



Henderson County Capital Projects

100 North King Street, Project Management

Hendersonville, North Carolina 28792

Addendum #3

Henderson County - South Grove Street Parking Improvements

July 28, 2026

This Addendum shall be attached to and made a part of the above named Contract Documents.

The following items are issued to, modify, and clarify the Contract Documents. These items shall have full force and effect as the Contract Documents, and cost involved shall be included in the Bid prices. Bids, to be submitted on the specified date, shall conform to the additions and revisions listed herein.

Acknowledge receipt of the Addendum on the Bid. Failure to do so may subject the bidder to disqualification.

ADDENDUM ITEMS

1. The engineers estimate did not anticipate construction being over \$300,000. The special conditions were prepared with this assumption. If the contractors bid exceeds \$300,000, Payment and Performance bonds will be required for 100% of the base bid. Any P&P bond fees should be included in the contractor's price under bid form line item #1. If the contractors bid exceeds \$500,000, a bid-bond is required to be submitted with the bid and should be equal to a minimum of 5% of the gross bid amount
2. The County is currently in the process of attaining site-plan/zoning approval from the City of Hendersonville. Erosion control and stormwater permits are not required. The only permit the contractor would need to get would be a demolition permit from Henderson County for each of the buildings proposed to be demolished. Once the demolition permit is in hand, the County can have the existing utilities disconnected from the structures.
3. There is an existing driveway cut that could be completely and/or partially utilized for the proposed parking ingress/egress along N. Grove Street. The contractor should bid the project under the assumption that sidewalk modifications (inclusive of ADA improvements) will not be required. In the event that the City requires sidewalk modifications, a change order will be processed after a contract is established.
4. Sheet C-100 directs the contractor to saw cut an existing CIP retaining wall (as required). The aforementioned CIP wall extends parallel along N. Grove Street and then turns 90 degrees into an existing driveway. It may be possible to leave the tangent portion of the CIP retaining wall in place as opposed to cutting the wall (ultimately leaving some exposed wall face). Any portion of the wall that remains in place and is exposed above grade should be structurally sound and have paint removed from its surface.

END OF ADDENDUM #3