

**ADDENDUM NO. 2**

TO CONTRACT DOCUMENTS FOR

TIDEWATERS EAST ENTRANCE

MCINTOSH COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

**PROJECT NO.: 014708005****APRIL 9, 2025****General**

1. This Addendum shall supplement, amend and become part of the bid documents. All Bids shall be based on these modifications.
2. Bidders shall acknowledge the receipt of this addendum on their bid form.

**Specific**

The following revisions should be noted at the appropriate part of the Contract Documents and made a part of thereof:

**I. Section 001113 Advertisement for Bid**

- The Bid due date has been pushed back to *Monday April 14th, 2025, at 2:00 pm* to ensure time to adjust bids based on Addendum 2.

**II. Section 004100 - Bid Form****Questions:**

1. Rough Grading and Final Grading. Typically, excavation is paid for by the CY and in most cases Final Grading by the SY. The Bid Schedule has them listed as by the AC (acre). How do you plan on quantifying excavation quantities and paying them by the acre?
  - Item No. 4: Rough Grading - Cut/Fill volumes comparing the existing grade to proposed grade. These numbers do not include cut/fill for the proposed pavement or utilities. These numbers should assist with quantifying costs for rough grading.
    - Cut volume = 1,900 CY
    - Fill volume = 2,950 CY
    - Net Volume (Fill) = 1,050 CY
  - Item No. 5: Final Grading – SY can be converted to acres as they are both units of area.
2. Cut (Stored On-Site). We are assuming this is a calculated amount of excess excavation you anticipate being left over after achieving all necessary cuts and fills. If so, the plans don't specify where this material should be placed.

- Item No. 7: Cut (Stored On-site)
  - Excess cut to be stockpiled adjacent to spine road, location being coordinated with Client.
  - The cut volume provided is the net volume minus pavement design (asphalt and GAB). Existing soils are assumed to be adequate for 24" section of drained, compacted, course drained soils.
    - Net Volume (Fill) – (Surface Course + Binder Course + Graded Aggregate Base) = 1625 CY (Cut)
- 3. Tree removal, clearing and grubbing. Again, typically paid for by the acre or simply by a lump sum. Will the site be cleared by others or how do you plan on quantifying payment for clearing and grubbing?
  - Item No. 6: Clearing & Grubbing (added to the Bid Form)
    - Provide lump sum pricing for entire limits of disturbance.
    - Tree removal is to be included under this line item.
- 4. As it relates to the Whitaker Laboratory, Inc. Geotechnical Evaluation provided. A few comments/questions:
  - All over this document it mentions preliminary. What does this mean?
    - These are their initial findings, but the geotechnical engineer has not certified the report for final design yet.
  - All over this document it mentions footings, foundations, etc. However, there are no buildings shown on the drawings.
    - The geotechnical report was provided for both the spine road and a cold storage facility that will be built on the adjacent parcel.
  - Page 10 of 17. Preliminary Pavement Recommendations: First paragraph- This insinuates we must include in our bid- 24" of clean sand subgrade compacted to a density of 95% of its maximum dry density as determined by ASTM-D-1557. If so, how is this paid for? Please provide additional thoughts and clarifications.
    - The soil onsite is adequate for the subgrade material.
- 5. The plans have a typical section for the turn lane/shoulder off highway 251 but not for the roadway to future developments. Could cross sections or a typical be provided for that section?
  - Please find attached a typical section for the on-site roadway.

### III. Attachments

- Revised Section 001113 Advertisement for Bid
- Revised Section 004100 – Bid Form
- On-site Roadway Typical Section
- C3-00 – Grading & Drainage Plan-Export.dwg

**IV. Plan Holder List**

- Platinum Paving and Concrete
- Reeves Construction
- CGP Construction
- Underground Excavating, inc.
- Jax Utilities Management, inc.

**SECTION 001113 - ADVERTISEMENT FOR BIDS**

McIntosh County Industrial Development Authority  
211 Walton Street, PO Box 896  
Darien, Georgia 31305

**General Notice**

**McIntosh County Industrial Development Authority** is requesting Bids for the construction of the following Project:

**Tidewaters East Entrance**

Bids for the construction of the Project will be received at the McIntosh County Industrial Development Authority at 211 Walton Street Darien, GA until 2:00 PM. local time Monday, April 14th, 2025. At that time the Bids received will be publicly opened and read aloud.

The Project includes the following Work:

The project consists of one full access road, with a dedicated right turn deceleration lane into the site. The project includes grading paving a new 1,100 ft road, installing stormwater roadside ditches, water and sewer main extension, erosion/sediment control measures, labor and materials necessary to install the authorized work.

No proposal will be considered unless it is accompanied by satisfactory evidence that the Bidder holds Georgia State Contractor's License of proper classification and in full force and effect, in compliance with Act. O.C.G.A. 43-14, or qualifications with the Georgia Department of Transportation for similar work, in compliance with Act. O.C.G.A. 43-41. Failure to provide the bidder's Georgia Utility Contractor's License Number on the outside of the sealed proposal will result in rejection of the bid.

All required federal, state, and local permits as well as required easements or rights of way for the project will be obtained prior to Construction.

**Obtaining the Bidding Documents**

Information and Bidding Documents for the Project can be viewed at the following designated locations:

MCIDA  
211 Walton Street, PO Box 896  
Darien, Georgia 31305  
Phone: (912) 437-6659

Kimley-Horn  
25 Bull Street, Suite 400  
Savannah, Georgia 31401  
Phone: (912) 231-4384

Prospective Bidders are urged to register with the Engineer as a plan holder, even if Bidding Documents are obtained from a plan room or source other than the Issuing Office in either electronic or paper format. The Issuing Office will periodically distribute official notifications, addenda and other information relevant to submitting a Bid for the Project. Neither Owner nor

Engineer will be responsible for Bidding Documents, including addenda, if any, obtained from sources other than the designated website.

The Issuing Office for the Bidding Documents is:

Kimley-Horn  
25 Bull Street, Suite 400  
Savannah, Georgia 31401  
Phone: (912) 231-4384  
Email: Zach.Lacaria@kimley-horn.com

Prospective Bidders may obtain or examine the Bidding Documents at the Issuing Office on Monday through Thursday between the hours of 8:00 A.M. to 4:00 P.M., and may obtain a digital copy of the Bidding Documents from the Issuing Office for a nonrefundable fee of \$25.00. Make deposit checks for Bidding Documents payable to McIntosh County Industrial Development Authority. Partial sets of Bidding Documents will not be available from the Issuing Office.

**Instructions to Bidders.**

For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents.

**This Advertisement is issued by:**

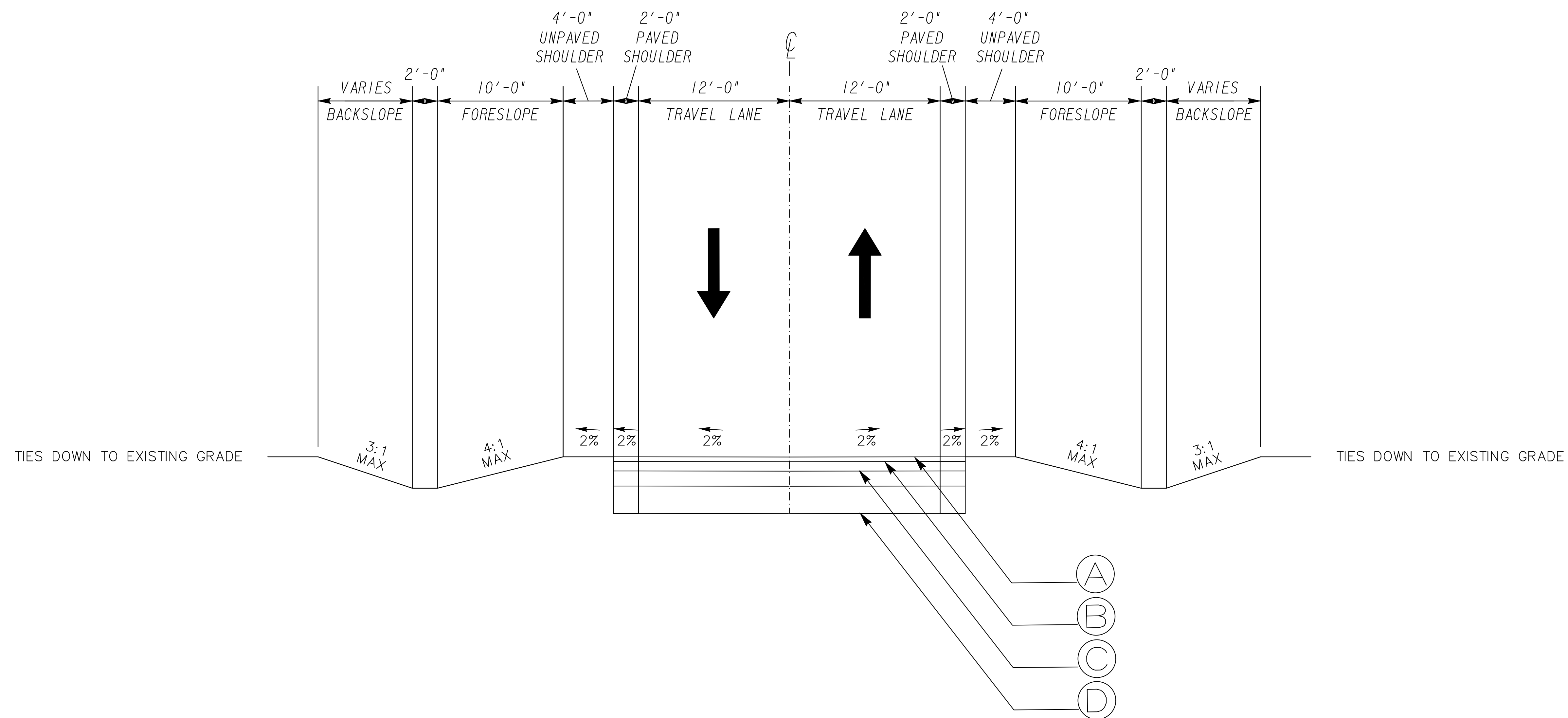
Tom Draffin, President & CEO  
McIntosh Industrial Development Authority

END OF SECTION 001113

**BID SCHEDULE**

Item No.	Description	Est. Qty	Unit	Unit Price	Amount
1	Mob/Demob	1	LS		
2	Testing & QC	1	LS		
3	Maintenance of Traffic	1	LS		
4	Rough Grading	4.2	AC		
5	Final Grading	4.2	AC		
6	Clearing & Grubbing	1	LS		
7	Cut (Stored On-site)	1625	CY		
8	<del>Mill &amp; Overlay at Entrance</del>	<del>500</del>	<del>SY</del>		
9	Erosion Control Measures	1	LS		
10	Drainage Ditch	2190	LF		
11	Asphalt Surface Course (9.5mm SP, 2" On-Site)	390	TN		
12	Asphalt Binder Course (19mm SP, 3" On-Site)	586	TN		
13	Graded Aggregate Base (10" On-Site)	2050	TN		
14	Asphalt Surface Course (9.5mm SP, 1.25" GDOT)	162	TN		
15	Asphalt Binder Course (19mm SP, 2" G-DOT)	260	TN		
16	Asphalt Binder Course (25mm SP, 5" G-DOT)	655	TN		
17	Graded Aggregate Base (10" G-DOT)	1363	TN		
18	Tack Coat	240	GAL		
19	Pavement Markings	925	SY		
20	Watermain Extension - PVC 2"	90	LF		
21	Watermain Extension - DIP 6"	20	LF		
22	Watermain Extension - PVC 8"	90	LF		
23	Water Appurtenances	1	LS		
24	Fire Hydrants	3	EA		
25	Sewer Main Extension – PVC 8"	1122	LF		
26	Sewer Manhole	4	EA		
27	Road Signage	1	LS		
28	Watermain Extension - PVC 10"	1078	LF		
29	Landscape Island (18" Concrete Curb & Gutter)	123	LF		
30	Concrete Island (4" Concrete Integral Curb & Median)	137	SY		

Total of All Base Bid Prices      \$ \_\_\_\_\_  
 (Base Bid Items 1 through 30)



TYPICAL HEAVY DUTY ASPHALT PAVEMENT SECTION

#### PAVEMENT DESIGN

- (A) 2" SURFACE - 9.5 MM SUPERPAVE - GP 2 ONLY, OR 2" SURFACE - 12.5 MM SUPERPAVE
- (B) 3" BINDER - 19 MM SUPERPAVE - GP 1 OR 2
- (C) 10" GRADED AGGREGATE CONSTRUCTION
- (D) 24" DRAINED, COMPACTED, COURSE GRAINED SOIL 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557) FOR A FULL 24" (MIN. CBR-8.0)

#### NOTES

1. PRIME COAT TO BE PLACED BETWEEN GAB & ASPHALT UNIFORMLY AT A RATE OF 0.20 GAL/SY
2. TACK COAT TO BE PLACED BETWEEN ASPHALT LAYERS UNIFORMLY AT A RATE OF 0.05 GAL/SY
3. ALL ASPHALT MIXES TO INCLUDE HYDRATED LIME
4. THE G.A.B. SHOULD BE OBTAINED FROM AN APPROVED GDOT SOURCE
5. ALL ASPHALT MATERIAL AND PAVING OPERATIONS SHOULD MEET APPLICABLE SPECIFICATIONS OF THE ASPHALT INSTITUTE AND GEORGIA DEPARTMENT OF TRANSPORTATION.