

TOWN OF APEX
APEX, NORTH CAROLINA
BIG BRANCH 2 PUMP STATION

Post Bid Negotiation

General:

- Nine (9) bids for the Project referenced above on July 29, 2026 and the lowest responsible bidder was J. Cumby Construction, Inc (JCC) with a bid of \$18,696,000. Following the bid opening, the Owner negotiated with JCC due to the bid price exceeding the project budget. This document describes the changes to be made to the plans, specifications, and Contract Documents to reflect the negotiated contract price of \$17,533,984.00.
- The Value Engineering items that were accepted by the Owner are the following:
 - Removal of pumps SP-100 and SP-101 and their associated VFDs. This includes the discharge piping within the wet well and wiring associated with these pumps and drives. All electrical conduits and discharge piping and valves outside of the wet well will remain in the project.
 - Removal of the access road. The site will be accessed via the easement area that was cleared for the installation of the 20-inch force main and water main that was part of the Big Branch 1 Pump Station project. JCC will use the 12-foot gravel drive that will be constructed along the easement prior to Notice to Proceed. Upon completion of the project, JCC will restore the easement to seed/straw. Attachment 1 contains the revised grading plans.
- These changes will be reflected in the Contract Documents provided by the engineer prior to construction.
- Attachment 2 contains a letter from JCC outlining the pricing changes for these value engineering deletions from the project.
- All parties shall take note of these changes to be included in the Contract Documents, which shall become a part of and have precedence over anything contrarily shown or described in the Bid Documents.

J. Cumby Construction, Inc

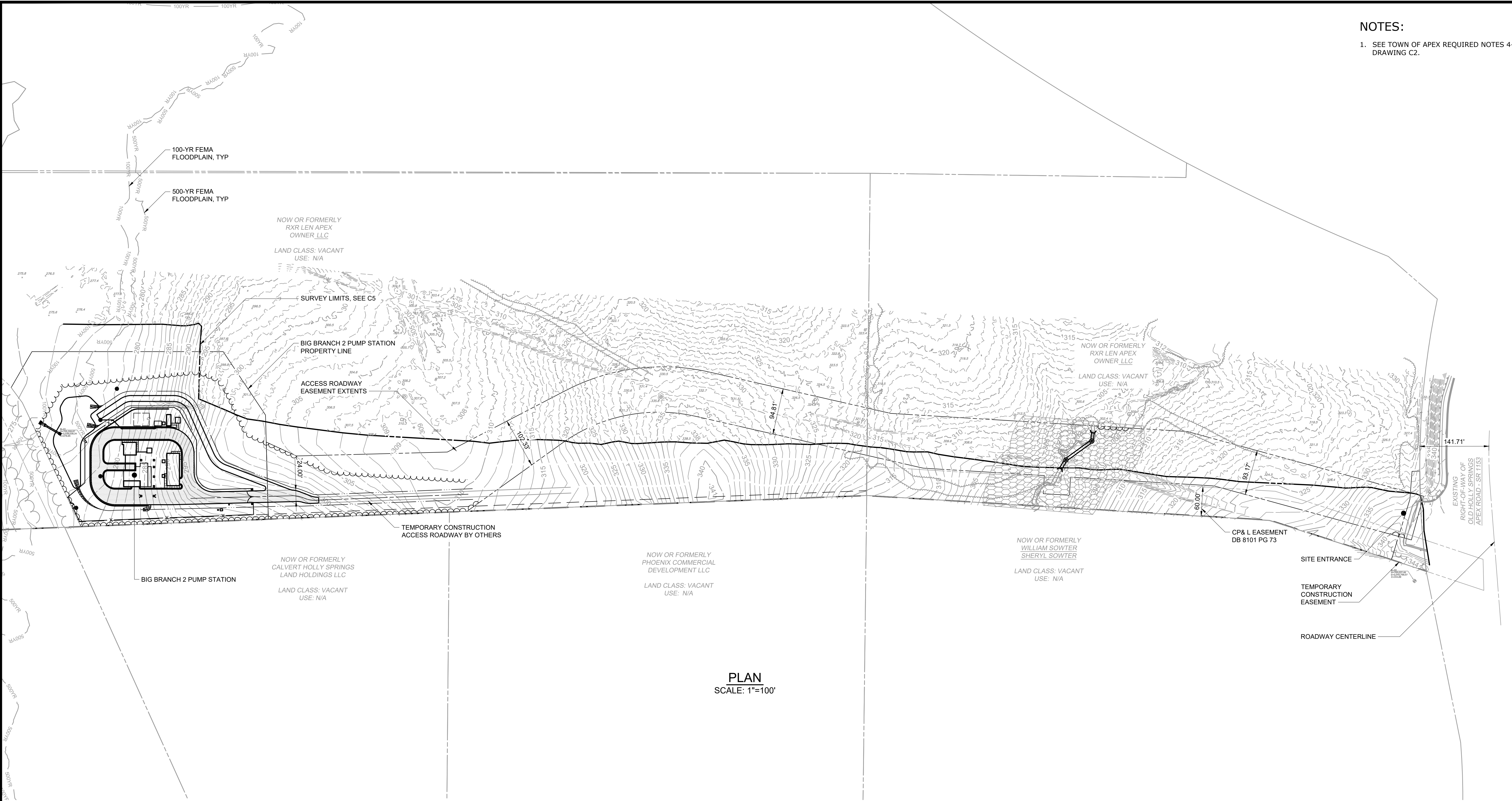
Company Name

Acknowledgement of Receipt

Date

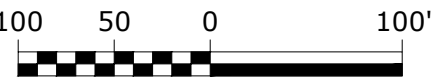
Post Bid Negotiation, Attachment 1

NOTES:
1. SEE TOWN OF APEX REQUIRED NOTES 4-11 ON
DRAWING C2.



PLAN
SCALE: 1"=100'

SCALE: 1" = 100'



				PROJECT ENGINEER:	B. PORTER
				DESIGNED BY:	S. NASH
				DRAWN BY:	S. NASH
				CHECKED BY:	M. SANTOWASSO
2	CONSTRUCTION	6/2026	BYP	IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	
1	REGULATORY REVIEW	11/2023	BYP		
REV	ISSUED FOR	DATE	BY		

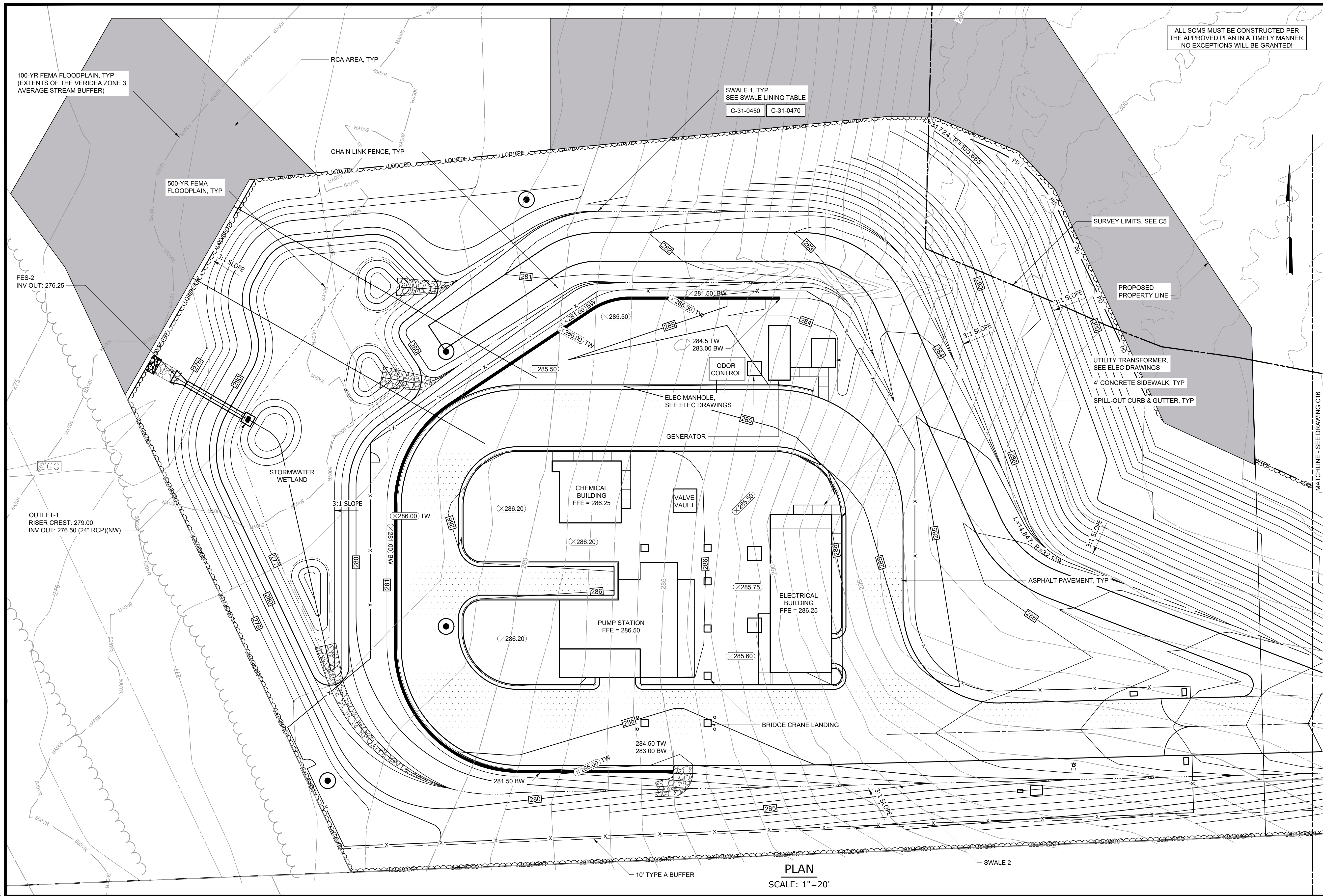
FINAL DRAWINGS-ISSUED
FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
4011 WESTCHASE BLVD. SUITE 500,
RALEIGH, NC 27607
LICENSE No.: C-0381

APEX
NORTH CAROLINA
BIG BRANCH 2
PUMP STATION

CIVIL
OVERALL SITE PLAN

DATE:	JUNE 2026
HAZEN NO.:	32044-004
CONTRACT NO.:	1
DRAWING NUMBER:	



NOTES:

1. SITE IS LOCATED WITHIN THE SECONDARY WATERSHED PROTECTION OVERLAY DISTRICT.
2. SEE TOWN OF APEX REQUIRED NOTES 5-8, 11-13 AND CONSTRUCTION SEQUENCE ON DRAWING C2.

TOWN OF APEX NOTES:

THE FOLLOWING MUST OCCUR PRIOR TO FINAL PLAT
AND/OR CERTIFICATE OF OCCUPANCY (CO):

1. ALL STORMWATER CONTROL MEASURES (SCMs) MUST BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS.
2. TOWN SOIL EROSION & SEDIMENTATION CONTROL STAFF SHALL BE NOTIFIED AT LEAST 10 DAYS PRIOR TO THE DEWATERING OF A SEDIMENT BASIN AS REQUIRED BY THE NCGOI PERMIT.
3. DURING THE SCM CONVERSION PROCESS, ALL EFFORTS SHALL BE MADE TO PROTECT DOWNSTREAM WATERS. THE DRAIN VALVE SHALL NOT BE LEFT OPEN AT ANY TIME DURING SCM CONVERSION. A SKIMMER DRAWDOWN SYSTEM SHALL BE INSTALLED AND UTILIZED UNTIL THE SCM IS FULLY CONVERTED.
4. THE DESIGN ENGINEER MUST SUBMIT AN AS-BUILT PACKAGE WHICH MEETS ALL REQUIREMENTS PRESENTED IN THE TOWN SPEC BOOK INCLUDING A SIGNED AND SEALED CERTIFICATION STATEMENT.
5. FOR SUBDIVISIONS ONLY, A 25% MAINTENANCE GUARANTEE IS REQUIRED TO BE SUBMITTED TO JEAN WEATHERMAN IN DEVELOPMENT SERVICES AT (919) 249-3394.
6. THE APPROPRIATE EXECUTED SCM O&M AGREEMENT MUST BE RECORDED WITH DEVELOPMENT SERVICES.
7. A FINAL INSPECTION BY THE STORMWATER & UTILITY ENGINEERING STAFF SHALL BE CONDUCTED ONCE THE AS BUILT SUBMITTAL HAS BEEN RECEIVED. ONCE APPROVED, STAFF WILL SEND AN OFFICIAL SCM APPROVAL LETTER TO THE OWNER.
8. IN LIEU OF SCM COMPLETION AND FINAL APPROVAL BY STAFF, THE TOWN MAY ACCEPT A 125% PERFORMANCE GUARANTEE IN ACCORDANCE WITH UDO SECTION 6.1.12(G). THIS GUARANTEE WILL BE COLLECTED BY JEAN WEATHERMAN IN DEVELOPMENT SERVICES AT (919) 249-3394.
9. ALL SCMs ARE REQUIRED TO BE COMPLETED FINAL CO (FOR A SITE PLAN) OR BY FINAL PLAT (FOR A SUBDIVISION).
10. IF AN SCM COUNTS TOWARDS RCA, THE REQUIRED LANDSCAPING SHALL BE INSTALLED DURING THE APPROPRIATE GROWING SEASON AND COORDINATED WITH THE TOWN ZONING COMPLIANCE OFFICER AT (919) 249-3426.

SWALE LINING TABLE		
MINIMUM SHEAR STRESS REQ.		
SWALE I.D	TEMPORARY LINING	PERMANENT LINING
SWALE '1'	2.0 LB/FT ²	N/A
SWALE '2'	N/A	3.0 LB/FT ²

				PROJECT ENGINEER:	B. PORTER
				DESIGNED BY:	S. NASH
				DRAWN BY:	S. NASH
3	CONSTRUCTION	6/2026	BYP	CHECKED BY:	M. SANTOWASSO
2	REGULATORY REVIEW	06/2024	BYP	IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	
1	REGULATORY REVIEW	11/2023	BYP		
REV	ISSUED FOR	DATE	BY		

FINAL DRAWINGS-ISSUED
FOR CONSTRUCTION

Hazen

HAZEN AND SAWYER
4011 WESTCHASE BLVD. SUITE 500,
RALEIGH, NC 27607
LICENSE No.: C-0381



BIG BRANCH 2
PUMP STATION

CIVIL
GRADING AND DRAINAGE
PLAN

DATE: JUNE 2026

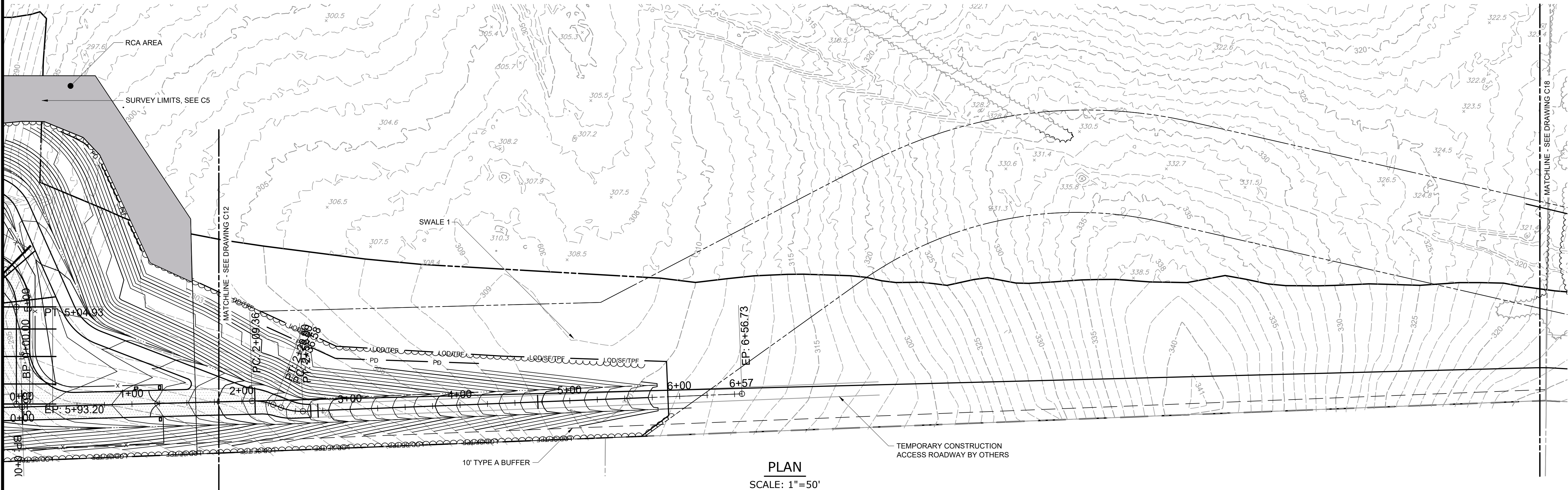
HAZEN NO.: 32044-004

CONTRACT NO.: 1

DRAWING
NUMBER:

C12

- NOTES:
- SEE DRAWINGS C15-C16 FOR ROADWAY PROFILE.
 - THIS PROJECT MEETS THE SPIRIT AND INTENT OF SECTION E-5 IN NCDEQ'S SCM MANUAL FOR PUBLIC LINEAR TRANSPORTATION PROJECTS, THEREFORE THE PROJECT IMPLEMENTS THE NCDOT BMP TOOLBOX TO TREAT STORMWATER TO THE MEP.



PLAN
SCALE: 1"=50'

LINE TABLE: LOOP RD		
LINE #	LENGTH	DIRECTION
L1	39.84'	S 88° 31' 05" W
L2	114.33'	N 90° 00' 00" W
L3	59.00'	N 00° 00' 00" E
L4	107.98'	N 90° 00' 00" E
L5	88.27'	S 00° 00' 00" E

CURVE TABLE: LOOP RD						
CURVE #	PI	DELTA	EXTERNAL TANGENT	LENGTH	RADIUS	CHORD DIRECTION
C1	N: 705205.942 E: 2038065.484	090.000	38.000	59.69'	38.00'	N 45° 00' 00" W
C2	N: 705339.942 E: 2038065.484	090.000	37.000	58.12'	37.00'	N 45° 00' 00" E
C3	N: 705339.942 E: 2038252.464	090.000	42.000	65.97'	42.00'	S 45° 00' 00" E



				PROJECT ENGINEER:	B. PORTER
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				CHECKED BY:	M. SANTOWASSO
2	CONSTRUCTION	6/2026	BYP	IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	
1	REGULATORY REVIEW	11/2023	BYP		
REV	ISSUED FOR	DATE	BY		

FINAL DRAWINGS-ISSUED
FOR CONSTRUCTION

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HAZEN AND SAWYER
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RALEIGH, NC 27607
LICENSE No.: C-0381

APEX
NORTH CAROLINA
BIG BRANCH 2
PUMP STATION

CIVIL
ROADWAY PLAN - SHEET 1

DATE:	JUNE 2026
HAZEN NO.:	32044-004
CONTRACT NO.:	1
DRAWING NUMBER:	C17

Post Bid Negotiation, Attachment 2



J. Cumby Construction, Inc.

Water • Wastewater • Commercial • Industrial

October 07, 2026
Mr. Brian Porter, PE, PSAP
Hazen and Sawyer
4011 WestChase Blvd.
Raleigh, NC 27407

RE: Big Branch 2 Pump Station – Value Engineering Options Pricing Estimate

Dear Brian:

J. Cumby Construction, Inc (“JCC”) is in receipt of the E-mail, dated 9/2/2026, requesting pricing estimates on the removal of the access road and associated work as well as for removal of pumps SP-100 and SP-101 and their associated VFDs and wiring. Also received are revised plan sheets C8, C12, & C17. JCC is pleased to provide the following proposal for an addended contract amount to reflect the revised scope.

- Removal of the access road and associated erosion control, stabilization, and creek crossing:
 - -\$349,350 = Grading deducts.
 - -\$370,517 = Paving deducts.
 - -\$42,936 = Stream crossing & culvert deducts.
 - -\$113,547 = Landscaping deducts.
- Removal of the 2 pumps and VFDs:
 - -\$147,900 = 2ea Pumps deducts.
 - -\$16,490 = 2ea Pump riser piping and fittings.
 - -\$121,276 = 2ea VFDs deducts.

JCC estimates these changes to save One Million, One Hundred Sixty-Two Thousand, and Sixteen Dollars (\$1,162,016.00).

Should you have any questions, please call me at 931-526-5158. JCC looks forward to the opportunity to provide formal pricing for this project.

Sincerely,

J. Cumby Construction, Inc

Joey Spite
Project Manager