

DESIGNWORKSHOP

Landscape Architecture

Planning

Urban Design

Strategic Services

Environmental Graphic Design

621 Hillsborough St

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designworkshop.com

919.973.5254

MEMORANDUM

To:	All Plan Holders
From:	Design Workshop
Date:	7/3/25
Project Name:	Kellam Wyatt Park
Project:	6335
Subject:	Addendum #2

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:

Bid Date Extension

- Please note that the bid date/time has been changed to **July 22nd, 2025 at 3pm**. Refer to updated Bid Form.

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
- ariana.salcido@constructconnect.com
- sdawsonsr@engrconst.com
- estimating@hmkern.com
- jlacerda@fredsmithcompany.net
- elong@harrodandassoc.com
- helan@blackridgeresearch.com
- shehzad.qtosol@outlook.com
- ryan@hilinebuilds.com

Site Visit Log:

- 6/17/25
 - Clancy and Theys

- 6/19/25
 - No visitors
- 6/24/25
 - Bar construction
 - Clancy and Theys
 - TCC
- 6/26/25
 - Baker roofing
 - Clancy and Theys
 - DH griffin
 - Janezic building group
 - Davey trees
 - Harrod associates

Questions Received:

1. Do you have a budget for this project?
 - a. Wake County does not typically share budget information.
2. Building SF: (1) Main Building Renovation _____ sf (2) Restroom _____ sf (3) Maintenance Building _____ sf (4) Picnic Building _____ sf (5) Any other building? _____ sf
 - a. For specific building square footages, each building has an Appendix B sheet with additional information including square footage calculations.
3. Would you be able to send us an AutoCAD file for the civil drawings? (Base file with Existing Conditions/Grading/Erosion Control/Utilities/Paving overlay). Plans are a bit difficult to read, especially with respect to existing conditions and existing contours.
 - a. We are not sharing CAD information at this time with potential bidders. Our design team is looking at the visual fidelity of the items mentioned
4. Can these plans be gotten with a deposit?
 - a. If you mean the printed physical plan they can be viewed at our office (address in my signature). The digital files provided can be printed at contractor's expense if needed. We do not have a location for checking out a set. We will be removing the Duncan Parnell plan room information in Addendum #2.
5. Can you clarify note number 3 on L1-01-L1-07 it is very vague and only points to one spot on each drawing. Are we required to hire an arborist for 1 tree per drawing or is this multiple trees if so how many?
 - a. The design intent for Note 3 on L1-01-L1-08 is to have an arborist assist in identifying and limbing up trees as needed near program areas around the site to avoid
6. Can you clarify note number 8 on L1-01-L1-07? I do not see this note called out on any of these drawings. Also are we to do anything with the stockpile of trees or just leave them for the owner to get rid of?
 - a. Stockpiled trees will be used to construct some of the playground equipment as noted or for the Owner's future use.
7. Drawing L3-11 Note 14 states playground equipment furnished by owner installed by contractor. Is this accurate? It doesn't seem to point out all the equipment just some of it. Can you clarify exactly which equipment is provided by the owner vs the GC?
 - a. All (preferred manufacturer) Kompan equipment is to be purchased by the Owner but installed by the Contractor. Other equipment is to be purchased and installed by the Contractor.
8. Can you clarify what type of concrete curb/band is shown on L3-14?
 - a. The label on the concrete band on Sheet L3-14 has been updated to reference Detail 1.11 Concrete band which is shown in Detail 1 on L7A-02.
9. Does the metal edging go around all the gravel surfacing or just where it is called out/highlighted on the drawings? For example It is not shown on drawing L3-15 but is shown on the detail for gravel surface type 2. It appears it is only called out on drawings L3-09, L3-12, L3-13, and L3-14.
 - a. Metal edging only occurs where it is shown on plan.
10. Drawing A1-1 note 1 states to retore and patch where rotted existing deck and railings. Is there a detail and quantity for this work?
 - a. The Owner would like to repair in place. If railing is beyond repair, match the deck detail of the main building. The current dock will need a more detail assessment to determine repairs needed.
11. The plans are asking for meadow seed and turf seed but it doesn't specify which meadow mix or Turf seed.

Can you clarify?

- a. The L9 Series and Spec section 329200 TURF AND GRASSES show a detailed breakdown of all see mixes for the project.
12. Note 2 on A1-7 says to replace gutters and downspouts as needed, however drawing A1-8 states to replace all gutters and downspouts. Can you verify which is correct?
 - a. Replace all gutters and downspouts. Note on A1-7 to be removed.
13. Are the appliances on A1-13 by owner or GC? If by GC can manufacturer and Model be provided?
 - a. Client will select the appliance models, and the GC will purchase and install.
14. Note on A1-14 states that new hardwood is to match existing. I do not see any new hardwood flooring on the finish schedule, can you clarify?
 - a. Note will be removed. All hardwood is being replaced as indicated by the finish plan/schedule.
15. Is the bulletin board and park map by the owner?
 - a. By owner.
16. Are we doing any work to the existing interior stairs of the house?
 - a. Not at this time. Possible future addendum/bulletin after inspecting the current state of the stairs and whether they meet code minimum.
17. Drawing S1-4 has several "B4" beams called out however I do not see this on the schedule. Can you clarify what B4 is?
 - a. Beam is 6 ¾" X 16 ½" Glue Lam Beam
18. Is there any work to the existing ceiling in the house?
 - a. Yes, due to major PME upgrades. New flat gypsum board and paint.
19. Are we demoing any existing floor finishes in the house or will the new floors be placed on top of existing?
 - a. Demo existing floors down to subfloor prior to installing new flooring.
20. Are the stainless steel garden tables and community tables by the owner or GC? If by the GC can a spec be provided for them?
 - a. Architect will provide updated spec selecting stainless steel tables per Wake Co.
21. Drawing A3-9 refers to "add alt" shelving. I don't see an alternate for this in the specs or bid form. Can you clarify?
 - a. Include shelving in the cost estimate. "Add alt" note to be removed.
22. Note X03 on S1-2 states existing stairs to be demoed and replace. Can details be provided? The drawings don't show the full extent of the stairs.
 - a. Similar to the dock railing, this is a possible future addendum/bulletin after discussing with the owner about the current state of the existing dock.
23. There is a spec section for Glu laminated structures however I do not see any glu-lams called out on the drawings. Can you clarify?
 - a. Glulam beams are being used for the roof structure of the outdoor classroom in the main office building.
24. Can you verify where the Western Red Cedar material is used on the project? I see a spec for it but I don't see anywhere on the drawings for it. The drawings for the Ag pavilion call for PT wood with cedar stain. Is it just for the garden beds?
 - a. Correct- The pavilion is pressure treated and stained lumber.
25. What type of fence is shown on L3-10?
 - a. There is an existing fence that will be extended by the owner to meet the pedestrian gate shown on the plan.
26. For the salvaged wood bench type 1 and the reclaimed wood curb; are these anticipated to be made from wood cut down on site or wood provided by the owner or are these premanufactured items?
27. The CMU at the pavilion and restroom building is called to be polished block painted. Is this correct, typically you wouldn't paint polished block.
 - a. Both the pavilion and restroom building should be standard CMU.
28. Are we doing any work to the existing dock?
 - a. The Owner would like to repair in place. If dock is beyond repair, match the deck detail of the main building. The current dock will need a more detail assessment to determine repairs needed.

**Note: Additional questions received before the deadline will be answered in a forthcoming Addendum #3.*

Project Document Updates:

- Project Manual Updates:

- 000003 NOTICE TO BIDDERS
 - Updated bid date and time

NOTICE TO BIDDERS

Sealed proposals will be received by Wake County Procurement Services, in Suite 2900, Wake County Justice Center, 301 McDowell Street, Raleigh, NC 27601, up to **3 p.m. 2 p.m., July 22nd July 10th**, 2025, and immediately thereafter publicly opened and read for providing labor, material and equipment entering into the construction of Kellam Wyatt Farm located in Raleigh, NC.

Complete contract documents will be open for inspection starting May 30th, 2025 in the offices of the Landscape Architect, Design Workshop, Inc.; AGC, Raleigh Branch; FW Dodge, Raleigh Branch; North Carolina Institute of Minority Economic Development (NCIMED), Durham; Carolina AGC; McGraw Hill Dodge, Raleigh Branch; Hispanic Contractors Association of The Carolinas, Raleigh Office, North Carolina. An electronic copy of the contract documents (PDF) may be requested free of charge from the Landscape Architect by sending an email request to both Emily McCoy at emccoy@designworkshop.com and Benjamin Boyd at bboyd@designworkshop.com. ~~Printed copies may be purchased from Duncan Parnell by calling (919) 833-4677 or <https://bidroom.duncan-arnell.com>.~~ Contractors are responsible for distributing documents to all subcontractors. Complete contract documents will also be open for inspection in the offices of the Design Workshop at 621 Hillsborough St, Raleigh NC, 27612.

Wake County provides minorities and women equal opportunity to participate in all aspects of its construction program consistent with NCGS §143-8. Bidders shall comply with the requirements of the Wake County Minority Business Enterprise Program, as outlined in the Project Manual.

A non-mandatory Pre-Bid Meeting will be held from 10:00am to 12:00pm on June 11th, 2025 at the project site at 727 N Rogers Ln, Raleigh NC 27610. Parking is not available on the site and not available on N. Rogers Ln. Attendees should park on nearby public streets in legally designated parking areas.

No bid may be withdrawn for ninety (90) days after the scheduled closing time for bids.

The Owner reserves the right to reject any or all bids and to waive informalities.

Signed: COUNTY OF WAKE

BY: Eric Staehle
Facilities Design & Construction

DESIGNER: Emily McCoy, PLA
Design Workshop, Inc.
621 Hillsborough St
Raleigh, NC 27605

END OF SECTION 011000