

North Wake Landfill Household Hazardous Waste Rebuild

Esse Architects Project #2405 | Owner ID: RFB #26-063

Addendum No. 1

June 23, 2026

TO: ALL PRIME BIDDERS OF RECORD

This Addendum forms a part of the Contract Documents and modifies the original Project Manual and Construction Documents dated May 18, 2026. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification. This Addendum form consists of two (2) pages and attachments as described in this form. All documents are distributed digitally.

DRAWINGS

Item No. Description

1. Sheet E001 – ELECTRICAL LEGEND AND SCHEDULES – Make the following revisions:
 - a. Change “Site Lights” to “Spare” in Panelboard HHW Schedule, circuit 18,20.
2. Sheet E100 – ELECTRICAL FLOOR PLANS – Delete the following notes:
 - a. “INTERCEPT EXISTING POWER CONDUITS AT POLE BASE. COORDINATE WITH ENGINEER IN THE FIELD.”
 - b. “PROVIDE 2#10, 1#12G IN 1" CONDUIT FOR CONNECTION TO EXISTING SITE LIGHTS. COORDINATE WITH ENGINEER IN THE FIELD.”

SPECIFICATIONS

Item No. Description

3. Insert the Geotechnical Report and the Geotechnical Report Addendum after the Sales Tax Report Form and before Section 01 1000 Summary in the Project Manual. These documents were provided with the bid documents at planscope.com and are part of the Project Manual.

CLARIFICATIONS

Item No. Description

4. Early in the project, the awarded contractor will need to coordinate with Duke to set a temporary meter and power pole. Cost for temporary power, pole and meter shall be captured in the contractor's base bids.



5. The two wooden light poles are to be demolished, while the other two Duke Energy light poles are to be protected in place per current drawings. Refer to electrical changes above.
6. To the East of the site, weeding and grubbing shall be done at a 20' offset to all paved areas, soil shall be amended, and turf seeding shall be sown. This additional area amounts to roughly 7300 SF beyond the LOD.
7. Question Received: "I noticed the plans call for TPO roofing on several of the side roof sections, while the main roof is specified as an exposed-fastener metal roof system with matching wall panels. Would the owner or design team be open to considering a standing seam metal roof system, or potentially a Master Rib exposed-fastener panel, as an alternative? We would be happy to review options and provide pricing for either system if desired."

Response: The specifications for the roof panel are intentional to meet project-specific structural requirements, including gravity and wind loading at roof support spans, as well as diaphragm shear capacity. Other roof panels may be evaluated if a complete substitution request including all structural information with deck diaphragm capacity is submitted per the Instructions to Bidders and per Section 01 2500 Substitution Procedures. Substitution requests must be received in time to review and process ahead of issuing the final addendum.

8. Question Received: "Can you please let me know where the special coatings in the specs are going it is not called out in the plans."

Response: Regarding the high-performance coatings in Section 09 9600, these are to be applied to exposed steel at the canopy structure, which is noted throughout the architectural drawings on A111, A201, A301, and more. In Section 09 9600 High Performance Coatings, Part 3.7 also includes a schedule of products and locations for use.

9. Question Received: "Can an additional site visit be scheduled for subcontractors who were not able to attend the first one?"

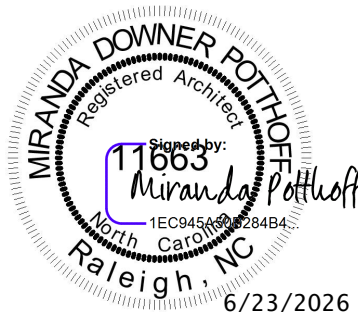
Response: For any subcontractors of general contractors who attended the mandatory Pre-Bid Conference, an additional site visit opportunity will occur on Friday, June 26 at 9am. This will allow access to the site, but will not include the whole project team.

10. The last date for receipt of questions has been extended to Friday, June 26 at Noon.

ATTACHMENTS

1. Pre-Bid Conference Minutes and Sign-in Sheet (7 pages)

END OF ADDENDUM NUMBER ONE



North Wake Landfill Household Hazardous Waste Facility Rebuild

Esse Architects Project #2014 | Owner ID #: RFB #26-063

Pre-Bid Conference

June 16, 2026 | 9:30 am | NWLF Field Office | 9025 Deponie Dr, Raleigh, NC 27614

The following is to be discussed:

1. Introductions:
 - Paulo Lopez is the owner's representative on this project for Wake County FD&C.
 - Meghan Baldwin and Joe Fitzpatrick are the Solid Waste Representatives for Wake County.
 - Miranda Potthoff with Esse Architects is the Architect and design team project manager.
 - Jon Blasco and Kayleigh Gill with WithersRavenel are the civil and landscape engineers.
 - Andy Terrell with Lysaght & Associates is the structural engineer.
 - Richard Thorne with HDM Associates is the MEP engineer.
2. This is the mandatory Pre-Bid Conference for the Wake County's NWLF HHW Facility Rebuild.
 - a. The project includes building a new collection area for the public to drop off Household Hazardous Waste under a new steel canopy. Rated chemical storage buildings will be placed to store the more hazardous materials. Site work includes new or refreshed paving.
 - b. Demolition of the previous facility has occurred except the loading dock, which will be reused. There will be more slab demolition required.
 - c. The project also includes replacing the VCT in the nearby attendant hut.
3. **Bids are due on Thursday, July 9, 2026, by 2:00 PM** to the Purchasing Department, Suite 2900, Wake County Justice Center, 300 South Salisbury Street (or 301 South McDowell Street), Raleigh, NC 27601. All bids will be opened and read aloud.
 - a. Bids must be received no later than 2:00 PM on July 9, 2026, or they will be rejected.
 - b. All contractors must allow adequate time for parking and to get through the building security. Building security includes X-ray machines and metal detectors. Do not have any weapons, knives, or tools of any size with you as you go through security. Those will be confiscated. The WC parking deck is around the corner.
 - c. The McDowell Street entry may be the better entry to use. It is located closer to the Purchasing Department.
4. **All communication is to go through Esse Architects (Miranda Potthoff, miranda@esse-architects.com) and must be received in writing.** Please thoroughly review all bid documents before submitting questions. Any subcontractor questions must come to the architect through a general contractor. Any changes in the bid phase will be issued via addendum.
 - a. **The cut-off date for questions is Thursday, June 24, 2026, by Noon, and the final addendum will be issued by Tuesday, June 30, 2026.** Addenda will be issued to all plan holders via email and will also be uploaded to the digital plan room.



- b. The digital plan room can be accessed at <https://www.planscope.com/projects/1508/details/wake-county-north-wake-landfill-household-hazardous-waste-rebuild>
- 5. The project is being bid as a single prime contract. All contractors must have a valid license under the state laws governing their trades.
- 6. Failure to use the bid bond provided by the Owner in the project manual will result in the rejection of the bid.
- 7. The project is a formal bid contract with formal Minority Business Enterprise requirements. Wake County's policy for minority contractor participation is included in the bid documents. MBE forms must be submitted with the bid and the lowest apparent bidder must provide additional MBE information within a set time period following the bid.
- 8. All general and subcontractors should visit the site and become familiar with the conditions.
- 9. Except as modified below, the Contract Time is 270 consecutive calendar days, beginning on the Date of Commencement as specified in the written Notice-to-Proceed.
 - a. **It is anticipated that an initial Notice-to-Proceed will be issued by the end of September 2026.**
 - b. The first 90 calendar days of the 270 calendar days shall be utilized for paperwork, submittals, and materials procurement, especially for long lead items.
 - c. A second Notice-To-Proceed to mobilize to the site will be issued to begin the remaining 180 calendar days for onsite work. No onsite work may occur prior to this date.
 - d. A Certificate of Occupancy and Substantial Completion must be achieved by the end of 270 calendar days.
 - e. Contractors are to notify the Architect of any long lead items prior to the final addendum. The project team anticipates steel and the chemical storage buildings to have long lead times.
- 10. Time is critical to the project. The contractor will be required to submit a construction schedule by the beginning of each month and stick to it. Monthly schedule updates are required to process all applications for payment.
- 11. The rate of liquidated damages is \$500.00 per calendar day as damages reasonably estimated in advance to cover the losses to be incurred by the Owner by reason of failure of the contractor to reach Substantial Completion. An additional \$500.00 per calendar day will be assessed for failure to submit required closeout documents and achieve Final Completion within 30 days after the date of Substantial Completion.
- 12. The project has been submitted to the Wake County Inspections Department for building permit review. All building inspections will be conducted by Wake County. Contractors must be on site for any inspections.
- 13. Allowances: There are two (2) allowances included in the project. Refer to Specifications 01 2100 Allowances for more information.
 - a. Allowance No. 1: Contingency Allowance: Permits, unforeseen conditions, and additional work outside of the scope of the contract. \$25,000

- b. Allowance No. 2: Unit-Cost Allowance: Per the Geotechnical Report, when unsuitable soils are encountered at the base of the planned footing excavation, the excavation should be extended deeper into the suitable soils and the footings could bear directly on these soils at a lower level. Alternatively the footings could bear on lean concrete backfill placed in the excavations. Refer to structural detail for additional information. Contractor shall carry an allowance for 8CY of foundations to require lean concrete backfill below grade after removal of unsuitable soils. See Unit Price No. 6 in Section 01 2200.
14. Unit Prices: There are seven (7) Unit Prices included in the project. They can be found in the project manual and must be listed on the Bid Proposal Form. See Specifications 01 2200 Unit Prices
- a. Unit Price No. 1: Heavy Duty Concrete Paving
 - b. Unit Price No. 2: Asphalt Paving
 - c. Unit Price No. 3: Asphalt Milling and Resurfacing
 - d. Unit Price No. 4: Unsatisfactory soils removal and disposal off site
 - e. Unit Price No. 5: Unsuitable soils replacement with suitable fill
 - f. Unit Price No. 6: Unsuitable soils replacement with lean concrete fill
 - g. Unit Price No. 7: Compacted base course under paved areas
15. Alternates: There are four (4) alternates included in the project. Refer to Section 01 2300 in the Project Manual.
- a. Alternate No. 1: Single Compartment Chemical Storage Building
 - b. Alternate No. 2: Two-Compartment Chemical Storage Building
 - c. Alternate No. 3: Three-Compartment Chemical Storage Building
 - d. Alternate No. 4: Full Depth Asphalt Paving in lieu of Asphalt Mill and Resurfacing.
16. Contractor shall have full use of Project site behind the existing gate to the Household Hazardous Waste collection area for construction operations during construction period. Contractor's use of Project site is limited only by Owner's right to perform work or to retain other contractors on portions of Project.
- a. The rest of the existing solid waste facility will remain open and operational 7 days a week. The facility sees heavy visitor and employee traffic, so the Contractor needs to coordinate accordingly to allow this traffic to continue uninterrupted.
 - b. Existing fencing around the Household Hazardous Waste Area may be used to secure the construction area. Additional chain-link fence will be required by the exit road leaving Household Hazardous Waste to make secure perimeter continuous. Orange fence will not be allowed – the area must be secure.
 - c. The contractor shall maintain portions of existing grounds, landscaping and hardscaping affected by construction operations throughout construction period and repair damage caused by construction operations.
 - d. The Contractor may receive materials on site before the second Notice-To-Proceed. The Contractor will be fully responsible for safe and secure storage behind the fence at the HHW area. Storage of materials outside the HHW area will not be allowed. Any on site stored materials must be covered by the Contractors' insurance and a Certificate of Insurance with the materials listed must be provided. The Contractor must have consent of their surety for payment of any stored materials and pictures of all materials must be provided to the Owner and Architect. Offsite storage of materials in a bonded warehouse is also allowed by the General Conditions of the project.
 - e. General Contractor can tie into existing power at the site for use during construction.
 - f. General Contractor may tie into the existing waterline on site.

- g. General Contractor is not required to provide a field office. Meetings can be held on site or in the County's NWLF Field Office Building.
 - h. General Contractor must provide their own temporary toilet facilities at the project site.
- 17. Contractor work hours will be between 7:00 AM and 6:00 PM during the work week. Weekends and early mornings are available for construction with 72-hour notice and if approved by the Owner.
 - a. The only access to the Household Hazardous Waste area is through the Multi-Materials Recycling Area, which operates Monday through Saturday 8 am to 4 pm. The contractor shall maintain the gates closed when working outside of the Multi-Materials operational hours. Contractor is responsible to close all gates at Multi-Materials and Household Hazardous Waste the end of the day and when staff is not present at the Multi-Materials Area.
- 18. Weapons of any kind (including concealed firearms), illegal drugs, and explosives are prohibited at all times.
- 19. All Wake County properties are non-smoking. No smoking is allowed on the site. Alcohol, tobacco products, e-cigarettes, and vapes are prohibited at all times.
- 20. The successful contractor must name a superintendent and project manager. The project manager must be available between 8:00 AM and 5:00 PM during the week. The superintendent is required to be on site any time construction personnel are working on site. The contractor will be required to create and maintain a list of emergency contacts for all trades to be kept on site.
- 21. The contractor is responsible for coordinating all trades. Coordination between trades and contractors is critical for a successful project. All subcontractors need to read and understand the project manual.
- 22. Project Management Software: Contractors are not required to use any specific online project management software, but if they choose to, the Owner and the Architect shall be included in document distribution.
- 23. The County expects all work to be of an exceptional quality and expectations for project documentation are high. All general and subcontractors should closely review all the documents, especially the General Conditions, Supplementary General Conditions, all front end documents, and Division 01 sections to become familiar with how the County operates and to understand the expectations for this project.
- 24. Questions/Clarifications:
 - a. The County requests that Contractors do not access the site without notifying Miranda Potthoff first.
 - b. Stormwater flows off site as the slab will be sloped away from the canopy building. The sumps are for collecting any spills in the storage area. The County's operation plan includes regular cleaning of the sumps.
 - c. A contractor asked if demolition could start during the first NTP timeline to give time to investigate. The timeline for issuing the first and second NTPs will be discussed with the awarded contractor.

- d. A contractor asked if the attendant hut could be used as a construction trailer. No, this will not be allowed. The attendant hut will be cleared out for the work to replace the floor, but it cannot be used for the contractor's office during construction.
- e. Temporary parking will be allowed on site within the fence around HHW and in the grass areas directly outside the fence. A parking and staging plan will be coordinated with the awarded contractor.

These minutes represent my understanding of the pertinent issues discussed. Any corrections or additions to these minutes should be submitted to the Architect within five (5) days of the distribution or the minutes shall be deemed an accurate representation of issues discussed.

Minutes Prepared by:
Miranda Potthoff, AIA, LEED BD+C

Note: all distribution is via email, unless otherwise noted.

cc:

North Wake Landfill Household Hazardous Waste Facility Rebuild

Esse Architects Project # 2508 | Owner ID #: RFB #26-063

Pre-Bid Conference

June 16, 2026 | 9:30 am | NWLF Field Office | 9025 Deponie Dr, Raleigh, NC 27614

X	Name	Company	Phone	Email
1	Miranda Potthoff	Esse Architects	919.270.6455	miranda@esse-architects.com
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4	DOMINIC SAQUIAN	JM THOMPSON	919-777-4635	DSAQUIAN@JMTOMPSON.COM
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6	Richard Co	MLC Const.	919-380-0862	RICH@MLCCONSTRUCTION.COM
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