

The Coast Academy & Waccamaw K-2 Building Replacement

May 21, 2020

Project Name

CM Clarification #2

Date: May 21, 2020

Project: **Brunswick County Schools**
Coast Academy & Waccamaw K-2 Building

The following items modify, add to or delete from the contract documents, plans, specifications and bid manual dated April 27, 2020, for this project. Acknowledge receipt of this CM Clarification in your proposal. Failure to do so may result in the disqualification of your bid. Wherein this Clarification varies or is in conflict with the Contract Documents, the requirements of this Clarification shall govern. In all other particulars, the requirements of the original Project Manual and Contract Documents, including any previous Addenda or Clarifications, shall govern.

This clarification consists of 10 items, 00 attachments, 05 sheets (8.5x11) and 0 sheets (24 x 36).

GENERAL and CLARIFICATION:

Item 1: **Waccamaw—Scope Clarification**
BP-31A Sitework--Earthquake Drains

Spec Section 316329-1.8-B experience requirements are modified as follows:

The Earthquake Drain work shall be performed by a Specialty Soil Improvement Contractor (SSIC) with experience in Earthquake Drains and have completed at least three (3) similar projects. If the SSIC has not completed three similar projects, it should not be selected in lieu for a more experienced contractor. The SSIC will be required to submit a list of projects of similar scope and purpose for approval by Owner's Engineer. The list shall include a description of the project, relative size and contact person with phone number. The SSIC will provide experienced management, supervisory and key personnel as required to implement the Soil Improvement Program. The SSIC will submit for approval resumes of the management, supervisory and key personnel to be engaged on this project.

Specialty Soil Improvement Contractors with experience in Earthquake Drains include:

1. Earth Tech Geotechnical Construction Services
2. Keller North American
3. US Wick Drains

Item 2: **Waccamaw--BP-03A Building Concrete—Scope Clarification**

BP-03A to include all associated cost to furnish & install concrete foundations for the metal canopies

Item 3: **Scope Clarification—Steel Tube Headers H1, H2 & H5**

BP-05A Structural Steel provides the steel tube headers
BP-09A Drywall provides 16 ga. clips

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BP-04A Masonry installs the steel tube headers & clips and connects to the load bearing metal stud framing (scope item 7-B-1)

Item 4: Coast Academy—Automotive—BP-09A Drywall—Scope Clarification

Where ceilings occur in the Automotive Center, exterior walls (framing, GWB, Insulation, etc.) shall be full-height to deck above in lieu of 6" above ceiling

Item 5: Coast Academy—Culinary—Scope Clarifications (Details C2 & D2/A-502)

Who has responsibility for furring channel and plastic laminate particle board (Detail C2/A502)?

CM response: Furring channel by BP-09A Drywall (scope item 7.c); plastic laminated particle board (PLPB) by BP-12B Casework (scope item #6-a-ii)

Who is responsible for the wood blocking behind the reveal (Detail C2/A-502)?

CM Response: BP-01A General Trades furnishes & installs the referenced wood blocking (scope item #5-IV-d) for all reveal conditions [PLPB/PLPB, GWB/PLPB and GWB/GWB] (Drawing A-252)

Please provide specification for the metal reveal (Detail C2/A-502)

CM Response: Spec Section 092900-2.4-B references aluminum trim but does not indicate a product number. Until a specification is furnished by Designer, provide Fry Reglet Metal Millwork Trim Millwork 1" Retainer & Insert for bid purposes

Who is responsible for the metal reveal?

CM Response: BP-09A Drywall to furnish & install the referenced reveal at all locations [PLPB/PLPB, GWB/PLPB and GWB/GWB]; the reveal's retainer will install with the GWB; BP-09A should exercise care in finishing to avoid excess edge build-out; clean retainer prior to PLPB panel installation

Who is responsible for the furring channels behind the Acoustical Wall Panels (Detail D2/A-502)?

CM Response: BP-09A Drywall (scope item #7.c)

Item 6: BP-31A Turnkey Sitework—Scope Clarifications

Please verify scope requirement for providing "AS-Built Survey of anchor bolts and elevations"

CM Response: BP-31A has the project surveying requirements; intent is to provide as-built survey of all structural foundation anchor bolts, i.e. canopies (Waccamaw) and PEMB (Coast)

Please clarify scope requirement for providing "domestic water service to CMAR field office". Is plan available? Can service be provided off hydrant meter?

CM Response: Refer to Site Logistic Plans transmitted under CM Clarification #1 for proposed office locations

At Coast, it should be possible to make a connection at adjacent Classroom trailer or water meter (refer to Drawing C-2.1). There is a fire hydrant nearby; however, any temporary piping would require protection from vehicular traffic and/or safety measures for pedestrian traffic as well as freeze protection

After further review of the site plan for Waccamaw, please delete this requirement to provide water to the CMAR field office.

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Please clarify scope requirement for providing “temporary water hook-up for masonry and general construction use”. Is plan available? Can service be provided off hydrant meter?

CM Response: At both sites, provide a hydrant meter connection for construction water once new fire hydrants are installed and placed in service

BP-31A includes “Landscaping complete”; however, Specific Exclusions Item #1 states “Permanent grass, plantings, trees and other landscaping under BP-32C Landscaping”; BP-32C does not exist; please clarify.

CM Response: BP-31A to include all landscaping requirements; the referenced exclusion should be deleted (an oversight)

Will the asphalt binder price be adjusted up/down based on the NCDOT Monthly Terminal rate at time of paving or will BP-31A need to accommodate for any speculative increases in the Bid?

CM Response: BP-31A should accommodate any speculative increases in its Bid based upon the Bid Schedules and its experience; quantities are too small to justify an allowance

BP-31A includes “haul off of all concrete rubble, masonry rubble and footing spoils under this bid scope”. Please provide quantities for these items.

CM Response: At Coast, estimated quantities for footing spoils (50 CY) and concrete rubble and waste (10 CY—2 truckloads); no masonry rubble

At Waccamaw, estimated quantities for footing spoils (35 CY), concrete rubble and waste (10CY—2 truckloads) and masonry rubble (brick veneer—3 truckloads)

BP-31A includes “removal and off-site disposal of concrete waste, materials and debris” from the concrete washout. Please provide quantities for these items.

CM Response: Estimate 10 CY per site

Please clarify scope requirements for installation/removal of laydown areas

CM Response: At Waccamaw, the existing parking lot will be used as the laydown area; clean & prepare lot for the scheduled asphalt overlay surfacing near end of project.

After overlay & striping, no further storage will be permitted

At Coast, the existing parking lot and new stone base will be used for laydown & storage. The Site Logistics Plan shows an area off the entry road; there is no plan for fabric and stone; requirement would be to restore area (grade, seed & straw)

Please clarify if temporary sewer service will be required at CMAR field office

CM Response: There is no temporary service connection required for sewer. A temporary holding tank (above ground, under trailer) will be provided & connected by others

BP 01 General Inclusions-Item 28 Underground Utilities, Item 28-e states that BP-31A “shall be responsible for all replacement costs for damaged utilities, whether shown or not on the contract drawings.” If we call NC-811 and have all utilities located as well as investigate what is shown on plans yet it is still not marked and we damage it, how can we be held responsible? This is an impossible item to budget for.

CM Response: Locating all utilities noted on the drawings is not the same as locating all utilities. BP-31A cannot solely rely upon the Designer to indicate all utilities; it has the responsibility to conduct its own due diligence to locate and identify “all” utilities,

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“whether shown or not on the drawings”. With proper effort, the risk noted in this inquiry will be very, very low and easily managed.

Construction Layout section of scope states we are to “protect, transfer and maintain all staking installed by others.” Can you clarify exactly what this means for us? Obviously, if we damage another contractor’s stakes, we would be responsible for replacing, but what is meant by “transfer and maintain?”

CM Response: “Transfer” staking and layout of others when stakes will be lost due to your work and “maintain” the integrity of the layout information when the stakes are repositioned

BP-31A includes all exterior pads for MEP equipment per scope of work. Please clarify size, quantity, location, etc.

CM Response: At Coast, the equipment pads are indicated on Drawings C-2.2, S2.01 & P-101. At Waccamaw, there are no exterior equipment pads required

For purposes of sod pricing, should we assume all lawn areas will be disturbed and need to be restored with sod?

CM Response: Yes; refer to scope item #6-g-vi (Coast) and item 6-i-vii (Waccamaw)

BP-31A includes “dewatering and removal of wet soils, mud, trash & debris, etc.” as required to prepare masonry walls for backfilling. This is impossible to quantify; please clarify.

CM Response: The intent is for BP-31A to backfill around perimeter foundation at earliest opportunity, otherwise, any trapped water, trash, soft soils, etc. collected in the interim will have to be removed prior to the backfilling. For these projects, such conditions should be minimal as foundations are shallow and soils should drain.

BP-31A includes “handicap ramps and truncated domes as required, even though not indicated?” How do we quantify if not indicated on drawings?

CM Response: Handicap ramps are indicated on drawings; all HC ramps have truncated domes

BP-31A includes “testing of topsoil as required”; please clarify

CM Response: After further review of the projects, please delete this requirement

Item 7: BP-09F Polished Concrete Flooring—Scope Clarifications

Please advise if floor marking tape is required; none indicated; provide specification if required

CM Response: There is no floor marking tape requirement (scope item 5-a-ii)

Item 8: BP-31A Turnkey Sitework—Approved Bidder

J P Russ & Son, Inc. has been added as a prequalified Bidder

Item 9: Addendum #1

Addendum #1 for Coast Academy and Waccamaw were issued thru SmartBid on May 20th

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Item 10: **Public Bid Opening**

This will be a public bid opening. We will hold the opening outside at the address listed (199 Sessions Drive Bolivia, NC 28422). Those in attendance will be requested to observe the social distance rule of 6 feet. Certified Bid Tabs will be subsequently distributed via SmartBid.

Sealed Bids remain a requirement as outlined in Instructions to Bidders—Article 6:

Sealed bids are due at Date and Times listed below for bid packages listed. Bid Proposals will be received up to the bid date and time noted below at which point bids will be declared closed and publicly read.

Bids received late will be considered non-responsive and will be returned unopened. Sealed Bid Submissions shall be delivered in one of the manners below:

- (i) **On-site, Day of Bid Date (Beginning Noon 12PM EST and up to 3PM):** Hand Delivered to Large Conference Room at **Brunswick County Schools, 199 Sessions Drive NE, Bolivia, NC 28422**
NOTE: UPS/Courier/USPS will not be accepted on-site
- (ii) **Day of Bid Date, (Up to Noon, 12:00 PM):** Hand Delivered, via United States Postal Service Certified Mail with Return Receipt Request, or via special courier service (FedEx, UPS, or similar with Return Receipt Service) to ATTN: Megan Garrett at Bordeaux Construction Company at 135 E. Martin St., #101, Raleigh, NC 27601.

END OF CM Clarification No.