

Little Diversified Architectural Consulting
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Morrisville Community Library
310 Town Hall Drive
Morrisville, North Carolina 27560

BID DOCUMENTS – August 16, 2018

514-6765-00

November 9, 2018

POST-BID ADDENDUM

This Post-Bid Addendum is issued to clarify the project's contractual changes based on a review of potential cost modifications related to the project requirements. The following clarifications, amendments, additions, deletions, revisions and modifications are hereby made a part of the Contract Documents, and change the original documents only in the manner and to the extent stated below:

MODIFICATIONS

1. Sheet 210 –Eliminate the brick projected fins on the North Elevation as identified on the exterior elevations. The recessed panels to remain. This results in cost reduction of \$9200.
2. Sheet 701 – Change vehicle paving design as noted below. This results in cost reduction of \$3,770.
 - a. Heavy Duty Asphalt Paving: Revise from 10” to 8” base course, 1.5” binder course, 1.5” surface course
 - b. Light Duty Asphalt Paving: Revise from 8” to 6” base course, 1.5” binder course, 1.5” surface course.
3. Sheet A211 – Revise Sunshade Depth from 14’ deep to 8’ deep. This results in cost reduction of \$30,000.
4. Section 00 21 00 – Allowances:
 - a. Revise Allowance No. 7: Unit-Cost Allowance: Include the sum of \$400.00 per thousand plus sales tax for face brick as specified in Section 04 20 00 “Unit Masonry” and as shown on Drawings.
 - b. Revise Allowance No. 8: Unit-Cost Allowance: Include the sum of \$290.00 per thousand plus sales tax for the accent brick as specified in Section 04 20 00 “Unit Masonry” and as shown on Drawings.
 - c. This results in cost reduction of \$4,382.
5. Sheet E005 – Revise Electrical Note #1 below Electrical Power Riser drawing to reduce Electrical Underground Transformer service fee from \$25,000 to \$10,000. This results in cost reduction of \$15,000.
6. Sheet 801 - Delete wall covering and window film listed on finish schedule. This results in cost reduction of \$4,760.

7. Section 00 21 00 – Allowances: Revise Unit-Cost Allowance No. 9: Include \$25.00 per sq. yd. for carpet tile as specified in Section 09 68 13 “Tile Carpeting” and as indicated on the Finish Schedule. This results in cost reduction of \$3,245.
8. Section 00 21 00 – Allowances: Delete Allowance No. 5 for unforeseen conditions from Bid Docs. This results in cost reduction of \$50,000.

Total Cost Deduction amount as a result of the modifications above is \$120,357.00.

REVIEW OF THE CONTRACT ITEMS

1. The Owner and Architect reserve the right to review potential future contract modifications during construction for other cost reduction options. If any modifications are reviewed for approval during construction, the Contractor shall provide cost values for each item prior to contract modification acceptance. Any contract modification during construction will be resolved under a deductive change order.
2. Proposals for Cost Reduction Modifications listed above have been provided by the Low Bidder during several meetings from October 15 - November 9, 2018. These proposals have been reviewed and accepted by Wake County. Therefore, the basis of award shall be as follows:

CONTRACT VALUES	
Base Bid	4,073,000.00
Cost Reduction Modifications	
Delete Brick Fins from North Elevation	-9,200.00
Revise paving design	-3,770.00
Sunshade Depth reduced from 14 deep to 8' deep	-30,000.00
Revise Brick Allowances	-4,382.00
Electrical underground Service Fee reduced	-15,000.00
Delete wall covering and window film	-4,760.00
Reduce carpet unit cost	-3,245.00
Delete Allowance #5 from Bid Docs	-50,000.00
Cost Reduction Subtotal	-120,357.00
Modified Bid Award Total	3,952,643.00

END OF POST-BID ADDENDUM