

## ADDENDUM NUMBER ONE

Date: May 24, 2024

From: McAdams

Re: Fenton – Quinard Drive Extension  
HIN-19000

## NOTICE TO BIDDERS:

Bidder is hereby notified that this Addendum shall become a part of the Contract Documents and shall be attached to the Project Manual for the Project.

The following items are intended to revise and clarify the Drawings and the Project Manual.

The bidder shall ensure that his Sub-Bidders are in full receipt of the information contained herein.

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ADDENDA ITEMS:

PROJECT MANUAL	(0) ITEMS
DRAWINGS	(0) ITEMS
MISCELLANEOUS	(2) ITEMS
RFI's	(0) ITEMS

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**PROJECT MANUAL**

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1. None

**DRAWINGS**

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1. None

**MISCELLANEOUS**

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1. Attached with this Addendum are the Pre-Bid Meeting Minutes + Sign-In Sheet.
2. Attached with this addendum are questions received and answered during the first bid iteration held the late Summer/Fall of 2022. These questions are provided to give the contractor amplifying information related to the bid.

**RFIs**

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1. None

**Project Name:** Fenton-Quinard Drive Extension

**Date / Time:** May 21, at 2:00 pm

**Location of Conference:** Quinard and Ridgeview Walk Roundabout

Items Discussed at the meeting are Highlighted in *Blue Italics* below

#### INTRODUCTIONS:

**Design Team:** The John R. McAdams Company, Inc.

Project Manager: Bill Derks, PE

Mobile number: 919-632-0570

e-mail: [derks@mcadamsco.com](mailto:derks@mcadamsco.com)

Stantec

Engineer of Record: Matt Peach, PE

Phone number: 919-865-7375

e-mail: [matt.peach@stantec.com](mailto:matt.peach@stantec.com)

Construction Administration: Andy Mullins

Phone number: 919-287-0814

Mobile number: 919- 427-2153

e-mail : [mullins@mcadamsco.com](mailto:mullins@mcadamsco.com)

Construction Administration: Fred Boone, PE

Phone number: 919-287-0748

Mobile number: 919-815-1691

e-mail : [boone@mcadamsco.com](mailto:boone@mcadamsco.com)

**Owner:**

USEF HCG FENTON, LLC

Project Manager: Albert James

Phone number: 803-590-3853

e-mail: [albert@columbiadevelopment.com](mailto:albert@columbiadevelopment.com)

#### PROJECT LOCATION:

Fenton Development; Cary, NC

#### FORM OF BIDS:

Single Prime, Lump Sum with Unit Prices

#### PROJECT DESCRIPTION:

a) Single Prime Base Bid: Installation of

b) Unit Prices:

1. No. 1: Excavation of unsuitable soils, load & haul off for proper disposal
2. No. 2: Increase in jack & bore for water line where rock is encountered
3. No. 3: Temporary Seeding

4. No. 4: Permanent Seeding
5. No. 5: Topsoil Import + Spreading
6. No. 6: Tif-Tuff Bermuda Sod (placed)

**PROJECT DOCUMENTS:**

- a) Drawings: One set of drawings titled "Fenton-Quinard Drive Extension" – See Sheet listing for dates
- b) Project Manual: One project manual titled "Fenton-Quinard Drive Extension", dated May 8, 2024

**FORMS REQUIRED FOR BID:**

- a) Proposal Form
- b) Bid Security – 5% of the proposal (i.e. bid) amount
  - Cash, or a cashier's check, or a certified check on some bank of trust company insured by the FDIC OR
  - Bid Bond – Form provided in Project Manual and shall be included in Bid Documents.
- c) [List of Proposed Subcontractors](#)
- d) [List of five \(5\) successfully completed roadway projects \(or greater\) size and scope.](#)
- e) [Evidence of Authority to do business in the State of North Carolina.](#)
- f) MBE Forms
  - Forms to be submitted with bid, ["Identification of Minority Business Participation"](#) AND either [Affidavit A](#) or [Affidavit B](#) (if contractor performs all of the work with its own work force).
  - Goal: 10% HUB certified firms. Owner reserves the right to reject any or all bids. – [Minority Businesses qualify](#)

**CONTRACT DOCUMENTS:**

- a) Form of Construction Contract, Form of Performance Bond, Form of Payment Bond, Power of Attorney, and Insurance Certificates – all contained within the project manual
- b) Instructions to Bidders and General Conditions of the Contract, and Supplementary General Conditions – all contained with the Project Manual.
- c) Construction Documents (Drawings and Project Manual), Addenda.

**PERFORMANCE & PAYMENT BOND:**

Required of the successful bidder at 100% of the contract amount, forms are bound in Project Manual. Please note that after the successful award of the contract;

**BID OPENING LOCATION & DATE:**

Sealed proposals will be received by McAdams at our Durham Office Location – 2905 Meridian Parkway Durham, NC 27713 up to Thursday , May 30, 2024 at 2:00 p.m.

All bids received by mail must be received before the time of bid opening. The bids will be taken and immediately thereafter opened and read in person.

#### CONSTRUCTION SCHEDULE:

The time of completion for the project (i.e. Base Bid plus all selected Alternates) is 180 consecutive calendar days. Measured in calendar days from the date stated in the Designer's Notice to Proceed issued to the Contractor.

Liquidated Damages are in the amount of \$500.00 per calendar day. [Note the additional Liquidated Damages associated with work within the Maynard Street Right of Way.](#)

- Prior to construction, the Contractor shall provide the Owner and Designer with a construction schedule for review and approval.
- Contractor shall maintain compliance with the approved erosion control plan at all times.

#### WITHDRAWING BIDS:

See Instructions to Bidders for withdrawing bids. Generally, bids cannot be withdrawn for a period of 30 days following receipt of bids, except under the provisions of General Statue 143-129.1.

#### ADDENDUM:

- a) Last addendum will be issued [NLT 5:00PM Monday May 27, 2024.](#)
- b) All addenda must be acknowledged on bid form.

#### CONFLICTS IN AND BETWEEN THE CONSTRUCTION DOCUMENTS:

Refer to Article 2 of the General Conditions. That which is shown on the drawings or called for in the specifications shall be binding as if it were both called for and shown. In case of discrepancy or disagreement in the Contract Documents, the order of precedence shall be Form of Contract, specifications, large-scale detail drawings, small-scale drawings.

#### COMMUNICATIONS:

- a) All questions shall be directed in writing to the Bid Administrator unless otherwise directed. Answers will be included in Addendum. Bidders are not to rely on verbal responses; no verbal response is official or binding until and unless it is reduced to writing in an addendum.
  - Primary Contact/Bid Administrator: Fred Boone, PE [boone@mcadamsco.com](mailto:boone@mcadamsco.com)
- b) Ask questions early – The deadline for RFIs/questions is [1:00 PM May 24, 2024](#). No questions will be entertained after this time.

#### OWNER'S COMMENTS/REQUIREMENTS:

- a) Documentation of existing conditions prior to commencing work.

#### PROJECT SITE TOUR AND SUBSEQUENT VISITS:

Site visits may occur at any time.



Fenton-Quinard Extension Pre-Bid  
Date: 05/21/2024 @ 2:00PM

	Name	Company	Phone	Email
1	Fred Boone	McAdams	919-815-1691	<a href="mailto:boone@mcadamsco.com">boone@mcadamsco.com</a>
2	DARIL SMITH	FAGG S. SMITH	919 644 4779	jsmith@faggsouthcompany-NC
3	BJ Lanier	Lanier Construction	252-286-6739	bj@lanierconstruction.com
4	Cole Johnson	Triangle Grading & Paving		Sbarr@tgandp.com
5	Michael Cey	Barbour Brothers Cos.	919-921-1313	Justin@barbourbrothers.com
6	SOERE TEME	CLANCY & THEYS	919-801-9400	soerete@clancytheys.com
7	Erik Raymond	Blythe Construction	919 725 5626	erik.raymond@Blytheconstruction.com
8	Jonathan Lane	Town of Cary	919-621-6472	jonathan.lane@carync.gov
9	Shane Atkins	Town of Cary	919 621 6473	shane.atkins@carync.gov
10	Nick D'Amato	Hines	860 705 2348	nick.diamato@hines.com
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## Question List #1

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1. Is this new landscaping to be irrigated by an irrigation system?

McAdams Response: An installed irrigation design will be provided at a later date via a future addendum for inclusion in the bid scope.

2. Is the unit price #1 undercut for all the undercut found on the project?

McAdams Response: Undercut areas shown in the profiles shall be included in the contractor's base bid. The unit price is for amounts of undercut encountered beyond the volumes shown on the plan & profiles.

3. Can we use a WBE or MBE for the minority goal if not a HUB sub contractor?

McAdams Response: Minority Businesses qualify. Minority Business - means a business:

- a. In which at least fifty-one percent (51%) is owned by one or more minority persons, or in the case of a corporation, in which at least fifty-one percent (51%) of the stock is owned by one or more minority persons or socially and economically disadvantaged individuals; and
- b. Of which the management and daily business operations are controlled by one or more of the minority persons or socially and economically disadvantaged individuals who own it.

4. Who is responsible for testing QC vs QA?

McAdams Response: The testing required (QA) for this project is outlined in the Town of Cary Standard Specifications and Details. The performance of the testing (QC) shall be the responsibility of the Contractor to provide.

5. Who determines if undercut is required for the project?

Stantec Response: Per the cross sections undercut excavation is required on the project from -QUINARD2- Sta. 17+75 to 19+00 and shallow undercut from -QUINARD2- Sta. 13+25 to 15+25. Please see cross section summary sheet X-1A for additional information. Any undercut identified beyond what is shown on the plans shall be identified by the contractor with locations and quantities confirmed by the developer's on-site representative.

6. Can you add a unit price for bore & jack in rock?

McAdams Response: The bid form has been adjusted to include a unit price for a bore & jack in rock and included in this addendum.

7. When do you anticipate the notice to proceed?

McAdams Response: Notice to proceed will be issued in early Spring 2023 at the earliest.

8. Is the intent to award within the 60 day hold of the bid?

McAdams Response: Per the bid for provided there is a 90-Day hold on the bids, however this can be negotiated to a longer time upon agreement with the successful bidder.

9. Can you change the typical road section for Maynard and any place the new roadway is less than 6ft wide to B25.0C in place of ABC, it will be very hard to get compaction in such small areas?

Stantec Response: Yes, in areas less than six feet in width 4" B25.0C can be used in lieu of ABC.

10. Can the prime coat be eliminated from the project?

Stantec Response: No, prime coat cannot be eliminated from the project.

11. What is the maintenance for the landscaping?

McAdams Response: Please see sheet L6.02 for the Maintenance Plan specified for the installed landscaping.

12. Is there a planting schedule?

McAdams Response: The planting schedule can be found on sheet L6.02.

13. Can you provide a traffic plan for the 12" water line tie in on Maynard?

Stantec Response: Please see revised plansheets TMP-3 and TMP-5 which covers the 12" waterline construction for SE Maynard Road. Please see revised supplementary conditions of the construction contract for SE Maynard Road waterline construction time restrictions and liquidated damages.



14. What size water line is the existing line on Maynard?

McAdams Response: Town of Cary GIS lists the existing waterline in Maynard as 12" Asbestos Cement Piping.

15. Note #9 on sheet 4a states to close valve 3 & valve 5 and properties within will loose water,

- a. How long can the valves be closed for the tie in?
- b. Do we need to provide fire protection during the closure?
- c. Note #10 states we can cut the existing line to make the tie in, how long can the existing line be shut down ?

McAdams Response: Notes- 1-11 give the full sequence of what is acceptable with the Town of Cary for installing the tap. Bids should include provisions for the below additional language.

1. When businesses or homes lose water, the work needs to be done in a short amount of time, and/or at night. The businesses being affected should not be impacted so depending on store hours this may be at night or on weekends. Time frame would be in hours, not days.
2. The Town of Cary fire department should be notified of the shutdown, and a fire watch will required during the shut down. Additional requirements may be required by the fire department at the time of the pre con.
3. The duration should be as short as possible to complete the work, measured in hours. The work will be at night or weekends depending on business hours.

16. Can the waste dirt be placed on the existing waste pile on the Fenton site?

McAdams Response: The contractor shall consider all spoils to be hauled off and properly disposed of in their bid.

17. The existing concrete wall is terminated near our construction start point, what are we to do with the existing wall end point?

Stantec Response: Remove approximately 20 linear feet of retaining wall and 20 linear feet of handrail from the end of existing wall location towards the east. Existing retaining wall is approximately 5 feet in height. Ensure positive drainage from the existing berm ditch behind the retaining wall flows towards the proposed berm base ditch.

18. Can you provide a CAD file to double check the excavation?

Stantec Response: Once the project is awarded Stantec/McAdams can discuss releasing the CAD files to the contractor.

19. Can you do a test dig on site?

McAdams Response: The contractor may dig test holes. Should you have any questions or concerns, please feel free to contact Tom Lubcker ([Tom.Lubcker@townofcary.org](mailto:Tom.Lubcker@townofcary.org)) at 919-319-4558.

20. Exhibit #1 has a note to work with property owner to relocate mobile home, who is responsible for this cost?

McAdams Response: The purpose of this statement is to make the contractor aware that the process of relocating the mobile home may not be complete prior to notice to proceed. Therefore, the contract will need to be prepared to work around the area of the mobile home until the unit is relocated. The contractor will not be expected to do any work related to relocating the mobile home.

21. Can you provide a detail for the 6" median curb?

Stantec Response: Please see revised typical section number 2 for updated median curb. The standard 1'-6" median curb and gutter will be used in lieu of the 6" median curb. The label "R2" is now 1'-6" median curb and gutter per Town of Cary standard 03100.01.

22. Can you confirm that all the bid documents are:

- a. Exhibit – 1 Negotiated Conditions
- b. Fenton Quinard Drive Extension documents dated 8/15/2022
- c. Plans 9/30/2021

McAdams/Stantec Response: Please see the attached encroachment agreements to be included in the contract documents.

23. Can the 14,000 CY of waste material be wasted in Fenton's waste stockpiles?

McAdams Response: The contractor shall consider all spoils to be hauled off and properly disposed of in their bid.

24. What size and type of waterline pipe will we be tying into on Maynard Rd.

McAdams Response: Town of Cary GIS lists the existing waterline in Maynard as 12" Asbestos Cement Piping.

25. Since there is no MOT plan for the waterline tie in on Maynard Rd. will we be able to close the two inside lanes?

McAdams/Stantec Response: Please see the traffic control plan shown on sheet Sheet TMP-5

26. Will the contractor be given additional time to the contract to procure materials due to current shortages on waterline and storm pipe?

McAdams Response: The contractor will not be penalized for current state of the material procurement market.

27. Who will be responsible for the testing on this project?

McAdams Response: The contractor is responsible for testing on this project.

28. Who will be responsible for the relocation the mobile home?

McAdams Response: The mobile home owner will be responsible for relocating it.

29. Will the mobile home need a new foundation/parking pad and who will be responsible?

McAdams Response: The mobile home owner will be responsible for relocating it.

30. Can CAD files be provided for this project?

McAdams Response: CAD Files will be provided to the contractor once under contract for the work.

31. Since there is no Geotech report for this project can the contractor perform a test dig?

McAdams Response: The contractor may dig test holes. Should you have any questions or concerns, please feel free to contact Tom Lubcker ([Tom.Lubcker@townofcary.org](mailto:Tom.Lubcker@townofcary.org)) at 919-319-4558.

32. Can the Geotech report for the adjacent development be provided?

McAdams Response: The Geotech report for the adjacent site will not be provided with this bid package.

33. Per the typical the plans show to reconstruct the existing Quinard Drive (STA 10+30 to 13+60), is that the intent or is the existing Quinard drive to be overlayed?

Stantec Response: Per typical section number 1 on plansheet 2A-1 please remove the existing pavement structure of Quinard Drive and replace with the full depth pavement structure as shown.

34. Please provide a detail for the 6" median curb. NCDOT standards 846.01 only shows 8" and 9" vertical curbs and TOC standards show only a 12" curb.

Stantec Response: Please see revised typical section number 2 for updated median curb. The standard 1'-6" median curb and gutter will be used in lieu of the 6" median curb. The label "R2" is now 1'-6" median curb and gutter per Town of Cary standard 03100.01.

35. Provide a pavement typical for the parking lots and connector drive.

Stantec Response: For parking lots and connector drives please use the pavement structure shown on typical section 4. Only for areas less than 6 feet in width 4" B25.0C may be used in lieu of ABC.

36. TOC standard 9100.04 calls for geotextile fabric under multi-purpose trail stone base, not shown on plan typical sections.

Stantec Response: Please add geotextile fabric per Town of Cary standard 9100.04 for the multiuse path construction.

37. Capital Streetscapes does not sell sign frames for 24 x 12 , 36 x 36, 24 x 24, 36 x 12, 24 x 8 signs. They said they can do an arm for the sign to hang off of? But no frames in those sizes. Which is strange as it specifically call for Capital Streetscapes?

Stantech Response: The manufacturer Capital Streetscapes or approved equal per the plans was also used for the Cary Towne Blvd portion of Fenton. Per their website there are custom sign sizes available for ordering. Here is their website where the custom sign sizes can be seen:

<https://capitalstreetscapes.com> . Based on the website custom frames are available to fit the custom sign size.

## Question List #2

1. Will plans be provided for the irrigation system, currently landscape plans do not show what and where the irrigation system will be located.

McAdams Response: Irrigation plans are included with this Addendum.

2. The onsite testing is not clearly defined on who is responsible. Will the owner be responsible for hiring a testing agency or will the bidder be responsible for hiring a testing agency to perform the onsite testing?

McAdams Response: The testing shall be the responsibility of the contractor both in procurement of services and adherence to the requirements outlines by the Town of Cary Standard Specifications and Details.

3. Will there be another addendum released before the bid date of 10/13?

McAdams Response: Addendum #004 will be the last addendum issued.

4. The 2 trees below are only offered from one nursery which is out of state (Georgia). Will you allow Quercus lyrata and Quercus nuttallii in lieu of the patented varieties listed? Thanks.

Quercus lyrata 'QLR510' TM
Quercus nuttallii 'QNSTC'

McAdams Response:

We can accept the base species if they are of high quality, however the quality will need to be field verified by McAdams representatives with photos and/nursery visits.

5. Is there any way the town would consider adding unit prices for trench rock and mass rock for this bid to take some of the risk off of the contractor, especially since you added a trench rock item for the bore and jack.

McAdams Response: Aside from unit price requested for the bore & jack if rock is encountered and the undercut as identified on the profiles, this site is otherwise considered unclassified. Bidders need to take this into account when preparing their bids.

6. About the HUB question, the answer really doesn't answer the question, does the sub have to be a HUB sub contractor or can we also use the NCDOT minority list which includes WBE and MBE subs, not all WBE or MBE subs are HUB subs, some are both. I understand what minority business means but there are not a lot of HUB contractors that perform this type of work, an example of the is Certified concrete they are DBE, MBE, HUB certified, Arborex Tree Services which does a lot of our clearing is only DBE, MBE sub. The question is could be use them towards the goal for clearing.

McAdams Response: This project will follow State Construction guidelines for Minority Participation. You can find HUB certified vendors at the State office for Historically Underutilized businesses using the following link: <https://www.ips.state.nc.us/vendor/searchvendor.aspx?t=h>

7. In reference to undercut, will the developer have a representative on site all the time while the contractor is working?

McAdams Response: The developer will not have full-time representation on-site for this project, but one available to assist with making determinations on undercut encountered with proper notification.

8. Prime coat, for this project such a small amount of material is hard to apply, can we substitute tack for the prime, not sure really what the reason is for the prime coat, there is no structural gain to this material being placed.

McAdams Response: The requirement of the prime coat is per Town of Cary Standard Specifications. Any alternate material proposals will need to be submitted as material substitutions for the owners rep and Town of Cary approval prior to installation.

9. Terminated the concrete wall, you state to cut 20ft off of the existing wall and remove 20lf of railing, how are we to leave the end of the railing after we cut it off and what are we to leave the cut off concrete wall, also how thick is the wall ??

McAdams/Stantec Response: The design plans for the retaining walls are provided for the contractor's information. Leave the wall with a smooth face at the end with the slope wrapping around the end of the retaining wall. The railing shall be terminated at an end post and not in between the installed posts. The wall thickness is to be field verified by the contractor.

10. Does the entire wall have to be cut smooth all the way thru the wall and is there any steel in the wall?

McAdams/Stantec Response: Yes, please cut the wall to form a smooth face through the cross section of the existing wall. Yes, per the proposed site plan this wall was identified as a soil nail wall and steel should be present.