

FLAHERTY PARK TENNIS COURTS RENOVATION AND RESTROOM UPGRADE

BID #0004-2025

**TOWN OF WAKE FOREST
RALEIGH, NC**

**PRE-BID CONFERENCE
RE-BID**

ADDENDUM NUMBER 1

May 12, 2026, 9:00 AM

1. A Pre-Bid Conference for the project was held on April 12, 2026, at 9:00 A.M. A list of attendees is attached.
2. Patrick Haramija thanked the contractors for taking the time to attend. The Town of Wake Forest staff and design team introduced themselves. He then covered general administrative items for the bidding process.
3. Patrick confirmed that everyone had a copy of drawings and specifications .
4. The designer provided the background and an overview of the project. The drawings and Scope of Work were reviewed and discussed.
5. A walk-through of the work areas was conducted to familiarize the contractors with the project site.
6. All bids must be submitted by June 2, 2026, by 10:30 A.M.

Bids can be submitted to the Town of Wake Forest, at the Wake Forest Purchasing Department, Attention: Hollie Aldridge, 234 Friendship Chapel Road, Wake Forest, NC 27587 up until June 1, 2026, 3:00 P.M.

After that, sealed bids will be opened at the Wake Forest Town Hall, located at 301 S. Brooks Street, Wake Forest, NC 27587, at 10:30 a.m. on June 2.

All bids must be submitted in a sealed envelope marked: Bid # 0004-2025 – Flaherty Park Tennis Court Renovation and Restroom Upgrade. To ensure a fair bidding process, questions and/or clarifications requested by contractors will not be accepted after an established cut-off date.

7. A cut-off date of May 19, 2026, at 5:00 P.M. for questions was established.

Contractors are encouraged to e-mail their questions as they have them and not hold them until later. The questions should be emailed to:

Project Manager: Patrick Haramija
Mobile: (919) 545-1894
E-mail: Patrick.haramija@rve.com

8. The project will be performed under a single prime contract.

9. Contractors shall familiarize themselves with Instruction to Bidders.
10. The Time of Completion including close-out is 330 days from the date of the notice to proceed. This included 270 days for Substantial Completion.
11. No work will be allowed during some special events and holidays. The Town of Wake Forest reserves the right to specify one more day when work will not be allowed. These are included in the completion time and will not be a cause for an extension in the completion date.
12. Contractors are responsible for compliance with the “Guidelines for Recruitment and Selection of Minority Businesses for Participation in State Construction Contracts” which is included in the specifications. The State has a verifiable 10% goal for participation by minority businesses. The Owner target is 10% of the work to be completed by a minority firm. Affidavit A – Listing of Good Faith Efforts is required. Documentation demonstrating compliance must be available for review and submission immediately following the bid opening. A contract award recommendation cannot be made by the engineer until compliance is verified. Each contractor must submit either Affidavit B or Affidavit C with the bid. The need to maintain good documentation of efforts to obtain minority participation was emphasized. Please contact Hollie Aldridge (haldridge@wakeforestnc.gov) if you have any questions or need help finding sub-contractors.
13. The contractors are responsible for site verification of existing conditions and distances. Locations and distances should not be scaled from the drawings. Any costs resulting from their failure to verify will be the contractor’s responsibility. No change order requests will be considered for items that can be verified by site observations and measurements, even if these are not consistent with drawings.
14. All addenda and project correspondence will be by E-mail only. Contractors should send an acknowledgment when they receive any correspondence.
15. Questions/Clarifications from the contractors were received during the pre-bid meeting. Responses to those questions are provided within this addendum. The site was visited to familiarize the contractors with the facility.
16. All contractors submitting proposals shall incorporate the items in this Addendum and all other addenda into their proposals and acknowledge receipt of the Addenda on their bid proposal forms. This Addendum shall be incorporated in the Drawings and Specifications which are a part of the Contract Documents and shall supersede anything contained therein with which it may conflict.

DISTRIBUTION:

Patrick Haramija RVE, Inc.
 Town of Wake Forest
 Attendees of the Pre-Bid Meetings

FLAHERTY PARK TENNIS COURTS RENOVATION AND RESTROOM UPGRADE

BID #0004-2025

**TOWN OF WAKE FOREST
RALEIGH, NC**

CLARIFICATIONS/ RESPONSES

FROM PRE-BID CONFERENCE AND CONTRACTORS' QUESTIONS

Questions and Clarifications

1. **Question:** What is the schedule for construction?

Answer: The courts must be completed in six months or less. The courts cannot be out of commission for more than that. Ideally, some of the courts will become available for use in phases. Substantial completion for all work shall be achieved in 270 calendar days with an additional 60 days for punchlist and closeout.

2. **Question:** Will there be an allowance for unsuitable soils?

Answer: Please include a unit price (not an allowance) for the removal and replacement of unsuitable soils (priced per CY.). There is a new bid form with a location to input this value.

3. **Question:** I know there is a 10% minority participation goal that must be met on this project, as discussed at the pre-bid meeting. I am a 100% women owned business; will this meet the requirement?

Answer: Yes, being a woman owned business meets the requirement and should be noted on the required minority forms included in the bid packet.

4. **Question:** Is there a unique edge detail for the courts?

Answer: No, there is not a unique edge detail. Please refer to the tennis court typical pavement detail. Note that parts of the court abut concrete.

5. **Question:** Does the asphalt extend past the court and fence?

Answer: Yes, the plans call for the pavement to extend 1' past the fence.

6. **Question:** Should reinforced grass be maintained/replaced?

Answer: Yes, contractor should replace reinforced grass grid, as needed. Please assume up to 3,000 SF.

7. **Question:** How will signage on the existing fencing be handled?

Answer: Signage shall be removed by the contractor, delivered to the owner, stored by the owner and reinstalled by the contractor (picked back up from owner).

8. Please assume that the owner will be responsible for 3rd party testing but all other fees will be paid by the contractor.

9. Please include three bike racks on the bike rack concrete pad.

10. The 36' & 60' Blended Lines on 78' Courts detail, on sheet C-512, has been revised to show the correct striping and the 36' center marks. The site plan has also been updated to reflect these changes. Please refer to plans sent out during the re-bid.

11. All fencing and gates will be replaced with new.

12. All doors shall be hollow metal. All doors are in CMU walls.

13. Vertical grab bars are required in the two handicapped stalls.
14. Attached is the specification for the tennis court asphalt paving.
15. Foundation dimensions for the netpost and centerstrap footings have been increased. Please refer to plans sent out during the re-bid.
16. The Chain Link Fence detail on Sheet C-513 has been revised to show fence footings fully below the asphalt pavement. Please refer to plans sent out during the re-bid.
17. Mirrors shall be full length of the counter and 3' high, per the elevation.
18. The Town does not have an estimated construction budget or value for this work.
19. Concrete under the existing pavilion will need to be removed and replaced.
20. The Town is exploring obtaining a core sample to determine the existing asphalt depth. If available, this information will be provided in a future addendum.
21. There may be elevation changes between the current courts and the proposed courts to assist with accessibility and drainage.
22. Work must be staged so that no more than one acre is disturbed at a time.
23. CAD files cannot be released at this time. They will be provided to the successful bidder.
24. The existing water main is assumed to be located underneath the sidewalk and not in the roadway.
25. The new concrete sidewalk shall utilize the Reinforced Concrete Sidewalk detail on C-511.
26. The benches on the new sidewalk shall have no backs.
27. A syringe box is not required in the restrooms.
28. The electrical contractor is responsible for the secondary side of the new proposed transformer. This would include the trenching to the meter location and installation of meter.
29. Epoxy is scheduled for all areas within the building.
30. The CMU block is to be primed and painted inside only.
31. If plans and/or specs ever conflict, assume the most restrictive and/or expensive option in your bid.
32. There's no restrictions to work hours outside of the town's normal restrictions assuming inspections are coordinated with the town and engineer to be performed during normal business hours.
33. Three references need to be included with your bid.

SECTION 321216 – TENNIS COURT ASPHALT PAVING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Hot-mix asphalt (HMA) paving for tennis courts.

1.2 REFERENCES

- A. United States Tennis Association (USTA) Facility Guidelines
- B. American Sports Builders Association (ASBA) Tennis Court Construction Manual
- C. ASTM International standards for asphalt material
- D. North Carolina Department of Transportation (NCDOT) Standard Specifications (modified for court construction)

1.3 ACTION SUBMITTALS

A. Hot-Mix Asphalt Designs:

1. Certification, by authorities having jurisdiction, of approval of each hot-mix asphalt design proposed for the Work.
2. For each hot-mix asphalt design proposed for the Work.

1.4 QUALITY ASSURANCE

- A. Manufacturer Qualifications: A paving-mix manufacturer registered with and approved by authorities having jurisdiction or the DOT of state in which Project is located.
- B. Testing Agency Qualifications: Qualified in accordance with ASTM D3666 for testing indicated.
- C. Regulatory Requirements: Comply with materials, workmanship, and other applicable requirements of NCDOT for asphalt paving work.

1.5 FIELD CONDITIONS

- A. Environmental Limitations: Do not apply asphalt materials if subgrade is wet or excessively damp, if rain is imminent or expected before time required for adequate cure, or if the following conditions are not met:

1. Prime Coat: Minimum surface temperature of 60 deg F (15.6 deg C).
2. Tack Coat: Minimum surface temperature of 60 deg F (15.6 deg C).
3. Slurry Coat: Comply with weather limitations in ASTM D3910.

4. Asphalt Base Course and Binder Course: Minimum surface temperature of 40 deg F (4.4 deg C) and rising at time of placement.
5. Asphalt Surface Course: Minimum surface temperature of 60 deg F (15.6 deg C) at time of placement.

PART 2 - PRODUCTS

2.1 ASPHALT MIX DESIGN

A. Surface Course:

1. Type: Fine-graded HMA surface mix
2. Nominal Maximum Aggregate Size (NMAS): 3/8 inches (9.5 mm)
3. Designed to produce a dense, smooth, non-porous surface
4. Asphalt binder: PG 64-22 (or local equivalent)

B. Base Course (if applicable):

1. Type: Intermediate/binder course
2. NMAS: 1/2 inches (12.5 mm)
3. Compacted to support uniform surface course

C. Mix shall:

1. Be free of segregation, tearing, or surface irregularities
2. Provide a tight, smooth surface suitable for acrylic coatings
3. Be designed for low permeability and minimal voids

2.2 APPROVED MIX DESIGN SUBMITTALS

- A. Contractor shall submit approved asphalt mix designs for both base and surface courses for review prior to installation.
 1. Submittals shall include:
 - a. Mix design reports
 - b. Gradation curves
 - c. Binder type and content
 - d. Voids and compaction targets
 - e. Certification from approved plant
 - f. Confirmation mix is suitable for tennis court applications

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that subgrade is dry and in suitable condition to begin paving.

- B. Proceed with paving only after unsatisfactory conditions have been corrected.

3.2 SUBGRADE PREPARATION

- A. Subgrade shall be compacted to 95% standard Proctor density
- B. Proof-roll and correct any unstable areas
- C. Finish surface shall be smooth and uniform

3.3 PRE-PAVING PREPARATION AND COORDINATION

- A. Net Post and Center Strap Footings:
 - 1. Net post and center strap footings shall be installed prior to placement of asphalt pavement surface to maintain the structural integrity and uniformity of the court surface. Installation of footings after asphalt placement is not permitted.

3.4 ASPHALT INSTALLATION

- A. Clean Asphalt shall be placed in lifts not exceeding:
 - 1. 2" max per lift (compacted)
- B. Final surface course thickness:
 - 1. 1.5" minimum compacted
- C. Total asphalt thickness:
 - 1. Typically 2.5"-3" minimum (confirm per design)

3.5 SURFACE TOLERANCE (CRITICAL FOR USTA)

- A. Surface shall not vary more than:
 - 1. 1/8 inch in 10 feet
- B. No birdbaths, depressions, or standing water permitted
- C. Surface shall be constructed in a single true plane

3.6 COMPACTION

- A. Achieve uniform density with no roller marks
- B. Final surface shall be:
 - 1. Smooth
 - 2. Tight
 - 3. Free of roller lines or tearing

3.7 CURING AND PREPARATION FOR SURFACING

- A. Asphalt shall cure for minimum 14-28 days prior to acrylic coating
- B. Surface shall be:
 - 1. Clean
 - 2. Dry
 - 3. Free of oils, debris, and laitance

3.8 WASTE HANDLING

- A. General: Handle asphalt-paving waste in accordance with approved waste management plan required in Section 017419 "Construction Waste Management and Disposal."

END OF SECTION 321216

