

ADDENDUM NO. 2

William B. Umstead Campground Improvements

SCO ID# 16-14421-01A
SFK PROJECT NO. 1394-21

SKINNER FARLOW KIRWAN ARCHITECTURE
RALEIGH, NORTH CAROLINA

February 15, 2024

NOTICE TO CONTRACTORS:

The Contract Documents for the above-referenced Project are modified as set forth in this Addendum. The original Contract Documents and any previously issued addenda remain in full force and effect, except as modified by this Addendum, which is hereby made part of the Contract Documents. Bidder shall take this Addendum into consideration when preparing and submitting a bid.

All principal contractors shall be responsible for seeing that their subcontractors are properly apprised of the contents of this Addendum. All contractors shall acknowledge receipt of the Addendum.

GENERAL

Bid Submittal Deadline - unchanged

SPECIFICATIONS

1. Bid Form: Replace the Form of Proposal with the attached.
2. Form of Bid Bond: Replace the Form of Bid Bond with the attached.
3. Section 012100 "Allowances" Add the following allowance:

Allowance No. G-9; Existing Asphalt Pavement Patch: Allow an amount for materials and labor for removal and replacement of existing asphalt and aggregate base course prior to the installation of the proposed overlay. Installation of existing asphalt pavement patch, in quantity indicated, and as further specified in Division 32 Section "Asphalt Paving."

Allowance shall be based on the Unit Price quoted for Existing Asphalt Pavement Patch in the proposal.

i. QUANTITY OF ALLOWANCE NO. G-8 = 25 SQUARE YARDS

4. Section 012200 “Unit Prices” **Add** the following unit price:

Unit Price No. 8: Existing Asphalt Pavement Patch:

- i. **Description: All materials and labor for installation of existing asphalt pavement patch in miscellaneous applications throughout the Project in accordance with Division 32 Section “Asphalt Paving.”**
 - ii. **Unit of Measurement: Square yards.**

5. Section 012300 “Alternates”: Paragraph 3.1: For alternates 3 – 8 **Replace** paragraph 1. for each :

1. Base Bid: Provide cabin slab site preparation and grading, underground conduit from distribution panel and pull string to cabin panel location for all cabin sites. Provide all vehicular access drive, parking, necessary steps and impact areas at each cabin site as indicated in the plans and specifications.

6. Section 012300 “Alternates”: Paragraph 3.1: For alternates 3 – 8 **replace** paragraph 2. for each :

2. Alternate: Include all costs for labor and materials associated with the turned down slab, including all gravel, gravel mulch and timber edging, all electrical wiring and connections to the site, panel at the cabin, and all electrical, all mechanical, all framing and furniture and any other components associated to provide a complete working cabin as indicated in the plans and specifications for (for each cabin site listed in the respective alternate)

7. Section 015000 “Temporary Facilities”: Paragraph 3.2. I. Telephone Service and J. Electronic Communication Service. **Delete** these two paragraphs in their entirety.

8. Section 047300 “Manufactured Masonry Veneer”: Paragraph 2.01.B. **Replace** the following sub-paragraph:

6. Profiles : Basis of Design: Eldorado Stone Mountain Ledge Sierra for field stone, and Eldorado Stone Snapped Edge Accents for both water-table and pier caps.

9. Section 122413 “Roller Window Shades”: **Delete** Section in its entirety.

10. Section 235533 “Gas Fired Unit Heater : **Delete** reference to Section 235100, “Breechings, Chimneys & Stacks.”

11. Section 260533 “Raceways and Boxes for Electrical Systems”: **throughout the specification Require schedule 80 conduit for all underground work. Delete** the reference to schedule 40 PVC for underground work.

12. Section 321216 “Asphalt Paving”: **Replace** with section attached.

DRAWINGS

1. Sheet G-001 Title Sheet: **Replace** with Sheet G-001 attached.
 - a. Sheets that are changed per this addendum are noted.
2. Sheet AS-100 Floor Plan: **Replace** with sheet AS-100 Floor Plan attached
 - a. Grid line B.1 removed
3. Sheet AS-101 Clerestory Plan: **Replace** with sheet AS-101 Clerestory Plan attached
 - a. Grid line B.1 removed
4. Sheet AS-102 RCP and Roof Plan: **Replace** with sheet AS-102 RCP and Roof Plan attached
 - a. Grid line B.1 removed
5. Sheet AS-200 Elevations: **Replace** with sheet AS-200 Elevations attached
 - a. Grid line B.1 removed, breezeway truss realigned
6. Sheet AS-300 Building Sections: **Replace** with sheet AS-300 Building Sections attached
 - a. Drawings updated
7. Sheet AS-400 Enlarged Plan: **Replace** with sheet AS-400 Enlarged Plan attached
 - a. Sink details updated
8. Sheet AS-600 Details & Schedules: **Replace** with sheet AS-600 Details & Schedules attached
 - a. Door Schedule updated
9. Sheet AC-600 Finish Plan, Schedule, Details: **Replace** with sheet AC-600 Finish Plan, Schedule, Details attached
 - a. Cabin interior shutter described.
10. Sheet SS111 Foundation Plan Shower House: **Replace** with sheet SS111 Foundation Plan Shower House attached.
 - a. Column line B corrected.
11. Sheet M-101: **Replace** with sheet M-101
 - a. Drawing revised to show the location of the propane tank enclosure, including general coordination notes and defining the contractor's scope of work for the new propane tank.
12. Sheet M-501: **Replace** with sheet M-501
13. Details added to include cutsheet and additional specifications on the new propane tank.
 - a.
14. Sheet E-401: **Replace** with sheet E-401
 - a. Two (2) feeder sizes were revised due to further review of the voltage drop calculations.

Clarifications

No.	Question / Issue	Response
1	Can you clarify the asphalt scope of work? There are 2 different pavement details on L5.3 but I only see detail 2 called out on the drawings. Is detail 1 used anywhere?	<i>Detail 1 L5.3 should be used for asphalt installation not associated with the planned widening. Detail 2 L5.3 is specific to the widening of the loop road which requires full depth asphalt.</i>
2	Is the "Gravel mulch with timber edging" around the cabins in the base bid or the alternates?	This is part of the alternate. See revised alternate description above. - SFK <i>Gravel mulch and edging should be included in the alternates and not installed as part of the base bid. For sites 2, 3, 4, & 6 the concrete "porch" shall be poured as shown on detail 4 L5.3 Concrete Walk – Walk at Grade, should the alternates not be built. - F&A</i>
3	Vendors listed for plastic laminate cabinets are mostly not interested/too busy, do we need to get other vendors pre-approved or not	No, other vendors do not need to be pre-approved but they need to make cabinets that meet the Quality Standard.
4	Roller shades listed in specs but not noted for location on plans	Roller shades have been removed from the specifications. See above.
5	A little unclear exact scope of PL cabinets in shower bathhouse (ie items D,G,J,K all PL?)	Only the sink apron and access panel are laminate clad. All countertops are quartz agglomerate, partitions and benches are HDPE as noted in the specs. Sink J is a one piece stainless steel unit. Notes have been added to AS-400 to clarify.
6	Can you help us on approx \$ value of project to satisfy bonding company	\$3M
7	Do not see septic specs, did I overlook or is on plans only	
8	Not sure where Quartz countertops go, please clarify	All counters are quartz agglomerate. See revised sheet A-400
9	I know the furniture spec section 125000 list Conestoga and This End Up as acceptable manufacturers.	Conestoga, which is the basis of design, does not provide model numbers. The descriptions in the furniture schedule are how they are referenced by Conestoga.

	Can you give us a model number for each piece of furniture on the furniture schedule on sheet AC-600?	
10	Door schedule for Shower BLDG, does not signify material/finish type for frame, I'm assuming its aluminum, please clarify	Sheet AS-600 with corrected door schedule is attached as part of this addendum.
11	Several items have 18-22 week lead time which encroaches on the 240 day project duration, any thoughts to extending project time or extra front time to process submittals.	As indicated in the pre-bid, we need substantiation from suppliers or distributors to make any changes to the construction schedule. The contractor is responsible for providing timely submittals in order to meet the contract schedule. The contractor should be prepared to submit items for review ASAP so that they may be reviewed by the design team.
12	I believe we are missing the turn-down slab schedule for the cabins.	A typical thickened slab detail and turndown slab are shown in section.
13	Page P-201 shows 1 – EDF-1, and page P-30 shows 1 – EWC-1 in the same location. Please advise on the placement of these two fixtures.	“EDF-1” is a previous tag to denote electric water cooler “EWC-1”; please disregard and note that they refer to the same plumbing fixture. See revised electrical plans above.
14	Sheet AC101 section view 2 shows 2x8 walls and sheet SC301 section view 1 calls for 2x6 walls. Which wall type should we go with.	Cabin walls are 2x6, the 2x8 architectural callout is a misnomer.
15	Sheet SC301 section view 1 calls for 1/2" plywood sheathing on both faces of the wall. This is located on a shear wall. On sheet AC101 it calls for 7/16" beadboard and 7/16" A/C plywood on the interior. Are we to have 2 layers of sheathing on the interior wall or are we only needing the 1/2" plywood sheathing on the outside to meet the shear wall design.	There is a single layer of sheathing on both sides of the wall. The ½" exterior sheathing meets shear wall requirements.
16	What is the anticipated Notice to Proceed Date?	As long as the contractor has all paperwork in order, it is anticipated that 2 months will be the necessary time to process the contract after bids are received. A notice to proceed will be provided once a contract is processed.
17	Spec Sec on 011000-4 Requires ID Tags and approved screened personnel. Is this a requirement for this project? If so, what is screening requirement?	Contractors must have identification of who they work for visible on their person at all times. The parks do not have a requirement for screening of contractor employees at this time. Employees of the contractor are to abide by all rules and regulations of the public at state parks.

18	Temp Facilities 015000: J. Electronic Communication Service: Provide a desktop computer in the primary field office adequate for use by Architect and Owner to access project electronic documents and maintain electronic communications. Equip computer with not less than the following. Is this a requirement? Does park have WiFi?	This is not required. See above.
19	Are there any mockups other than stone veneer?	There are no other mock-ups required, however, it is always best to review the intended installation of all siding and trim with the architect prior to proceeding with the work. It is also best to verify all tile layouts in the proposed installation of interior trim with the architect prior to proceeding with the work.
20	Ceramic Tile spec requires 5 star rated installer, IM certified foreman and ceramic tile fdn certified mechanics. Is this a requirement for this project?	Yes.
21	Bid Bond form references NC State University. Please correct.	The form is corrected. See above and attached.
22	Existing Path to be relocated at several areas. Is there a detail? Path not being relocated is in bad shape. Should there be an allowance and unit price for repairing?	Path relocation consists of clearing vegetation from the proposed route and stabilizing cleared area following the standard stabilization methods specified for the project.
23	Will trees to remain be marked by Owner?	Tree removals are limited to areas within the limits of disturbance as shown on plans. Trees located within areas bound by tree protection fence are to be saved. Trees to be removed are indicated on the demolition plan. Existing trees smaller than 8" DBH are not shown on the plans. In accordance with the demolition notes on sheet L2.1, the Contractor is to remove all other trees and vegetation, within the limits, as necessary to construct the project.
24	Please confirm timber steps do not need rails.	SCO has not required the use of railings for timber steps leading to impact areas.
25	U2.2 shows control panel structure for septic system. Please confirm structure is by Septic Installer.	Structure does not have to be built by the installer but does need to accommodate the

		equipment the septic installer will be installing.
26	What is demarcation point for Septic Installer and Utility Subcontractor?	Septic installer must install the system from the septic tank to the field. Upstream of the septic tank does not require the septic installer certification.
27	AS-600 indicates irregular edge stone cap at column. Please provide specification.	Basis of design is Eldorado Stone Snapped Edge Accents
28	AC600 & AS601. What is air barrier at sill details?	Air barrier is a generic reference to the 15 lb. felt that wraps the window opening.
29	Existing loop drive to be widened is cracked and alligatored in several areas. Should there be a detail and allowance for repairing unsuitable sections?	Asphalt Paving spec has been updated for patching and repairs and an Allowance and SY Unit price has been added for Existing Asphalt Pavement Patch as shown below. Patches shall be to the asphalt section detailed in the plans.
30	Earth Moving spec 312000-3.21 says for GC to hire separate GeoTech for retesting and borrow fill. It would be much more efficient for Owners testing Agent to direct repairs and GC pay via CO.	The contractor is responsible for confirming the suitability of any proposed off-site borrow material that will be used on the site in addition to further testing that may be required due to failure of imported material to achieve required compaction as determined by owners testing agency.
31	Please confirm areas to be permanently seeded. Any areas within TP fencing?	See Site Stabilization notes on sheet L4.0. Drainage swales and diversions to be stabilized with permanent seeding. Other disturbed areas to be stabilized with mulch.
32	Can you verify the dimensions of the fire ring layout? Drawing L5.5 doesn't have any dimensions and is not to scale. Need to know the width of the concrete band and fire brick area as well as total dimensions of area.	Fire ring layout may be scaled based on the layout of bricks as shown in the detail with nominal brick dimensions of 8" x 4". Overall dimensions are approximately 60" x 54", with 40" x 32" fire brick inset.
33	Details 1 and 2 on L5.4 don't appear to show any separation fabric in the spur roads or impact areas however detail 5 shows it under the gravel pavement. Can you clarify where separation fabric is to be used?	<i>Detail 5/L5.4 pertains to all gravel pavements. Place soil separation fabric under gravel pavements in spur road and impact area.</i>
34	For bidding purposes are we to assume the existing road is 12' wide and we are adding 2' of full depth asphalt to each	Correct

	side ad overlaying the existing with 1.5" of asphalt?	
35	Gas fired unit heater spec section 235533.16 refers to section 235100, Breechings, Chimneys & Stacks. I can't find that section in the spec book.	It has been determined that we inadvertently included the reference to section 235100 in the specification section 235533.16. The reference to section 235100 is not required. The plans address the vent kit requirements for the gas fired units and the detail 4/M-501 addresses the roof penetration requirements.
36	Please confirm if the ceiling fans and controllers are furnished by owner and installed by EC? Specs are not included on the electrical light fixture schedule.	The schedule and specs are covered on the mechanical drawings. The power connections are noted on the electrical plans. The fans are provided by the contractor not the owner.
37	Detail 2 on sheet AS-310 shows 5" Rigid Insulation on top of the lower roof deck. Can you indicate where and how the insulation terminates? The plans are not clear	Insulation above the breezeway roof deck is to protect systems in the connecting space between building sections. Insulation has been added to section drawings on sheet AS-200.
38	Spec section 260533-2.2 B, indicates schedule 40 PVC conduit for underground work, but section 3.1 appears to require schedule 80?	Schedule 80 PVC is required for all underground work. See above.
39	Regarding the use of "Tap Boxes" for both the feeds to the cabins and the RV pedestals. Given the distances from the Tap Boxes to the RV/Cabin locations, would not disconnects be required on any feed over 10'?	Per NEC 240.21(B)(5) the taps do not require overcurrent protection.
40	Can you clarify what "electrical service" is required, in the Base Bid, for the Cabin Sites? Raceway only to the Site?	Alternate language is clarified. Only conduit from the main panel to the cabin sites with pull string. See above.

END OF ADDENDUM NO. 1