

DESIGNWORKSHOP

Landscape Architecture

Planning

Urban Design

Strategic Services

Environmental Graphic Design

621 Hillsborough St

Suite 202

Raleigh, NC 27603

designworkshop.com

919.973.5254

MEMORANDUM

To: All Plan Holders
From: Design Workshop
Date: 6/17/25
Project Name: Kellam Wyatt Park
Project: 6335
Subject: Addendum #1

This Addendum becomes part of the Contract Documents and shall be acknowledged by each Bidder on the Bid Form. Each Bidder should read each item carefully. All parts of the original specifications and plan documents shall remain in force except as noted below:

Pre-Bid Meeting Agenda + Attendee List

- Attached for reference

Plan Holders List

- joeramey@spectrabuilders.com
- anne.abad@construction.com
- kyle.bailey@swinerton.com
- troy@troyhutchinsconstruction.com
- djones@jmthompson.com
- andy@blissproducts.com
- kbryant@barconstruction.com
- blair@tccenterprises.com
- construction@amgrealtync.com
- russell@southernngardeninc.com
- qualitycountsar@gmail.com
- soereteme@clancytheys.com
- isevera@pinamconstruction.com
- troy@troyhutchinsconstruction.com
- gbingham@cardinalcivil.com
- kenneth@bruceallenc.com
- sbass@tgandp.com

Questions Received:

1. Can the CAD files be made available for development of the site proposal?
 - a. We will not be sharing CAD drawings with any potential bidders at this time.
2. Could you provide a list of the plan holders or bidders list for Kellam Wyatt Farm Project?
 - a. A plan holders list will be released with the first addendum.
3. Is there any federal funding on this project?
 - a. No
4. Is there a sewer line nearby? Is it intended to hookup at the maintenance building? Or on the other side of the lake?
 - a. Yes. Please refer to the utilities plans in the provided drawings.
5. Is there a water line at the road?

- a. Yes. Please refer to the utilities plans in the provided drawings.
6. Are you anticipating reuse of wood for furnishing or for a tree farm?
 - a. The reuse of harvested hardwood trees is intended for use in the nature playground area. We are not planning to establish a tree farm.
7. When was the house built? Has it been tested for asbestos?
 - a. Please refer to the house demolition report in the Project Manual.
8. Will the existing treehouse remain?
 - a. It will be removed.
9. Are there any geotechnical bores on the road? In the woods?
 - a. All boring are provided in the geotechnical report included in the Project Manual.
10. Is the property on septic and wells? Will septic and wells be removed?
 - a. Refer to demolition and removal plans for all components to be removed.
11. Will the spiral staircase be demolished?
 - a. The spiral stairs will be removed. Please refer to demolition and removal plans for all components to be removed.
12. It seems like the restrooms are lower than the road. Is there a plan for it to connect?
 - a. Yes. Please refer to the utilities plans in the provided drawings.
13. Will the mechanical equipment currently in the house remain?
 - a. Mechanical will be removed. Refer to demolition and removal plans for all components to be removed.

Site Visit Schedule:

- Times:
 - Tuesday June 17: 9am-12pm
 - Wednesday June 18: 9am-12pm
 - Tuesday June 24: 9a-12pm
 - Thursday June 26: 9-12
- Information:
 - County staff will be available at the above times to facilitate viewing of the site.
 - Parking is not available on site. Parking is available in nearby neighborhoods across from park entrance on N. Rogers Ln. County staff will be on site to facilitate and provide direction.
 - Please note that county staff will not be able to answer any detailed questions from site visitors during this time. Please direct all questions to Benjamin Boyd (bboyd@designworkshop.com) and Emily McCoy (emccoy@designworkshop.com).

Dam Report

- A report on the status of the dam is attached and will be added to the project manual.

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PRE-BID MEETING AGENDA

Project Name: Kellam Wyatt Farm Park

Project #: RFB #25-069

Meeting Date: 6/11/25

Time: 10:00am

Location: Kellam Wyatt Farm Office

1. Sign-In

- Please provide your name and contact information on the sign in sheet.
- The sign-In sheet will be distributed as part of Addendum #1.

2. Project Team / Introductions

- Owner:
 - Eric Staehle, Wake County, Sr. Project Manager - Facilities Design & Construction
 - Chris Snow, Wake County, Director – Parks, Recreation & Open Space
 - Thomas Reed, Wake County, Open Space Manager
- Landscape Architecture (Project Lead)
 - Emily McCoy, Design Workshop, Principal, Landscape Architect
 - Benjamin Boyd, Design Workshop, Project Manager, Associate Landscape Architect
 - Shaoyu Chen, Design Workshop, Landscape Architect
- Architect
 - Ellen Cassilly, Ellen Cassilly Architects
 - Amanda Isnard, Ellen Cassilly Architects
 - Sarah Rogers, Ellen Cassilly Architects
- Civil Engineering
 - Michael Allen, NV5
- MEP
 - Reggie Adams, Sigma Engineered Solutions
 - Paul Romiti, Sigma Engineered Solutions
- Structural Engineering
 - Nick Sparks, Lynch Mykins Structural Engineers

3. Summary description of Project:

- Kellam Wyatt Farm is a 58.32 acre site being developed into a park by Wake County.
- The scope includes: a new pavilion building, restroom building, , renovations of an existing house into an office, expansion of an existing building into a maintenance facility playground, trails, new parking areas, and other outdoor areas.
- Please refer to the contract documents included drawings and Project Manual for additional information.
- Conservation easement

4. Bid Proposal:

- Proposals to be bid include:
 - General Construction Work – Single Prime Contract. All contractors must have a valid NC license.
- This is a formal bid contract with formal MWBE requirements. Wake County's policy for minority contractor participation is included in the bid documents. MWBE forms must be submitted with the bid and the lowest, responsive, responsible bidder must provide additional information within 72 hours following the bid.
- A bid bond is required for the bid. **The Bid Bond form included in the project manual must be used or the bid may be rejected.** 100% payment and performance bonds are required for the construction agreement.
- Contractor must sign and seal the bids. Any bids not signed and sealed will be rejected.
- Please Review in the Project Manual:
 - Required forms
 - Bid Bond
 - MWBE requirements
 - Insurance requirements
 - Sub-contractors and qualifications

5. Bid Schedule

- Notice for Bidders: May 30th, 2025
- Pre-Bid Meeting: June 11th, 2025
- Deadline for Questions: June 27th, 2025 @12pm
- Bid Opening: July 10th, 2025 @ 2pm

6. Bid Opening:

- Bids will be open and read aloud at Wake County Procurement Services, in Suite 2900, Wake County Justice Center, 301 McDowell Street, Raleigh, NC 27601
- Bids will be accepted until 2pm on Thursday, July 10th, 2025. Any bids received after this time will not be accepted.
- Please allow adequate time to arrive at the bid opening location. An ID is required to enter the building and pass through the building's security checkpoint. It is recommended that you leave anything that might be confiscated in your vehicle such as knives, tools, or weapons.
- The McDowell Street entry is usually less crowded and is located closer to the Purchasing Department.

7. Communication

- All communication to be directed to Emily McCoy (emccoy@designworkshop.com) and Benjamin Boyd (bboyd@designworkshop.com)
- Please copy BOTH of the above contacts to ensure a prompt response.
- Questions discussed at this meeting are non-binding to the contract and will be clarified in Addendum #1. Answers provided at this meeting will not be official until provided as part of the addendum.

8. Availability of Documents:

- All drawings and the Project Manual are available upon request by emailing Emily McCoy (emccoy@designworkshop.com) and Benjamin Boyd (bboyd@designworkshop.com).
 - Addenda will be distributed to all contacts previously sent plans and to anyone who requests them after they are initially distributed as well as being listed on the Wake County Website.
 - Any printed copies are the responsibility of the prospective bidder and at their expense.
9. Availability of site for examination:
- Wake County staff will provide a site availability schedule with Addendum #1.
10. Project time and other requirements:
- Refer to 000011 Supplemental General Conditions
 - Contract Time:
 - The contract time is 365 consecutive calendar days beginning on the date of Commencement as specified in the Notice-to-Proceed.
 - On-Site Work Hours:
 - Limit work to between 7 a.m. to 6 p.m., Monday through Friday, unless otherwise indicated. Work hours may be modified to meet Project requirements if approved by Owner and authorities having jurisdiction.
 - Smoking and Controlled Substance Restrictions:
 - Use of tobacco products, alcoholic beverages, and other controlled substances of the Project site is not permitted.
11. Allowances
- Allowances are included in the base bid and are defined in the project manual.
12. Unit Prices
- Unit Prices with allowance units are included in the base bid and are defined in the project manual.
13. Alternates
- Alternate No. 1: Outdoor Classroom Deduct
 - Alternate No. 2: Multi-Purpose Room Floor Extension Deduct
 - Alternate No. 3: Pedestrian Crossing Add
 - Alternate No. 4: Resurfacing for Dam Access Road Deduct
14. Surveys and Geotechnical Information
- The house demolition survey and Geotech report are provided in the Appendix of the project Manual
 - A report for the dam will be provided in an upcoming addendum.
15. Project Management
- For requirements related to project management expectations refer to Section 013100 Project Management and Coordination including the need for a construction trailer and the use of web-based project management software such as ProCore.
 - The contractor will be required to attend bi-weekly construction progress meetings. A detailed schedule will be discussed at each meeting.

- Access Preferences for Construction Equipment
 - Prioritize clearing, grading, and construction of Foreston Dr. early in the process in order to minimize use of dam for heavy equipment.
 - Two construction entrances (Foreston and Rogers) will be needed to facilitate construction on both sides of the dam/lakes.
 - Emergency Access to the individual buildings will need to be coordinated.

16. Additional Questions

17. Site Tour

- Maintenance Building
- House to demolished
- House to be renovated
- Dam
- Additional parking area
- Entry area
- Playground area
- Pavilions and main parking area



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Project: _____

Date: _____

Employee-Owner: _____

NAME	COMPANY	EMAIL	PHONE
DAMON JONES	DM THOMPSON	djones@dmthompson.com	919.922-7568
RICK ANDERSON	TCC ENTERPRISES	RICK.ANDERSON@TCCENTERPRISES.COM	
Sam Siler	Swinerton Builders	Sam.Siler@swinerton.com	
Shirley Hernandez	BAE Construction	bids@barconstruction.com	
Cody Woodall	Clancy & Theys	CodyWoodall@ClancyTheys.com	
SOERRE TEME	CLANCY & THEYS	soerreteme@clancytheys.com	
Paula Lambert	Wake Co	paula.lambert@wake.gov	



Facilities Design & Construction
P.O. B 550
Raleigh, NC 27602

ATTENTION: _____

DAM INSPECTION REPORT



EMILY BABCOCK LAKE DAM

DESCRIPTION: EARTHEN DAM (APPROX. 13 FT HIGH BY 340 FT LONG)

LOCATION: 727 N. ROGERS LANE, RALEIGH, NC

LATITUDE: N 35.80972° LONGITUDE: W 78.55500°

INSPECTION DATE: 12/20/2017

INSPECTED BY: TED L. BARTELT, PE

REVIEWED BY: FORREST E. ROBBINS



ALPHA & OMEGA GROUP
CIVIL | STRUCTURAL | WATER RESOURCES



DAM INSPECTION CHECKLIST AND REPORT

Name of Dam: Emily Babcock Lake		Hazard Class: Low , Significant, High		<div style="border: 1px solid black; padding: 5px; width: 100px; margin: 0 auto;">ACTION</div> <div style="display: flex; justify-content: space-around; font-size: 8px; margin-top: 10px;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); border: 1px solid black; padding: 2px;">REPAIR</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg); border: 1px solid black; padding: 2px;">MONITOR</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg); border: 1px solid black; padding: 2px;">INVESTIGATE</div> </div>	
Structure No.: WAKE-087		County: Wake			
Watershed: Neuse River		Sponsor:			
Type of Inspection: Informal, Special, Annual		Date of Inspection: 12/20/2017			
Inspectors: Ted L. Bartelt, PE		Forrest E. Robbins			
<p>“YES” responses need explanation added to “Remarks” section (i.e.: What? Where? Extent?). “NO” responses indicate no problems observed during inspection. Non-applicable items should be lined out. Check appropriate action box(es).</p>					
ITEM	YES	NO	DESCRIPTION/REMARKS		
1. General Conditions					
a. Alterations to dam?	X		Inlet repairs. Crest is paved		
b. Development in downstream floodplain?	X		Housing		
c. Is water level changed from normal?		X			
c. Development around reservoir?		X			
2. Embankment					
a. Is vegetative cover inadequate?	X		Upstream		
b. Are trees growing on either slope?	X		Large trees on downstream side	X	
c. Is brush/weed control needed?		X	Maintain mowing		
d. Are trees growing at waterline?	X		6 Large trees at west end		
e. Is drift debris present?		X			
f. Are cracks, settlement, or bulges present?	X		3' Diam. X 16" deep seep on downstream side	X	
g. Is erosion damage present?	X		30 ft. Section of slope < 2:1	X	
h. Are animal burrows present?		X			
i. Are cattle trails or beaver trails present?		X			
3. Upstream Slope Protection					
a. Any wave damage observed?	X		28" near vertical face on upstream side		X
b. Is riprap inadequate?		X	Adequate in downstream of emergency spillway		
c. Are rodent holes present?		X			
4. Riser/Inlet Structure. Type and Size: 5 ft. diam. CMP w/Conc. exterior					
a. Does concrete exhibit deterioration?		X			
b. Is concrete reinforcement exposed?		X			
c. Was leakage observed inside inlet?		X			
d. Any corrosion of metal appurtenances?		X			
e. Is trash rack obstructed?		X			
f. Has inlet been modified to alter water surface?		X			
g. Is trash rack corroded or damaged?		X			
5. Pond Drain and Gates/Valves. Type and Size: N/A					
a. Is gate stem broken or bent?					
b. Are components missing?					
c. Was gate determined not operational?			Date gate last operated:		
6. Principal Spillway Type and Size: N/A					
a. Is concrete conduit deteriorated?					
b. Is metal conduit corroded?					
c. Was leakage observed at pipe joints?					
7. Auxiliary/Emergency Spillway					
a. Is vegetative cover inadequate?		X			
b. Any animal trails observed?	X		Deer trails, burrows		
c. Any vehicular trails observed?		X			
d. Is flow area obstructed by trees, debris, trash, fence	X		Trees, rip rap		
e. Is control section disturbed?		X			
f. Are slips or erosion evident?		X			
g. Are seeps present?		X			
8. Principal Spillway Outlet Structure. List type: 3 ft. diam. CMP					
a. Does outlet exhibit deterioration?	X		Bottom 2' of coating needs replacement inside outlet pipe		X
b. Is concrete reinforcement exposed?		X			
c. Any corrosion of metal appurtenances?	X		Surface rust where coating is missing along bottom		X
d. Is riprap inadequate?		X			
e. Any seepage observed?		X			
f. Is conduit outlet submerged?		X			
g. Is conduit not properly supported?		X			

DAM INSPECTION CHECKLIST AND REPORT

Name of Dam: <u>Emily Babcock Lake</u> Hazard Class: Low , Significant, High Structure No.: <u>WAKE-087</u> County: <u>Wake</u> Watershed: <u>Neuse River</u> Sponsor: _____ Type of Inspection: <u>Informal, Special, Annual</u> Date of Inspection: <u>12/20/2017</u>				ACTION <div style="display: flex; justify-content: space-around; font-weight: bold; font-size: small;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">REPAIR</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">MONITOR</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">INVESTIGATE</div> </div>		
ITEM	YES	NO	REMARKS			
9. Foundation/Toe Drains. List type and size: N/A						
a. Is foundation drain outlet submerged?						
b. Is foundation drain not functional?						
c. Is foundation drain rodent guard missing?						
d. Observation of sediment laden flow?						
10. Principal Spillway Outlet Channel						
a. Is there a scour hole? Does it appear unstable?	X		Scour hole up against downstream embankment			X
b. Any boils observed?		X				
c. Is riprap inadequate?		X				
d. Any seepage observed?		X				
e. Is outlet channel obstructed?		X				
f. Is outlet channel degrading?		X				
11. Reservoir / Pool Area						
a. Are slips or erosion evident?		X				
b. Are trees, woody debris, trash present?	X		Trees around perimeter embankment			X
c. Is excessive sediment present?		X				
12. Perimeter Fence: N/A						
a. Is fence inadequate?						
b. Are gate(s) open?						
Other Items (list below)						
Date of last inspection: _____ . List items identified in inspection report that need action: _____ _____ _____						
ACTIONS TAKEN: Identify all work performed in the preceding 12 months including approximate cost and date completed.						
ACTIONS NEEDED: Identify items from this inspection by priority; low – next 12 months, high – as soon as possible).						
1. Remove overburden and backfill seep on downstream side. (Low) 2. Apply bituminous coating to bottom of outlet pipe. (Low)						
ADDITIONAL NOTES FROM CHECKLIST ABOVE:						
1a. Random longitudinal cracks in asphalt wearing surface up to 1/8" wide. 1a. 6' x 8' patch in asphalt wearing surface inside the emergency spillway. 1a. Approx. 40' of asphalt wearing surface is raveling along south edge. 1a. 15' x 16" wide area of settlement and cracking up to 1/4" in asphalt wearing surface along south edge, 40 ft. west of emergency spillway. 1a. Full width transverse crack up to 1/4" wide in asphalt wearing surface near mid point of the dam. 1a. 15' x 20" patch in asphalt wearing surface along south edge with adjacent 1/4" wide longitudinal crack 2' inside of patch. 1a. 42" x 16" patch in asphalt wearing surface along south edge near culvert crossing. 1a. Approx. 20' x 2' area of settlement and map cracks in asphalt wearing surface along south edge over culvert crossing. 2b. 4' diam. area by 12" deep settlement at decayed stump location just west of culvert in downstream slope.						

DAM INSPECTION CHECKLIST AND REPORT

ADDITIONAL NOTES FROM CHECKLIST ABOVE: (cont.)

SUMMARY

Site Observations

The downstream slope of the dam is steep and covered with large well established trees. The downstream slopes show signs of past overtopping of the dam with localized areas of erosions and the steepening of the dam. The recent addition of the emergency spillway at the east end has helped relieve most overtopping. Currently, the trees along the downstream slope are in good condition with no noticeable decay. However, root systems within the dam structure are conducive to seepage through the dam. Significant damage can occur if trees are blown over in a high wind event. Unfortunately, removal of the trees will accelerate root system decay if not addressed when cutting down the trees. Below the outlet pipe, the lower pond has a rather large and deep scour pool causing some erosion under the pipe.

Conclusions and Recommendations

The trees along the downstream slope should be removed. Additional select trees on the west upstream end and below the emergency spillway could be removed at the same time. Once the trees are removed, the root system will begin to decay and seepage will eventually begin piping through the dam. At the time of tree removal, the widening (up to 14 ft. at top) of the downstream side of the dam is recommended to seal the dam and prevent seepage. The widening would address any erosion issues currently on the slopes and flatten the slope. The tree removal and dam widening would have to take place within a couple of years and cost in the range of \$50,000 for construction. With the recommended widening of the dam, the scour pool would also be addressed, and outlet pipe extended.



FULL WIDTH TRANSVERSE CRACK UP TO 1/4".



15' x 20" PATCH IN ASPHALT WEARING SURFACE ALONG SOUTH EDGE.



6' x 8' PATCH IN ASPHALT WEARING SURFACE INSIDE THE EMERGENCY SPILLWAY.



42" x 16" PATCH IN ASPHALT WEARING SURFACE ALONG SOUTH EDGE.



20' x 2' AREA OF SETTLEMENT AND MAP CRACKS IN ASPHALT WEARING SURFACE ALONG SOUTH EDGE.



LARGE TREES ON DOWNSTREAM SIDE OF EMBANKMENT.



6 LARGE TREES AT WEST END, UPSTREAM EMBANKMENT.



6 LARGE TREES AT WEST END, UPSTREAM EMBANKMENT.



28" NEAR VERTICAL FACE ON UPSTREAM SLOPE.



TREES AND RIP RAP, DOWNSTREAM SIDE OF EMERGENCY SPILLWAY.



ANIMAL BURROW ALONG DOWNSTREAM SLOPE.



3' DIAM. X 16" DEEP SEEP ON DOWNSTREAM SLOPE.



3' DIAM. X 16" DEEP SEEP ON DOWNSTREAM SLOPE.



BOTTOM 2' OF COATING NEEDS REPLACEMENT INSIDE OUTLET PIPE.



4' DIAM. AREA BY 12" DEEP SETTLEMENT AT DECAYED STUMP.



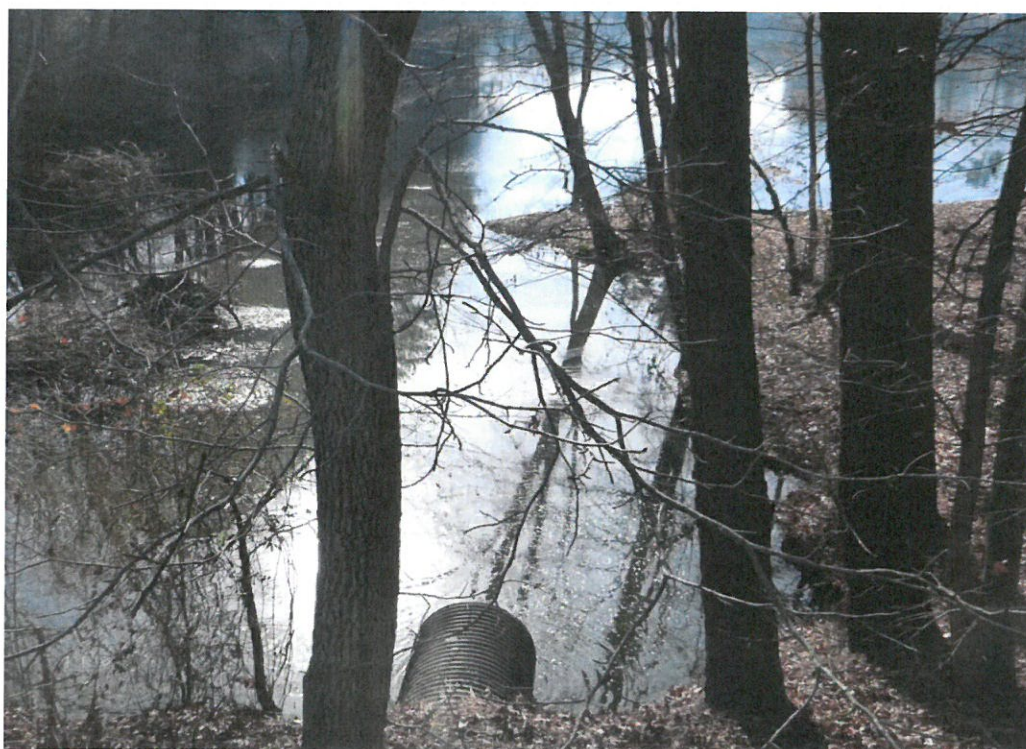
VIEW ALONG CREST OF DAM, LOOKING EAST



PRIMARY SPILLWAY



LOOKING UPSTREAM



LOOKING DOWNSTREAM



LOOKING EAST ALONG EMERGENCY SPILLWAY



VIEW ALONG CREST OF DAM, LOOKING WEST



SCOUR POOL