

TOWN OF INDIAN BEACH
SEA ISLE BOARDWALK REPLACEMENT
INDIAN BEACH, NORTH CAROLINA

ADDENDUM 1

August 31, 2026

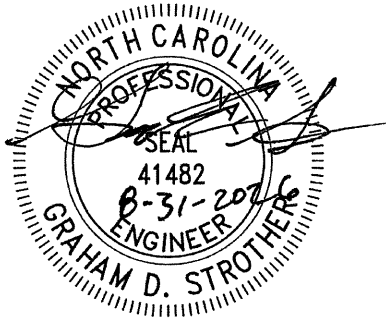
To all prospective bidders of the Sea Isle Boardwalk Replacement project for The Town of Indian Beach in Indian Beach, North Carolina, for which bids will be received by The Town of Indian Beach up to **2:00 PM local time on September 10, 2026** at 1400 Salter Path Road, Indian Beach, NC 28512. Only sealed hard-copy bids will be accepted.

Acknowledge receipt of this Addendum in the space provided in the Bid Form. Failure to do so will disqualify the Bidder. The following clarifications are made:

1. Pre-Bid Meeting Minutes
2. Pre-Bid Meeting Attendees list

These documents shall become part of the Construction Documents and are incorporated therein.

End of Addendum.



Arendell Engineers
Graham D. Strother, P.E.

Town of Indian Beach Sea Isle Boardwalk Replacement

Pre-Bid Conference - Sign in Sheet
August 27, 2026

	Name	Contractor	Address	Phone	Email
1	Graham Strother	Arendell Engineers	1004 Arendell St. Morehead City NC 28557	252-622-4338	graham@arendellengineers.com
2	John Titus	Arendell Engineers	1004 Arendell St. Morehead City NC 28557	252-622-4338	john.titus@arendellengineers.com
3	Tim White	Town of Indian Beach	1400 Salter Path Road Indian Beach, NC 28512	252-247-3344	twhite@indianbeach.org
4	Ashley Brigman	Town of Indian Beach	1400 Salter Path Road Indian Beach, NC 28512	252-247-3344	abrigman@indianbeach.org
5	Jeff Bernard	Davies Contracting	454 NC 24 Morehead City NC 28557	252-474-2123	jeffrey@daviescontractingnc.com
6	Sarah Howard	Davies Contracting	454 NC 24 Morehead City NC 28557	252-474-2123	sarah@daviescontractingnc.com
7	Doc York	Davies Contracting	454 NC 24 Morehead City NC 28557	252-474-2123	darrell@daviescontractingnc.com
8	Chris Smith	East Point Construction	122 Ball Park Rd. Atlantic Beach NC 28512	252-422-5804	chris4918@gmail.com
9	Derrick Ipock	Bobby Cahoon Construction	116 First St. New Bern NC 28562	252-249-1617	office@bobbycahoonconstruction.com
10	Annie Peters	TD Eure	575 US 70 Beaufort NC 28516	252-728-4191	annie@tdeure.com
11	Jimmy Johner	Carteret Marine	1671 NC Highway 101 Beaufort NC 28516	252-631-9435	info@carteretmarine.com

**TOWN OF INDIAN BEACH, NORTH CAROLINA
SEA ISLE BOARDWALK REPLACEMENT
PROJECT #25262 -- PRE-BID CONFERENCE
August 27, 2026 at 2:00 PM**

Sea Isle Boardwalk Access (Between 125 & 127 Sea Isle Drive), Indian Beach, NC

MINUTES

A. Purpose of Meeting

Arendell Engineers, PA, in conjunction with the Town of Indian Beach, NC, convened a mandatory Pre-Bid Conference to discuss the proposed contract documents, design parameters, permitting, constructability constraints, and physical site conditions for the Sea Isle Boardwalk Replacement project. Graham Strother, P.E. (Arendell Engineers) and Mr. Tim White (Town Manager, Indian Beach) led the meeting and subsequent site walkthrough. Bidders were advised that only written interpretations issued via official addenda are binding; verbal statements during this meeting are for coordination only.

B. Sign in of Attendees

A sign-in sheet was circulated. Bidders who did not attend this conference are disqualified from bidding. The official pre-bid sign-in sheet is attached and incorporated herein.

C. Project Participants:

1. Owner(s):

Town of Indian Beach
1400 Salter Path Road
Indian Beach, NC 28512
Mr. Tim White, Town Manager
Phone: (252) 247-3344
Email: twhite@indianbeach.org

2. Engineer:

Arendell Engineers
Graham Strother, P.E.
John Titus
1004 Arendell Street
Morehead City, NC 28557
Phone: 252-622-4338
Email: graham@arendellengineers.com
john.titus@arendellengineers.com

D. Communication

- a. All communication to be directed through Arendell Engineers (Attn: Graham Strother). Oral statements may not be relied upon and will not be binding or legally effective. Only changes to the project made by addendum will be binding.

E. Schedule of Construction:

- a. Bids Due: September 10, 2026 by 2:00 PM local time. Bid Opening Location: Indian Beach Town Hall, 1400 Salter Path Road, Indian Beach, NC 28512. Bids will be opened publicly, read aloud, tabulated, and certified immediately following the deadline. Bidders are not contractually required to be physically present for their bids to be certified. **Only sealed, hard copy bid packages will be accepted.**

- b. Off-Season Work: The project is strictly defined as off-season beach access work. Weekend and extended work hours can be coordinated with the Town Manager to facilitate scheduling, provided the contractor complies with local noise ordinances.
- c. Project Milestones / Duration: The preliminary project timeline is established as follows:
 - September 10, 2026 – Bid Opening (2:00 PM)
 - October 14, 2026 – Town Council Contract Award
 - October 21, 2026 – Notice to Proceed (NTP) / Contract Time Starts
 - March 1, 2027 – Substantial Completion Deadline
 - March 15, 2027 – Final Completion / Final Payment

F. Project Description

The Base Bid scope of work comprises the complete demolition and replacement of the public beach access boardwalk as shown on sheets C1-C6 and described below:

- **Demolition:** Complete removal of approximately 275 linear feet (LF) of existing timber boardwalk, stairs, platforms, handrails, and buried pilings (from Sta. 0+00 to Sta. 2+75 as shown on Sheet C3). All debris must be completely cleared from the beach easement.
- **Elevated Walkway:** Construction of approximately 266 LF of new elevated timber boardwalk (from Sta. 0+00 to Sta. 2+66 as shown on Sheet C4). The walkway is to be exactly 5 feet wide.
- **Concrete Pad:** Construction of approximately 38 SF of new 4-inch-thick, 5-foot-wide concrete sidewalk at the landward transition point.
- **Timber Stairway:** Construction of approximately 20 LF of new timber stairway descending from the dune landing to the active beach.
- **Pilings & Framing:** All support pilings must be 6"x6" square timber piles driven to a minimum embedment depth of 5.0 feet. Framing joists must be built at 15 inches on center (O.C.) to accommodate composite decking.

G. General Conditions

- a. Submittals
- b. Substitutions
- c. Codes, Permits, & Inspections
 - i. CAMA minor/general permit coordination is active. Since the project represents in-kind replacement within the exact footprint, no administrative delays are expected.
 - ii. All local building permits and Carteret County / Town of Indian Beach code requirements apply.
- d. Protection of Work, Property, the Public, & Safety: The contractor is solely responsible for job site safety, initiating and supervising safety programs, and protecting adjacent residential properties. Contractor shall install robust security fencing, barricades, and signage to deter homeowners, guests, and the general public from entering the construction zone.
- e. Changes in the Work & Claims for Extra Costs: Minor variations may be authorized via Field Orders or Engineer's clarifications. Any adjustments to the contract price or contract times must be executed strictly via formal Change Orders as per EJCDC requirements.
- f. Requests for Payment: Applications for Payment will be processed on a monthly cycle. Payments will be based on ninety percent (90%) of monthly work-in-place estimates, with ten percent (10%) retainage withheld.
- g. Payments Withheld: The Engineer/Owner reserves the right to recommend withholding payments in accordance with EJCDC General Conditions for defective work, third-party claims, or failure of the Contractor to maintain the progress schedule.

- h. Minimum Insurance Requirements: Contractor shall maintain statutory workmen's compensation, public liability, and property damage insurance. Certificates of Insurance naming Arendell Engineers and the Town of Indian Beach as additional insureds are a prerequisite to contract execution.
 - i. Cleaning up & Restoration of the Site: Contractor must maintain a clean job site, remove waste materials daily, and fully restore the beach, dunes, and adjacent private property easements to their original condition upon project completion.
 - j. Guarantee: Contractor shall guarantee all materials and workmanship for a minimum of one (1) year from the date of Substantial Completion, correcting any defects at no cost to the Owner.
- H. Supplementary General Conditions
- a. Payments for Stored Materials
 - i. In order to be paid for materials stored, they must be physically delivered to the designated secured staging area and verified by Arendell Engineers. Owner is not responsible for security of materials stored on site.
 - b. Utilities
 - i. No electrical power or water utilities are available at the site. The Contractor is authorized to run portable generators during work hours, due to this project taking place during the off-season.
 - ii. Contractor is responsible for all dumpsters, portable toilet facilities, etc.
 - c. Safety & Security
 - i. Contractor is responsible for locking and securing the site at the end of each workday to protect against vandalism, wind/tide erosion, and public liability.
 - ii. Provide measures to deter homeowners, guests, and the public from accessing any active work areas.
 - d. Use of Site
 - i. Construction access is restricted to the 10-foot-wide public easement. Any staging on adjacent residential properties is strictly prohibited unless written consent from homeowners is obtained and provided to the Town.
 - e. Performance & Payment Bonds: 100% Performance and Payment Bonds are a mandatory requirement for the executed contract. A 5% Bid Bond or certified bank check must accompany each bid.
- I. General items
- a. Surveying/staking – Contractor to be responsible for construction surveying/staking for all construction activities. CAD format drawings to be provided to surveyor for their use in staking. **Original survey benchmarks must be preserved.**
 - b. Potential Laydown Areas – Due to the tight constraints of the 10-foot easement and residential driveways, no material storage is permitted on-site on Sea Isle Drive. **The Town of Indian Beach will make the public parking area directly across Highway 58 available for materials storage. The Town has committed to securing/locking this lot at the end of each workday.**
 - c. Traffic Control – Warning signs must be placed along Highway 58 and Sea Isle Drive to alert motorists of contractors crossing with equipment. No formal lane closures or NCDOT encroachment permits are required.
 - d. Vegetation Clearing – Clearing of overgrown limbs, brush, and sea oats is permitted within the 10-foot easement. If a large structural tree trunk directly encroaches on the alignment, the Contractor must coordinate with Arendell Engineers and the Town prior to cutting.

- J. Site visit and questions – Clarifications to questions posed by bidders during the site visit will be addressed via addendum issued no later than September 4, 2026. Issuance of Addendum No. 1 will take place on Monday, August 31, 2026 and will be issued via email.
- a. **Debarment Certification:** A separate debarment form will not be required as part of the bid submission. Section 4.01 of the Bid Form incorporates the Debarment Certification language, and satisfies the requirements of Section 12.11 of the Instructions to Bidders.
 - b. **CCA vs. Touch-Safe Handrails:** The 6"x6" support piles shown continuing upward through the deck as handrail posts may remain CCA-treated. However, any wood components subject to direct human contact—specifically handrail top caps, grab rails, pickets, or caps—must be treated with a touch-safe wood preservative alternative (e.g., MCA, ACQ, or CA-C).
 - c. **Round vs. Square Timber Piles:** The Project Manual (Section 02300, Article 2.1) mentions round softwood piles in error. The construction drawings sheets C5 and C6 govern; the design strictly requires 6"x6" square timber piles.
 - d. **Excavation & Sand Disposal:** Contractors are not required to haul dune sand excavated during demolition off-site. Displaced sand may be graded, spread, and stabilized locally along the adjacent beach or dune easement.
 - e. **Piling Installation Constraints:** Bidders noted the tight 10-foot easement restricts heavy pile-driving rigs. The Engineer clarified that augering/pre-boring is permitted to achieve the mandatory 5.0-foot embedment depth, provided the final pile is structurally stable.
 - f. **Testing Requirements:** Compaction testing in accordance with ASTM D 698 is required for backfill around the new concrete transition pad and backfilled pile excavations.
 - g. **Dumpster Placement:** Due to the narrow lanes of Sea Isle Drive, all demolition and garbage dumpsters must be positioned in the public parking lot across Highway 58. Dumpsters are not allowed in the residential right-of-way. The Town is working to make contact with the owner of 126 Sea Isle Drive to request use of their property for material staging, but unless otherwise stated, this area is not to be considered available for bidding purposes.
 - h. **CAMA Minor/General Permitting:** Coordination with CAMA is active. Since the project represents in-kind replacement within the exact footprint, no administrative delays are expected.
- K. Minutes of Pre-Bid conference – to be issued on Monday, August 31, 2026. Bidders must acknowledge receipt of Addendum No. 1 on Page 3 of the Bid Form. Engineer will answer questions through Thursday, September 3, 2026. If Contractors have questions, they are advised to get them to the Engineer no later than 5:00 PM on Thursday, September 3, 2026. A final addendum answering any remaining queries will be issued to all bidders by Friday, September 4, 2026, at which point the question window is closed. Communication shall be by email using Graham Strother's email address, graham@arendellengineers.com.
- L. Adjourn. – **Meeting concluded at approximately 2:30 PM**