

# HIGH TECH CORRIDOR DEVELOPMENT, LLC HARRISON COUNTY, WEST VIRGINIA OAKWOOD ESTATES

#### **ADDENDUM #2**

May 5, 2023

#### THRASHER PROJECT #T30-11200

#### TO WHOM IT MAY CONCERN:

A Pre-Bid Conference was held on Thursday, April 20, 2023, on the above-referenced project, a copy of the sign in sheet was included with Addendum #1. The following are clarifications and responses to questions posed by contractors for the above referenced project.

## A. GENERAL

- 1. THE BID FORM WAS REVISED AS PART OF ADDENDUM #1. YOU MUST USE THE REVISED BID FORM WHEN PREPARING YOUR BID PACKAGE FOR THIS PROJECT.
- 2. Pyrite Testing will be required in accordance with specification 312000 SF EARTH MOVING section 3.2.
- 3. Sealed Bids for the construction of **OAKWOOD ESTATES** will be received by High Tech Corridor Development, LLC at 600 White Oaks Boulevard, Bridgeport, Harrison County, West Virginia until **2:00 P.M local time on Tuesday, May 9, 2023**, at which time the Bids received will be publicly opened and read. Any bids submitted prior to that time must be delivered to Marcus Carnegie's attention at the Thrasher Group office located at 600 White Oaks Blvd., Bridgeport, WV.

# B. <u>SPECIFICATIONS</u>

1. 329300 SF – PLANTS AND PLANTING has been provided.

# C. DRAWINGS

1. SHEET 20 (DETAILS) – entrance monument and entrance column details have been revised to include reinforcing bars in the foundations.

# D. QUESTIONS AND RESPONSES

1. All mulch for trees, shrubs, and planting beds shall be double shredded hardwood mulch.

Good luck to everyone and thank you for your interest in the project.

Sincerely,

THE THRASHER GROUP, INC.

Marcus I. Carnegie, PLA

loner 1/

Project Manager

REVISED: Addendum #2

C-111

May 5, 2023 Page 1 of 3

# HIGH TECH CORRIDOR DEVELOPMENT, LLC HARRISON COUNTY, WEST VIRGINIA FOR THE OAKWOOD ESTATES THRASHER PROJECT # T30-11200

## - I N D E X -

# **BIDDING DOCUMENTS**

Advertisement for Bids

Instructions to Bidders	C-200
Bid Opening Requirements	BOR
Bid Forms	C-410
CONDITIONS OF WORK	
Notice of Award	C-510
Agreement	C-520
Performance Bond	C-610
Payment Bond	C-615
Notice to Proceed	C-550
Contractor's Application for Payment	C-620
Change Order	C-941
Memorandum of Negotiation	M-1
Field Order	C-942
Work Change Directive	C-940
Certificate of Substantial Completion	C-625
Notice of Acceptability	C-626
General Conditions	C-700
Supplementary Conditions	C-800

REVISED: Addendum #2

May 5, 2023 Page 2 of 3

# Additional Supplemental General Conditions ASGC

# **TECHNICAL SPECIFICATIONS**

Summary	011000
Unit Prices	012200
Substitution Procedures	012500
Contract Modification	012600
Payment Procedures	012900
Project Management and Coordination	013100
Construction Progress Documentation	013200
Submittal Procedures	013300
Quality Requirements	014000
Temporary Facilities and Controls	015000
Product Requirements	016000
Execution	017300
Construction Waste Management and Disposal	017419
Closeout Procedures	017700
Project Record Documents	017839
Leakage Test – Sanitary Sewer	018919
Structure Demolition	024116
Cast In Place Concrete	033000
Precast Structural Concrete	034100
Aggregates for Earthwork	310516
Site Clearing	311000
Earth Moving	312000

REVISED: Addendum #2

May 5, 2023

T)	1	C	1
Page	4	$\alpha$ t	4
Page	J	ΟI	J

Excavation	312316
Trenching	312316.13
Dewatering	312319
Erosion and Sedimentation Controls	312500
Rubble- Stone Riprap	313716.13
Asphalt Paving	321216
Concrete Paving	321313
Chain Link Fences and Gates	323113
Turf and Grasses	329200
Plants and Planting	329300
Disinfection of Water Utility Piping Systems	330110.58
Sewer and Manhole Testing	330130.13
Manholes and Structures	330513
Manhole Frames and Covers	330513.01
Precast Concrete Valve Vaults and Meter Boxes	330517
Utility Identification	330526
Site Water Utility Distribution Piping	331116
Water Service Connections	331213
Water Utility Distribution Valves	331216
Sanitary Sewerage Piping	333100
Stormwater Conveyance	334200
Subdrainage	334600

ADDED: Addendum #2 May 5, 2023 Page 1 of 10

#### SECTION 32 93 00 - PLANTS AND PLANTING

#### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

#### 1.2 DESCRIPTION OF WORK

- A. The work of this section consists of providing labor, materials, tools, equipment and services necessary to furnish and install all planting as indicated on the drawings and specified herein. The work generally includes:
  - 1. Plant bed preparation including soil supplements.
  - 2. The search, selection, transportation and planting of nursery plants and the establishment of plant beds and edging of beds.
  - 3. Protection, maintenance, guarantee and replacement of plant material and mulched beds.
  - 4. Installation of plant bed underdrains.
  - 5. Requirements for placement of satisfactory soil, topsoil and planting mixture for trees, shrubs, perennials and planting beds.
  - 6. Edging
- B. As a requirement of bidding, the contractor shall visit the site prior to submitting bid, contractor shall become familiar with the site and local conditions under which the work is to be performed and has correlated the Bidders personal observations with the requirements of the proposed drawing specifications.

#### 1.3 SUBMITTALS

- A. Nursery supplier: Submit in writing 10 days after the Award of the Contract, the names and addresses of the nursery(ies) that will be supplying plants. Submit in writing within the first 30 days after the Award of Contract the Contractor's arrangements with the specified nurseries to provide down payment necessary to hold the trees.
- B. Inspection: The Contractor is to arrange for trees to be tagged by the landscape architect within 90 days from the Award of Contract. If trees are dormant, arrange for trees to be tagged by the landscape architect in the subsequent growing (leafed out) season. Plants shall be subject to inspection and approval at their place of growth and upon delivery for conformity to specifications. Such approval shall not impair the right of inspection and rejection during progress of the Work.

PLANTS AND PLANTING 32 93 00 -1

ADDED: Addendum #2 May 5, 2023 Page 2 of 10

- C. Landscaper Contractor Qualifications: Utilize an installer having successfully completed landscape installation similar in scope and extent indicated on this project.
- D. Written Requests: Written requests for inspection of plant material at their place of growth shall be submitted to the Owner at least 10 calendar days prior to digging. Written requests shall state the place of growth and quantity of plants to be inspected. The Owner may refuse inspection at this time if, in his judgment, a sufficient quantity of plants is not available for inspection.
- E. Planting Schedule: Submit in writing the proposed planting schedule, indicating dates for each type of landscape work during normal seasons for such work in area of site. Correlate with specified maintenance periods to provide maintenance from date of substantial completion. Once accepted, revise dates only as approved in writing, after documentation of reason for delays. Plants must be planted / installed with 48 hours of delivery / arrival on site. All plants that are not planted within this period will be rejected. Contractor to provide one week notice prior to delivery of plants to the Owner.

#### 1.4 QUALITY ASSURANCE

- A. Submit to the Owner within 10 days of Award of the contract, a letter indicating the source of plants for approval.
- B. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials, in character and value.
- C. If specified landscape material is not obtainable, submit proof of non-availability to Owner's Representative, together with proposal for use of equivalent material in character and value.
- D. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.
- E. Trees, Shrubs and Plants: Provide trees, shrubs and plants of quantity, size, genus, species and variety shown and scheduled for landscape work and complying with recommendations and requirements of the current ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in Zones 5 and 6 recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae and defects such as knots, sun-scald, injuries, abrasions, or disfigurement.
- F. Label trees and shrubs of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name.
- G. Where formal arrangements or consecutive order of trees, shrubs or bulbs are shown, select stock for uniform height, spread and branching (trees only) and label with numbers to assure symmetry in planting.
- H. Inspection: At cost of the Contractor, provide trees for inspection and tagging by the Owner's Representative at the nursery. Ship only those with the Owner's Representative's tag. Trees and

ADDED: Addendum #2 May 5, 2023 Page 3 of 10

shrubs may be inspected either at place of growth or at the site before planting, at the Owner's Representative's discretion for compliance with requirements for genus, species, variety, size and quality. The Owner's Representative retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material. Remove rejected trees or shrubs immediately from project site.

I. Provide trees and shrubs of size shown or specified. Trees and shrubs of larger size may be used with approval of the Owner's Representative. Undersized plants are unacceptable.

#### 1.5 DELIVERY, STORAGE AND HANDLING

- A. Packaged Materials: Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
- B. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by the Owner's Representative. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
- C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade and heel in, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture. Water heeled-in plants every twelve hours as necessary to maintain moist condition.
- D. Notify the Owner's Representative of the delivery schedule at least one week in advance so the plants may be inspected upon arrival at the job site. Remove unacceptable plants from the job immediately.
- E. Plants must be planted / installed with 48 hours of delivery / arrival on site. All plants that are not planted within this period will be rejected. Contractor to provide one week notice prior to delivery of plants to the Owner.
- F. Do not remove container grown stock from containers until planting time.

#### 1.6 JOB CONDITIONS

- A. Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Stake utility locations prior to staking of trees. Trees may have to be shifted because of utility conflict. Stake trees. Secure Owner's Representative's acceptance of the tree staking prior to tree installation. Contractor to coordinate with Owner's Representative regarding existing subsurface improvements/structures and utilities.
- B. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill,

ADDED: Addendum #2 May 5, 2023

Page 4 of 10

adverse drainage conditions, or obstructions, notify Owner's Representative before planting.

- C. Tree Guying and Staking: The trees shall be vertical and plumb. The guying and staking of trees is required as scope of work items of this contract. At the Contractor's option he/she may elect to install these items without any additional cost to the Owner. It is the responsibility of the contractor to keep all trees vertical and plumb from the time of installation to end of warranty period. Do not wrap trees.
- D. Slow-Release Watering Tree Bags or Tree Diapers: Contractor responsible for watering as required for healthy growth. If no permanent irrigation is provided Contractor to provide slow-release tree bags or slow release tree diapers.

#### 1.7 SEQUENCING AND SCHEDULING

- A. Proceed with and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
- B. Restore all existing lawn areas that have been disturbed by construction.
- C. Plants must be planted / installed with 48 hours of delivery / arrival on site. All plants that are not planted within this period will be rejected. Contractor to provide one week notice prior to delivery of plants to the Owner.
- D. Planting Time: Plant or install materials during normal planting seasons for each type of landscape work required. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.

#### 1. General:

- a. Dig deciduous material after the leaves fall or during the period just prior to leafing, weather permitting.
- b. Dig needled evergreen material no sooner than after new growth hardens.
- c. Dig broadleaf evergreen material in spring prior to development of new growth.

#### 2. Planting Dates:

- a. Plant deciduous plants in the fall after the leaves fall and while the ground temperatures are above 45 degrees F. In the spring plant between the time the ground becomes workable and before new growth starts.
- b. Plant needled evergreens between the time that the new growth has hardened and while the ground temperatures are above 45 degrees F (late summer/early fall) or prior to the development of new growth (spring).
- c. Plant broadleafed evergreens prior to the development of new growth (spring).
- d. Plant bulbs as soon as they become available in the fall and before

#### November 15.

e. Coordinate with lawns: Plant trees, shrubs and bulbs prior to the planting

ADDED: Addendum #2 May 5, 2023 Page 5 of 10

of lawns.

#### PART 2 - PRODUCTS

#### 2.1 GENERAL PRODUCTS

- A. Mulch: Double shredded organic bark mulch free from deleterious materials and suitable for top dressing of trees, shrubs or plants and consisting of the following:
  - 1. Double shredded natural organic bark mulch shall be produced to an approved size from dust to 1" with 50% over 1/2". Only bark mulch that has not been subjected to any conditions that would cause it to lose any of its value as mulch, and free from twigs, leaves, wood shavings, sawdust, toxic substances and foreign materials shall be used.
- B. Slow-Release Watering Tree Bags or Tree Diapers: Slow release tree bags by Treegator as manufactured by Spectrum products or Slow Release Tree Diaper sized appropriate for tree as manufactured by Zynnovation products.

#### PLANTING MIXTURE

- C. Before mixing, clean existing soil of roots, plants, sods, stones over 1" in size, clay lumps, and other extraneous materials harmful or toxic to plant growth.
- D. Planting mixture shall be three (3) parts by volume of topsoil to one (1) part by volume of peat humus or approved compost or approved mushroom mulch. Contractor will submit samples of topsoil and organic additive to an approved testing laboratory, the results and recommendations of the testing lab shall be followed if different from 3:1 mixture.
- E. For pit and trench type backfill, mix planting mixture prior to backfilling, and stockpile at site.
- F. For planting beds, mix planting mixture either prior to planting or apply on surface of topsoil and mix thoroughly to specified depth before planting.

#### 2.2 PLANTS

- A. Quality: Provide trees, shrubs, and other plants of size, genus, species and variety shown and scheduled for landscape work and complying with recommendations and requirements of the current ANSI Z60.1 "American Standard for Nursery Stock", grown in zones 5 and 6.
- B. Deciduous Trees: Provide balled and burlapped (B&B) trees of height and caliper scheduled or shown and with branching configuration and rootball recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Plants must be locally grown.
- C. Deciduous Shrubs: Provide balled and burlapped (B&B) shrubs of the height or spread shown or

ADDED: Addendum #2 May 5, 2023

Page 6 of 10

listed and with not less than minimum number of canes and rootball required by ANSI Z60.1 for type and size of shrub required. Plants must be locally grown.

- D. Evergreens: Provide balled and burlapped (B&B) evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad up right, and columnar. Provide normal quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Rootball to conform with ANSI Z60.1 Standards. Plants must be locally grown.
- E. Container grown evergreen shrubs will be acceptable upon written approval by the Owner's Representative, subject to specified limitations for container grown stock.

#### 2.3 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Landscape Fabric: Water permeable non-woven filtration fabric of fiberglass or polypropylene fabric manufactured by Reemay, Inc, Propex Geotextile Systems, US Fabrics or equal. Submit sample for approval.
- B. Stakes and Guys: Staking and guying is required as trees are planted. Trees must be straight and plumb at all times including end of specified warranty period. Do not wrap trees.

#### PART 3 - EXECUTION

#### 3.1 PREPARATION - GENERAL

- A. Exercise extreme caution in excavation and planting backfilling operations, so as not to disturb or damage any subsurface utilities or other existing or proposed site improvements.
- B. Lay out mockups, stake locations and outline plant beds and secure Owner's Representatives acceptance before start of planting work. Make adjustments as may be requested.
- C. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline plant beds and secure Owner's Representatives acceptance before start of planting work. Make adjustments as may be requested.
- D. Contractor must examine subgrade, verify soil density, verify topsoil quality, verify elevations, observe conditions under which work is to be performed, and notify Owner's Representative of any unsatisfactory or adverse conditions such as, but not limited to percolation from plant pits. Do not proceed with work until unsatisfactory conditions have been corrected.

#### 3.2 PREPARATION OF PLANTING MIXTURE

A. Before mixing, clean existing soil of roots, plants, sods, stones over 1" in size, clay lumps,

ADDED: Addendum #2 May 5, 2023 Page 7 of 10

and other extraneous materials harmful or toxic to plant growth.

- C. Planting mixture shall be three (3) parts by volume of topsoil to one (1) part by volume of peat humus or approved compost or approved mushroom manure.
- B. For pit and trench type backfill, mix planting mixture prior to backfilling, and stockpile at site.
- C. For planting beds or seeded areas mix planting mixture either prior to planting or apply on surface of topsoil and mix thoroughly to specified depth before planting.

#### 3.3 PREPARATION OF SHRUB PLANTING BEDS

- A. Strip existing sod and remove soils to a minimum depth 18" or as shown on details. All unwanted vegetation shall be completely removed and hauled to a site designated by the Owner or sprayed with Roundup.
- B. Backfill for planting pits and beds shall be 6" planting mixture. Spread planting mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement. Allow for depth of mulch to finish grade.
- C. Add specified commercial fertilizer and specified soil amendments to surface of plant mix and mix thoroughly into top 6".

#### 3.4 EDGING OF TREES

- A. Spade edge along all tree's saucers. Edge at an angle, utilizing the spade to form sharp, defined, smooth bed lines. Maintain a constant mulched area from the base of the tree to the edge of the lawn area. Consistent mulch depth must be maintained as shown on drawings.
- B. Remove and dispose of off-site all debris resulting from the edging process.
- C. Chemical or herbicidal edging techniques are forbidden.

#### 3.5 EXCAVATION FOR TREES

- A. Excavate pits as shown on details. Excavate pit to 32" below finish grade or depth sufficient for connection to underdrain system. Hoe Ram as necessary.
- B. Dispose of excess subsoil removed from planting excavations off site.

#### 3.6 PLANTING TREES AND SHRUBS

A. Place plants as shown or scheduled. Plant all shrubs in planting beds using triangular spacing unless otherwise indicated on drawings.

ADDED: Addendum #2 May 5, 2023 Page 8 of 10

- B. Prior to planting, trees shall be inspected by Owner personnel for injury to trunks, evidence of insect infestation, or improper pruning. All plants not conforming to ANSI standards are subject to rejection by the Owner and shall be removed from site immediately.
- C. Set balled and burlapped (B&B) stock on layer of loosened subsoil, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap or wire cages from sides of balls; retain on bottoms. When set, place additional backfill (planting mixture) around base and sides of ball, and work each layer to settle backfill (planting mixture) and eliminate voids and air pockets. When excavation is approximately 2/3-full, water thoroughly before placing remainder of backfill. Adjust for any settling that may take place. Repeat watering until no more is absorbed. Water again after placing final layer of backfill (planting mixture). All plants shall, after planting, bear the same relation to the surface grade as it did in the nursery.
- D. Set container grown stock as specified for balled and burlapped stock on layer of loosened subsoil, except cut cans on two sides with an approved can cutter being careful not to sever roots. Remove bottoms of cans after partial backfilling so as not to damage rootballs.
- E. Set top of backfill to allow for mulching. Provide a small mound of soil formed around the edge of each tree pit to form a shallow saucer.
- F. Mulch pits and planted areas. Provide not less than following thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Mulch depth as shown on drawings must be a settled thickness amount. Make sure no mulch covers plant crowns.
- G. For Trees and Shrubs: Provide 3" thickness of mulch after settlement.
- H. Seek approval from Owner's Representative prior to pruning. Prune, thin out and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Owner's Representative do not cut tree leaders and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
- I. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
- J. Fertilize according to soil analysis for vigorous growth.
- K. Slow-Release Water Bag or Tree Diaper. If permanent irrigation is not provided, connect and place two bags for each tree or provide tree diapers sized to accommodate the tree. Contractor shall fill with water as necessary for healthy plant growth and maintain water in the bag until landscape is accepted by owner.

#### 3.7 PLANTING PERENNIALS AND ORNAMENTAL GRASSES

A. Space plants as shown or scheduled. Plant all beds using triangular spacing unless otherwise indicated on drawings.

ADDED: Addendum #2 May 5, 2023

Page 9 of 10

B. Dig as shown on detail to allow for spreading of roots. Backfill with planting mixture and work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water. Water thoroughly after planting, taking care not to cover crowns of plants with wet soils.

C. Mulch areas between plants, place not less than 3" settled mulch thickness.

#### 3.8 MAINTENANCE

- A. Begin maintenance immediately after planting. Contractor to secure to all necessary permits including but not limited to traffic control, permits to work within the DOH or City right of ways.
- B. Maintain trees, shrubs, lawn areas and other plants until final acceptance. Owner to provide maintenance of landscape through guarantee period according to direction and guidance of Contractor.
- C. At the end of the guarantee period the Contractor shall remove all tree staking (installed at the Contractor's option) and related appurtenances and dispose of off-site.

#### 3.9 PLANTING GUARANTEE AND REPLACEMENT

A. Guarantee: Plants are guaranteed for one year after the date of substantial acceptance by owner. Plants shall be alive and in satisfactory growth at the end of the guarantee period. Any plants required under this contract that is dead or not growing satisfactorily, as determined by the Owner's Representative, shall be removed by the Contractor within ten days of notice or the Owner will remove the plants with acceptable replacement plants. Replacement plants shall be planting during the next normal planting season as soon as weather permits. All replacements shall be of the same kind and size as specified in the plant list. Remove the existing planting mixture with the dead plant and replace with new planting mixture according to the detail and specification. They shall be furnished and planted as specified under planting; the cost shall be borne by the Contractor except for possible replacements resulting from vandalism or acts of neglect on the part of others.

#### 3.10 CLEANUP AND PROTECTION

- A. During landscape work, keep pavements clean and work area in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.
- C. Any damage to the lawn areas, seeded areas, mulched and crushed washed stone mulch areas shall be repaired to a condition generally recognized as acceptable and to the satisfaction of the owner's representative. Additional cost for restoration work shall be at contractor's expense.

ADDED: Addendum #2 May 5, 2023 Page 10 of 10

#### 3.11 FINAL INSPECTION AND ACCEPTANCE OF PLANTING

- A. At the end of the maintenance/guarantee period, the Owner's Representative, upon written request of the Contractor submitted at least ten (10) days prior to anticipated inspection date, will inspect the work to determine acceptance. The condition of the work will be noted, and a determination made regarding any continued maintenance.
- B. After inspection, the Contractor shall be notified in writing by the Owner's Representative of acceptance of work, subject to guarantee, or, if there are any deficiencies, of the requirements for completion of the work. All work remaining to be done shall be subject to subsequent inspection before acceptance.

END OF 32 93 00

