



Spring Hope Railroad Depot Rehabilitation & Platform Addition

Addendum #2

4/14/2025

General:

1. Addendum #2 includes the changes listed below to plans and specifications. Revised sheets will be provided with this document and revised specification sections are included at the end of this document. Revisions on plans are clouded as Revision 1.

Civil:

2. Sheets C1 and C2 have been revised to reflect the following items discussed during the Pre-Bid Meeting on 4/1/2025 while investigating the Depot Building:
 - a. The Town of Spring Hope will handle utility work to 5' out from the building line.
 - b. Duke Energy will provide underground service to the Depot.
 - c. The Town of Spring Hope will remove existing shrubbery around the Depot before construction begins.

Architectural:

3. Restroom signage at the Platform was not included in the drawings. Please provide two 6"x9" plastic restroom signs (black) with handicap accessible symbol and braille – one for Women's Restroom 125 and one for Men's Restroom 124. Locate signs on handle side of door as indicated on detail 7102.
4. Sheet A5.1 has been revised to update the extent of existing window glazing that is broken and is to be removed and replaced at the Depot. Glazing at the bottom sash at window W5 (5125 - West Elevation) is clouded and is to be removed and replaced. Notes have been added directing the GC to field verify locations of broken glass to be replaced.
5. Sheet A5.1 has been revised to add a new detail callout for attic vents between rafters at the Depot. The Attic Vent Elevation detail has been added to revised sheet A7.1.
6. Sheet A6.1, Sections 6101 and 6103 call for a 2" minimum vent gap in the roof deck. Based on the newly added Alternate #5 (see comment 11), a 1" minimum gap is acceptable.

Plumbing:

7. Sheets P-101 and P-401 show the plumbing vent visually running to the West Chimney as labelled on sheet A4.1. This vent should run to the East Chimney instead. Architectural details 7203, 7204, and 7205 indicated the vent running to the West Chimney and have been revised to indicate the vent running to the East Chimney instead.

Electrical:

8. Sheet E-2.2 provides locations for outlets with weatherproof covers around the perimeter of the Platform with mounting height to be verified. Those outlets are to be mounted below the roof structure at +/- 12'-2" AFF.
9. Sheet E-0.2 provides light fixtures for the basis of design. Equivalent fixtures are acceptable if submitted to and approved by the Owner, Architect, and Engineer.
10. Duke Energy will provide the new 3-phase service to the Depot and will run it underground to the building. The GC is responsible for providing and installing a 3 phase, 400A meter base that is compliant with Duke Energy's requirements.

Specifications:

11. Section 012300 has been revised to include Alternate #5. This alternate directs the GC to provide price to remove existing ridge flashing at the Depot and modify existing roof to provide vent along ridge line with new ridge vent. This Alternate is based on the assumption that a ridge vent does not currently exist at the Depot. The GC is to field verify this condition. The Form of Proposal in Division 00 has been revised to include Alternate #5.
12. Section 092500 has been revised to include exterior gypsum board. Exterior gypsum board will be installed at the ceiling of the Platform enclosure, as stated on the Room Finish Schedule on A8.1.

**FORM OF PROPOSAL
for
SINGLE PRIME
GENERAL CONSTRUCTION OF ALL WORK**

**SPRING HOPE RAILROAD DEPOT
BUILDING REHABILITATION AND PLATFORM ADDITION
for the
TOWN OF SPRING HOPE, NORTH CAROLINA**

To: Mr. Andrew DeIonno, Town Manager
Town of Spring Hope
Box 87
118 West Railroad St.
Spring Hope, NC 27882

Mr. DeIonno:

The undersigned, as bidder, hereby declares that the only person or persons interested in this proposal as principal or principals is or are named herein and that no other person than herein mentioned has any interest in this proposal or in the contract to be entered into; that this proposal is made without connection with any other person, company or parties making a bid or proposal; and that it is in all respects fair and in good faith without collusion or fraud. The bidder further declares that he/she has examined the site of the work and the contract documents relative thereto and has read all special provisions furnished prior to the opening of bids; that he/she has satisfied himself relative to the work to be performed. The bidder further declares that he/she will provide all labor, materials, equipment, insurance, and permits and abide by all local, state, and federal codes applicable to perform the work required for general construction of the Spring Hope Railroad Depot Building Rehabilitation and Platform Addition.

SINGLE PRIME PROPOSAL FOR GENERAL CONSTRUCTION OF ALL WORK

BASE BID

_____ Dollars,

(\$_____) Base Bid to include all cash allowances but does not include alternate bids, if any.

ALTERNATES

Should any of the alternates, as described, in the contract documents be accepted, the amount written below shall be the amount to be "added to" the base bid.

ALTERNATE #1: Remove and dispose of exterior lead-based paint and paint all existing exterior painted surfaces.

ADD _____ Dollars.
(\$_____).

ALTERNATE #2: Selectively disassemble and reconstruct two existing chimneys.

ADD _____ Dollars.
(\$ _____).

ALTERNATE #3: Furnish and install project sign as detailed on the drawings.

ADD _____ Dollars.
(\$ _____).

ALTERNATE #4: Furnish and install perimeter site security fence and gates.

ADD _____ Dollars.
(\$ _____).

ALTERNATE #5: Furnish and install new ridge vent at Depot if not existing.

ADD _____ Dollars.
(\$ _____).

UNIT COSTS

UNIT PRICE #1 for removal/replacement of poor soils: _____
_____ (\$ _____) per cubic yard.

UNIT PRICE #2 for removal/replacement of mass rock: _____
_____ (\$ _____) per cubic yard.

UNIT PRICE #3 for removal/replacement of trench rock: _____
_____ (\$ _____) per cubic yard.

UNIT PRICE #4 to furnish and install additional duplex electrical receptacles: _____
_____ (\$ _____) per receptacle.

UNIT PRICE #5 to furnish and install R-30 insulation at Depot crawl space and attic: _____

_____ (\$ _____) per sq. ft.

LIST OF SELECTED PRE-QUALIFIED SUB-CONTRACTORS

060000 Window Rehabilitation Sub-Contractor

Name _____.

Address _____.

_____.

LIST OF MAJOR SUB-CONTRACTORS

Plumbing Sub-Contractor is

Name _____.

Address _____.

_____.

Phone No. _____.

Fire-Protection Sprinkler Subcontractor is

Name _____.

Address _____.

_____.

Phone No. _____.

HVAC Sub-Contractor is

Name _____.

Address _____.

_____.

Phone No. _____.

Electrical Sub-Contractor is

Name_____.

Address_____.

_____.

Phone No. _____.

Painting Sub-Contractor is

Name_____.

Address_____.

_____.

Phone No. _____.

The bidder further proposes and agrees hereby to commence work under this contract on a date to be specified in a written order of the designer and shall fully complete all work thereunder within 365 consecutive calendar days from and including said date. Applicable liquidated damages shall be stated in the Supplementary General Conditions.

The undersigned bidder further agrees to furnish a one hundred percent (100%) performance and labor and materials payment bond. Bonds shall be in conformance with North Carolina General Statutes

The general contractor shall include in his sealed bid proposal a list of any exclusions from his insurance coverages. The list shall be typewritten on the contractor's letterhead. If no list is provided, the owner will assume that the contractor has no exclusions from his insurance coverages.

ADDENDA

Addenda received and used in computing bid:

Addendum No. _____	Date_____
Addendum No. _____	Date_____
Addendum No. _____	Date_____
Addendum No. _____	Date_____
Addendum No. _____	Date_____
Addendum No. _____	Date_____

Attach certified check or bid bond to this proposal.

Respectfully submitted this _____ day of _____, 2025.

Name of Firm or Corporation making bid: _____

WITNESS:

By:

(Proprietorship or Partnership)

Title: _____
(Owner/Partner/Pres./V. Pres.)

Address: _____

License No. _____

Federal I.D. No. _____

ATTEST:

By: _____
(Corp. Sec. or Assistant Sec. only)

(CORPORATE SEAL)

SECTION 012300 - ALTERNATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for alternates.

1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to or deducted from the Base Bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.
- C. Execute accepted alternates under the same conditions as other work of the Contract.
- D. Schedule: A Schedule of Alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. Add Alternate #1:

- a. Remove all existing exterior lead-based paint from wood and metal surfaces down to bare wood and bare metal. See specification section 060000 regarding paint removal techniques at historic wood surfaces. Paint removal work shall fully comply with all local, state and federal requirements for worker protections, and safety during paint removal and for legal disposal of all lead-based paint.
- b. Apply 3-coat new paint work as specified in Division 9 on all existing exterior painted surfaces.

B. Add Alternate #2:

Selectively demolish two existing chimneys by carefully removing and salvaging existing bricks with each chimney's masonry saved separately from the other chimney. Remove old mortar completely and clean all surfaces of all bricks (see specification section 049010). Demolition shall extend full height from the top of chimneys to existing steel bearing assemblies in the attic of the depot (see drawing A8.1). Reconstruct both chimneys in design and with new tinted mortar and joint reinforcing to match original. Maintain and keep any existing sheet metal wood stove flues found within existing masonry flues. Clean attic and roof surfaces of any dust, dirt, or debris resulting from this work. Note: One new plumbing vent (in base bid) will be installed in one of the chimneys. See plumbing drawings.

C. Add Alternate #3:

Furnish and install project identification sign specified in Section #104310 and as detailed in drawings.

D. Add Alternate #4:

Furnish, install, and remove perimeter site security fence and gates. See site civil plan for fence location.

E. Add Alternate #5:

If there is no existing vent cut through existing roof decking at the ridge of the depot, saw cut existing roof deck to provide for a minimum 1" wide vent opening to allow hot air to rise out of the air cavity between the top of new rigid insulation and the underside of the existing roof deck. This newly cut opening shall continuously run longitudinally at the ridge line, except the opening shall be discontinued 6" from the end at each end of the ridge. When setting saw blade depth to cut this opening, DO NOT CUT OR NOTCH EXISTING STRUCTURAL FRAMING. After new ridge vent opening is cut, furnish and install new pre-finished steel ridge vent along the entire length of the ridge and provide end closures. The color of the new ridge vent shall match existing roofing.

END OF SECTION 012300

SECTION 092500 - GYPSUM BOARD

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Interior gypsum board.
 - 2. Exterior gypsum board for ceilings.
- B. Related Sections include the following:
 - 1. Division 7 Section "Building Insulation" for insulation and vapor retarders installed in assemblies that incorporate gypsum board.
 - 2. Division 7 Section "Joint Sealants" for acoustical sealants installed in assemblies that incorporate gypsum board.
 - 3. Division 9 Section "Non-Load-Bearing Steel Framing" for non-structural framing and suspension systems that support gypsum board.
 - 4. Division 9 painting Sections for primers applied to gypsum board surfaces.

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Samples: For the following products:
 - 1. Trim Accessories: Full-size Sample in ~~12-inch-~~ (300-mm-) long length for each trim accessory indicated.

1.4 QUALITY ASSURANCE

- A. Mockups: Before beginning gypsum board installation, install mockups of at least ~~100 sq. ft.~~ (9 sq. m) in surface area to demonstrate aesthetic effects and set quality standards for materials and execution.
 - 1. Install mockups for the following:
 - a. Each level of gypsum board finish indicated for use in exposed locations.
 - 2. Apply or install final decoration indicated, including painting on exposed surfaces for review of mockups.
 - 3. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.5 STORAGE AND HANDLING

- A. Store materials inside under cover and keep them dry and protected against damage from weather, condensation, direct sunlight, construction traffic, and other causes. Stack panels flat to prevent sagging.

1.6 PROJECT CONDITIONS

- A. Environmental Limitations: Comply with ASTM C 840 requirements or gypsum board manufacturer's written recommendations, whichever are more stringent.
- B. Do not install interior products until installation areas are enclosed and conditioned.
- C. Do not install panels that are wet, those that are moisture damaged, and those that are mold damaged.
 - 1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
 - 2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

PART 2 - PRODUCTS

2.1 PANELS, GENERAL

- A. Size: Provide in maximum lengths and widths available that will minimize joints in each area and that correspond with support system indicated.

2.2 INTERIOR GYPSUM BOARD

- A. General: Complying with ASTM C 36/C 36M or ASTM C 1396/C 1396M, as applicable to type of gypsum board indicated and whichever is more stringent.
 - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. American Gypsum Co.
 - b. G-P Gypsum.
 - c. National Gypsum Company.
 - d. USG Corporation.
- B. Regular Type:
 - 1. Thickness: 5/8 inch (12.7 mm).
 - 2. Long Edges: Tapered.

2.3 EXTERIOR GYPSUM BOARD FOR CEILINGS

- A. General: Complying with ASTM C1396/C1396M with manufacturer standard edges.
 - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. American Gypsum Co.
 - b. G-P Gypsum
 - c. National Gypsum Company
 - d. USG Corporation
- B. Exterior Gypsum Ceiling Board Type:
 - 1. Thickness: 1/2" (12.7mm)
 - 2. Long Edges: Tapered

2.4 TRIM ACCESSORIES

- A. Interior Trim: ASTM C 1047.
 - 1. Material: Galvanized
 - 2. Shapes:
 - a. Cornerbead.
 - b. Expansion (control) joint.

2.5 JOINT TREATMENT MATERIALS

- A. General: Comply with ASTM C 475/C 475M.
- B. Joint Tape:
 - 1. Interior Gypsum Wallboard: Paper.
- C. Joint Compound for Interior Gypsum Wallboard: For each coat use formulation that is compatible with other compounds applied on previous or for successive coats.
 - 1. Embedding and First Coat: For embedding tape and first coat on joints, fasteners, and trim flanges, use all-purpose compound.
 - a. Use setting-type compound for installing paper-faced metal trim accessories.
 - 2. Fill Coat: For second coat, use drying-type, all-purpose compound.
 - 3. Finish Coat: For third coat, use all-purpose compound.
- D. Joint Compound for Exterior Applications:
 - 1. Use setting-type taping compound and setting-type, sandable compound.

2.6 AUXILIARY MATERIALS

- A. General: Provide auxiliary materials that comply with referenced installation standards and manufacturer's written recommendations.
- B. Laminating Adhesive: Adhesive or joint compound recommended for directly adhering gypsum panels to continuous substrate.
 - 1. Use adhesives that have a VOC content of 50 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
- C. Steel Drill Screws: ASTM C 1002, unless otherwise indicated.
 - 1. Use screws complying with ASTM C 954 for fastening panels to steel members from **0.033 to 0.112 inch (0.84 to 2.84 mm)** thick.
 - 2. For fastening cementitious backer units, use screws of type and size recommended by panel manufacturer.
- D. Sound Control Insulation: 3" thick ASTM C 665, Type I (insulation without membrane facing) produced by combining thermosetting resins with mineral fibers manufactured from glass, slag wool, or rock wool. Install from floor to 6" above ceiling or as otherwise detailed on the drawings.
 - 1. Fire-Resistance-Rated Assemblies: Comply with mineral-fiber requirements of assembly.
- E. Acoustical Sealant: As specified in Division 7 Section "Joint Sealants."
- F. Thermal Insulation: As specified in Division 7 Section "Building Insulation."
- G. Vapor Retarder: As specified in Division 7 Section "Building Insulation."

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas and substrates, with Installer present, and including welded hollow-metal frames and framing, for compliance with requirements and other conditions affecting performance. Notify Architect, in writing, of any unsatisfactory conditions.
- B. Examine panels before installation. Reject panels that are wet, moisture damaged, and mold damaged.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 APPLYING AND FINISHING PANELS, GENERAL

- A. Comply with ASTM C 840.

- B. Install ceiling panels across framing to minimize the number of abutting end joints and to avoid abutting end joints in central area of each ceiling. Stagger abutting end joints of adjacent panels not less than one framing member.
- C. Install panels with face side out. Butt panels together for a light contact at edges and ends with not more than **1/16 inch (1.5 mm)** of open space between panels. Do not force into place.
- D. Locate edge and end joints over supports, except in ceiling applications where intermediate supports or gypsum board back-blocking is provided behind end joints. Do not place tapered edges against cut edges or ends. Stagger vertical joints on opposite sides of partitions. Do not make joints other than control joints at corners of framed openings.
- E. Form control joints with space between edges of adjoining gypsum panels.
- F. Cover both faces of support framing with gypsum panels in concealed spaces (above ceilings, etc.), except in chases braced internally.
 - 1. Unless concealed application is indicated or required for sound, fire, air, or smoke ratings, coverage may be accomplished with scraps of not less than **8 sq. ft. (0.7 sq. m)** in area.
 - 2. Fit gypsum panels around ducts, pipes, and conduits.
 - 3. Where partitions intersect structural members projecting below underside of floor/roof slabs and decks, cut gypsum panels to fit profile formed by structural members; allow **1/4- to 3/8-inch- (6.4- to 9.5-mm-)** wide joints to install sealant.
- G. Isolate perimeter of gypsum board applied to non-load-bearing partitions at structural abutments, except floors. Provide **1/4- to 1/2-inch- (6.4- to 12.7-mm-)** wide spaces at these locations, and trim edges with edge trim where edges of panels are exposed. Seal joints between edges and abutting structural surfaces with acoustical sealant.
- H. Attachment to Steel Framing: Attach panels so leading edge or end of each panel is attached to open (unsupported) edges of stud flanges first.
- I. Wood Framing: Install gypsum panels over wood framing, with floating internal corner construction. Do not attach gypsum panels across the flat grain of wide-dimension lumber, including floor joists and headers. Float gypsum panels over these members, or provide control joints to counteract wood shrinkage.

3.3 APPLYING INTERIOR GYPSUM BOARD

- A. Install interior gypsum board in the following locations:
 - 1. Regular Type: As indicated on Drawings.
 - 2. Ceiling Type: As indicated on Drawings.
- B. Single-Layer Application:
 - 1. On ceilings, apply gypsum panels before wall/partition board application to greatest extent possible and at right angles to framing, unless otherwise indicated.
 - 2. On partitions/walls, apply gypsum panels vertically (parallel to framing)) [horizontally (perpendicular to framing), unless otherwise indicated or required by fire-resistance-rated assembly, and minimize end joints.

- a. Stagger abutting end joints not less than one framing member in alternate courses of panels.
 - b. At high walls, install panels horizontally, unless otherwise indicated or required by fire-resistance-rated assembly.
3. On Z-furring members, apply gypsum panels vertically (parallel to framing) with no end joints. Locate edge joints over furring members.
 4. Fastening Methods: Apply gypsum panels to supports with steel drill screws.

3.4 APPLYING EXTERIOR GYPSUM PANELS FOR CEILINGS

- A. Apply panels perpendicular to supports, with end joints staggered and located over supports.
 1. Install with 1/4-inch (6.4 mm) open space where panels abut other construction or structural penetrations.
 2. Fasten with corrosion-resistant screws.

3.4 INSTALLING TRIM ACCESSORIES

- A. General: For trim with back flanges intended for fasteners, attach to framing with same fasteners used for panels. Otherwise, attach trim according to manufacturer's written instructions.
- B. Control Joints: Install control joints according to ASTM C 840 and in specific locations approved by Architect for visual effect.
- C. Interior Trim: Install in the following locations:
 1. Cornerbead: Use at outside corners.

3.5 FINISHING GYPSUM BOARD

- A. General: Treat gypsum board joints, interior angles, edge trim, control joints, penetrations, fastener heads, surface defects, and elsewhere as required to prepare gypsum board surfaces for decoration. Promptly remove residual joint compound from adjacent surfaces.
- B. Prefill open joints, rounded or beveled edges, and damaged surface areas.
- C. Apply joint tape over gypsum board joints, except those with trim having flanges not intended for tape.
- D. Gypsum Board Finish Levels: Finish panels to levels indicated below:
 1. Level 4: At panel surfaces that will be exposed to view, unless otherwise indicated.
 - a. Primer and its application to surfaces are specified in other Division 9 Sections.

3.6 PROTECTION

- A. Protect installed products from damage from weather, condensation, direct sunlight, construction, and other causes during remainder of the construction period.
- B. Remove and replace panels that are wet, moisture damaged, and mold damaged.
 - 1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
 - 2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

END OF SECTION 092500