



## ADDENDUM NO. 02- Construction Manager Narrative

February 27, 2024

**Project:** Cooper Academy Additions and Renovations  
Clayton, NC

**TO:** ALL BIDDERS

*The following items clarify, add to, delete from, and / or otherwise change and supersede information previously issued to you in the bidding documents for the referenced project. Please read them carefully and adjust your bid accordingly.*

### GENERAL

1. The following Addendum 01 narratives have been provided and shall be read in their entirety by each bidder:
  - a. Construction Manager Narrative- WIMCO
  - b. Civil Narrative- CLH Design
  - c. Architectural Narrative- Boomerang Design
  - d. Mechanical Narrative- PDC Engineers
  - e. Electrical Narrative- PDC Engineers
2. All Bid Packages:
  - a. **Bid Bonds** will only be required for bids **greater than \$300,000**.
  - b. Liquidated Damages will be enforced as follows for delays:
    - i. 1-10 days at \$100 per day
    - ii. 11 days or more at \$250 per day
3. **BP0390- Turnkey Concrete**
  - a. Foundation insulation shall be included in BP0390 where insulation is in contact with cast in place concrete.
4. **BP0400- Turnkey Masonry**
  - a. Foundation insulation shall be included in BP0400 where insulation is in contact with masonry products such as CMU or brick.
  - b. Rigid insulation in contact with CMU or brick shall be included in BP0400.
5. **BP0500- Structural and Misc. Steel**
  - a. Bid shall include guardrail on site retaining walls. See C201 for extents of retaining walls. Follow detail 12/A504 for guardrail. Vertical post to be anchored to cast in place wall.
6. **BP2200- Plumbing**

- a. Concrete demolition and pour-back as required for plumbing trenches shall be included in BP2200.

**7. BP2300- HVAC**

- a. A revised Bid Form has been issued for BP2600. The new Bid form supersedes the previous. Changes pertain to alternates.

**8. BP2600- Electrical**

- a. A revised Bid Form has been issued for BP2600. The new Bid form supersedes the previous. Changes pertain to alternates.

**9. BP3100- Turnkey Sitework**

- a. A revised Bid Form has been issued for BP3100. The new Bid Form supersedes the previous. Changes pertain to alternates.
- b. The Alternate 02 stormwater scope of work shall include structures and piping B1, B2, B3, and 15" RCP from B3 to B4. Roof drainage tying into these structures shall also be part of Alternate 02.
- c. The Alternate 02 sanitary sewer service scope of work shall include the 4" PVC lateral in the area indicated on the revised C001 plan indicated as Connector Alternate 02. The **note Q** sewer line replacement with 8" DIP shall be included in the **BASE BID** price.
- d. Open road cut is acceptable for the water line tie-ins at Mail St.
- e. Excavation and Backfill for retaining walls should be included in BP3100. Include foundation drain (see 4/A308 for detail), geotextile fabric, and 12" of clean stone behind face of wall. Excavation should include up to top of footings for retaining wall and sloping per OSHA standards.
- f. Demolition and patching for all utility work as needed shall be included in BP3100.
- g. Traffic control as necessary shall be included in BP3100 for installation of BP3100 scope of work.
- h. Pond plantings shall be included under BP3100.
- i. Ice Bin demolition and removal including foundations, slabs, and site walls shall be by BP3100. Disconnect and make safe will be by Mechanical contractor.
- j. All bid asphalt prices are based on NC DOT Monthly Terminal Prices for Asphalt Binder as of the date of the bid. As the average monthly terminal price is set and posted by the NCDOT, any cost change from the time of proposal and time of installation will be adjusted in accordance with the current NCDOT specifications.
- k. Stone base (if required per drawings) shall be furnished and installed for asphalt, concrete paving, sidewalks, and curb and gutter under BP3100.
- l. Site furnishings shall be included under BP3100. There are no trash receptacles, basketball goals, flagpoles, or drop shot basketball hoops that need to be included. Bike racks and concrete benches shall be included as indicated in the plans and specs.

**The bid date does not change as a result of this Addendum.**

**END OF ADDENDUM NO. 02- CM**