

# ADDENDUM NO. 1

## Pettigrew State Park Campground and Office Improvements

SCO #20-22411-02A

August 13, 2025

### NOTICE TO CONTRACTORS:

The Contract Documents for the above-referenced Project are modified as set forth in this Addendum. The original Contract Documents remain in full force and effect, except as modified by this Addendum, which is hereby made part of the Contract Documents. Bidders shall take this Addendum into consideration when preparing and submitting a bid.

All principal contractors shall be responsible for seeing that their subcontractors are notified of the contents of this Addendum.

### GENERAL:

Bid Date: Revised to 2:00 pm, September 9, 2025

### PROPOSAL DOCUMENTS:

1. Notice to Bidders:
  - a. ***Replace*** with revised Advertisement for Bids. Reference Attachment A
  - b. General description of changes:
    - i. Updated Bid Opening Date.

For the Owner,  
Finch & Associates

### Attachments for this Addendum:

Attachment A: Notice to Bidders – Rev 8/13/2025

3010 Anderson Dr. Suite 170  
Raleigh, NC 27609  
919 833-1212  
[finch-associates.com](http://finch-associates.com)

# NOTICE TO BIDDERS

Sealed proposals will be received by the N.C. Department of Natural and Cultural Resources, Division of Parks and Recreation, in Creswell, NC, at the Pettigrew State Park office, 2252 Lake Shore Road, Creswell, NC 27928 up to 2:00pm, September 9, 2025 and immediately thereafter publicly opened and read for the furnishing of labor, material and equipment entering into the construction of

Pettigrew State Park Campground and Office Improvements  
SCO ID# 20-22411-02A

The Project consists of improvements to 10 existing campsites, construction of 5 new RV sites with full hook-ups, 2 new cabin sites, campground loop road improvements, new showerhouse, septic system, and improvements to the existing Park office building. Separate Bid Alternates are included for additional improvements to the Park office building, and two lakeside camping platforms with boardwalk access and parking.

Bids will be received for General Construction – Single Prime. All proposals shall be lump sum.

## Pre-Bid Meeting

An open pre-bid meeting will be held for all interested bidders on August 11, 2025 at 2:00 pm at the Pettigrew State Park office, 2252 Lake Shore Road, Creswell, NC 27928. The meeting will address project specific questions, issues, bidding procedures and bid forms.

*The meeting is also to identify preferred brand alternates and their performance standards that the owner will consider for approval on this project.*

*In accordance with General Statute GS 133-3, Specifications may list one or more preferred brands as an alternate to the base bid in limited circumstances. Specifications containing a preferred brand alternate under this section must identify the performance standards that support the preference. Performance standards for the preference must be approved in advance by the owner in an open meeting. Any alternate approved by the owner shall be approved only where (i) the preferred alternate will provide cost savings, maintain or improve the functioning of any process or system affected by the preferred item or items, or both, and (ii) a justification identifying these criteria is made available in writing to the public.*

*In accordance with GS133-3 and SCO procedures the following preferred brand items are considered as Alternates by the owner for this project:*

- A. Door Hardware by LCN, Best and Trilogy to conform to owner's maintenance and keying systems
- B. Sanitary Yard Hydrant by Woodford
- C. Cabin Furniture by Conestoga

*The justification of any approvals will be made available to the public in writing no later than seven (7) days prior to bid date.*

Complete plans, specifications and contract documents will be open for inspection in the offices of Finch & Associates, 3010 Anderson Dr. Suite 170, Raleigh, NC 27609 and in the plan rooms of Duncan Parnell, and in Minority Plan Rooms as follows:

East Coast Digital – Minority Plan Room Provider, 703 SE Greenville Blvd, Greenville, NC 27858, 252-758-1616

**NOTE:** The bidder shall include with the bid proposal the form *Identification of Minority Business Participation* identifying the minority business participation it will use on the project and shall include either *Affidavit A* or *Affidavit B* as applicable. Forms and instructions are included within the Proposal Form in the bid documents. Failure to complete these forms is grounds for rejection of the bid. (GS143-128.2c Effective 1/1/2002.)

All contractors are hereby notified that they must have proper license as required under the state laws governing their respective trades.

General contractors are notified that Chapter 87, Article 1, General Statutes of North Carolina, will be observed in receiving and awarding general contracts. General contractors submitting bids on this project must have license classification for **General Contractor – Unlimited License**.

NOTE--SINGLE PRIME CONTRACTS: Under GS 87-1, a contractor that superintends or manages construction of any building, highway, public utility, grading, structure or improvement shall be deemed a "general contractor" and shall be so licensed. Therefore a single prime project that involves other trades will require the single prime contractor to hold a proper General Contractors license. **EXCEPT:** On public buildings being bid single prime, where the total value of the general construction does not exceed 25% of the total construction value, contractors under GS87- Arts 2 and 4 (Plumbing, Mechanical & Electrical) may bid and contract directly with the Owner as the SINGLE PRIME CONTRACTOR and may subcontract to other properly licensed trades. [GS87-1.1- Rules .0210](#)

Each proposal shall be accompanied by a cash deposit or a certified check drawn on some bank or trust company, insured by the Federal Deposit Insurance Corporation, of an amount equal to not less than five percent (5%) of the proposal, or in lieu thereof a bidder may offer a bid bond of five percent (5%) of the bid executed by a surety company licensed under the laws of North Carolina to execute the contract in accordance with the bid bond. Said deposit shall be retained by the owner as liquidated damages in event of failure of the successful bidder to execute the contract within ten days after the award or to give satisfactory surety as required by law.

A performance bond and a payment bond will be required for one hundred percent (100%) of the contract price.

Payment will be made based on ninety-five percent (95%) of monthly estimates and final payment made upon completion and acceptance of work.

No bid may be withdrawn after the scheduled closing time for the receipt of bids for a period of 30 days.

The owner reserves the right to reject any or all bids and to waive informalities.

Designer:

Finch & Associates  
3010 Anderson Drive, Ste 170  
Raleigh, NC 27609  
919-833-1212

Owner:

Erin Lawrence  
NC Dept. of Natural and Cultural Resources  
109 East Jones Street  
Raleigh, NC 27601  
919-814-6613

# Response to Bidder Questions

## BID RFI No. 001

Project Name: Pettigrew State Park Campground and Office Improvements  
Project Number: 20-22411-02A  
Issued Date: 08/13/2025

*Questions included below are paraphrased from our notes and understanding of discussions with bidders.*

**Q1: Is it possible to change the bid schedule to avoid a Monday bid opening?**

A1: The bidding schedule is revised as follows:

Deadline for Questions: 12:00 pm, Tuesday August 26, 2025

Final Bid Addendum Issue date: Tuesday, September 2, 2025

Bid Opening: 2:00 pm Tuesday, September 9, 2025