

NORTH CAROLINA  
WAKE COUNTY

CONTRACT AMENDMENT #4

THIS CONTRACT AMENDMENT #4, dated March 1, 2022, is entered into by and between the Town of Apex, a North Carolina municipal corporation, (hereinafter referred to as the "Town") and J.M. Thompson Company (hereinafter referred to as the "Construction Manager at Risk" or "CMAR"). Town and CMAR may be collectively referred to as "Parties" hereinafter.

WHEREAS, the Town and the CMAR entered into a Construction Manager at Risk Pre-Construction and Construction Services Contract on or about December 18, 2019 (hereinafter the "Contract") for the CMAR to provide construction management services for the construction of the Town of Apex Pleasant Park (hereinafter "Project") to be located at Old US 1 Hwy, Apex, NC 27502; and

WHEREAS, on or about February 18, 2020, the Parties entered into an amendment to the Contract to establish the first Guaranteed Maximum Price (hereinafter "GMP-1") as provided for in the Contract; and

WHEREAS, on or about January 26, 2021, the Parties entered into an amendment to the Contract to establish the second Guaranteed Maximum Price (hereinafter "GMP-2") as provided for in the Contract; and

WHEREAS, on or about August 24, 2021, the Parties entered into an amendment to the Contract to establish the third Guaranteed Maximum Price (hereinafter "GMP-3") as provided for in the Contract; and

WHEREAS, the Parties desire to amend the Contract to establish the fourth Guaranteed Maximum Price (hereinafter "GMP-4") as provided for in the Contract and to reduce the terms of this amendment to writing; and

NOW THEREFORE, for and in consideration of the mutual promises and covenants as hereinafter set forth, the Parties hereto do mutually agree to amend the Contract as follows:

1. The Contract is hereby amended to establish GMP-4 in accordance with the terms of the Contract. GMP-4 for the Town of Apex Pleasant Park is \$4,234,090.53.
2. GMP-4 includes the scope of work for the portion of the Project covered by GMP-4 as described in detail in the attached document titled "Town of Apex Pleasant Park GMP 4", dated March 1, 2022 and labeled "Exhibit A." The budget, plans and specifications, and

Project Schedule are detailed in Exhibit A. Exhibit A is incorporated into this Contract Amendment #4 as if fully set forth herein.

3. The amended Contract Amount is as follows:

Original Pre-Construction Amount:	\$ 181,710.00
Contract Amendment #1 (GMP-1):	\$ 9,219,199.39
Change Order #1 to GMP-1	\$ 218,312.11
Contract Amendment #2 (GMP-2):	\$ 4,537,077.23
Change Order #2 to GMP-1	\$ 955,800.93
Contract Amendment #3 (GMP-3)	\$13,226,438.60
Change Order #3 to GMP-1	\$ 980,200.90
Contract Amendment #4 (GMP-4)	<u>\$ 4,234,090.53</u>
<b>PROJECT TOTAL:</b>	<b>\$33,552,829.70</b>

Except as specifically modified by this Contract Amendment #4, all other terms, conditions and other provisions of the Contract and Contract Amendment #1, #2 and #3 remain in full force and effect.

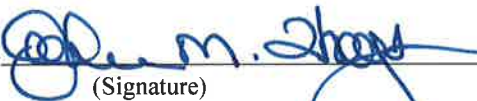
IN WITNESS WHEREOF, the contracting parties, by their authorized agents, affix their signatures and seals this the \_\_\_\_ day of March 2022.

**Construction Manager at Risk**

**Town of Apex**

Name: \_\_\_\_\_  
J.M. Thompson Company


\_\_\_\_\_  
Catherine Crosby, Town Manager

By:   
(Signature)

Attest:

Printed Name/Title: JOHN M. THOMPSON  
PRESIDENT

\_\_\_\_\_  
Donna Hosch, Town Clerk

Attest:   
(Secretary, if a corporation)

HAL M. THOMPSON EXEC V.P.  
Printed Name/Title SECT.

*This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.*

\_\_\_\_\_  
Vance Holloman, Finance Director

**Exhibit A**

March 1st, 2022

**TOWN OF APEX PLEASANT PARK GMP 4**



**BUILT ON STRONG FOUNDATION**



# **Table of Contents - GMP 4**

## **Town of Apex Pleasant Park – March 1, 2022**

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## **Executive Summary - GMP 4**

### **Town of Apex Pleasant Park – March 1, 2022**

Pleasant Park, approved as part of the 2017 Parks Bond, will be a showcase facility for the Town of Apex and the entire region. The 92 acre park will provide opportunities for all ages and abilities.

Along with the creation of roadways and pathways within the limits of disturbance, the park will include six turf multiuse athletic fields, a signature soccer building, picnic shelters and amenity buildings with restrooms, a maintenance structure, and a 1.3 acre enclosed water play / splash pad area.

GMP -4 as conveyed throughout this deliverable encompasses the work detailed herein. The trade scopes include. All sub-contractors have been prequalified. The contractors issued sub contracts have been identified as the lowest responsible bidder and are to be bonded and insured accordingly.

GMP-4 also includes the necessary general conditions as applicable to the scope(s) of work detailed in this deliverable, and correlates to the schedule.

GMP -4 Is a change order to the existing contract for preconstruction, in combination with GMP 1,2,& 3.



## Pleasant Park Totals - 3/1/2022

Division:	Description:	Base Bid	Alternate 1
BP 2.5.1	Phase 1A	\$ 809,000.00	\$ 198,000.00
BP 2.5.2	Traffic Signals	\$ 235,468.00	\$ -
BP 2.8	Amenity Area Plantings	\$ 433,244.37	\$ -
BP 2.8.1	Site Plantings	\$ 1,634,107.23	\$ -
BP 2.8.2	Site Sod	\$ 550,298.45	\$ -
BP 2.8.3	Site Irrigation	\$ 483,800.00	\$ -
	Delete Allowance for Chapel Hill Grit from Cross Country Trail	\$ (212,500.00)	\$ -
	GMP 1 Unused Allowances	\$ (231,029.14)	\$ -
	GMP 2 Unused Allowances	\$ (245,461.25)	\$ -
	Deleted Baseball Field Storm Drainage	\$ (70,990.37)	\$ -
<b>Subtotal:</b>		<b>\$ 3,385,937.29</b>	<b>\$ 198,000.00</b>
	Bonds & Insurance:	1.25% \$ 42,324.22	\$ 2,475.00
	Fee:	3.50% \$ 119,989.15	\$ 7,016.63
	Extended Pre-Construction	\$ 96,091.00	
	Extended General Conditions	\$ 382,257.25	
<b>Total Investment:</b>		<b>\$ 4,026,598.91</b>	<b>\$ 207,491.63</b>

<b>GMP 4 Total</b>	<b>\$ 4,234,090.53</b>
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# GMP 4 Project Totals

## 3/1/2022

Division:	Description:		GMP 4
BP 1.2	General Trades		\$ 172,753.00
BP 1.3	Final Cleaning		\$ 28,177.00
BP2.0	Earthwork & Storm Drainage		\$ 5,712,870.00
BP2.1	Segmental Walls		\$ 689,484.00
BP2.3	Utilities		\$ 1,451,328.00
BP2.4	Fields & Turf		\$ 3,334,300.00
BP 2.5	Asphalt Paving/ C+G		\$ 1,991,725.00
BP 2.5.1	Phase 1A	GMP 4	\$ 1,007,000.00
BP 2.5.2	Traffic Signals	GMP 4	\$ 235,468.00
BP 2.55	Sports Courts		\$ 350,335.58
BP 2.6	Site Concrete		\$ 974,652.00
BP2.7	Fencing		\$ 863,100.00
BP 2.8	Landscaping	GMP 4	\$ 3,101,450.05
BP 2.9	Safety Surfaces		\$ 441,832.00
BP 3.0	Building Concrete		\$ 403,414.00
BP 2.10	Bridges		\$ 1,462,654.00
BP 4.0	Masonry		\$ 644,500.00
BP 6.2	Glue Laminated Construction		\$ 496,736.00
BP 6.3	Trusses		\$ 313,773.00
BP 6.4	Casework		\$ 57,245.00
BP 7.0	Roofing		\$ 320,090.00
BP 7.1	Metal Composite Panels		\$ 55,500.00
BP 7.2	Damp Proofing		\$ 128,020.00
BP 8.0	Doors/Frames/Hardware		\$ 96,855.00
BP 8.1	Glass & Glazing		\$ 69,794.00
BP 9.0	Framing & Drywall		\$ 76,884.00
BP 9.1	Painting		\$ 81,143.00
BP 9.3	Ceramic Tile		\$ 5,678.00
BP 9.5	Acoustic Ceiling		\$ 10,255.00
BP 10.0	Toilet Partitions & Accessories		\$ 57,960.00
BP 10.1	Metal Lockers		\$ 13,735.00
BP 10.2	Operable Partitions		\$ 5,430.00
BP 10.3	Signage		\$ 165,110.11
BP 10.4	Flagpoles		\$ 23,096.00
BP 10.7	Aluminum Walkway Covers		\$ 41,502.00
BP 11.1	Athletic Equipment		\$ 162,656.00
BP 12.0	Site Furnishings		\$ 571,785.11
BP 12.2	Roller Window Shades		\$ 5,750.00
BP 15.2	Plumbing		\$ 378,750.00
BP 15.4	HVAC		\$ 227,500.00
BP 16.0	Electrical		\$ 950,100.00
<b>Preferred Brand Alternates</b>			
PA #1	LCN 1200 Series Door Closers		\$ 1,000.00

PA #2	Sloan Flush Valves		\$	2,090.00
PA #3	Trane HVAC Units			No Cost
PA #4	Schlage Locks		\$	2,500.00
PA #5	Primus Lock Cylinders		\$	4,700.00
<b>Estimates</b>				
BP2.80	Pond conversion / Field seeding		\$	321,000.00
BP 2.9.1	Nature Play		\$	150,000.00
BP 5.1	Structural Steel & Misc. Steel		\$	63,000.00
BP 9.6	Resilient Tile & Flooring		\$	32,576.00
<b>Credit/Deductions</b>				
	Delete Allowance for Chapel Hill Grit from Cross Country Trail		\$	(212,500.00)
	GMP 1 Unused Allowances		\$	(231,029.14)
	GMP 2 Unused Allowances		\$	(245,461.25)
	Deleted Baseball Field Storm Drainage Credit		\$	(70,990.37)
<b>Budgeted Sub Total</b>				
			\$	<b>26,997,275.09</b>
	Bonds & Insurance:	1.25%	\$	337,465.94
	General Conditions:		\$	1,911,172.00
	Fee:	3.50%	\$	1,023,606.96
	CM Contingency	2.50%	\$	318,937.53
	Owner contingency		\$	150,000.00
	<b>Total Budgeted Value</b>		\$	<b>30,738,457.51</b>
<b>Change Orders</b>				
CO#1	Treeprotection fence & Sewer additions	11/24/2020	\$	218,312.11
CO#2	Additional Storm Drainage	7/7/2021	\$	955,800.93
CO#3	Soil Stabilization/ Jack + Bore	1/25/2022	\$	980,200.90
	Original Pre-Construction Amount		\$	181,710.00
	Extended Pre-Construction		\$	96,091.00
	Extended General Conditions		\$	382,257.25
<b>Total Under Contract (including GMP4 and CO 3)</b>			\$	<b>33,552,829.70</b>



## GMP 4 Unit Prices and Allowances

### UNIT PRICES:

#### Unit Prices BP 02.5.1 Phase 1A Pleasant Plains Rd & Old US 1 Improvement

**UP #1 (Applicable to BP 02.5.1)**

Excavate unsuitable soils & waste on site as directed by CM.      \$ 35.00 per CY

**UP #2 (Applicable to BP 02.5.1)**

Replace unsuitable soil with compacted ABC stone.      \$ 75.00 per CY

**UP #3 (Applicable to BP 02.5.1)**

Replace unsuitable soil with off site fill.      \$ 50.00 per CY

**UP #4 (Applicable to BP 02.5.1)**

Sawcut, demo, dispose offsite, fine grade, provide ABC base, 30" Curb & Gutter.      \$ 60.00 per LF

**UP #5 (Applicable to BP 02.5.1)**

Provide 10" ABC base, 4" Intermediate course, 3" surface course per Roadway Typical Section      \$ 80.00 per SY

**UP#6(ApplicabletoBP02.5.1)**

Provide 1.5" S9.5B overlay      \$ 14.00 per SY

**UP#7(ApplicabletoBP02.5.1)**

Provide 1.5" milling      \$ 45.00 per SY

**UP #8 (Applicable to BP 02.5.1)**

NC DOT Liquid Asphalt Index Escalation      \$ 30.00 per Ton

#### Unit Prices BP 02.5.2 Phase 1A Traffic Signals:

**UP #1 (Applicable to BP 02.5.1)                      None**

#### Unit Prices BP 02.8 Amenity Area Plantings, Sod, Irrigation, Pavers and Improvements:

**UP #1 (Applicable to BP 02.8)**

Provide & install off site top soil.      \$ 67.46 per CY

## GMP 4 Unit Prices and Allowances

**UP #2 (Applicable to BP 02.8)** Provide & install Grass Pave system including excavation and waste spoils on site. \$ 8.37 per SF

**UP #3 (Applicable to BP 02.8)** Provide and install unit pavers including excavation to subgrade and waste spoils on site. \$ 15.20 per SF

**UP #4 (Applicable to BP 02.8)** Install permanent seeding including fine grading & amendments. \$ 0.50 per SF

**UP #5 (Applicable to BP 02.8)** Install underdrain pipe assembly including excavation, fabric, stone and pipe. \$ 8.50 per LF

**UP #6 (Applicable to BP 02.8)** Install underdrain drain structure assembly including excavation, and backfill, stone, connection per detail. \$ 800.00 per EA

**UP #7 (Applicable to BP 02.8)** Install Chapel Hill grit per detail 05-11.11 including excavation, fabric, grit, metal edging, and waste on site. \$ 29.88 per SY

**UP #8 (Applicable to BP 02.8)** Provide & install SOD including fine grading, amendments. \$ 9.45 per SY

**UP #9 (Applicable to BP 02.8)** Provide & install Mulch \$ 82.95 per CY

### Unit Prices BP 02.8.1 Site Plantings and Seeding:

**UP #1 (Applicable to BP 02.8.1)** Provide & install off site top soil. \$ 64.73 per CY

**UP #2 (Applicable to BP 02.8.1)** Install permanent seeding including fine grading & amendments. \$ 0.61 per SF

**UP #3 (Applicable to BP 02.8.1)** Install underdrain pipe assembly including excavation, fabric, stone and pipe. \$ 6.50 per LF

**UP #4 (Applicable to BP 02.8.1)** Install underdrain drain structure assembly including excavation, and backfill, stone, connection per detail. \$ 800.00 EA

## **GMP 4 Unit Prices and Allowances**

**UP #5 (Applicable to BP 02.8.1)**

Install Chapel Hill grit per detail on 13.0 Cross Country Trail Exhibit and Bid Manual.

\$ 1.61 per SF

**UP #6 (Applicable to BP 02.8.1)**

Provide & install SOD including fine grading, amendments.

\$ 9.45 per SY

**Unit Prices BP 02.8.2 Site Sod:**

**UP #1 (Applicable to BP 02.8.2)**

Provide & install SOD including fine grading, amendments.

\$ 11.79 per SY

**Unit Prices BP 02.8.3 Site Irrigation:**

**NONE**

## GMP 4 Unit Prices and Allowances

### ALLOWANCES:

#### Allowances BP 02.5.1 Phase 1A Pleasant Plains Rd & Old US 1 Improvements: 02.5 Asphalt Paving C&G:

**Allowance #1: (Applicable to BP 02.5.1)**

Excavate unsuitable soils & waste on site as directed by CM. 100 CY: \$ 3,500 Total

**Allowance #2: (Applicable to BP 02.5.1)**

Replace unsuitable soil with compacted ABC stone. 50 CY: \$ 3,750 Total

**Allowance #3: (Applicable to BP 02.5.1)**

Replace unsuitable soil with off site fill 50 CY: \$ 2,500 Total

**Allowance #4: (Applicable to BP 02.5.1)**

Sawcut, demo, dispose offsite, fine grade, provide ABC base, 30" Curb & Gutter. 50 LF: \$ 3,000 Total

**Allowance #5: (Applicable to BP 02.5.1)**

Provide 10" ABC base, 4" Intermediate course, 3" surface course per Roadway Typical Section 100 SY: \$ 8,000 Total

**Allowance #6: (Applicable to BP 02.5.1)**

Provide 1.5" S9.5B overlay 50 SY: \$ 700 Total

**Allowance #7: (Applicable to BP 02.5.1)**

Provide 1.5" milling 50 SY: \$ 2,250 Total

**Allowance #8: (Applicable to BP 02.5.1)**

NC DOT Liquid Asphalt escalation allowance to include your estimate tonnage for this bid package x the unit rate of \$30:

Estimate tonnage 79 x \$30 = \$ 2,370 Total Allowance

#### Allowances BP 02.5.2 Phase 1A Traffic Signals:

**Allowance #1: (Applicable to BP 02.5.2) NONE**

## GMP 4 Unit Prices and Allowances

### Allowances BP 02.8 Amenity Area Plantings, Sod, Irrigation, Pavers and Improvements:

**Allowance #1: (Applicable to BP 02.8.0)**

Provide & install off site top soil.

500 CY\$ 33,730 Total

### Allowances BP 02.8.1 Site Plantings:

**Allowance #1: (Applicable to BP 02.8.1) **\*\*Allowance has been changed to "Amend Soil in Place for a Credit of \$206,259.00\*\*****

Provide & install off site top soil.

5000 CY \$ 315,400 Total

**Allowance #2: (Applicable to BP 02.8.1)**

Install Chapel Hill grit per detail on 13.0 Cross Country Trail Exhibit and Bid Manual.

132,000 SF \$ 212,520 Total

### Allowances BP 02.8.2 Site Sod:

**Allowance #1: (Applicable to BP 02.8.2)**

**NONE**

### Allowances BP 02.8.3 Site Irrigation:

**Allowance #1: (Applicable to BP 02.8.3)**

**NONE**

## **Pleasant Park GMP 4 Document Enumeration**

### **GMP 4 Documents:**

GMP 4 Bid Manual 11-15-2021

Pleasant Park Master Set Plans 10-5-2021

Cross Country Trail Exhibit 13.0

Pleasant Park Irrigation Exhibit 10-13-2021

Phase 1A Pleasant Plains Rd & Old US 1 Improvements Plans

Traffic Signal Plans E1 thru E5,G, SCP1 &2, letter to DTE

WithersRavenel Specifications

Addenda 1            12-2-2021

Revised Bid Form- Make sure you use form dated 12-02-2021

Revised Irrigation Exhibit 12-02-2021

CSX Agreement draft related to BP 02.5.1 Phase 1A and BP 02.5.2 Traffic Signals

HH Architecture MP Fieldhouse A120

Addenda 2            12-6-2021

Schedule Update 6 10-18-2021

Appendix A General Conditions

CM at Risk Pre Construction and Construction Services Contract

Pleasant Park Standard Agreement between Constructor and Subcontractor

# Pleasant Park GMP 4 Document Enumeration

## **GMP3 Documents included as part of GMP 4:**

WithersRavenel GMP 3 Plans Bid Set with Electrical 3-5-2021

WithersRavenel GMP 3 Specifications Bid Set 3-29-2021

HH Architecture GMP 3 Plans Bid Set 3-10-2021

HH Architecture Addendum 1 3-24-2021

HH Architecture Addendum 2 4-9-2021

GMP 3 Bid Manual 4-9-2021

GMP3 Addenda 1

Addenda 1 Cover 4-9-2021

Amenity Area Layout Plans

Nature Play Recommendations 202000702

Play Surface Information

Pleasant Park Fall Heights

Pleasant Park Play Surface Areas 202000826

Safety Surface Detail 11.10

Bridges Information

Site Plan 3.4

Town of Apex Standards Details 900.02.1,2 & 3

Specification 323413 Fabricated Pedestrian Bridges

Town of Apex Standard Specifications Section 900

Entry Gates Information Sheet 4-9-2021

GMP 3 Site Procurement Matrix 4-1-2021

Knox Box Specification Sheet Knox Box 3200 4-9-2021

## **Pleasant Park GMP 4 Document Enumeration**

### Landscaping Information

Irrigation Overlay 32321 4-9-2021

Selective Landscape Cleanup 4-9-2021

Pickleball-Basketball Transition

Pleasant Park Appendix A General Conditions

Pleasant Park CMAR Pre Construction Services Contract

Pleasant Park Preliminary Geotechnical Report

Pleasant Park Standard Agreement between Constructor and Subcontractor

Pleasant Park General, Park and MUTCD Signage 2-12-2021

Preliminary Schedule 4-8-2021

E8 Electrical Plan Revision

Site Structural Details S154 & 155 3-9-2021

### GMP3 Addenda 2

Addenda 2 Cover 4-15-2021

GMP 3 Bid Manual Revised 4-15-2021

GMP 3 Procurement Matrix Revised 4-15-2021

HH Architecture Addendum 3 3-12-2021

Pleasant Park GMP 3 CAD Files & Revised Sheets 4-15-2021

### GMP3 Addenda 3

Addenda 3 Cover 4-20-2021

Revised Bid Form 4-20-2021

C 11.6 Misc. Details 4-20-2021

Spec 312300 Excavation Backfill & Compaction



## **Pleasant Park GMP 4 Document Enumeration**

Spec 312319 Dewatering

Spec 312500 Erosion and Sedimentation Control

Spec 329000 Final Grading & Landscaping

Spec 329100 Misc. Work & Cleanup

HH MP Signature Fieldhouse E111 & 112

HH Shelter 2 E311

### **GMP3 Addenda 4**

Addenda 4 Cover 4-26-2021

MBE Participation Forms 7-22-2010

### **GMP3 Addenda 5**

Addenda 5 Cover 4-27-2021

Revised Bid Form 4-27-2021

### **GMP2 Documents included as part of GMP 4:**

GMP 2 Bid Manual 11-15-2020

Pleasant Park GMP2 Plans 10-23-2020

Specification 116833\_34 Baseball & Softball Field Equipmentv2

Specification 323113\_00 Chain Link Fences and Gates DRAFT

Specification – Montage Plus

Synthetic Turf Spec Draft

Synthetic Turf Base Course Spec Draft

Synthetic Turf Subsurface Drainage Spec Draft

Addenda 1:

GMP2 Addenda 1 Cover

## **Pleasant Park GMP 4 Document Enumeration**

Pleasant Park Revised Plans 11-13-2020

Specification 321550\_10 Synthetic Turf Base Course

Specification 321813\_00 Synthetic Turf

Specification 323113FL-Chain Link Fences and Gates

Specification 323119.53 Decorative Metal Security Fences & Gates

Specification 323119.53.1 Decorative Metal Security Fences & Gates-Swinging

Specification 324116\_10 Synthetic Turf Subsurface Drainage

Apex GMP2 Bid Form Fencing

Apex GMP2 Bid Form Fields & Turf

Chain Link Fence Bulletin Drawing 11-12-2020

Pleasant Park Schedule Update 02 Remaining Work 11-10-2020

PP backstop Netting Posts

Soccer Field Curb Taper 11-03-2020

Dugout Post Example photo

Backstop Post Example photo

Addenda 2:

GMP2 Addenda 2 Cover 11-25-2020

Apex GMP2 Bid Form Fields & Turf Revised 11-25-2020

### **GMP1 Documents included as part of GMP 4:**

9-26 Plans Combined

Addenda 1, 11-12-2019

Addenda 2, 11-26-2019

Pleasant Park Temp Road, Staging & Fencing

## **GMP 4 Clarifications and Qualifications**

**PROJECT:** Apex Pleasant Park – GMP-4

**LOCATION:** 3400 Pleasant Plains Road, Apex NC

**ARCHITECT:** Withers Ravenel

**OWNER:** Town of Apex

### **SCOPE OF WORK:**

GMP 4 includes Base Bid Phase 1A Pleasant Plains Road & Old US 1 Improvements. Phase 1A Traffic Signals. Amenity area Landscaping package including plantings, sod, seeding, irrigation, pavers and improvements. Site plantings and seeding. Site sod, Site irrigation design and installation. General conditions and applicable insurances as described herein.

The Town of Apex has elected to accept the Base Bid and Alternate 1 per the bid scope documents for GMP 4.

### **BP 02.5 .1 Phase 1A Pleasant Plains Rd & Old US 1 Improvements**

- 2.5.1.1 Complete the improvements to Pleasant Plains Road and Old US 1 including demolition, item relocation, erosion control, storm drainage, grading, milling, overlay, deceleration tapers, asphalt paving, stone base, pavement marking, guardrails and end treatments.
- 2.5.1.2 Furnish and install concrete curb & gutter and sidewalks including curb ramps. Provide curb & gutter, expansion joints, and incidentals for a turnkey installation.
- 2.5.1.3 Provide and install sidewalks, curb ramps and detectable warning.
- 2.5.1.4 Provide all thermoplastic pavement markings lines & arrows including stop bars, cross bars, cross walks, handicap symbols and parking spaces. Provide interim markings as required by DOT, MUTCD and CSX. Provide Traffic Signage types and locations as shown. Provide Traffic Control plan.
- 2.5.1.5 Complete Alternate 1 work including demolish existing paving from Old US 1 to station 1700 on Pleasant Plains Rd and replace with 10"ABC base, 4" Intermediate course, 3" surface course per Roadway Typical Section.

### **BP 02.5.2 Phase 1A Traffic Signals**

- 2.5.2.1 Complete the Traffic Signal improvements to Pleasant Plains Road- SR1170 and Old US 1- SR1011.
- 2.5.2.2 Provide Traffic Control for this work per MUTCD, CSX Transportation, NC DOT guidelines and requirements.

## **GMP 4 Clarifications and Qualifications**

### **BP 02.8 Amenity Area Plantings, Sod, Seed, Irrigation, Pavers and Improvements**

- 2.8.1 Provide and install all specified seeding, and sodding, Inorganic/Organic Soil Amendments, fertilizers mulches and plantings..
- 2.8.2 Provide specified watering and maintenance as required in the specifications and drawings. Water and maintain all plantings and seedlings until operable irrigation system is in place.
- 2.8.3 Provide all specified plants, planting soils, mulches, grasses, and planting bed areas.
- 2.8.4 Design, furnish and install complete turnkey underground sprinkler system for Amenity Area.
- 2.8.5 Provide Grass Pave area
- 2.8.6 Provide and install all pavers and concrete work required to set pavers
- 2.8.7 Provide Chapel Hill grit paths as shown

### **BP 02.8.1 Site Plantings and Seeding**

- 2.8.1.1 Provide and install all specified seeding, Inorganic/Organic Soil Amendments, fertilizers mulches, plants Site Plantings and Seeding.
- 2.8.1.2 Provide specified watering and maintenance
- 2.8.1.3 Provide all specified plants, planting soils, mulches, grasses, and planting bed areas along with vegetated shelf plantings and seeding.
- 2.8.1.4 Provide Allowance of 132,000 SF based on SF unit price of Chapel Hill Grit installed 3" deep over geo fabric.
- 2.8.1.5 Provide 80' x 50' sand volleyball court per detail C-22 on sheet 11.6 including timber border, edge guard, fabric, #57 stone and sand.

### **BP 02.8.2 Site Sod**

- 2.8.2.1 Provide and install all specified sodding, Inorganic/Organic Soil Amendments, fertilizers mulches for complete sod system.
- 2.8.2.2 Provide specified watering and maintenance

### **BP 02.8.3 Site Irrigation**

- 2.8.3.1 Design, furnish and install complete turnkey underground sprinkler system per Irrigation Exhibit. Include sleeves, piping, valves, zone control wiring, valve boxes, irrigation heads, drip irrigation, riser pipe, pop up sprays, rotors, automatic controllers, flow sensors, master valves, and all other necessary appurtenances and incidentals for a complete turnkey system.




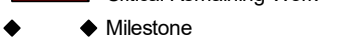
Activity ID	Activity Name	Orig Dur	Rem Dur	Phys % Comp	Start	Finish	Total Float	2022												2023						
								Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar				
<b>Pleasant Park - Construction Schedule - Update 08</b>								435	240		17-May-21 A	23-Dec-22	0													
<b>Active Project Milestones</b>								65	65		23-Sep-22	23-Dec-22	-141													
MILE 125	Amenities Zone Complete	0	0	0%		23-Sep-22	-76																			
MILE 120	Fieldhouse Complete	0	0	0%		30-Sep-22	-81																			
MILE 130	Project Overall Completion	0	0	0%		23-Dec-22*	-141																			
<b>GMP 03</b>								20	10		08-Sep-21 A	04-Feb-22	-136													
GMP 115	GMP 03 Subcontractor Awards & Submittals for Commencement of Work	20	10	50%	08-Sep-21 A	04-Feb-22	-136																			
<b>GMP 04 - Phase 1A</b>								105	125		15-Dec-21 A	15-Jul-22	-26													
GMP 135	GMP 04 Contract Award Period to JMT	20	20	0%	15-Dec-21 A	18-Feb-22	-36																			
<b>Phase 1A Work Under GMP 04</b>								105	105		21-Feb-22	15-Jul-22	-26													
PH1A 100	Layout for Erosion Control - Ph1A	5	5	0%	21-Feb-22	25-Feb-22	-26																			
PH1A 105	Install Erosion Control & Tree Protection - Ph1A	10	10	0%	28-Feb-22	11-Mar-22	-26																			
PH1A 110	Clear Trees & Grade Site - Ph1A	15	15	0%	14-Mar-22	01-Apr-22	-26																			
PH1A 115	Install Storm Drainage Changes - Ph1A	10	10	0%	04-Apr-22	15-Apr-22	-26																			
PH1A 120	Install New Curb & Gutter, Including Stone - Ph1A	20	20	0%	18-Apr-22	13-May-22	-26																			
PH1A 121	Install Guardrail - Ph1A	5	5	0%	16-May-22	20-May-22	-16																			
PH1A 125	Backfill Curb & Gutter & Form/Pour New Sidewalk - Ph1A	25	25	0%	02-May-22	03-Jun-22	-26																			
PH1A 130	New Asphalt & Overlay - Ph1A	20	20	0%	06-Jun-22	01-Jul-22	-26																			
PH1A 135	Striping & New Signage - Ph1A	10	10	0%	04-Jul-22	15-Jul-22	-26																			
<b>Change Order 03</b>								32	12		10-Dec-21 A	08-Feb-22	-141													
C/O 03 100	Execute Change Order 03	25	2	20%	10-Dec-21 A	25-Jan-22	-141																			
C/O 03 105	Mobilize Subcontractors for Change Order 03-Affected Work	10	10	0%	26-Jan-22	08-Feb-22	-141																			
<b>Revised Construction</b>								435	240		17-May-21 A	23-Dec-22	0													
<b>Overall Site Sewer &amp; Water</b>								390	210		12-Jul-21 A	11-Nov-22	-111													
UTIL 165	Complete All Work @ Lift Station (incl gravel, fence)	110	40	60%	12-Jul-21 A	18-Mar-22	-1																			
UTIL 180	Procure & Bore Jack Materials	158	158	0%	09-Feb-22	16-Sep-22	-141																			
UTIL 110	Bore & Jack & Tie-In Lines Across Hwy (assuming permits in hand) (TBD)	20	20	0%	19-Sep-22*	14-Oct-22	-141																			
UTIL 190	Water Service Connections	10	10	0%	17-Oct-22	28-Oct-22	-141																			
UTIL 185	Certification of Lift Station	10	10	0%	31-Oct-22	11-Nov-22	-111																			
<b>Overall Site Mass Grading &amp; Retaining Walls 1-13</b>								197	30		17-May-21 A	04-Mar-22	195													
GR 185	Temporary Grading in Future Ballfields Area	15	15	0%	09-Feb-22	01-Mar-22	198																			
GR 145	Mass Grading Zone 4	30	30	70%	17-May-21 A	04-Mar-22	4																			
<b>Overall Site Stormdrainage</b>								15	15		02-Mar-22	22-Mar-22	198													
STRM 165	Temporary Stormdrainage in Future Ballfields Areas	15	15	0%	02-Mar-22	22-Mar-22	198																			
<b>Overall Site Sports Fields</b>								262	55		15-Jul-21 A	26-Apr-22	32													
<b>Tennis Courts</b>								262	55		15-Jul-21 A	26-Apr-22	32													
TENN 100	Trench in For Lights & Other Elec in Tennis Court Area - Z5	15	5	85%	15-Jul-21 A	15-Feb-22	-78																			
TENN 105	Install Tennis Courts (complete) - Z5	45	45	0%	09-Feb-22	12-Apr-22	-78																			
TENN 110	Apply Final Coating & Markings - Tennis	10	10	0%	13-Apr-22	26-Apr-22	32																			
<b>BB, PP &amp; VB</b>								55	55		09-Feb-22	26-Apr-22	-23													

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Activity ID	Activity Name	Orig Dur	Rem Dur	Phys % Comp	Start	Finish	Total Float	2022												2023		
								Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
BB 100	Construct BB Courts	30	30	0%	09-Feb-22	22-Mar-22	-13	Construct BB Courts														
BB 105	Construct PB Courts	30	30	0%	23-Feb-22	05-Apr-22	-13	Construct PB Courts														
BB 110	Construct VB Courts	10	10	0%	13-Apr-22	26-Apr-22	-23	Construct VB Courts														
<b>Hardscapes</b>		405	240		24-May-21 A	23-Dec-22	-141															
<b>Amenity Area/Ballfield Parking</b>		60	60		24-Jan-22	15-Apr-22	39															
HS 110	(partial) Construct Sidewalks - Amen./BF Parking	10	10	0%	24-Jan-22	04-Feb-22	44	(partial) Construct Sidewalks - Amen./BF Parking														
HS 140	Completion of Curbs/Stone/Paving /Parking Finishes - Amen/BF	10	10	0%	28-Mar-22	08-Apr-22	39	Completion of Curbs/Stone/Paving /Parking Finishes - Amen/BF														
HS 125	Site Lighting Finishes - Amen./BF Parking	5	5	0%	11-Apr-22	15-Apr-22	39	Site Lighting Finishes - Amen./BF Parking														
<b>Road 002</b>		20	20		24-Jan-22	18-Feb-22	79															
HS 210	Construct Sidewalks - Road 002	10	10	0%	24-Jan-22	04-Feb-22	-31	Construct Sidewalks - Road 002														
HS 225	Site Lighting Finishes - Road 002	5	5	0%	14-Feb-22	18-Feb-22	79	Site Lighting Finishes - Road 002														
<b>Road 003</b>		320	195		21-Jul-21 A	21-Oct-22	-96															
HS 400	Procure Vehicular Bridge	165	140	10%	20-Dec-21 A	05-Aug-22	-146	Procure Vehicular Bridge														
HS 405	Finegrade Subgrade - Road 003	10	5	80%	21-Jul-21 A	12-Aug-22	-106	Finegrade Subgrade - Road 003														
HS 410	Curbs & Stone - Road 003	10	10	0%	15-Aug-22	26-Aug-22	-106	Curbs & Stone - Road 003														
HS 415	Construct Sidewalks - Road 003	10	10	0%	22-Aug-22	02-Sep-22	-106	Construct Sidewalks - Road 003														
HS 740	Construct Vehicular Bridge	40	40	0%	08-Aug-22	30-Sep-22	-131	Construct Vehicular Bridge														
HS 420	Finegrade Stone & Asphalt Paving - Road 003	10	10	0%	03-Oct-22	14-Oct-22	-131	Finegrade Stone & Asphalt Paving - Road 003														
HS 430	Site Lighting Finishes - Road 003	5	5	0%	17-Oct-22	21-Oct-22	-96	Site Lighting Finishes - Road 003														
<b>BB/PB/VB Parking</b>		87	87		24-Jan-22	24-May-22	12															
HS 305	Curbs & Stone - BB/PB/VB Parking	15	15	0%	24-Jan-22	11-Feb-22	34	Curbs & Stone - BB/PB/VB Parking														
HS 310	Construct Sidewalks - BB/PB/VB Parking	10	10	0%	27-Apr-22	10-May-22	-23	Construct Sidewalks - BB/PB/VB Parking														
HS 315	Finegrade Stone & Asphalt Paving - BB/PB/VB Parking	10	10	0%	04-May-22	17-May-22	-23	Finegrade Stone & Asphalt Paving - BB/PB/VB Parking														
HS 325	Site Lighting Finishes - BB/PB/VB Parking	5	5	0%	18-May-22	24-May-22	12	Site Lighting Finishes - BB/PB/VB Parking														
<b>Road 001</b>		190	35		08-Jun-21 A	11-Mar-22	64															
HS 500	Finegrade Subgrade - Road 001	10	5	90%	08-Jun-21 A	28-Jan-22	-1	Finegrade Subgrade - Road 001														
HS 505	Curbs & Stone - Road 001	15	15	0%	31-Jan-22	18-Feb-22	-1	Curbs & Stone - Road 001														
HS 510	Construct Sidewalks - Road 001	10	10	0%	14-Feb-22	25-Feb-22	-1	Construct Sidewalks - Road 001														
HS 515	Finegrade Stone & Asphalt Paving - Road 001	10	10	0%	21-Feb-22	04-Mar-22	-1	Finegrade Stone & Asphalt Paving - Road 001														
HS 525	Site Lighting Finishes - Road 001	5	5	0%	07-Mar-22	11-Mar-22	64	Site Lighting Finishes - Road 001														
<b>Kings View Trail</b>		230	35		24-May-21 A	22-Apr-22	34															
HS 700	Finegrade Subgrade - Kings View Trl	10	5	50%	24-May-21 A	11-Mar-22	-1	Finegrade Subgrade - Kings View Trl														
HS 705	Curbs & Stone - Kings View Trl	15	15	0%	14-Mar-22	01-Apr-22	-1	Curbs & Stone - Kings View Trl														
HS 710	Construct Sidewalks - Kings View Trl	10	10	0%	28-Mar-22	08-Apr-22	-1	Construct Sidewalks - Kings View Trl														
HS 715	Finegrade Stone & Asphalt Paving - Kings View Trl	10	10	0%	04-Apr-22	15-Apr-22	-1	Finegrade Stone & Asphalt Paving - Kings View Trl														
HS 725	Site Lighting Finishes - Kings View Trl	5	5	0%	18-Apr-22	22-Apr-22	34	Site Lighting Finishes - Kings View Trl														
<b>Soccer Parking</b>		58	58		22-Jun-22	09-Sep-22	-66															
HS 605	Curbs & Stone - Soccer Parking	15	15	0%	22-Jun-22	12-Jul-22	-73	Curbs & Stone - Soccer Parking														
HS 610	Construct Sidewalks - Soccer Parking	10	10	0%	15-Aug-22	26-Aug-22	-101	Construct Sidewalks - Soccer Parking														
HS 615	Finegrade Stone & Asphalt Paving - Soccer Parking	10	10	0%	22-Aug-22	02-Sep-22	-101	Finegrade Stone & Asphalt Paving - Soccer Parking														
HS 625	Site Lighting Finishes - Soccer Parking	5	5	0%	05-Sep-22	09-Sep-22	-66	Site Lighting Finishes - Soccer Parking														
<b>Final Surface Asphalt &amp; Hardscape Finishes</b>		40	40		31-Oct-22	23-Dec-22	-141															
FHS 100	Final Surface Course Asphalt - Project-Wide	20	20	0%	31-Oct-22	25-Nov-22	-141	Final Surface Course Asphalt - Project-Wide														

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								Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
								h															
	SHLT 205	U/G R/Is and Prep/Pour SOG - Shelter 2	10	10	0%	18-May-22	31-May-22	-98					█	U/G R/Is and Prep/Pour SOG - Shelter 2									
	SHLT 210	Erect Glu-Lam Structure & Roof - Shelter 2	10	10	0%	04-Jul-22	15-Jul-22	-121						█	Erect Glu-Lam Structure & Roof - Shelter 2								
	SHLT 215	Masonry Walls - Shelter 2	5	5	0%	18-Jul-22	22-Jul-22	-121						█	Masonry Walls - Shelter 2								
	SHLT 220	Above-Floor Rough-ins & Ceiling Framing, Blockfill & Above-Ceiling Inspection - Shelter	5	5	0%	25-Jul-22	29-Jul-22	-121						█	Above-Floor Rough-ins & Ceiling Framing, Blockfill & Above-Ceiling Inspection - Shelter								
	SHLT 225	Hang Ceilings & Paint GWB & Masonry Surfaces - Shelter 2	5	5	0%	01-Aug-22	05-Aug-22	-121						█	Hang Ceilings & Paint GWB & Masonry Surfaces - Shelter 2								
	SHLT 230	MEP Trimout - Shelter 2	5	5	0%	08-Aug-22	12-Aug-22	-121						█	MEP Trimout - Shelter 2								
	SHLT 235	Obtain AHJ C/O & Finish Punchlist - Shelter 2	10	10	0%	15-Aug-22	26-Aug-22	-121						█	Obtain AHJ C/O & Finish Punchlist - Shelter 2								
	<b>Pump House</b>		<b>61</b>	<b>61</b>		<b>01-Jun-22</b>	<b>24-Aug-22</b>	<b>-119</b>															
	PH 100	Prep & Pace Concrete Foundations & Slab - Pumphouse	5	5	0%	01-Jun-22	07-Jun-22	-93						█	Prep & Pace Concrete Foundations & Slab - Pumphouse								
	PH 105	PME Prep & Turnout Piping - Pumphouse	5	5	0%	08-Jun-22	14-Jun-22	-93						█	PME Prep & Turnout Piping - Pumphouse								
	PH 110	Masonry - Pumphouse	5	5	0%	08-Jun-22	14-Jun-22	-93						█	Masonry - Pumphouse								
	PH 130	Install Glu-Lam Column - Pumphouse	3	3	0%	18-Jul-22	20-Jul-22	-119						█	Install Glu-Lam Column - Pumphouse								
	PH 115	Roofing Structure & Roofing Underlayment - Pumphouse	5	5	0%	21-Jul-22	27-Jul-22	-119						█	Roofing Structure & Roofing Underlayment - Pumphouse								
	PH 120	Roofing Shingles & Weathered Wood Siding - Pumphouse	10	10	0%	28-Jul-22	10-Aug-22	-119						█	Roofing Shingles & Weathered Wood Siding - Pumphouse								
	PH 125	Interior PME Work & Finishes - Pumphouse	10	10	0%	11-Aug-22	24-Aug-22	-119						█	Interior PME Work & Finishes - Pumphouse								
	<b>Amenities Area</b>		<b>258</b>	<b>205</b>		<b>01-Nov-21 A</b>	<b>04-Nov-22</b>	<b>-106</b>															
	AMEN 140	Install Splash Pad	30	15	50%	01-Nov-21 A	11-Feb-22	-1	█														
	AMEN 120	Install Amenities Equipment	60	45	25%	01-Nov-21 A	25-Mar-22	-51	█														
	AMEN 110	Amenities Area Sidewalks, Concrete Flatwork, Finishes & Amenities (prior to Ped Br)	30	30	0%	28-Mar-22	06-May-22	-46		█													
	AMEN 100	Pedestrian Bridge	30	30	0%	08-Aug-22	16-Sep-22	-146			█												
	AMEN 145	Amenities Area Sidewalks, Concrete Flatwork, Finishes & Amenities (after Ped Br)	10	10	0%	12-Sep-22	23-Sep-22	-146				█											
	AMEN 130	Safety Surfacing (estimated time of year start after start of March)	30	30	0%	26-Sep-22*	04-Nov-22	-106							█								
	<b>Remove Temporary Storm Basins</b>		<b>70</b>	<b>70</b>		<b>24-Jan-22</b>	<b>29-Apr-22</b>	<b>29</b>															
	TSB 140	Convert Temp. Basin 2 to SCM 2 - Z4	10	10	0%	24-Jan-22	04-Feb-22	24	█														
	TSB 135	Convert Temp. Basin 1 to SCM1 - Z2	10	10	0%	24-Jan-22	04-Feb-22	69	█														
	TSB 125	Convert Temp. Basin #3 & Final Planting - Z6	20	20	0%	24-Jan-22	18-Feb-22	59	█														
	TSB 115	Remove Basin #8, Complete Grading - Z4	20	20	0%	07-Mar-22	01-Apr-22	29		█													
	TSB 120	Remove Basin #9, Complete Grading - Z4	20	20	0%	07-Mar-22	01-Apr-22	29		█													
	TSB 155	Finalize Landscaping at Permanent Stormwater Basins	20	20	0%	04-Apr-22	29-Apr-22	29			█												
	<b>Landscaping</b>		<b>175</b>	<b>175</b>		<b>21-Feb-22</b>	<b>21-Oct-22</b>	<b>-146</b>															
	LS 120	Site Irrigation	40	40	0%	21-Feb-22	15-Apr-22	-36		█													
	LS 100	Site Plantings	45	45	0%	21-Feb-22	22-Sep-22	-41		█													
	LS 110	Sod & Plantings @ Buildings	15	15	0%	23-Sep-22	13-Oct-22	-31				█											
	LS 140	Amenity Area Landscaping (before Ped Bridge Erection)	18	18	0%	26-Sep-22	19-Oct-22	-37					█										
	LS 130	Site Sod	40	40	0%	28-Mar-22	20-Oct-22	-36			█												
	LS 145	Amenity Area Landscaping (after Ped Bridge Erection)	2	2	0%	20-Oct-22	21-Oct-22	-37							█								

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