

ADDENDUM No. 3

Date: February 27, 2024

To: All Bidders

From: **Jenkins•Peer Architects**
Charlotte, N.C.

Re: WCU Early Joyner Drive Infrastructure Package
JPA Project #: 20WCU777
SCO Project #: 22-24697-01B

NOTICE to BIDDERS:

Bidder is hereby notified that this Addendum shall hereby become a part of the Construction Documents and the official Contract Documents, and shall be attached to the Project Manual for the Project.

The following items are intended to revise and clarify the Drawings and the Project Manual.

The bidder shall see that their Sub-Bidders are in full receipt of the information contained herein.

General Note:

This Addendum includes the following groups and subsequent “items” referring to various parts of the Contract Documents. Note that some “items” may refer to Bulletin Drawings or new Specification Sections which are attached at the back of the Addendum.

PROJECT MANUAL & TECHNICAL SPECIFICATIONS DIVISIONS

00 21 13 Notice to Bidders: License classification updated.
01 23 00 Alternates: Alternate #1 has been removed.

DRAWING SHEETS

No Changes.

RESPONSES TO RFI'S RECEIVED TO DATE:

- 1) In the bid package, Notice to Bidders, one of the sections states “ General Contractors submitting bids on this project must have license classification for **Building Contractor – Unlimited.** As there is no building construction on this project, are other appropriate license allowed? Our company has highway (H) and public utilities (PU) unlimited classifications.
Contractor's who carry an unlimited Highway, Public Utilities, or Unclassified license are sufficient to perform the scope of work for the project. If the electrical work is being subcontracted then the electrical subcontractor must carry an unlimited electrical contractor's license.
- 2) Alternate #1 refers to a Sheet M-101B; but there is not a Sheet M-101B included in the bid documents. Is this really an alternate for this project; or has it been omitted? I couldn't find any mention of it in the addenda, either.
Alternate #1 is removed from project scope.

- 3) There is no detail for wall piers; so I'm assuming the note on C201B regarding wall piers was inadvertently left from the previous plans for Moore Building/Joyner Drive. Is this correct?

End piers are in the project. Refer to the note describing the condition on sheet C201B. Shop drawings to be submitted for review.

End of ADDENDUM No. 3

Attachments:

- Revised specification sheets as noted above.

NOTICE TO BIDDERS

Sealed proposals will be received by the Western Carolina University in Cullowhee NC, in the office of Facilities Management up to 3:00 pm March 5, 2024 and immediately thereafter publicly opened and read for the furnishing of labor, material and equipment entering into the construction of

Early Joyner Drive Infrastructure Package

The general scope of this project involves the following:

- Realignment of Joyner Drive/Circle Drive intersection to create more efficient traffic pattern and easier gradients
- Widening of Joyner Drive to a two-lane road
- Sidewalk addition for both sides of Joyner Drive
- Electrical lighting infrastructure improvements

Bids will be received for Single Prime General Contractor All proposals shall be lump sum.

Pre-Bid Meeting

An open pre-bid meeting will be held by Western Carolina University in Cullowhee NC, in the office of Facilities Management at 2:00 pm February 13, 2024. The meeting will address project specific questions, issues, bidding procedures and bid forms..

The meeting is also to identify preferred brand alternates and their performance standards that the owner will consider for approval on this project.

In accordance with General Statute GS 133-3, Specifications may list one or more preferred brands as an alternate to the base bid in limited circumstances. Specifications containing a preferred brand alternate under this section must identify the performance standards that support the preference. Performance standards for the preference must be approved in advance by the owner in an open meeting. Any alternate approved by the owner shall be approved only where (i) the preferred alternate will provide cost savings, maintain or improve the functioning of any process or system affected by the preferred item or items, or both, and (ii) a justification identifying these criteria is made available in writing to the public.

In accordance with GS133-3 and SCO procedures the following preferred brand items are being considered as Alternates by the owner for this project:

N/A

Justification of any approvals will be made available to the public in writing no later than seven (7) days prior to bid date.

Complete plans, specifications and contract documents will be open for inspection at the following:

Western Carolina University Facilities Management
Jenkins Peer Architects at 112 South Tryon Street, Suite 1300, Charlotte, NC 28284
The electronic plan rooms of: Associated General Contractors, Carolinas Branch; McGraw-Hill Dodge Corporation; Reed Construction Data (RCD); Hispanic Contractors Association of the Carolinas (HCAC) in Winston-Salem, Charlotte and Raleigh Areas – 877-227-1680

The Cherokee Business Development Center, PO Box 1200, Ginger Lynn Welch Complex, 810 Acquoni Road, Cherokee, NC 28719, Phone: 828-497 1666.

or may be obtained by those qualified as prime bidders, upon deposit of Two Hundred and Fifty dollars (\$ 250.00) in cash or certified check. The full plan deposit will be returned to those bidders provided all documents are returned in good, usable condition within ten (10) days after the bid date.

All contractors are hereby notified that they must have proper license as required under the state laws governing their respective trades.

General contractors are notified that Chapter 87, Article 1, General Statutes of North Carolina, will be observed in receiving and awarding general contracts. General contractors submitting bids on this project must have license classification for **Unlimited Highway, Public Utilities, Unclassified license or Building Contractor - Unlimited**

NOTE--SINGLE PRIME CONTRACTS: Under GS 87-1, a contractor that superintends or manages construction of any building, highway, public utility, grading, structure or improvement shall be deemed a "general contractor" and shall be so licensed. Therefore a single prime project that involves other trades will require the single prime contractor to hold a proper General Contractors license. **EXCEPT:** On public buildings being bid single prime, where the total value of the general construction does not exceed 25% of the total construction value, contractors under GS87- Arts 2 and 4 (Plumbing, Mechanical & Electrical) may bid and contract directly with the Owner as the SINGLE PRIME CONTRACTOR and may subcontract to other properly licensed trades. [GS87-1.1- Rules .0210](#)

Each proposal shall be accompanied by a cash deposit or a certified check drawn on some bank or trust company, insured by the Federal Deposit Insurance Corporation, of an amount equal to not less than five percent (5%) of the proposal, or in lieu thereof a bidder may offer a bid bond of five percent (5%) of the bid executed by a surety company licensed under the laws of North Carolina to execute the contract in accordance with the bid bond. Said deposit shall be retained by the owner as liquidated damages in event of failure of the successful bidder to execute the contract within ten days after the award or to give satisfactory surety as required by law.

A performance bond and a payment bond will be required for one hundred percent (100%) of the contract price.

Payment will be made based on ninety-five percent (95%) of monthly estimates and final payment made upon completion and acceptance of work.

No bid may be withdrawn after the scheduled closing time for the receipt of bids for a period of 30 days.

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

Designer:

Jenkins Peer Architects
112 S Tryon St, Ste. 1300
Charlotte, NC 28284
704-372-6665

Owner:

Western Carolina University
Facilities Management
3476 Old Cullowhee Road
Cullowhee, NC 28723
828-277-7224

SECTION 01 23 00 - ALTERNATES

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Alternate submission procedures.
- B. Documentation of changes to Contract Sum and Contract Time.

1.2 RELATED REQUIREMENTS

- A. Instructions to Bidders and General Conditions of the Contract (OC-15): Instructions for preparation of pricing for alternates.
- B. Bid Forms: List of alternates on the Bid Form.

1.3 ACCEPTANCE OF ALTERNATES

- A. Alternates quoted on Bid Forms will be reviewed and accepted or rejected at Owner's option. Accepted alternates will be identified in the Owner-Contractor Agreement.
- B. Coordinate related work and modify surrounding work to integrate the Work of each alternate
- C. Proposed cost of each Alternate is turnkey and includes all material, labor, overhead, profit, freight etc. No additional costs will be accepted for any accepted alternate other than the cost included on the bid form.

1.4 SCHEDULE OF ALTERNATES

- A. Alternate No. 1 – **Not Used**
- B. Alternate No. 2 – (Owner Preferred) – Provide the following: Architectural Area Lighting type B – Pole Light, die cast aluminum, gasket sealed, 227V, 37.8 Watt, 4000K, 70 CRI, Type 3. Grey, UL Wet location rated, photocontrol, standard mount.(Ref. sheet E100B ELECTRICAL – GENERAL AND DETAILS)

PART 3 - EXECUTION - NOT USED

END OF SECTION 01 23 00