



Invitation for Bid No. 2026-037

Walden Pond Dredge Project

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ADDENDUM No. 2

ISSUE DATE: November 19, 2025

Responding Offerors on this project are hereby notified that this Addendum shall be made a part of the above named IFB document.

The following items add to, modify, and/or clarify the IFB documents and shall have the full force and effect of the original Documents. This Addendum shall be acknowledged by the Offeror in the IFB document.

Union County, North Carolina

**WALDEN POND DREDGE PROJECT
INVITATION FOR BID NO. 026-037**

To: All Holders of Contract Documents

Subject: Addendum No. 2

Please make the following revisions/changes to the contract documents:

Contract Documents and Technical Specifications

1. SP-05 Pond Dredging:
 - Section 3.0 REPLACE “disposal area” with “dredge area”
2. SP-04 Pond Dewatering:
 - Section 1.0 ADD the following paragraph after the second paragraph.
“Bypass pumping may be used where necessary provided all work is completed within the confines and constraints of the work area. If bypass pumping is intended to be utilized outside of those work hours allowed by the Contract documents, all equipment (pump, generator, etc.) shall be comply with the Union County noise ordinance and be quiet run pumps.”

Section 2.0 (2) ADD the following sentence after the first sentence. “All equipment (pump, generator, etc.) shall be comply with the Union County noise ordinance and be quiet run pumps.”

Responses to Questions and Clarifications

Question: Could I please be added to the email list regarding information for the Walden Pond Dredge project?

Response: All communication will be through the Duncan Parnell Bid Room. Bidders must be on list of Plan Holders to receive the communications. No separate email list will be kept.

Question: Will the Owner please share the engineer’s estimate or the County’s budget with the prospective bidders?

Response: Estimated construction budget is \$800,000. The project has received a State grant for the project with total remaining funding of \$920K. However, these remaining funds will be utilized to pay project administration costs and other miscellaneous costs. Final budget will be adjusted to ensure utilization of all funds.

Question: Will the County allow the contractor to perform the dredging mechanically from a barge instead of draining to dredge?

Response: Dredging mechanically from a barge will be allowed provided work is completed within the confines and constraints of the work area and easements.

Question: 3.0 MEASUREMENT AND PAYMENT: Pond Dredging will be measured and paid for in cubic yards of materials, based on pre-construction, interim and post-construction surveys of the disposal area. It says surveys of the disposal area... do you mean surveys of the dredge area?

Response: That is correct. This will be revised via Addendum.

Question: If we are allowed to leave the water in place and dredge from a barge, is wildlife relocation still necessary?

Response: No, wildlife relocation will not be required if the pond is not lowered. As discussed at the pre-bid, wildlife relocation is not anticipated to be required even if drawing down the pond. It is to be considered a contingency item and a determination on need will be made during construction.

Question: When does the County anticipate a notice to proceed/project commencement?

Response: The NTP would be anticipated in January, 2026 at the earliest. However, that NTP may be adjusted based on Contractor request to start the project later in the Spring.

Question: Can you tell me if this project is mechanical or hydraulic dredging?

Response: It is anticipated that mechanical dredging would be utilized. However, either method would be allowed provided work was completed within the confines and constraints of the work area.

Question: Can a bypass pump be used at the upper end of the work area near the HOA bridge to pump incoming water around the work area.

Response: Bypass pumping may be used at the upper end of the work area provided all work is completed within the confines and constraints of the work area. If bypass pumping is intended to be utilized outside of those work hours allowed by the Contract documents, all equipment (pump, generator, etc.) shall be comply with the Union County noise ordinance and be quiet run pumps. This will be revised via Addendum.

Question: Can a copy of the recorded easements and any other agreements between property owners be distributed by 11/14/25.

Response: Owners will be granting a Temporary Right of Entry for Construction. A draft version of the Right of Entry is included as an attachment. Temporary Rights of Entry for Construction will be obtained prior to construction.

Question: Does the material that's being hauled offsite have to go to a permitted site.

Response: Yes. All spoils shall comply with applicable State regulations. As per Note 12 of Project Erosion Control Notes: *"Any Off-Site Borrow And Waste Required For This Project Must Come From A Site With An Approved Erosion Control Plan, A Site Regulated Under The Mining Act Of 1971, Or A Landfill Regulated By The Division Of Solid Waste Management. Trash/Debris From Demolition*

Activities Or Generated By Any Activities On Site Must Be Disposed Of At A Facility Regulated By The Division Of Solid Waste Management Or Per Division Of Solid Waste Management Or Division Of Water Resources Rules And Regulations."

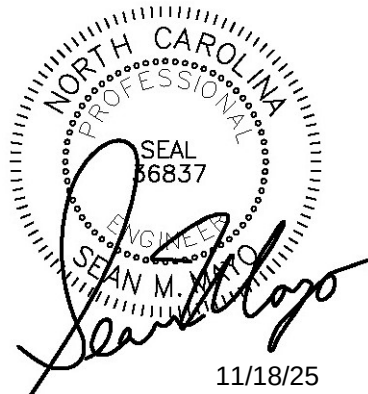
Question: Will the Engineer layout the LOD's along the banks of the pond and all ingress and egress points needed to access the work.

Response: All work will be completed within the Temporary Right of Entry for Construction as delineated on the plan. The Temporary Right of Entry is approximate and will be confirmed during an initial walkthrough prior to construction with the County and Engineer. No staking of the Temporary Right of Entry is expected to be required.

Attachments to Addendum 2

1. Draft Temporary Right of Entry for Construction
2. Pre-Bid Sign In Sheet

END OF ADDENDUM 2



TEMPORARY RIGHT-OF-ENTRY FOR CONSTRUCTION

<u>DATE:</u>	DATE
<u>GRANTOR:</u>	NAME
<u>GRANTEE:</u>	UNION COUNTY, a political subdivision of North Carolina
	Address: c/o Union County Government
	500 North Main Street, Suite 500
	Monroe, NC 28112-4730

This TEMPORARY RIGHT-OF-ENTRY FOR CONSTRUCTION, covering the property particularly described in Paragraph 2 below has been executed and delivered to the Grantee, Union County, hereinafter referred to as the “County”.

The County and Grantor mutually agree as follows:

1. The parties have herein set forth the whole of their agreement related to temporary right-of-entry for construction. The performance of this agreement constitutes the entire consideration for said document and shall relieve the County of all further obligation or claims related to the construction of the Grantor Requested Improvements described in Paragraph 2 below.

2. Permission is hereby granted to the County or its authorized agent, without monetary consideration, to enter upon Grantor's land where necessary, within that certain area of property shown outlined in gray and highlighted in yellow on the map marked Exhibit "1," attached hereto and incorporated herein by reference, for the purpose of dredging of Walden Pond. Grantor agrees that such connection is a benefit to Grantor and is consideration for Grantor’s execution of this Agreement.

County agrees to leave the property in as good condition as before completion of the Grantor Requested Improvements.

3. This Temporary Right-Of-Entry For Construction shall terminate upon completion of the project known as Walden Pond Dredge Project.

5. The undersigned Grantor warrant(s) that they are the owner(s) in fee simple of the property affected by this Temporary Right-Of-Entry For Construction as described in Paragraph 2 above and that they have the exclusive right to grant this Temporary Right-Of-Entry For Construction.

By: _____

Grantor

STATE OF NORTH CAROLINA _____ COUNTY
I, a Notary Public of the County and State aforesaid, certify that _____
_____, Grantor, personally appeared before me this day and acknowledged the
execution of the foregoing instrument. Witness my hand and official stamp or
seal, this _____ day of _____, 20____.

(My commission expires)

(NOTARY PUBLIC)

DRAFT



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Non-Mandatory Pre-Bid Conference & Site Visit
IFB 2026-037 Walden Pond Dredge Project
Project Site: 9027 Yellow Pine Court, Waxhaw, NC
November 12, 2025 2:00 PM

Name	Company Name	Email Address	Phone Number
Jacob Crouch	Ethos	ethos jacob@ethoscorp.com	806-228-3812
Danul Taplin	Taplin Group LLC	DanulTaplin@taplinholdings.com	980-440-9663
Jon Dix	PARAGON ISG	jdx@paragonisg.com	336-388-8470
Kevin Outen	KO + Co Contracting	Kevin@KandCoContracting.com	704-207-3492
Eric Driggers	Driggers Construction, LLC	eric@driggersconstruction.com	910-610-9385
Otis Pressley	Pressley Site Works	pressley.site.works@outlook.com	803-242-1965
Michael Bales	BAKER A. R. LLC	mbaker@bakerar.com	(704) 507-7130
Sluc Fink	Bayle Work, Inc	sfink@eaglewoodinc.com	704-483-5853
Brian Killins	First Line Stormwater Solutions	Brian@stormwaterinc.com	704 565 9118
Caleb Grinberg	Bio-Nomic Services	c.grinberg@bio-nomic.com	980-925-4480
John McManus	Union Environmental	JohnMcManus@unionenv.com	704-296-4521
Larry Norwood	Norwood Trucking	Larry@norwoodtrucking.com	704-309-4045
Lance Barbee	Barbee Lawn & Landscaping	lancebarbee@barbeelawn.com	704-207-4662



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Project Site: 9027 Yellow Pine Court, Waxhaw, NC
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Name	Company Name	Email Address	Phone Number
Alex Cecil	Aqua Doc	acecil@aqua.docinc.com	704-796-6166
Patrick Downey	McGill Env	pdowney@mcgill.compost.com	910-260-0075
Michael Williams	McGill Env	MWilliams@mcgill.compost.com	910-990-5028
Seth Rushing	Rushings Contracting Group	Seth.rsg@gmail.com	704-219-8904
Bobby Beard	W.E.P. Contracting	Bobby@WEPContracting.com	704 818-4875
Phil Messenger	McGill Env	PhilMessenger@mcgill.compost.com	710-260-0221
MIKE PRZYBYLA	Fosselman Construction	Michael.przybyla@fosselmanconstruction.com	703-615-6624
Trey Stawely	Trey@BobStawelygrading.com		704-791-1995
Dano Chao	Eagle Wood	dano@eaglewoodinc	505-433-2140