

ADDENDUM No. 1

TO: Prospective Bidders

FROM: Jeffrey Mis, PLA; Studio Leader, *LandDesign, Inc.*

DATE: May 30, 2025

PROJECT: Eastland Park

The following items are being issued herein for modification and clarification to the Bid Requirements for the project referenced above. All Bidders shall acknowledge this Addendum within their submittal.

MODIFICATIONS

1. Sheet L3-00:

Tree Save Area note has been modified to reflect that all tree save area for the site has been satisfied in the previous plan submittal, SDRC 2021-00159. This change does not impact the contractor's bid.

2. Sheet L3-04 + L3-05:

The materials legend callouts BA-01 and BA-02 have been updated to read '60" ALUMINUM FENCING' and '60" ALUMINUM GATE' to match the height referenced in details 1 + 2 on Sheet L3-15 .

3. Sheet L6-01:

- 4.** 2" Domestic meter note, 1.5" Irrigation meter note, and 6" Fire Line detector check meter note revised to state "by CLT Water or Developer's Contractor" in lieu of only "by CLT Water" to match the bid tabulation confirming that the contractor is supposed to provide this unit-cost price.

5. Sheet L7-00:

Tree Save Area note has been modified to reflect that all tree save area for the site has been satisfied in the previous plan submittal, SDRC 2021-00159. This change does not impact the contractor's bid.

Calculations for the required street trees have been updated to reflect the required number of street trees adjacent to the park that will need to be provided under SCRD 2021-00159.

(6) #7 Thuja occidentalis 'Smaragd' added to screen Duke transformer.

6. Sheet L-7-01:

(6) #7 Thuja occidentalis 'Smaragd' added to screen Duke transformer.

7. Sheet L-7-03:

(6) #7 Thuja occidentalis 'Smaragd' have been added to the plant schedule. Total quantity has been adjusted to (24). This change will increase the total quantity of shrubs provided and installed by the contractor.

8. Sheet L-7-06:

Adjusted the soil amendment plan to include an additional 56 SF of PA-02 Modified Soil at the Duke transformer. This change will increase the total volume of planting soil to be provided and installed by the contractor by 2 CY.

QUESTIONS AND ANSWERS/CLARIFICATIONS:

1. Will the general contractor be required to submit a letter of intent?
 - a. **The general contractor will be required to submit a letter of intent once they have verified all of their sub-contractors.**

2. How will the pre-bid list of Prebid attendees be distributed?
 - a. The list of pre-bid attendees is attached to this Bid Addendum (#1). Any additional questions related to the project should be directed to Jeff Mis with LandDesign via email, jmis@landdesign.com
3. Who will be responsible for paying Charlotte Water Tap fees?
 - a. The County will be responsible for the tap fee, (check to see if the tap fees are in the bid)
4. Has the stockpile on site been tested, is the pile clear of boulders and other material that may need to be hauled off?
 - a. The stockpile has been tested, and any unsuitable materials should be minimal. Any large volumes of rocks and/or boulders will have to be hauled off site, if encountered.
5. Is there a provided form for the letter of intent
 - a. The contractor is to provide their own letterhead for their letter of intent.
6. Is the mass grading in the bid?
 - a. Yes, there is a unit cost item in the bid for mass grading
7. How many cubic yards are in the stockpile?
 - a. The current site contains approximately 12,000 CY as surveyed, which should balance the site.
8. How will RFI's be handled?
 - a. All RFI's during the bid process should be directed to Jeff Mis with LandDesign. All RFI's will be reviewed daily, recorded, and answered. All bidder questions will be distributed to the bid list with any necessary clarifications as part of the bid addendums.
9. Are copies of the construction documents provided and are they free of charge?
 - a. Digital copies will be provided upon request from Jeff Mis, and they are free of charge.
10. Has the required manhole within the site been approved by Charlotte Water?
 - a. Yes, the manhole installation has been approved
11. Have Duke Energy Utility line locations been verified, and are there any conflicts to be aware of?
 - a. Yes, the Duke power lines have been installed and are approximately 3'-0" below top of grade. The location of the utility easement location has been provided by Duke Energy and is shown on the plans. The contractor is permitted to work within the easement, but shall not dig near the utility lines. All design elements requiring footings have been located away from the lines, and minimal flat work is to be provided within the easement.
12. When is the project scheduled to start?
 - a. The project is expected to start late August to early September
13. What is the project budget?
 - a. The overall project budget is about \$8.5 million; of which +/- \$1.5 million has been allocated as owner provided items.
14. Are there known contaminants on site to be aware of?
 - a. There are no known contaminants on site, but environmental concerns are noted in the project manual as a precaution due to the site's redevelopment history.
15. Who will be responsible for the permit fees?
 - a. The contractor will be responsible for all fees associated with obtaining the various permits for the project.

16. Are there any restrictions related to working next to the bus yard?
- No parking is allowed in the bus yard parking lot, but otherwise there are no restrictions.
17. Is this project managed by the city
- No, this property and project will be owned and managed by Mecklenburg County.
18. Can the Excel file of the Schedule of Unit Cost be provided?
- Yes, the Excel file has been included in the additional attachments
19. Will CAD files be provided to the contractors?
- Yes, the CAD files can be provided upon request. **In order to obtain the CAD files, the contractor must fill out the CAD Release Form** provided in the additional attachments and returned to Jeff Mis for access to the digital download. The files are provided for reference only.
20. A request was made to use Plexipave in lieu of artificial turf as an acceptable substitute. Would this be allowed?
- No, the County will not be accepting substitution requests during the bidding process. The project is to be bid per the Contract Documents. Any substitutions will be considered until the contract has been awarded.
21. There is no signage shown in the drawings or specifications. Will there be a signage scope for the contractor on this project or will the signage be furnished and installed by the owner?
- There is no signage package as part of the Contract Documents. All signage will be by Mecklenburg County
22. There are no details for the retaining wall fence, please provide these details.
- The only fence and gate that is part of the Contract Documents is for the dog lounge, with is referenced in detail 1 + 2 on Sheet L3-15.
23. There are no details for the sports court fence and gate. Please provide details for this fence as well.
- As noted on sheet L3-05, the sport court fence and gates are 'By Owner' items and are not included in the Contract Documents.
24. Is there a geotechnical report and, if so, can it be released?
- A report exists for the entire Eastland Yards property, where several borings were taken within the park boundary. The report has been made available to bidders via the document link provided.

ADDITIONAL ATTACHMENTS:

- Revised Sheets include: L3-00, L3-04, L3-05, L6-01, L7-00, L7-01, L7-03, L7-06
- Revised Unit Cost Schedule (PDF) + Unit Cost sheet (Excel)
- Pre-Bid sign-in sheet + Pre-Bid Agenda
- List of contractors requesting drawings
- Provided Digital Request Form for CAD Documents
- Geotechnical Report

END OF ADDENDUM NO. 1
