ADDENDUM NO. 1

March 3, 2026

OWASA WTP Lab Modification CIP # 272-63
Dewberry Project No. 50191318

The following Addendum items are hereby incorporated into the Contract Documents. Bidder must acknowledge receipt of the Addendum in the proper place in the Contract Documents/Bid Form. All other terms, conditions, and description remain the same.

A. Bidding Document Revisions

a. Liquidated damages will be included in the Contract at $500/day.
b. The Certified List of Equipment/Material Manufacturers is not required to be submitted with the bid and will be requested from only the low bidder post-bid. The list of Subcontractors is still required from all bidders.

B. Specification Revisions

a. N/A

C. Appendix Revisions

a. N/A

D. Engineer's Comments

a. A Pre-Bid Conference was held on February 24, 2026 at 11:00 AM. The Pre-Bid Conference Agenda and Pre-Bid Conference Sign-In Sheet are attached to Addendum No. 1.

b. The current plan holders list can be provided upon request by email to ldudley@dewberry.com.

E. Response to Questions

a. When is anticipated Notice to Proceed? OWASA is targeting issuing notice to proceed within 2 weeks of bid opening. The schedule driver is to have the PFAS equipment installed before the end of this fiscal year, June 30, 2026.

b. Who is responsible for installation of the PFAS equipment? PFAS equipment will be installed by Agilent.

c. Are building permits required? Building permits from the Town of Carrboro are expected to be required.

d. Is a bid bond required? No

e. Will OWASA or the contractor be required to pull building permits? Contractor is required to obtain building permits.

f. Will Contractor incur the cost for building permits? Yes

g. Is asbestos a concern? An asbestos report can be provided upon request. All asbestos has been removed.

h. Is the Owner providing the fume hood and base cabinet? OWASA is purchasing the fume hood and base cabinet.

i. How will the fume hood and base cabinet be delivered? Fume hood and base cabinet will be delivered to the site. Contractor is responsible for bringing it into the lab space and installing it.

j. **Will Contractor be required to perform ASHRAE test for the fume hood?** The contractor shall provide start up and testing of the new chemical fume hood. Start-up shall include testing of the face velocity in accordance with ASHRAE Standard 110-2025. The system and fan speed shall be adjusted to maintain a face velocity of 100 – 110 fpm at a sash height of 18". Flow Visualization (smoke testing) and Tracer Gas Containment testing are not required.

k. Is sales tax included in the base bid? Yes

l. The bid form has a place to provide a certified list of equipment and materials, can this be post-bid procedure for the low bidder? It is acceptable to leave the certified list of equipment blank in the bid and OWASA will request this information from the low bidder following the bid.

m. Provide additional detail on performing work during business hours and partition to the lab being operational. The lab will be operational during construction. Tests and samples in the lab are sensitive to dust. Contractor is responsible for providing partitions, such as drapes, between construction and lab operations in addition to leaving the lab in broom-swept condition following work each day. Contractor and OWASA will communicate regularly about the type and duration of work to be performed so lab technicians can adjust lab operations if possible.

n. What is the type of brick for closing the window? The brick is 1948 brick. OWASA requests the contractor match the brick as closely as possible.

o. What temporary utilities does the Contractor need to provide? Contractor should provide their own facilities for sanitation. 110 V power is available in the lab.

p. Is there a predetermined staging area? The gravel area north west of the lab building can be used for staging.

q. Is the permit period part of the 60-day schedule to substantial completion? Yes

r. Confirm delivery dates for the hood and base cabinet? Fume hood will be ordered soon and a delivery date will be provided at that time.

s. Have plans been submitted for building permits? No, Carrboro requires plans to be submitted by the GC.

t. How is access to the building managed? Contractors are issued a key card.

u. How old is the roof and is there a warranty? Attached is a roof condition assessment report and roof warranty documentation.

v. What is the current roof system on the lab area? Attached is a roof condition assessment report.

END OF ADDENDUM NO. 1.

PRE-BID CONFERENCE AGENDA

DATE HELD:	February 24, 2026
TIME:	11:00 A.M.
LOCATION:	OWASA Community Room 400Jones Ferry Road Carrboro, NC 27510
PROJECT:	Jones Ferry WTP Laboratory Modifications OWASA CIP 272-63 Dewberry Project No. 50191318

CONFERENCE

Pre-Bid is not mandatory.

Project's Description:

Furnishing materials, labor, equipment, tools, etc., unless otherwise specified, for the renovation of existing laboratory space to allow for the complete and operable installation of laboratory equipment to analyze for PFAS and other trace compounds at the Jones Ferry Road Water Treatment Plant (WTP0 in Carrboro, NC and all associated appurtenances as described in the Specifications and as shown in the Drawings.

Type of Contract – Contract shall be awarded as a Lump Sum Base Bid. **Include a $10,000 contingency allowance to be used at the direction and written approval of OWASA.**

Please review the **Instructions to Bidders**

Please review the **Bid Form and required Attachments to the Bid**.

Please review the **Agreement**

- Contract Times – 60 days to Substantial Completion; 80 days to Final Completion

Please review the **General Conditions (EJCDC C-700 Standard General Conditions with OWASA Revisions)** of the Contract.

OWASA has adopted a minimum 10% goal for participation by minority businesses in total value of the work for the project. Direct questions to David Moore at (919)-537-4316.

Liquidated damages will be included in the agreement. An addenda will be issued with the details.

Drawings – Note the Work Hours and Notice Requirements on Sheet G-001.

Bid Date: **Wednesday, March 11, 2026 at 3:00 P.M.**
All questions and/or clarifications must be submitted in writing no later than 5:00 P.M. on Wednesday, March 4, 2026.

CLOSING

Questions welcome - will take questions, but response is by Addendum.
Close / Thank You.

PRE-BID CONFERENCE SIGN-IN SHEET

DATE HELD: Tuesday, February, 24, 2026

TIME: 11:00 A.M.

LOCATION: OWASA Community Room
400Jones Ferry Road
Carrboro, NC 27510

PROJECT: Jones Ferry WTP Laboratory Modifications
OWASA CIP 272-63
Dewberry Project No. 50191318

Name	Representing	Email Address
Steve Carroll	Central Builders, Inc.	steve@centralbuildersinc.com
Tim Cothran	Riggs - Harrod Builders	tcothran@riggsharrod.com
Luke Burns	~~estimating~~ Red Arrow Roof	estimating@redarrowroofing.com
Nicole M de Martinez	Silver Lake Constr.	nicole@silverlakenc.com
Douglas Martinez	Silver Lake Construction	dougmm@silverlakenc.com
Christopher Boyd	CB Trades LLC	cboyd@cbtradesllc.com
Wes Hicks	MLB Construction Services LLC	whicks@mlbind.com
Nick Brodd	Incline Construction	NBrodd@inclineconstruction.com
James Thomas	Wilson + Cofield	Jthomas@wilsoncofield.com
Jason Kepley	HM. Kern	estimating@Hmkern.com
LOGAN McCLURE	McCLURE BUILDERS	LOGAN@MCCLUREBUILDERS.com
Mark Ferris	ACH Contractors	MarkF@ACHContractors.com
Tim O'Connell	Morlando Crane	tim@morlandocrane.com
HERBERT ROSALES	LONESTAR ROOFING SERVICES	rosales@lonestarroofingservices.com
Cory Day	Hamlett Associates Inc	Jgraves@hamlettgsi.com
Jance Guy	Stonewall Construction	Joshg@teamstonewall.com

Dewberry

TECHNICAL ASSURANCE
HIGH PERFORMANCE BUILDING ENCLOSURE EXPERTS

OWASA Roof Condition Assessment Report

BUILDING AND ROOF OVERVIEW

Building Key



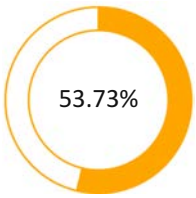
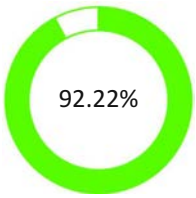
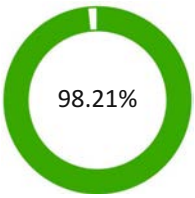
Site	Water Resources
Address	400 Jones Ferry Rd, Carrboro, NC 27510
Location	35.908937, -79.079509
Group	Water Resources
Building Name	Main Building 3rd Floor Over Lab MB
Building No	B007
Building Height (Feet)	40

Roof Overview Photo



Roof ID	Water_Resources-B007-RF01
Roof Name	Roof Of Main Building 3rd Floor Over Lab MB
Nextgen ID	A-04422
Roof System Descrip	Modified Bitumen SBS
Uniformat Code	B3010
Year Built	2018
Square Feet	3,300
Assessor	Jim Williams
Assessment Date	05/22/2025
Mission Dependency Index	60
Any Known Safety Risks?	No
Safety Risk Discription	

CONDITION SUMMARY

Asset Measurable	As Assessed	With Repairs and One-time Maintenance	With Repairs and Ongoing Preventative Maintenance
Condition Rating	Bad	Good	Excellent
Condition Index			

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LIFECYCLE AND TOTAL COST OF OWNERSHIP SUMMARY

Asset Measurable	As Assessed	With Repairs and One-time Maintenance	With Repairs and Ongoing Preventative Maintenance
Remaining Service Life	1	14	17
TSL Replace Year Estimate	2027	2040	2043
Annual Total Cost of Ownership	$19,250.00	$14,486.31	$12,067.13
Annual Total Cost of Ownership Savings	$0.00	$4,763.69	$7,182.88
Annual Total Cost of Ownership Savings %	0.00%	24.75%	37.31%
Roof Repairs	Yes: Roof system's life cycle is at a critical juncture and may be exhausted soon unless corrective roof restoration repairs and maintenance are implemented soon.		

ROOF COMPOSITION

Roof Insulation - Top	
Roof Insulation - Middle	
Roof Insulation - Bottom	
Roof Insulation Thickness - Top	0
Roof Insulation Thickness - Middle	0
Roof Insulation Thickness - Bottom	0
Underlayment	None
Roof Deck	Unknown

ROOF DETAILS

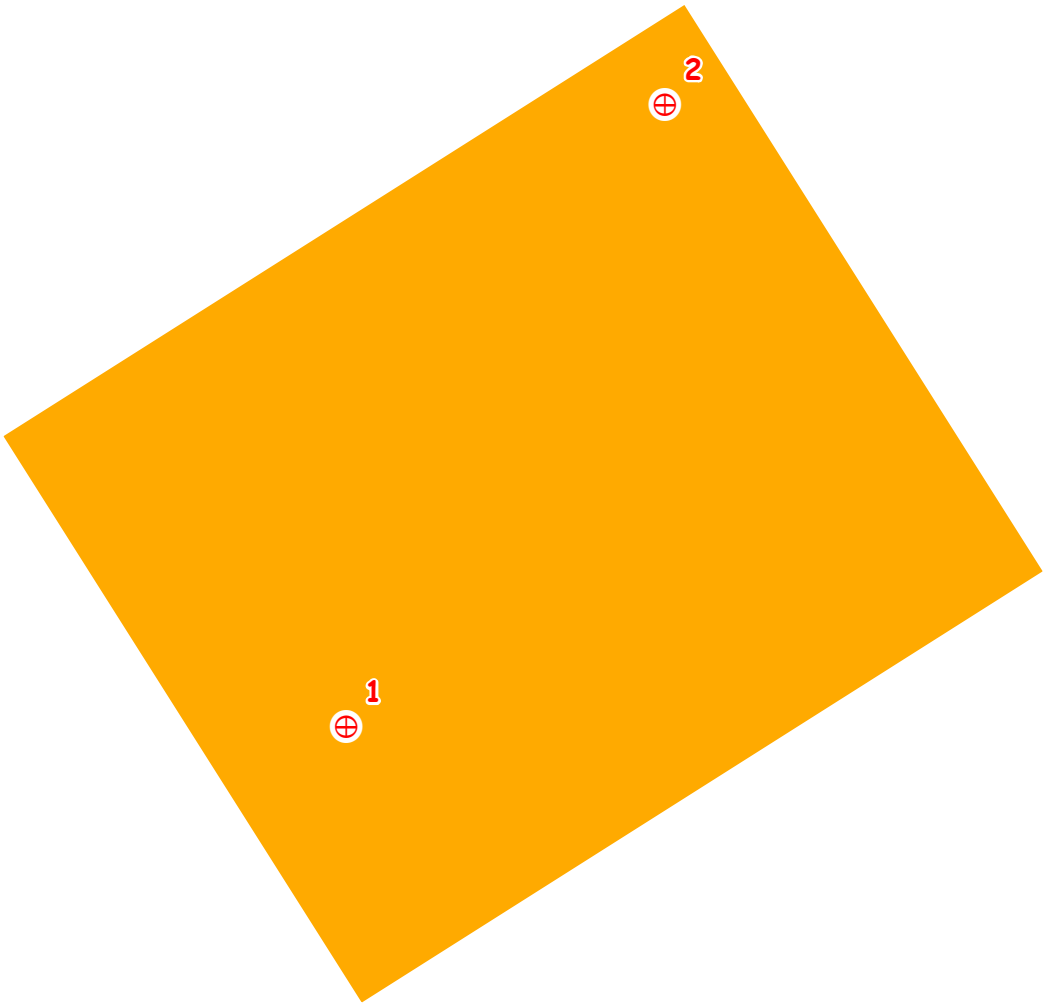
Drain Type	Internal Drains
Slope	1:12
Tapered Insulation?	No
Coping	Stone/Concrete
Number of Penetrations	9
Number of Mechical Units	2
Roof Access	Exterior mounted ladder
Fall Protection Installed?	No

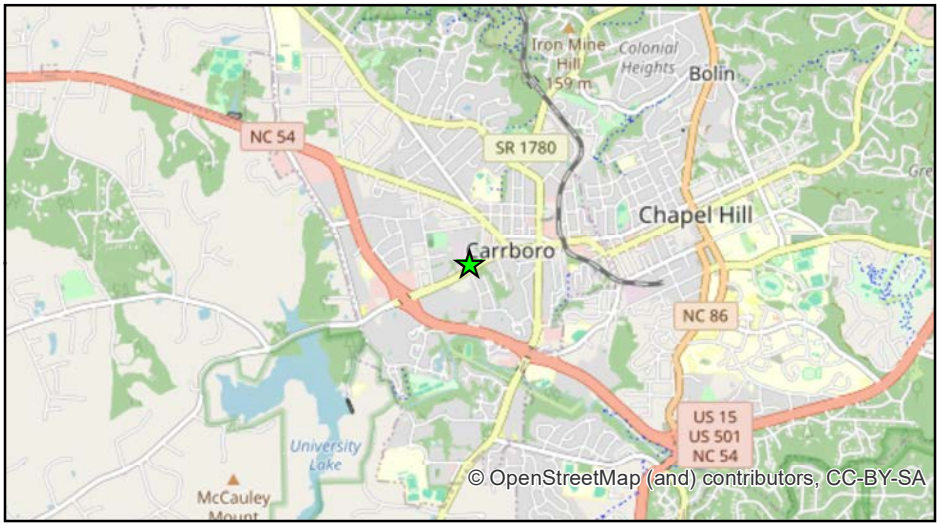
REPAIR AND REPLACEMENT COST ESTIMATES

Maintenance	$297.00
Total Repair Costs	$16,991.25
Repair AEC Fees	$2,548.69
Project Repair Budget	$19,539.94
Current Replacement Value	$173,250.00
Replace AEC Fees	$25,987.50
Project Replace Budget	$199,237.50

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ROOF DEFECT KEY PLAN: Water_Resources-B007-RF01





LEGEND

Roof Defect Number

Building Location

Roof Section

- Excellent (100% - 98.01%)
- Good (98% - 89.01%)
- Fair (89% - 74.01%)
- Poor (74% - 55.01%)
- Bad (55% - 36.01%)
- Very Bad (36% - 10.01%)
- Failed (10% - 0%)

* Roof defect number corresponds with the table below.

OBSERVED ROOF DEFECTS AND MAINTENANCE ITEMS

Defect Overview Image	Defect No.	Defect Type	Quantity	Unit Cost	Repair Specification
	1	Surface Deterioration - Alligatoring, Wind Scouring, Minor Granule Loss	3,000 (SF)	$4.75	Prepare surface, Coating
	2	Open Laps - Partially open - no water penetrating system	15 (LF)	$35.00	Prepare surface, 1-ply MBR

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SOPREMA®

Warranty No.: 101-016036

Platinum NDL Roofing Warranty

Building Name: Orange County Water & Sewer Authority (OWASA)		
Building Address: 400 Jones Ferry Road, Carrboro, NC 27510		
Roof Section: Main Building, 3rd Floor Lab		
Owner Name: Orange County Water & Sewer Authority (OWASA)		
Owner Address: 400 Jones Ferry Road, Carrboro, NC 27510		
Contractor: Owens Roofing Inc., 301 W. Cabarrus Street, Raleigh, NC 27601		
Total Squares: 40	Roofing Material: 32.48	Flashing Material: 32.48
Term of Warranty: 20 Years	Warranty Start Date: 05.25.2018	Warranty End Date: 05.25.2038

Express Warranty
SOPREMA, Inc., an Ohio corporation, warrants to you that your SOPREMA® roofing will remain watertight for the full term of this warranty. This warranty is made subject to all the terms, conditions, and limitations set forth below.

Reporting Claims
To report a claim, follow the procedure set forth in Form 900 – Warranty Claim Procedure.

Remedy
When you make a valid claim, SOPREMA will provide the labor and material necessary to return the roofing to a watertight condition.

NOTICES
THE WARRANTY EXPRESSED IN THIS DOCUMENT SUPERSEDES AND IS IN LIEU OF ALL OTHER WARRANTIES, WHETHER WRITTEN OR ORAL, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE.

THE ABOVE-STATED REMEDY IS YOUR SOLE AND EXCLUSIVE REMEDY AGAINST SOPREMA.

IN NO EVENT IS SOPREMA LIABLE TO YOU OR ANY OCCUPANT OF THE BUILDING FOR ANY INCIDENTAL, CONSEQUENTIAL, INDIRECT, OR OTHER SIMILAR DAMAGES.

This warranty document includes all of the following:

1. The Terms, Conditions and Limitations printed on the reverse.
2. Form 900 – Warranty Claim Procedure.
3. Form 901 – Care and Maintenance Guide.
4. Any rider referred to below.

Unless you reject this warranty document, you are bound by all of its terms, conditions and limitations. To reject the warranty, you must return it to SOPREMA within sixty (60) days after the date set forth below.

SOPREMA Inc.

By: Tim Kersey
Name: Tim Kersey
Title: Vice President & General Manager
Date: 05.25.2018

Deadline for rejecting warranty: 07.29.2018

Riders issued at time of this warranty: 20-Year NDL. See attached System Rider 101-016036-1.

SOPREMA®

Rider No.: 101-016036-1

System Rider

Warranty No.: 101-016036	Warranty Start Date: 05.25.2018
Building Name: Orange County Water & Sewer Authority (OWASA)-Main Bldg. 3rd Floor Lab	

This rider amends the warranty described above (for convenience, referred to below as the "**Warranty**").

All of the materials covered by the Warranty are listed below, when sold by SOPREMA:

- Membrane ply(s)
- Flashing ply(s)
- Liquid-applied membrane and flashing products
- Primers
- Adhesives
- Coverboard
- Insulation
- Vapor retarder
- Air barrier

Section 1 of the Terms, Conditions and Limitations is amended accordingly.

Warranty claims must be submitted within 30 days after a leak or other related issue is discovered. Time is of the essence. The Warranty Claim Procedure (Form 900) is modified accordingly.

In the event of a conflict between the provisions of the Warranty and the provisions of this rider, the provisions of this rider shall control.

Except as modified by this rider (and any other riders that are issued contemporaneously herewith), the terms of the Warranty remain in full force and effect.

Dated: 5.25.2018