mix design is the responsibility of the Contractor and must be submitted to the SEOR for approval.

20. **Question:** Can pan stairs be filled with bag mixed on-site concrete?
    d. Answer: No, pan stairs must be pre-filled in accordance with Specification 055113.

21. **Question:** Please provide a small line pump mix design for Slab On Grade concrete.

e. **Answer:** The contract documents provide performance requirements and limits in note C.2 on S-001 and Specification 033000 Cast-In-Place Concrete. The mix design is the responsibility of the Contractor and must be submitted to the SEOR for approval.

22. **Question:** Please provide clarity on pan stair fill element. Stair Pans Spec Section 055113 item 1.3.A.1
    f. **Answer:** Pan stairs must be pre-filled in accordance with Section 055113. The contract documents provide performance requirements and limits in note C.2 on S-001 and Specification 033000 Cast-In-Place Concrete. The mix design is the responsibility of the Contractor and must be submitted to the SEOR for approval.

23. **Question:** Request clear limits of slab replacement as comparison between demolition to structural, to architectural drawings do not concur.
    a. **Answer:** Do not scale drawings. Refer to structural drawings for dimensions. Architectural drawings do not provide dimensions for this reason.

24. **Question:** For Curb Detail 4/S-301 - Is a water stop required at floor to curb connection?
    g. **Answer:** No

25. **Question:** Can Detail 1 on A-501 be adjusted to show railing attachment to beam under deck? It currently shows attachment directly to deck.
    a. **Answer:** No. As-built drawings indicate a structural steel bent plate rather than light gage pour stop at the edge of deck. The railing does not completely align with the beam flange below and spacing may interfere with joist seats. See detail on S-501 for additional information.

26. **Question:** Please confirm if outlets at plenum façade near existing reception furniture are to remain or be moved. Current location presents clash with new stringer locate.
    a. **Answer:** Devices in conflict are to be abandoned in place. Disconnect conductors and remove back to next upstream device. Provide flush covers.

27. **Question:** Are all subcontractors and suppliers required to be submitted with our bid? Or only certain trades?
    a. **Answer:** The Certified List of Equipment/Material Manufacturers and Subcontractors form should include all subcontractors and suppliers that will be used in the performance of Work to be completed on this project.

28. **Question:** Should the $50,000 contingency allowance include contractor's overhead and profit or is it exclusive of any markups?
    a. **Answer:** No, the contingency allowance is for the sole use of OWASA.

29. **Question:** Should the total lump sum single prime base bid price on the bid form include the $50,000 contingency allowance?
    a. **Answer:** Yes, the total bid price must include the $50,000 allowance.

30. **Question:** Is the Article 9 form "Contractor's Experience" required to be submitted with the

bid or will that be requested after the bid opening?

   a. **Answer:** Submit Contractor's Experience with the bid.

31. **Question:** Who is responsible for builder's risk insurance?
    a. **Answer:** The Contractor.

32. **Question:** Could you please forward the bid bond form?
    a. **Answer:** OWASA does not require a specific format.

33. **Question:** Who is responsible for permit fees?
    a. **Answer:** The Contractor, if applicable.

34. **Question:** Does this project require any prevailing wages or wage rate requirements such as Davis-Bacon?
    a. **Answer:** No.

ATTACHMENTS

1. Addendum Acknowledgement Form.
2. Pre-bid minutes dated 1/15/2025.
3. Meeting sign-in sheet dated 1/15/2025.
4. Sheet revisions dated 1/17/2025:
   a. A-101 Floor Plans
   b. A-101A Floor Plans (Bid Alternate 1)
   c. A-501 Miscellaneous Details

End of Addendum No. 1

WILEY|WILSON

Kendra Finch

Kendra Finch
Project Manager

ADDENDUM ACKNOWLEDGEMENT FORM

OWASA 280-22 | Wiley|Wilson Comm. No. 230230

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgement form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

Acknowledgement: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans, and/or specifications, etc.

Addendum Numbers Received:
(Check the box next to each addendum received)

☐ Addendum No. 1

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

_____
Company

_____
Authorized Signature

_____
Date

NOTE: This addendum acknowledgement should be submitted with the bid to expedite document processing.

PRE-BID MEETING AGENDA

DATE:	1/15/2025
PROJECT NAME:	OWASA Administration Building Monumental Stair
PROJECT NO.:	OWASA CIP No. 280-22; Wiley|Wilson Comm. No. 230230
MEETING LOCATION:	OWASA | 400 Jones Ferry Rd. | Carrboro, NC 27510
PROJECT LOCATION:	OWASA | 400 Jones Ferry Rd. | Carrboro, NC 27510
HOST:	Wiley|Wilson – Designer of Record
MEETING TIME:	10:00am
DURATION:	1hr 15 min

ATTENDEES – See separate Pre-Bid Meeting Attendees List

1. **Welcome and Introduction**
   - 1.1. Opening remarks & circulate sign-in sheet
   - 1.2. Contractors' self-introduction: Name and Firm

2. **Re-Bid Process, Submission, and Award**
   - 2.1. Digital copies of the Bid Documents are available by contacting Darren Berger with OWASA (dberger@owasa.org).
   - 2.2. Forms provided in Project Manual are required for bidding. Contractor is responsible for understanding all content in provided bid documents and to use provided forms.
     - 2.2.1. **Bids will be considered non-responsive if the provided forms are not used.**
     - 2.2.2. MBE requirements w/ Affadavit A or B, as applicable
       - 2.2.2.1. Note MBE goal of 10% - please strive to meet this. If not able, use appropriate Affidavit.
   - 2.3. Schedule

Bid Addenda 1 will be posted by EOD Jan 21, as Jan 20 is an observed holiday for OWASA.

5p Monday January 20	Bid Addenda 1 will be posted, including pre-bid minutes and attendee list
5p Wednesday January 22	Submit all pre-bid questions **in writing via email**, to Kendra Finch (kfinch@wileywilson.com)
5p Tuesday January 28	Bid Addenda 2 will be posted, if applicable
2p Tuesday February 4	Bids due to OWASA
5p Tuesday February 11	Notice of Intent issued
TBD – ASAP after Notice of Intent	Notice to Proceed issued

   - 1.1. **Bid Submission -** Sealed Bids received by **2:00 pm on Tuesday, February 4, 2025**. Bids will be opened at OWASA | 400 Jones Ferry Rd. | Carrboro, NC 27510, but will not be read aloud publicly.
   - 1.2. Bidders shall submit Addendum Acknowledgement Form with proposals.

2. **Project Overview**

2.1. Scope

2.1.1. **Base Bid:** Project includes replacement of monumental staircase in the central atrium between the upper and lower levels of the Administration Building. The existing stairs, structural supports, and railing including around the atrium will be demolished and replaced with an alternate and code compliant design. Electrical will be updated to meet emergency egress code. The lower-level rock garden extents will be adjusted to accommodate the new stair layout. The project includes furnishing and installing new staircase, structural supports, lighting fixtures, repair to adjacent finishes, all associated appurtenances, and other work as described in the Specifications and as indicated on the Drawings.

2.1.2. **Bid Alternate 1:** Cost deduct to fully demolish existing monumental staircase in the central atrium between the upper and lower levels of the Administration Building, including structural supports. Salvage horizontal railing section from stair landing for reuse at top of atrium. Demolish electrical elements as indicated on drawings. Infill atrium level stair railing with salvaged railing section. Install tile at lower-level floor, matching existing, to patch demolished areas. This bid alternate includes repair to adjacent finishes, all associated appurtenances and other work as described in the Specifications and as indicated on the Drawings.

2.1.3. **Bid Alternate 2:** Additive cost for completing noisy/dusty work during evening, weekend, or holiday hours.

2.1.3.1. **Clarifications during Pre-Bid:**

2.1.3.1.1. Bid Alternate 2 only applies to active construction work such as grinding and concrete cutting. Activities such as measurements, layout, painting, and tiling are examples of work that could still be completed during normal business hours. Material deliveries and meetings should also be planned during normal business hours.

2.1.3.1.2. OWASA made note that the Jones Ferry campus is in operation 24/7, though the Administration Building, wherein work on this project will occur operates during normal business hours. Clear and frequent communication between Contractor and Client will be imperative to ensuring minimal disruption to client operations and personnel.

2.2. Refer to bid documents that include drawings and project manual dated December 17, 2024 for scope and completion timeframe.

2.2.1. Contractors are requested submit their Safe Work Plan, a rough Construction Schedule, Schedule of Values, and to begin the procurement process as soon as practicable after Notice of Intent is issued to maximize available construction duration.

2.2.2. **Substantial Completion** – 135 days from NTP

2.2.3. **Final Completion** – 160 days from NTP

2.3. Project Success Keys

2.3.1. Site coordination and protection to minimize impact to building and occupants.

2.3.2. Ensure all material is on hand prior to beginning demolition.

2.3.3. Target all possible billing by June 30th, 2025, which is OWASA's fiscal year end. Work in Place must support billing.

3. Site Logistics

3.1. Site badging

3.1.1. OWASA will provide 1-2 permanent badges to Contractor at no cost. Badged contractor personnel are fully responsible for their crew, including ensuring adherence to OWASA site and safety rules and all construction regulations. They must monitor their team's compliance, address any issues promptly, and ensure that all work is conducted safely and according to the established guidelines. All contractor personnel must sign-in at OWASA reception and wear a sticker badge while onsite. OWASA's electronic system will text individuals to check out of site for the day.

3.1.1.1. **Clarifications during Pre-Bid:**

3.1.1.1.1. OWASA requests Contractor to be flexible as changes to site security become fully understood, noting above mentioned badges will still allow gate passage for Contractor.

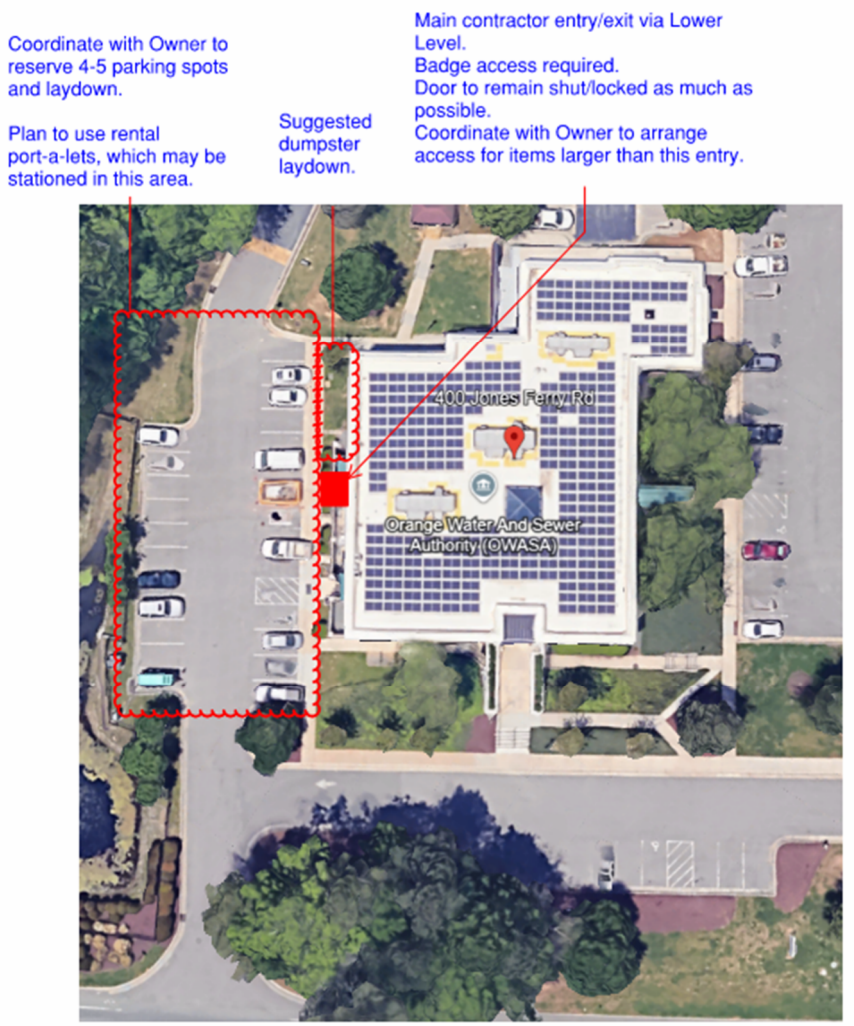
3.1.1.1.2. OWASA noted the Jones Ferry campus will undergo large construction operations in the next few months. While they hope the Stair project and other construction around the grounds will not co-occur, OWASA asks for Contractor awareness to minimize their need for laydown space and be flexible if/when OWASA requests a change to laydown area.

3.1.1.1.3. Contractor may request key to turn on water at can wash area. Contractor will be responsible for ensuring water is only turned on when in actual use and turned off immediately following use. As well, Contractor is fully responsible for returning the water key.

3.2. Parking, Laydown, Dumpsters, Temporary Restroom Facilities, Contractor Building Entry

3.2.1. Additional temporary laydown space may be available within gated area behind the administration building. Coordinate with Owner.
3.2.2. Gates are only accessible to badged personnel.
3.2.3. Contractors are responsible for their own debris removal.
3.2.4. Exercise room can be available for additional interior laydown. Contractor is responsible for moving exercise equipment to room perimeter, protecting walls/floors/exercise equipment, and replacing to pre-construction condition upon demobilization.
3.2.5. Debris Removal - Contractors to provide their own construction debris removal.
3.2.6. Temporary Restroom Facilities are expected to be used by Contractors. See diagram for suggested location.

3.2.7.



3.3. Work Hours / Coordination

3.3.1. Coordinate any work for services to be taken offline with Darren Berger at least 48 hours in advance.

3.4. Site Water/Power

3.4.1. Power outlets are available and accessible within and near the project extents.

3.4.2. A water hose is available for use behind the building near the wash basin. Construction of a temporary wash basin for concrete cleanup is allowed within reach of mentioned hose.

3.5. Safety

3.5.1. OWASA's site safety plan is available by request from Darren Berger (Dberger@owasa.org)

3.5.2. Submit Safe Work Plan as soon as practicable after Notice of Intent is issued.

4. Site Tour

4.1. Project site will be available for viewing immediately following the Pre-Bid Meeting.

5. Closing

5.1. Reminder – Take a look at above schedule for bid and award dates

LIST OF PRE-BID CONFERENCE ATTENDEES
OWASA Administration Building Monumental Stairs Replacement
RE-BID - January 15, 2025, 10:00 a.m.

Company Name: ACH Constructors General Contractor (X) Subcontractor ( ) Supplier ( )
Address: 200 Trans Air Dr, Suite 100 Morrisville NC 27560
Telephone Number: 919-484-9550 Fax Number: _____
Attendee Name: Mark Ferris Email: MarkF@ACHConstructors.com

Company Name: Enterprises Inc General Contractor ( ) Subcontractor ( ) Supplier ( )
Address: 4504 Yates Mill Pond Rd Raleigh
Telephone Number: Fax Number: 252-234-1484
Attendee Name: Isabel G Rojas Email: enterprisesginc@gmail.com

---

Company Name: Central Builders General Contractor (X) Subcontractor ( ) Supplier ( )
Address: 816 E Hanover Rd. Graham N.C. 27253
Telephone Number: 1 (336) 227-4551 Fax Number: _____
Attendee Name: Vonie McPherson Email: Amiep@centralbuildersinc.com

---

Company Name: Riggs-Harrod General Contractor (X) Subcontractor ( ) Supplier ( )
Address: 1117 E Geer Street Durham NC 27704
Telephone Number: 919 687-0111 Fax Number: NA
Attendee Name: Tim Cothran Email: tcothran@riggsharrod.com

Company Name: Gitto Enterprises INC General Contractor (X) Subcontractor ( ) Supplier ( )
Address: 306 Plantation Rd Goldsboro N.C. 27530
Telephone Number: Fax Number: 919 809 2860
Attendee Name: Mark Wilson Email: GITTOPM@GMAIL.com

LIST OF PRE-BID CONFERENCE ATTENDEES
OWASA Administration Building Monumental Stairs Replacement
RE-BID - January 15, 2025, 10:00 a.m.

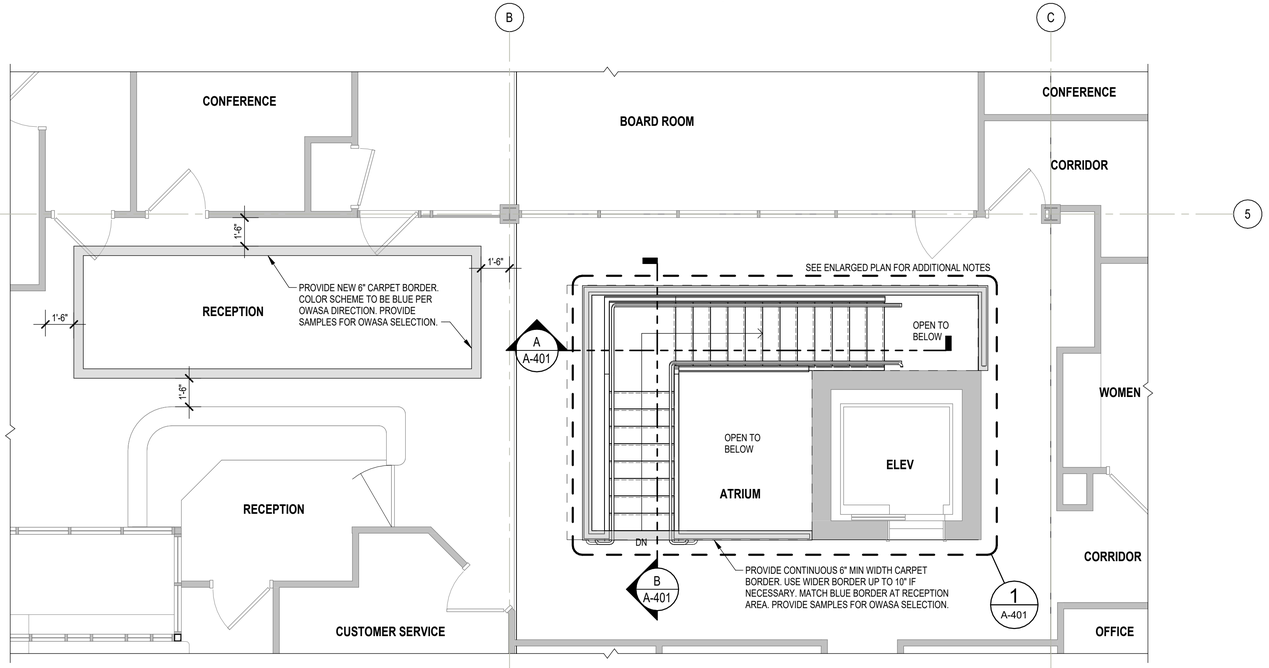
Company Name: RENOVATION CONTRACTING General Contractor X Subcontractor ( ) Supplier ( )
Address: 20062 GRIER CHAPEL HILL, NC 27517
Telephone Number: 984-880-4490 Fax Number: _____
Attendee Name: BO HART Email: BRANDON@RENOVATIONCONTRACTINGLLC

Company Name: Wiley Wilson (Engineer) General Contractor ( ) Subcontractor ( ) Supplier ( )
Address: _____
Telephone Number: Fax Number: _____
Attendee Name: Kendra Finch (Proj Mgr) Email: [redacted] Kfinch@wileywilson.com

Company Name: OWASA (client) General Contractor ( ) Subcontractor ( ) Supplier ( )
Address: _____
Telephone Number: Fax Number: _____
Attendee Name: Shawna Joplin (Facilities Maint) Email: _____

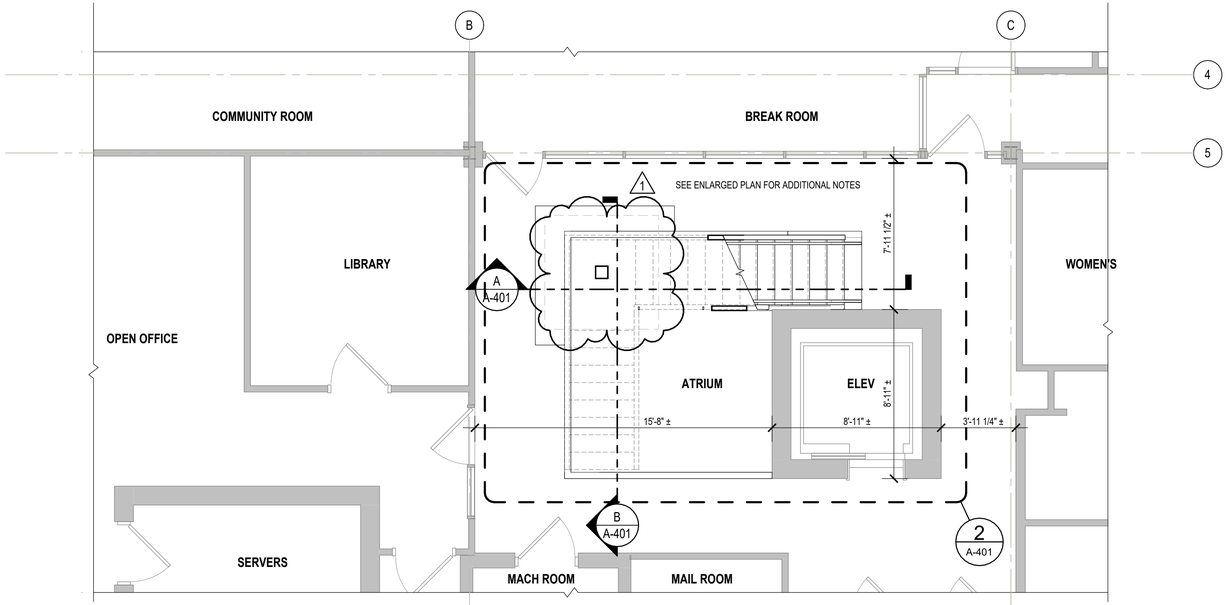
Company Name: OWASA (client) General Contractor ( ) Subcontractor ( ) Supplier ( )
Address: _____
Telephone Number: Fax Number: _____
Attendee Name: Darren Berger (PM) Email: _____

Company Name: OWASA (client) General Contractor ( ) Subcontractor ( ) Supplier ( )
Address: _____
Telephone Number: Fax Number: _____
Attendee Name: Steve Naylor (safety) Email: _____



2 UPPER LEVEL STAIR PLAN

SCALE: 1/4" = 1'-0"



1 LOWER LEVEL STAIR PLAN

SCALE: 1/4" = 1'-0"

***BASE BID**

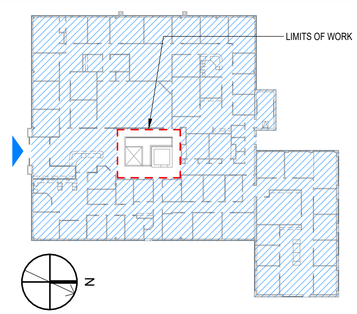
GENERAL SHEET NOTES

A EXISTING CONDITIONS ARE DERIVED FROM EXISTING BUILDING PLANS AND SITE VISITS AND ARE INTENDED TO REASONABLY REPRESENT EXISTING CONDITIONS. ACTUAL CONDITIONS MAY DEVIATE FROM THOSE SHOWN ON THE DRAWINGS. VERIFY ALL CRITICAL DIMENSIONS IN THE FIELD

B REFER TO SHEET A-401 ENLARGED PLANS FOR ADDITIONAL INFORMATION

C REFERENCE OTHER DISCIPLINES FOR ADDITIONAL INFORMATION. ANY CONFLICT MUST BE REPORTED UPON DISCOVERY FOR CLARIFICATION PRIOR TO PROCEEDING WITH ASSOCIATED WORK.

KEY PLAN



GRAPHIC SCALE(S)

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

Wiley|Wilson Constant Progress
127 Nationwide Drive | Lynchburg, VA 24502
434.947.1901 | wileywilson.com | 100% Employee-Owned

JAMES G. KOBUS REGISTERED ARCHITECT 13923 1/17/25 NORTH CAROLINA MIDLOTHIAN, VIRGINIA

ORANGE WATER AND SEWER AUTHORITY (OWASA)
ADMINISTRATION BUILDING

MONUMENTAL STAIR RENOVATION
REPLACEMENT RE-BID

400 JONES FERRY ROAD CARRBORO, NC 27510

MRK	DATE	REVISION DESCRIPTION
1	1/17/2025	RE-BID CORRECTIONS

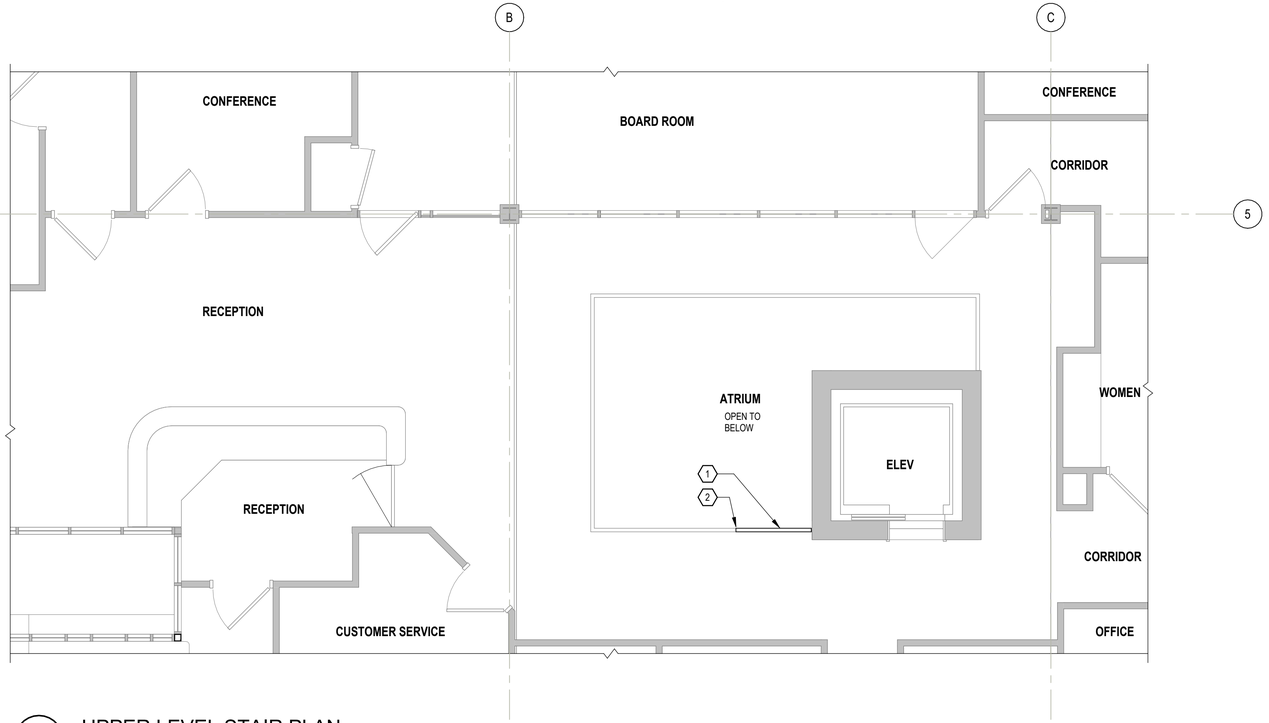
COMM NO:	230230
DATE:	1/17/2025
DRAWN: JGK	DESIGN: JGK
CHECK:	BWS

SHEET TITLE

FLOOR PLANS

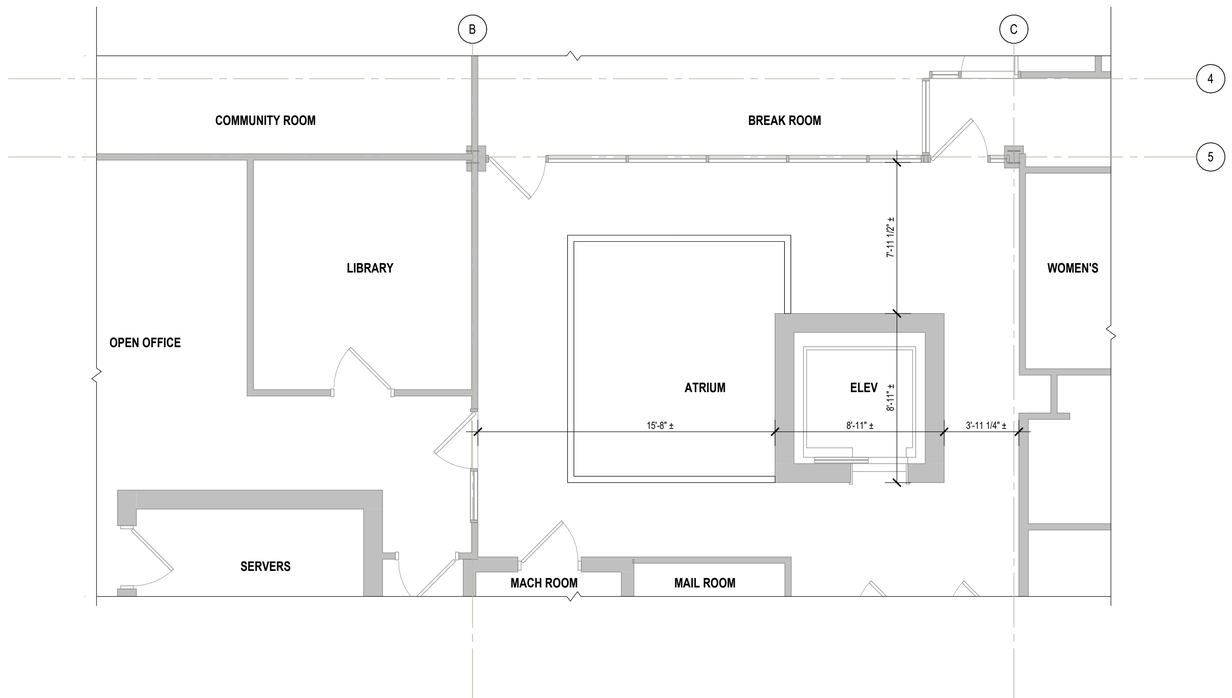
SHT. NO.	REV. NO.
A-101	1

1/17/2025 11:18:45 AM
C:\Users\jkobus\OneDrive - wileywilson.com\Documents\230230R23_Arch_jkobus.rvt



2 UPPER LEVEL STAIR PLAN

SCALE: 1/4" = 1'-0"



1 LOWER LEVEL STAIR PLAN

SCALE: 1/4" = 1'-0"

*BID ALTERNATE 1

GENERAL SHEET NOTES

A EXISTING CONDITIONS ARE DERIVED FROM EXISTING BUILDING PLANS AND SITE VISITS AND ARE INTENDED TO REASONABLY REPRESENT EXISTING CONDITIONS. ACTUAL CONDITIONS MAY DEVIATE FROM THOSE SHOWN ON THE DRAWINGS. VERIFY ALL CRITICAL DIMENSIONS IN THE FIELD

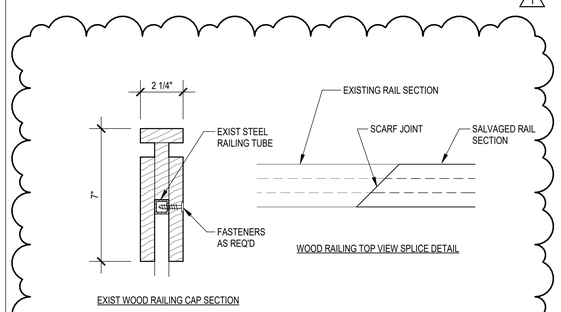
B REFER TO SHEET A-401 ENLARGED PLANS FOR ADDITIONAL INFORMATION

C REFERENCE OTHER DISCIPLINES FOR ADDITIONAL INFORMATION. ANY CONFLICT MUST BE REPORTED UPON DISCOVERY FOR CLARIFICATION PRIOR TO PROCEEDING WITH ASSOCIATED WORK.

(#) SHEET KEYNOTES

1 INSTALL SALVAGED RAILING SECTION TO MATCH EXISTING. ATTACHMENT MUST MATCH ORIGINAL RAILING. EXISTING PICKETS MUST BE WELDED TO THE SLAB STEEL EDGE. CLEAN WELDS AND PAINT TO MATCH EXISTING.

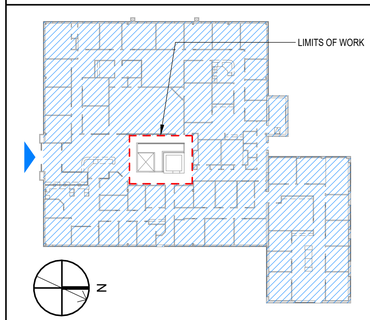
2 UTILIZE AWI WOODWORKING STANDARDS SCARF JOINT TO TIE SLAVAGED RAILING INTO EXISTING RAILING. PROVIDE NEW WOOD CAP TO MATCH EXISTING IF NOT POSSIBLE TO SCARF EXISING SALVAGED WOOD CAP INTO THE EXISTING WOOD RAILING CAP.



3 WOOD RAIL SPLICE DETAIL

SCALE: 3" = 1'-0"

KEY PLAN



GRAPHIC SCALE(S)

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

Wiley|Wilson
Constant Progress
127 Nationwide Drive | Lynchburg, VA 24502
434.947.1901 | wileywilson.com | 100% Employee-Owned

JAMES G. KOBUS
REGISTERED ARCHITECT
NORTH CAROLINA
MIDLOTHIAN, VIRGINIA
18923
1/17/25

ORANGE WATER AND SEWER AUTHORITY (OWASA)
ADMINISTRATION BUILDING
MONUMENTAL STAIR RENOVATION
REPLACEMENT RE-BID
400 JONES FERRY ROAD CARRBORO, NC 27510

MRK	DATE	REVISION DESCRIPTION
1	1/17/2025	RE-BID CORRECTIONS

COMM NO: 230230
DATE: 1/17/2025
DRAWN: JGK | DESIGN: JGK
CHECK: BWS

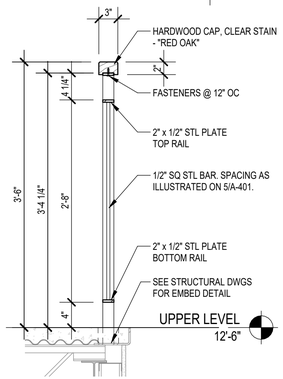
SHEET TITLE

FLOOR PLANS (BID ALTERNATE 1)

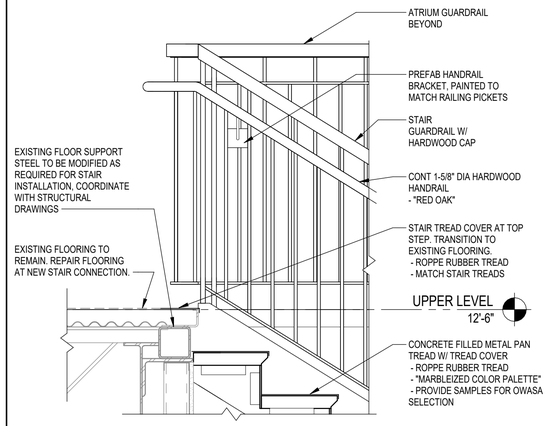
SHT. NO. A-101A
REV. NO. 1

1/17/2025 11:18:46 AM
C:\Users\jkobus\OneDrive - wileywilson.com\Documents\230230R23_Arch_jkobus.rvt

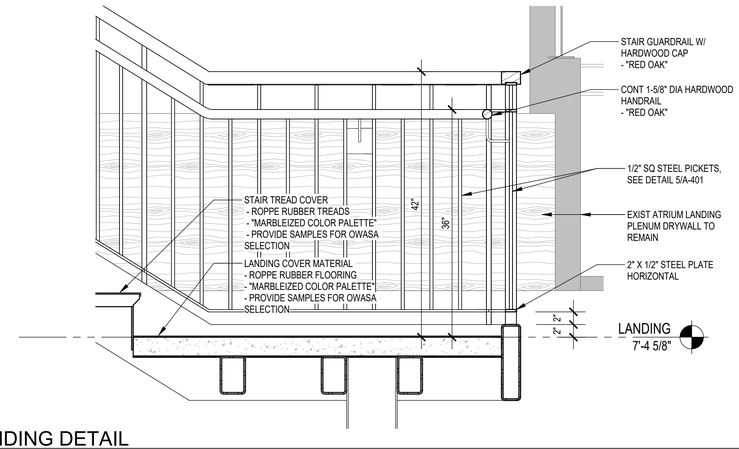
*BASE BID



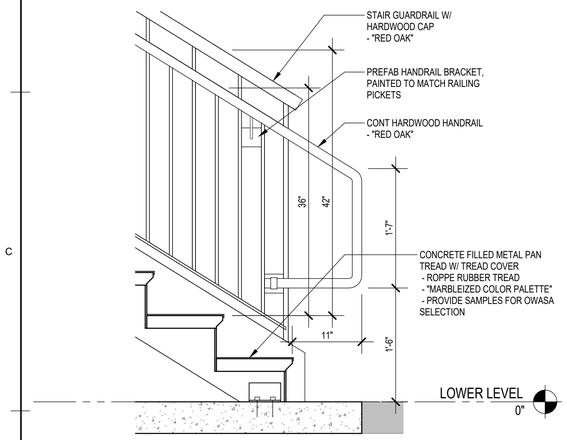
1 A-401 TYPICAL GUARDRAIL SECTION
SCALE: 1" = 1'-0"



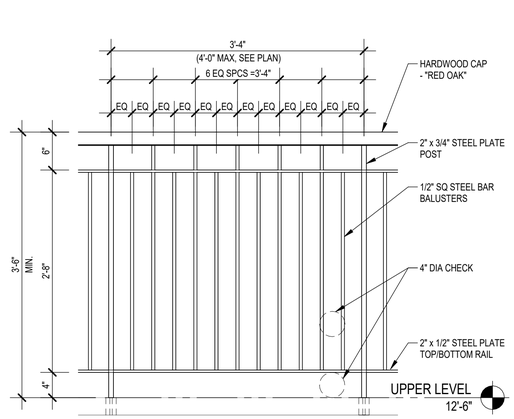
2 A-401 STAIR DETAIL @ TOP
SCALE: 1" = 1'-0"



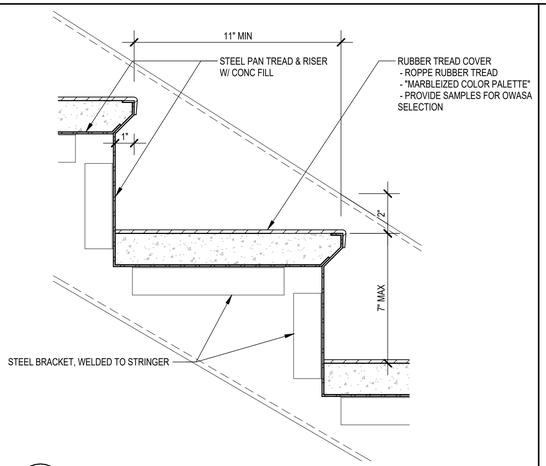
3 A-401 STAIR LANDING DETAIL
SCALE: 1" = 1'-0"



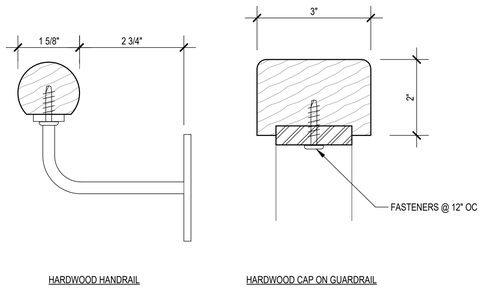
4 A-401 STAIR RAILING DETAIL @ BOTTOM
SCALE: 1" = 1'-0"



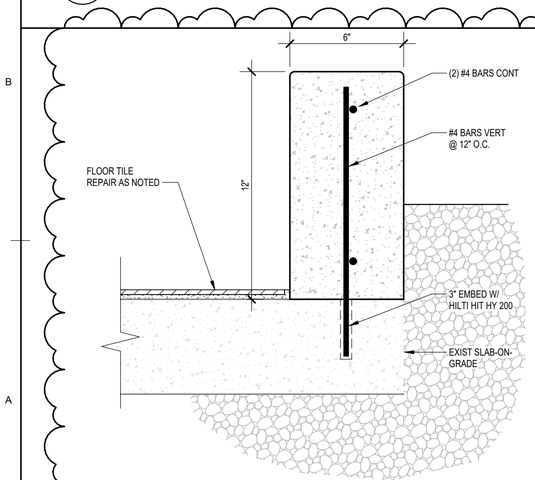
5 A-401 ENLARGED GUARDRAIL DETAIL
SCALE: 1" = 1'-0"



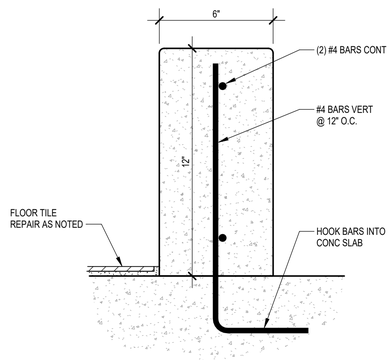
6 A-401 CONC FILLED STAIR TREAD
SCALE: 3" = 1'-0"



7 A-401 TYP HARWOOD RAILING DETAIL
SCALE: 6" = 1'-0"



8 A-401 TYPICAL CONCRETE CURB DETAIL
SCALE: 3" = 1'-0"



1

9 A-401 CONCRETE CURB DETAIL
SCALE: 3" = 1'-0"

GRAPHIC SCALE(S)

0 6" 1'-0" 2'-0"
SCALE: 1" = 1'-0"

0 6" 1'-0" 1'-6"
SCALE: 1 1/2" = 1'-0"

0 3" 6" 9"
SCALE: 3" = 1'-0"

Wiley|Wilson
Constant Progress
127 Nationwide Drive | Lynchburg, VA 24502
434.947.1901 | wileywilson.com | 100% Employee-Owned

JAMES G. KOBUS
REGISTERED ARCHITECT
NORTH CAROLINA
MIDLOTHIAN, VIRGINIA
13923
1/17/25

ORANGE WATER AND SEWER AUTHORITY (OWASA)
ADMINISTRATION BUILDING

MONUMENTAL STAIR RENOVATION
REPLACEMENT RE-BID

400 JONES FERRY ROAD CARRBORO, NC 27510

MRK	DATE	REVISION DESCRIPTION
1	1/17/2025	RE-BID CORRECTIONS

COMM NO: 230230
DATE: 1/17/2025
DRAWN: JGK | DESIGN: JGK
CHECK: BWS

SHEET TITLE
MISCELLANEOUS DETAILS

SHT. NO. A-501
REV. NO. 1

1/17/2025 11:18:46 AM
C:\Users\jkobus\OneDrive - wileywilson.com\Documents\230230R23_Arch_jkobus.rvt