



**PROJECT: MODULAR CLASSROOM UNIT SITE PREPARATION  
EFLAND-CHEEKS GLOBAL ELEMENTARY SCHOOL  
ORANGE COUNTY SCHOOLS**

**CRA PROJECT #: 2231-EC**

**DATE: 5/3/23**

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**MODIFICATIONS TO THE CONTRACT DOCUMENTS FOR THE ABOVE-NAMED  
PROJECT SHALL BE MADE AS DESCRIBED BELOW AND SHALL BE INCLUDED  
IN THE BID AMOUNTS:**

**A. PRE-BID CONFERENCE**

The Pre-Bid Conference was held at 3:30pm, Monday, May 1, 2023 in the Conference Room, Efland-Cheeks Elementary School, Efland, North Carolina. See the attached conference minutes and the attached sign-in sheet for a summary of those items covered. These minutes shall be included in the contract documents.

**B. GENERAL SPECIFICATIONS**

1. **Specification Section 116800 – Play Field Equipment and Structures:** add Specification Section 116800 – Play Field Equipment and Structures (Addendum #1) to the Project Manual.
2. **Specification Section 328600 – Playground Mulch:** add Specification Section 328600 – Playground Mulch (Addendum #1) to the Project Manual.

**C. CIVIL DRAWINGS**

1. **Sheet C1.1:** replace Sheet C1.1 with the attached Sheet C1.1 (Addendum #1), which clarifies the extent of demolition of the existing playground equipment.
2. **Sheet C2.1:** replace Sheet C2.1 with the attached Sheet C2.1 (Addendum #1), which clarifies the extent of new and relocated playground equipment.
3. **Sheet C3.1:** replace Sheet C3.1 with the attached Sheet C3.1 (Addendum #1), which clarifies the extent of new and relocated playground equipment. Additionally, more information has been provided related to the new water line and the electrical conduits to the Modular Classroom Unit.

**D. ELECTRICAL DRAWINGS**

1. **Sheet E1.1:** clarify the following electrical issues.
  - a. Sheet C3.1 indicates the routing of the (5) 2” conduits for the telephone, fire alarm, security, intercom and fiber optic cables.



## Addendum No. 1

Page 2

- b. The fire alarm and intercom cable are the responsibility of the Electrical Contractor.
  - c. The telephone, security and fiber optic cables are the responsibility of the Orange County Schools.
2. **Sheet E2.0:** clarify the following electrical issues.
- a. The “Existing CT Panel” and the “Existing Panelboard ‘MDP’” shall be provided to the Electrical Contractor by Orange County Schools. The supporting frame and conduit strapping members shall be provided by the Electrical Contractor.
  - b. The transformer shall be the responsibility of the Orange County Schools. No work by the Electrical Contractor shall be required related to the transformer.

### **END OF ADDENDUM**

Attachments: Pre-Bid Conference Minutes and Sign-in Sheet

Specification Section 116800 – Play Field Equipment and Structures (Addendum #1)

Specification Section 328600 – Playground Mulch (Addendum #1)

Sheet C1.1 (Addendum #1), Sheet C2.1 (Addendum #1), Sheet C3.1 (Addendum #1)



**Pre-Bid Conference Minutes**  
Tuesday, May 02, 2023

Page 1

**Job Name:** **Modular Classroom Unit Site Preparation**  
**Efland-Cheeks Global Elementary School**  
Orange County School

**Job #:** 2231-EC

**Location:** Conference Room, Efland-Cheeks Elementary School, Efland, NC

**Time:** 3:30 pm, Monday, May 1, 2023

**Attendees:** David Taylor                      CRA Associates, Inc.  
Patrick Florence                      OCS  
Hank McKee                      OCS  
JD Swann                      Hamlett Associates  
Andy Ward                      D. W. Ward Construction  
Logan Willis                      BAR Construction  
Charles Keller                      Harrod and Associates  
Mike Hammersley                      CRA (joined during the site visit)

Mr. Taylor began the meeting by thanking everyone for their attendance and their interest in the project. The following items were discussed:

1. Mr. Taylor reviewed the bidding requirements for the project. He stated bid packages would be accepted until 3:00pm on Thursday, May 11, 2023 in the main lobby of Orange County Schools Maintenance Department, 123 East Oakdale Drive, Hillsborough, NC. He stated that NO bid bond is required. MBE documents will be required. The project will NOT require payment and performance bonds.
2. Mr. Taylor reviewed the scope of the project. It is predominantly a sitework and utilities project for a modular classroom unit being provided by the School System.
3. Mr. Taylor stated he would clarify the building permitting process and the cost of the permits by addendum.
4. A question was raised regarding the location of the existing water line to be tapped for the new water line to the modular unit. Mr. Taylor will clarify by addendum.
5. A site visit took place following the pre-bid conference.

The above information is a summarization of the items discussed during the conference. These minutes shall be included as a part of the construction documents. Should there be any questions or comments regarding any items mentioned or not mentioned, please contact the author as soon as possible for clarification.

**Signed:** David M. Taylor, AIA

May 1, 2023

E/Land - Checks Modular Classroom Unit Site Prep  
Pre-Bid Conference  
Sign-In Sheet

<u>Name</u>	<u>Firm</u>
JD Swann	Hankett Associates INC
Andy Ward	D.W. Ward const. co,
Logan Willis	Bar construction
Charles Keller	Harrod & Assoc.
Patrick Florence	OCS
HANK M'KEY	OCS
David Taylor	CRA
Mike Hammersley	CRA

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SECTION 116800 - PLAY FIELD EQUIPMENT AND STRUCTURES (Addendum #1)

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 SUMMARY

- A. Section includes playground equipment as follows:
  - 1. Freestanding playground equipment.

1.3 DEFINITIONS

- A. Definitions in ASTM F1487 apply to Work of this Section.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.

1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Shop Drawings: For each type of playground equipment.
  - 1. Include plans, elevations, sections, and attachment details.
  - 2. Include fall heights and use zones for playground equipment, coordinated with the critical-height values of protective surfacing specified in Section 321816.13 "Playground Protective Surfacing."
- C. Samples for Initial Selection: For each type of exposed finish.
  - 1. Manufacturer's color charts.
  - 2. Include Samples of accessories involving color selection.
- D. Samples for Verification: For each type of exposed finish on the following products:
  - 1. Include Samples of accessories to verify color and finish selection.
  - 2. Posts and Rails: Minimum 6 inches long.
  - 3. Molded Plastic: Minimum 3 inches square.

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1.6 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For manufacturer.
- B. Product Certificates: For each type of playground equipment.
- C. Sample Warranty: For manufacturer's special warranties.

1.7 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For playground equipment and finishes to include in maintenance manuals.

1.8 QUALITY ASSURANCE

- A. Manufacturer Qualifications: A firm whose playground equipment components have been certified by IPEMA's third-party product certification service.
- B. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by manufacturer.

1.9 WARRANTY

- A. Special Warranty: Manufacturer agrees to repair or replace components of playground equipment that fail in materials or workmanship within specified warranty period.
  - 1. Failures include, but are not limited to, the following:
    - a. Structural failures.
    - b. Deterioration of metals, metal finishes, and other materials beyond normal weathering and use.
  - 2. Warranty Period: Not less than five years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Basis of Design: Gametime
- B. Approved Manufacturers: Playcraft, American Parks Co., Little Tikes
- C. Source Limitations: Obtain playground equipment from single source from single manufacturer.

2.2 PERFORMANCE REQUIREMENTS

- A. Safety Standard: Provide playground equipment according to ASTM F1487.

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2.3 PLAYGROUND MULCH EDGE

A. ACCESSIBLE PLAY CURB

1. Recycled Accessible Play Curb: 4'-4" wide x 8" high x 5' 3 3/16" long rotational molded. 100% recycled/reclaimed linear low density polyethylene. Walls are 1/4" thick.
2. Recycled Adapter: 0'-3 1/2" Wide x 12" High x 1'-4" Long rotational molded. 100% recycled/reclaimed linear low density polyethylene. Walls are 3/16" thick.
3. HARDWARE: All nuts, bolts, screws, inserts, and lockwashers used in the assembly of all play equipment, shall be service condition SC 2 (Moderate) Type II zinc plated with a yellow chromate conversion coating. (ASTM B-633-85).

2.4 FREESTANDING PLAYGROUND EQUIPMENT

A. SWING SET

1. Swing Set Basis of Design: Classic Swing Set Model #8544 (base unit) and (2) Classic Swing Set Add-on Units Model #8548 for a total of (6) swings. Provide all required accessories, swings and hardware for a complete system.
2. Fall Height: 8'-0".

2.5 FABRICATION

- A. Provide sizes, strengths, thicknesses, wall thickness, and weights of components as required to comply with requirements in ASTM F1487. Factory drill components for field assembly. Unnecessary holes in components, not required for field assembly, are not permitted. Provide complete play structures, including supporting members and connections, means of access and egress, designated play surfaces, barriers, guardrails, handrails, handholds, and other components indicated or required for equipment indicated.
- B. Metal Frame: Fabricate main-frame upright support posts from metal pipe or tubing with cross-section profile and dimensions as required. Unless otherwise indicated, provide each pipe or tubing main-frame member with manufacturer's standard drainable bottom plate or support flange. Fabricate secondary frame members, bracing, and connections from either steel or aluminum.
- C. Signs: Manufacturer's standard sign panels
1. Text: Minimum informational content according to ASTM F1487.
  2. Colors: To be selected by Architect from Manufacturer's standard colors.



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2.6 CAST-IN-PLACE CONCRETE

- A. Concrete Materials and Properties: Comply with requirements for normal-weight concrete with minimum 28-day compressive strength of 3000 psi, 3-inch slump, and 1-inch-maximum-size aggregate.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for earthwork, subgrade elevations, surface and subgrade drainage, and other conditions affecting performance of the Work.
  - 1. Do not begin installation before final grading required for placing playground equipment and protective surfacing is completed.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Comply with manufacturer's written installation instructions for each equipment type unless more stringent requirements are indicated. Anchor playground equipment securely, positioned at locations and elevations indicated.
  - 1. Maximum Equipment Height: Coordinate installed fall heights of equipment with finished elevations and critical-height values of protective surfacing. Set equipment so fall heights and elevation requirements for age group use and accessibility are within required limits. Verify that playground equipment elevations comply with requirements for each type and component of equipment.
- B. Post and Footing Excavation: Excavate holes for posts and footings as indicated in firm, undisturbed or compacted subgrade soil.
- C. Post Set with Concrete Footing: Comply by measuring, batching, mixing, transporting, forming, and placing concrete.
  - 1. Set equipment posts in concrete footing. Protect portion of posts above footing from concrete splatter. Verify that posts are set plumb or at the correct angle, alignment, height, and spacing.

END OF SECTION 116800



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SECTION 328600 - PLAYGROUND MULCH (Addendum #1)

**PART 1: GENERAL**

- 1.1 Scope of Work:** The work covered by this section consists of the supplying of the ADA wood chip surfacing product for playgrounds to meet ASTM Guidelines.

**PART 2: MATERIALS**

**2.1 Products**

- a) Wood chip surfacing: minimum 12" thick (compacted) layer of ADA compliant wood chip.
- b) Geotextile Fabric: (Duraliner Type 1004US-60ZBI-1004US-120ZBI)
- c) #57 washed stone (minimum six inches thick)
- d) Plastic edging: Refer to Section 116800 - PLAY FIELD EQUIPMENT AND STRUCTURES

- 2.2 Wood Chip Composition:** Wood chip surfacing shall consist of virgin North American hardwoods such as Oak, Maple, Ash, Poplar, Hickory, Beech, Birch. All woods shall have been debarked and free of soil, leaves and twig material and other contaminants which hasten decomposition. No chemical treatment or additives shall be present.
- Positively no recycled wood from pallets or waste wood shall be used. Recycled wood could result in poor surface stability, and it could be contaminated with chemicals that might be harmful to children.

**PART 3: EXECUTION**

- 3.1 Overview:** Product will be installed according to manufacturer's specifications.

**3.2 Site Preparation**

- a) Prepare the site in accordance with the Landscape Architect's directions and project specifications.
- b) Grade and compact the site according to the Landscape Architect's directions.

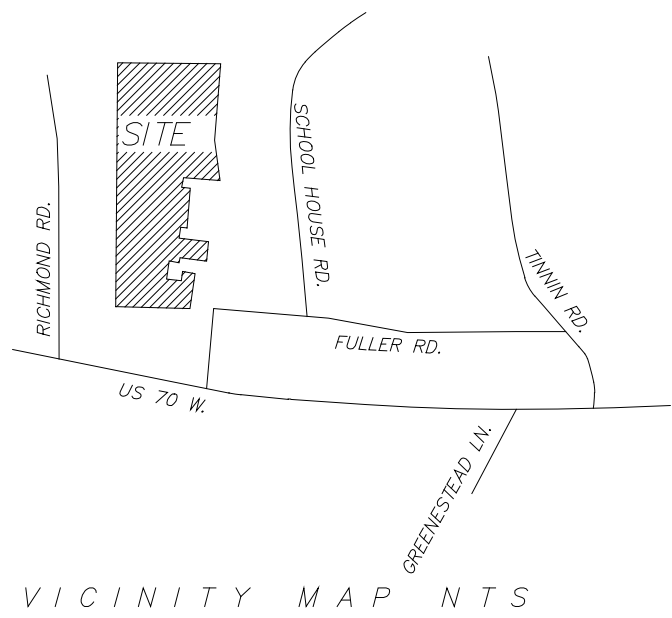
**3.3 Installation**

- a) Lay out geotextile fabric in area to be mulched. Edges of geotextile fabric should be overlapped approximately eight inches (8"). The overlap can be reduced to four inches (4") if a double bead of an exterior-grade construction adhesive is applied to the overlapped geotextile fabric seam. Seams shall be placed in the same direction as routes of travel of swings, sliding boards, etc.
- b) A minimum six (6) inch layer of #57 washed stone shall be installed on top of geotextile fabric.

- c) Lay out another layer of geotextile fabric before spreading mulch.
- d) Spread wood chips six inches deep and compact with roller or vibratory tamp. Add six more inches, which will be allowed to compact naturally to a total compacted depth of twelve inches (12"). Natural compaction will occur in 2-6 weeks after installation. Mechanical equipment will be necessary to compact wood chips to achieve immediate accessibility after installation. Mechanical compaction will require additional wood chip surfacing. Exercise caution to prevent damaging or disrupting the underlying drainage material. Do not operate rubber-tired or tracked equipment directly on the geotextile fabric.

**END OF SECTION**



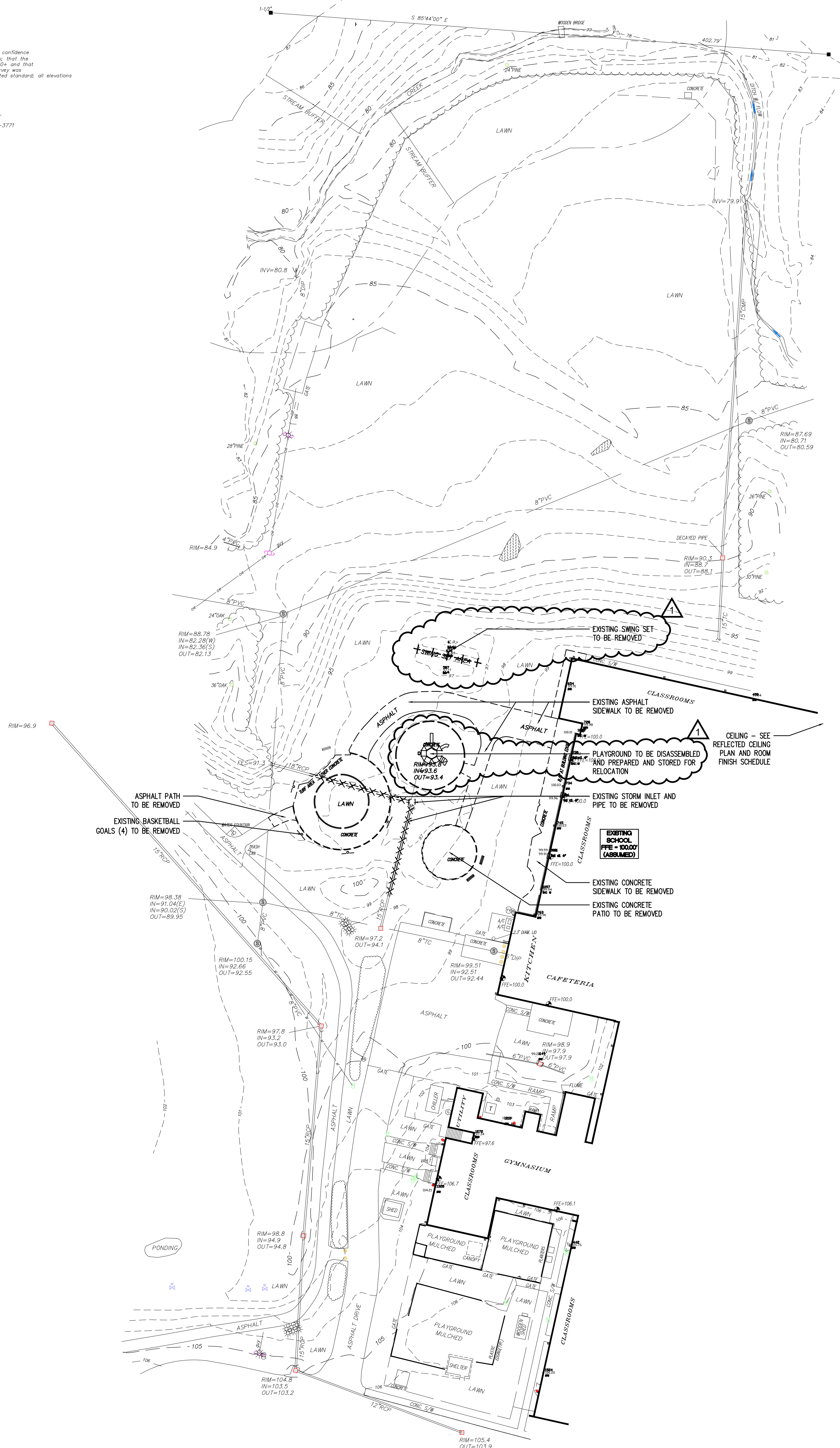


SURVEYOR'S CERTIFICATION

I, Jose L. Torres, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision, that this ground survey was performed at the 95 percent confidence level (2 sigma) to meet Federal Geographic Data Committee Standards, that the horizontal accuracy is 1:10,000+, that the vertical accuracy is 1:10,000+ and that the original data was obtained on February 13-20, 2023, that the survey was completed on February 24, 2023, that contours shown meet the stated standard, all elevations are based on an assumed Private Floor Elevation of 100.00.

DATE \_\_\_\_\_

JOSE L. TORRES, PLS L-3771



- DEMOLITION LEGEND
- PIPE DEMOLITION
  - PATH DEMOLITION
  - INLET DEMOLITION

- LEGEND
- EXISTING (IRON PIPE)(SIZE)
  - CONCRETE MONUMENT W/ NAIL
  - BASKETBALL GOAL
  - BOLLARD
  - CATV HANDHOLE
  - CATCH BASIN
  - FRENCH DRAIN
  - CONNECTION NOT FOUND
  - ROOF DRAIN
  - TERPACOTTA INLET
  - GAS METER
  - WATER METER
  - SANITARY SEWER MANHOLE
  - CLEAN-OUT
  - FIBER OPTICS HANDHOLE
  - FIBER OPTIC POST
  - AIR CONDITIONING UNIT
  - FINISHED FLOOR ELEVATION (SEE NOTE #3)
  - IRRIGATION CONTROL VALVE
  - UTILITY POLE
  - UTILITY POLE WITH LIGHT
  - STADIUM LIGHTS
  - ELECTRIC TRANSFORMER
  - TELEPHONE PEDESTAL
  - SPECIMEN TREE(24" & LARGER DIA.)
  - SHRUB
  - ROCK OUTCROP
  - BUILDING OVERHANG/CANOPY
  - OVERHEAD ELECTRIC LINES
  - GRAVEL
  - CHAINLINK FENCE
  - TREE LINE
  - STREAM BUFFER

TOPOGRAPHIC SURVEY  
PROPERTY OF ORANGE COUNTY BOARD OF EDUCATION  
A PORTION OF  
**EFLAND CHEEKS ELEMENTARY SCHOOL**  
CHEEKTOWNSHIP  
ORANGE COUNTY, NORTH CAROLINA

- NOTES
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION TAKEN FROM PB 4 PG 163.
  - CONTRACTORS TO FIELD VERIFY ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. UNDERGROUND UTILITIES WERE NOT MARKED FOR THIS SURVEY. THERE MAY BE UNDERGROUND UTILITIES BEYOND THOSE SHOWN HEREIN.
  - VERTICAL DATUM BASED ON AN ASSUMED FINISHED FLOOR ELEV=100.00 AS SHOWN. FINISHED FLOOR ELEVATIONS TAKEN AT DOOR THRESHOLD. ALL DOORS WERE LOCKED.
  - RAI/O OF PRECISION: 1:10,000+.
  - HORIZONTAL GROUND DISTANCES SHOWN HEREIN.

This document originally issued and sealed by Jose L. Torres, L-3771, on February 27, 2023 Rev. 3/1/2023.  
This medium shall not be considered a certified document.

SCALE: 1"=40'

FEBRUARY 27, 2023 REV. 3/1/2023 STREAM BUFFER

RILEY SURVEYING, P.A.  
3326 DURHAM CHAPEL HILL BLVD. STE.B-100  
DURHAM, N.C. 27707  
919-664-1081 | jtorres@rileysurveyingpa.com



222 cloister court  
chapel hill, nc 27514  
919.401.8586  
www.cra-ae.com



4/24/2023

Efland-Cheeks Global Elementary School  
Modular Classroom Unit  
Orange County Schools

4401 Fuller Road  
Efland, North Carolina



no. revisions

Addendum #1, 5/1/23

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Re-use, reproduction, or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remain in the architect without prejudice. It is to be returned upon request to the architect. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

drawn checked

Site  
Demolition  
Plan

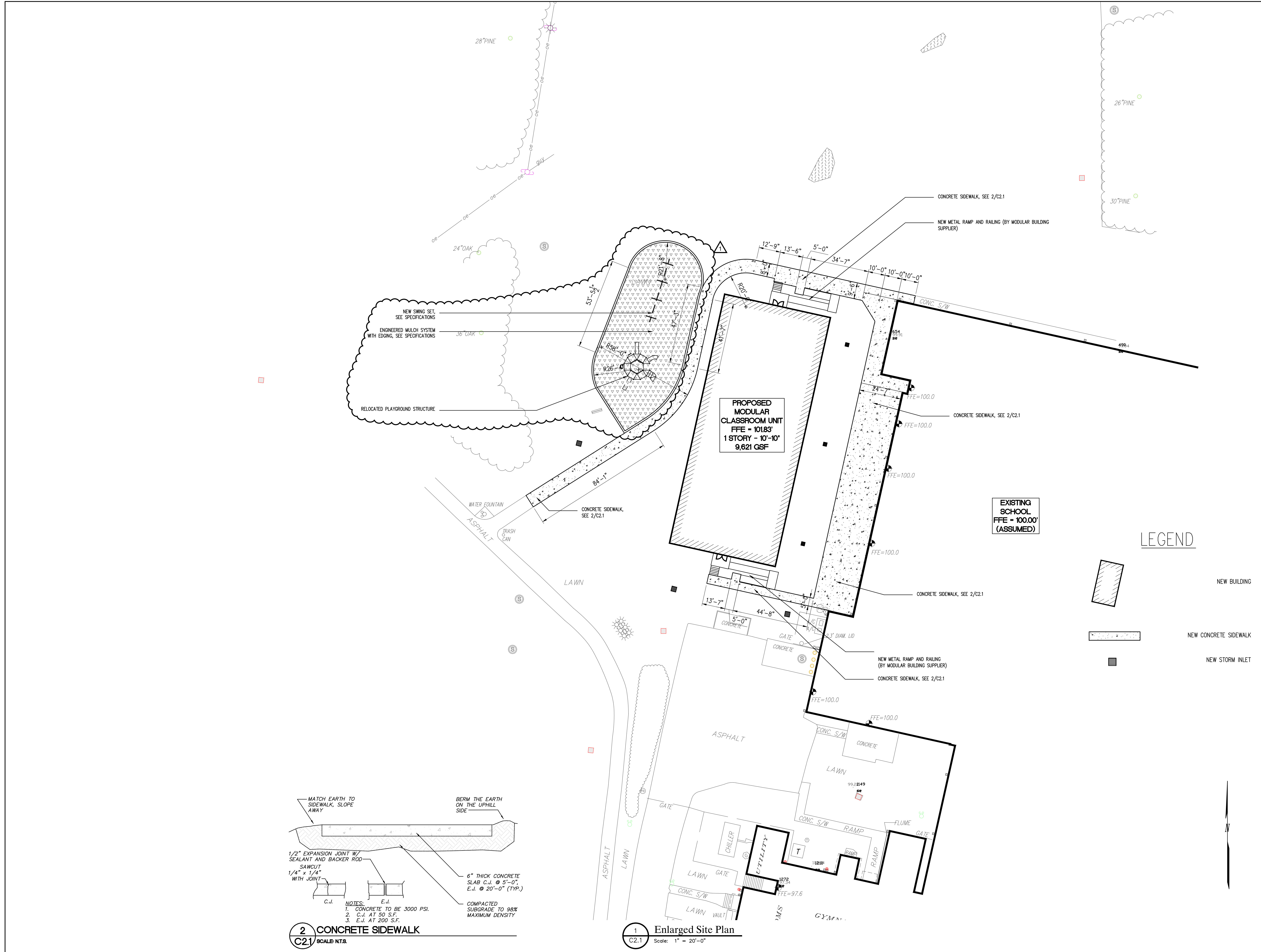
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C1.1

project no. 2231

date 4/3/2023





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Efland-Cheeks Global Elementary School  
Modular Classroom Unit  
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no.	revisions
1	Addendum #1, 5/1/23

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drawn dml	checked dml
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Enlarged  
Site Plan

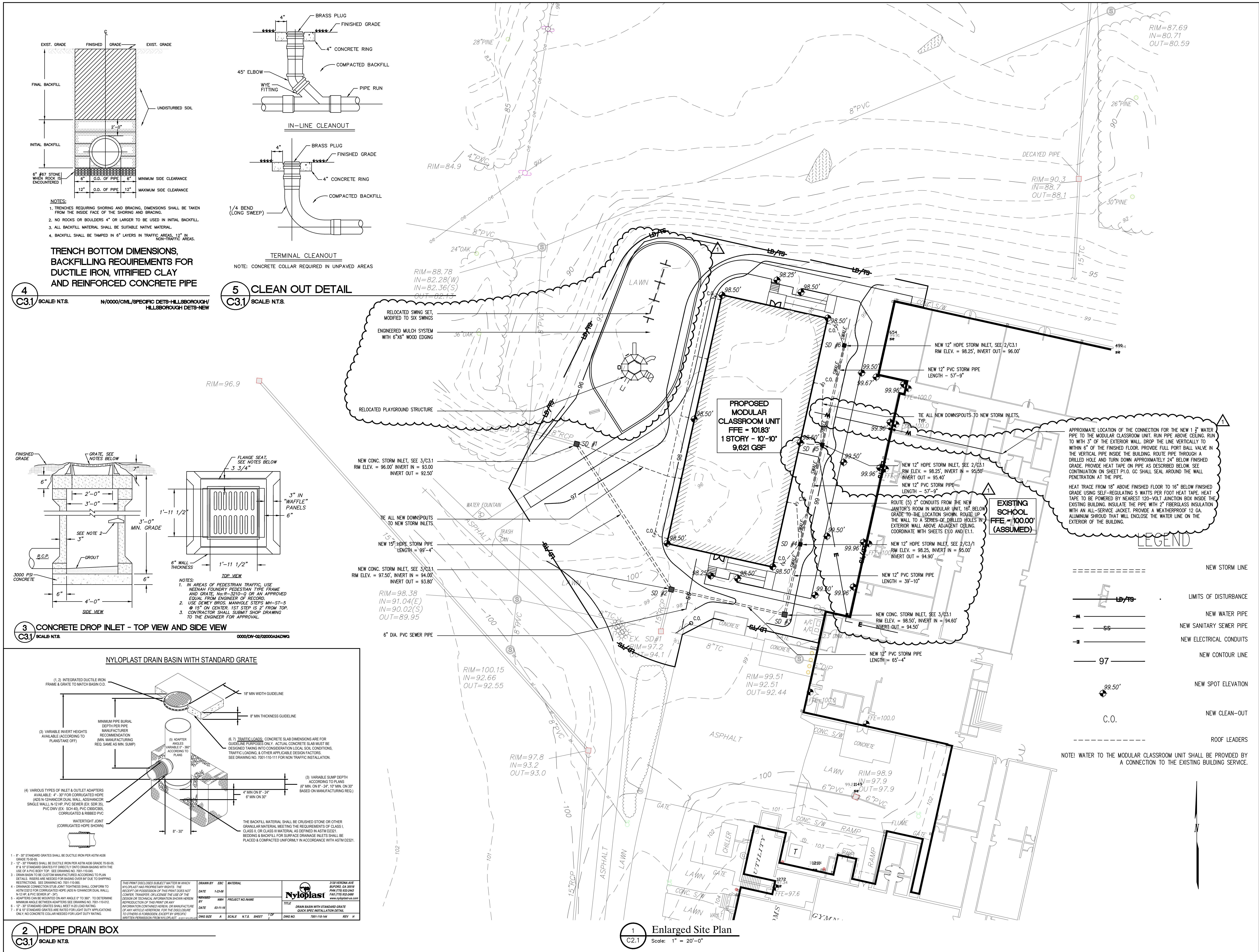
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C2.1

project no. 2231

date 4/3/2023





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4/24/2023

Efland-Cheeks Global Elementary School  
Modular Classroom Unit  
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4401 Fuller Road  
Efland, North Carolina



no. revisions

Addendum #1, 5/1/23

drawn checked

date

Enlarged Grading  
Storm Drainage  
& Utility Plan

sheet

C3.1

project no. 2231

date 4/3/2023

Construction Document Agency Review Set