

**SPECIAL CONDITIONS TO:  
Henderson County, North Carolina  
Blue Ridge Community College – Proposed Parking Expansion**

The following special conditions are to be a part of the contract documents:

1. Existing Utilities: The contractor should be aware of existing utilities in and adjacent to the project area. All manholes, catch basins, water valve boxes, etc shall be adjusted to meet the new grade of the parking area.
2. Traffic Control: All work is proposed to take place on the Blue Ridge Community College campus. However, proper traffic control and signage measures should be provided during the course of construction. All costs associated with traffic control are considered incidental to the project. Contractors are REQUIRED to provide the College with a minimum of one weeks notice prior to mobilizing on site. Any road closures must be approved in advance by the College.
3. Technical Specifications: All materials and standards shall meet NCDOT standards unless otherwise noted or approved by the Owner prior to construction.
4. QA/QC Testing: The Owner will contract separately with a geotechnical engineering to provide QA/QC testing for this project.
5. Project Schedule: The date of availability for the project will be May 16, 2022 with the project to be **substantially complete by July 15, 2022**. At the date of substantial completion, all work should be completed with the final pay request submitted within one week. Note that work cannot begin until contract documents have been signed by all parties and performance and payment bonds have been provided by the successful bidder.
6. Liquidated Damages: The date of completion for the project is July 15, 2022. The Owner may access liquidated damages in the amount of \$200 per day for every day work has not been completed by the contract completion date.
7. Contract Documents: Standard EJCDC contract documents and general conditions will be included with the informal bid package by reference only. If an invited bidder wishes to review these documents, please contact the Engineering.
8. Erosion Control Maintenance: The Contractor will be responsible for the maintenance of all erosion control measures for the entire duration of the project. All costs associated with erosion control maintenance are considered incidental to the project.  
Owner reserves the right to reject any landscaping material that is damaged or is unsuitable.
9. All questions about the project must be submitted to the Project Engineer no later than Monday, October 11, 2021 at 5:00 PM. Questions received after this date and time may not be addressed prior to the bid date.

10. Killian Parking Lot Resurfacing: The Owner will accept bids for the milling, resurfacing and restriping of the Killian Parking Lot at Blue Ridge Community College. The scope of work will include milling of 2" of the existing asphalt, applying tack, resurfacing with 2" of S9.5C and restriping of the parking areas, ADA areas, crosswalks, etc. Note that all existing brick and concrete pedestrian walkways will remain and should be undisturbed. Below is a more detailed summary of the scope of work:

Turnkey project for asphalt paving repairs. The project will include, but is not limited to milling, disposal of rubble offsite, adding ABC stone as needed, grading, wetting and conditioning, applying hot tar tac for bonding, resurfacing with S9.5C NCDOT approved asphalt, rebuilding speed bumps, striping. The scope will include all prep work, remedial work, and finish work that will result in a turnkey project.

Provide labor, machinery and all materials for the following:

- o Mill 2" of existing asphalt
- o All existing brick and concrete pedestrian walkways to remain and be undisturbed.
- o Apply hot tar tac for bonding
- o Resurface with 2" SB9.5 type hot mix compacted
- o Re-stripe new paving per existing. This will include all existing parking spaces, ADA, directional and stop signage, stop bars, informational and crosswalks

The Killian parking lot serves as parking for both the Killian and TEDC building. Work must be done from start to finish on this parcel before work may start on the other parcel. The access road through the Killian parking lot serves as the only route of entry to the upper Killian parking lot, Henderson building, Arts & Science and General Studies building. Work involving the Killian parking lot will have to be coordinated with the BRCC Project Coordinator to prevent parking lot closure or access road closure during scheduled classes and events. This may involve the Contractor working at night or weekends.

11. Allowance Items: Items 4 and 5 on the bid form include removal of unsuitable subgrade or stone and replacement with new compacted aggregate base course (ABC). Both of these line items are allowance items. The Owner with assistance from the Engineering and Geotechnical Engineer will make a determination about removal and replacement of unsuitable subgrade/stone following milling and removal of the existing pavement. The quantities listed in the bid form are allowances for this work.