

CONTRACT ADDENDUM

ADDENDUM NO.: 003

DATE ISSUED: April 4, 2025

BID DATE: FRIDAY April 11, 2025

BID TIME: 10:00 AM

BID LOCATION: Dalton City Hall Finance Department

CONTRACTOR ACTION:

1. Acknowledge receipt of this addendum by writing in "Addendum No. 3" on page 0200-3 of bid proposal.

INTERPRETATIONS:

1. Spec Section 011000, 1.1, B outlines various sewer testing, inspection(s), monitoring, analysis, and corrective plans regarding the sanitary sewer system. The only sanitary sewer work we see on the plans is the installation of a 4" PVC lateral from a new sewer manhole installed on the existing 15" cast iron sewer line. Please confirm whether all of the testing, inspections, and monitoring outlined in Spec Section 011000, 1.1, B are required for this project.

Response: 1.1, B should be removed. Testing requirements for sanitary sewer are listed in spec section 33 31 13.13.

2. If the testing, inspections, and monitoring outlined in Spec Section 011000, 1.1, B are required please provide adequate information for contractors to determine the scope and requirements to comply with this specification section.

Response: 1.1, B should be removed. Testing requirements for sanitary sewer are listed in spec section 33 31 13.13.

3. Sheet C-203 says to coordinate the following items with Public Works.

- a. 2" Tap onto existing water main for domestic.
- b. 8"x6" tap onto existing water main for proposed fire hydrant.
- c. 6" Fire Hydrant Assembly and gate valve.
- d. 2" Domestic Water Meter.
- e. 2" Domestic Water BFP.
- f. For the items above – will Dalton Utilities purchase the materials and perform the work or will the contractor purchase the materials and perform the work?

Response: Contractor is to purchase all materials. Dalton Utilities will perform the tap and install the lines up to the meter and backflow preventer and install

the water meter and backflow preventor. Contractor responsible for installation of everything past meter and backflow preventor.

4. Will the contractor or Dalton Utilities provide and install the 2" domestic water meter?

Response: Contractor is responsible for purchasing water meter. Dalton utilities will provide and install the meter after purchase.

5. The Grading & Drainage Plan appears to show a piece of storm drain and what appears to be a junction box between the section of trench drain in front of the and the section of trench drain for the northwestern court. If this is indeed a piece of storm drain please provide the pipe size and material. Also please confirm whether or not the symbol in this area is a junction box or cleanout.

Response: This pipe is included in bidding item 9. The symbol is a cleanout.

6. Please confirm that the grading quantities shown on Sheet C-202 should be used for bidding purposes, and if so how will the quantities be adjusted for actual installed quantities.

Response: Per note on C-202 these quantities should not be used for bidding purposes. Contractor to perform independent earthwork take off for bidding.

7. The section of double row silt fence above the existing asphalt parking lot shown on EC-201 calls out for mulch to be installed between the rows. The section of fence around the retention pond and construction entrance does not have the same note regarding mulch between the fences. Please confirm that mulch is only required to be installed between the silt fence near the parking lot.

Response: All double row silt fence to have mulch installed between the rows.

8. Bid Item #24 calls for 2 EA - 2" Domestic Water Meters. We only see one on the plans. Please clarify.

Response: This is a typo. Revised bid tab to be provided with 1 meter.

9. Bid Item #24 calls for 2 EA - 2" Domestic Backflow Preventers. We only see one on the plans. Please clarify.

Response: This is a typo. Revised bid tab to be provided with 1 backflow preventer.

10. Will the contract be a unit price contract or a lump sum contract?

Response: Lump Sum

11. Bid Item #8 lists RCP but HDPE can be used. Please provide bedding requirements for RCP and HDPE.

Response: Per detail 2 on sheet C-401, HDPE pipe should use type 5 bedding and RCP should use type 3 bedding.

12. Per the test boring records provided on Sheet G-003 and G-004 the majority of the soils on site are CL and ML type soils. Spec Section 31 2000, 2.1, C specifically lists both of these soils as

Unsatisfactory Soils. Please confirm that the soils on site are generally suitable for use as structural fill under the building and proposed courts.

Response: As per the geotechnical report, "Based on the results of test borings and our observations, fill and residual soils appear to be mostly suitable for reuse as structural fill." and "It is our opinion that the following soils represented by their USCS group symbols will typically be suitable for use as structural fill and are usually found in abundance in the Valley and Ridge Province: (SM), (ML), and (CL).

13. Referring to question 6 in addendum 002, we would like to submit a request for an alternate shade structure. How would you like to see that request presented?

Response: GC is welcome to submit alternate shade structures of equal or better performance with proven track record of successful installation for A/E and owner review. -DSC, ABA, 4/3/25

14. For the shade structure metal roof alternate, would standing seam roof or PBR (screwdown) roof be desired?

Response: Either roof panel type is acceptable to A/E. Roof panel choice, fastening, and construction are delegated to the Covering (PEMB) designer. Ensure roof system chosen meets industry norms for weathertightness and warranty. -DSC, ABA, 4/3/25

15. There does not appear to be any pay items for the curb & gutter and asphalt pavement patch at the water line tie ins along Mitchell Street. Please advise where this cost should be included on the bid form.

Response: Contractor to coordinate with public works department for them to reinstall the curb and gutter and pavement patch once fire water line installations are completed.

16. Will the owner/engineer please make the CAD file available to bidders for material takeoffs?

Response: Please sign and return the attached electronic media disclaimer and CAD files may be provided.

17. Before our pre-bid meeting I visited the site and noticed the light poles across the site. Are we to remove the 14 existing light poles from the site?

Response: Existing light poles that will be affected by construction are to be included in the demolition bid number and removed by contractor.

18. Will the plans be changed to reflect the questions answered?

Response: Conformed set of plans that incorporate addenda and RFI questions will be provided to winning bidder prior to construction commencing.

19. How many and which light poles need to be removed? Do they still have power on them?

Response: Existing light poles that will be affected by construction are to be included in the demolition bid number and removed by contractor. Contractor to coordinate with City to ensure power is off to poles.

20. Question 6 has the fabric roof staying. Not sure if the PEMB building manufacturers will design a PEMB structure without metal roof. Have you seen this structure done before and where?

Response: Covering design is delegated to the GC. Pickleball coverings are often done with both fabric and metal roofs. Coordinate the steel framing system to suit, which may be a standard PEMB as shown on drawings or a system more tailored to fabric.

21. Question 10 has cushioned courts taken out but bid schedule sheet still reflects alternate. Will bid schedule be changed?

Response: No

22. What is the anticipated start date?

Response: As soon as possible, no later than 45 days of approval of contract with the City of Dalton.

23. What is the anticipated duration / completion date?

Response: Completed within 180 days of dated Notice to Proceed.

24. Will the General Contractor be responsible for including the costs of any permit fees and/or utility fees?

Response: No, contractor will be responsible for applying for permits. The city will either wave or pay the cost.

25. Will the General Contractor be responsible for including the costs of 3rd party materials testing and/or special inspections?

Response: Yes

26. Please confirm that demolition, grading, paving, and pavement marking related to new ADA parking spaces is By Others, not part of this contract.

Response: Confirmed.

27. Notes on C-201 for both alternates say "court system to include gutter system for conveyance of stormwater" but no specs or details are provided. Please provide specifications and details and clarify the extent of the required gutter systems for both alternates.

Response: Pickleball Covering must have roof gutter system and downspouts that drain to proposed storm system and stormwater management pond.

28. Notes on C-201 for both alternates refer to "fabric", but no specs or details are provided. Please provide specifications and details and clarify the extent of the required fabric systems for both alternates.

Response: Contractor is responsible for delegated design for pickleball court coverings, with city final approval.

29. Two perimeter details are provided for the court systems: 2/LJ-404 and 3/LJ-402. Please clarify which detail is to be used in which locations for all courts.

Response: Use detail 2/LJ-404 for perimeter of court.

30. Will an irrigation system be required for this project?

Response: Permanent irrigation is not required for this project. See Notes on sheet L-201 for water requirements.

31. K-1 details on S-601 and S-602 refer to "roof deck and purlins by metal building supplier. Please confirm that both alternates are to include a roof system including purlins and metal panels by the PEMB contractor.

Response: Structural drawings show the required concrete foundation/pier construction. The entirety of the Covering structure, including mainframes, purlins/girts, roof cladding, and high-wall cladding if used, are part of the delegated package provided by the PEMB contractor (S-600, PEMB note #3). -DSC, ABA, 3/25/25

32. K-1 details on S-601 and S-602 do not refer to any exterior wall systems. Please confirm that exterior wall systems including girts/purlins/metal panels are not required for both alternates.

Response: Coverings (options 1 and 2) are open-air, and intended to use a roof only without full wall enclosure. PEMB supplier may choose to include a short closure panel along the edges of the roof framing as is often done to suit typical eave/gutter construction---EOR defers to the PEMB supplier for this decision. -DSC, ABA, 3/25/25

33. Detail 2/M-101 shows 3 courts with HVLS-A fans. Please clarify which courts these fans will be required on.

Response: Fans are included on the pickleball covering alternates. The alternate with three pickleball courts covered will have three fans and the alternate with six pickleball courts covered will have six fans.

34. Alternate 3 calls for a "Cushioned Pickleball Surface System". Please provide specifications and details and clarify the extent of the Cushioned Pickleball Surface System for this alternate.

Response: See attached cushioned surface detail (Cushioned Acrylic Surface) . The Entire court would be this surface.

35. Attached is a request for substitution for an alternate lighting package.

Response: The proposed alternate package appears to meet Level II lighting standards. If Level II lighting is acceptable to the city the proposed lighting fixtures are acceptable.

36. With reducing project cost in mind, are direct burial lights acceptable in lieu of pedestal mount light poles?

Response: No, we want the pedestal mount light poles.

37. Will the Dalton Pickleball job require Davis-Bacon wages ?

Response: No

38. Are the cabinets included in this contract?

Response: Yes

39. Is the concrete wall detail for the stairs?

Response: No, the concrete cantilever retaining wall detail will not be used in this project and will be removed from plan set.

40. Are bathroom accessories in this contract?

Response: Yes

41. Are bathroom partitions in this contract?

Response: Yes

42. Are epoxy floors included in this contract?

Response: Yes

43. There are sports light poles all over the site that are not on the plans. Are those to be removed?

Response: Answered previously. See #17 above.

44. There is no detail on the trench drains. Could you provide details and specs for trench drains?

Response: On sheet C-202, provide 12" wide trench drain. ADA compliant. Manufacturer ABT, Inc. or approved equal.

45. Is this a lump sum contract or unit price contract? Will unsuitable material if encounter be billed as a change order? **Lump sum, yes**

46. Bid schedule calls for fabric cover for the PEMB pavilion structures. Could this be changed to metal roof?

Response: Answered previously.

47. Can the site be balanced to prevent export/ import of dirt? **Contractor is responsible for earthwork and materials take off.**

48. Who is responsible for cost for geotech inspections? **Contractor**

SUBSTITUTIONS:

ExxoTec Elite English fabric – No objections to fabric roof covering. The isometric metal building drawing shows X-bracing in the walls and a horizontal strut along both longitudinal walls, which are not approved. Use portal frames for lateral stability and avoid horizontal struts below the eave line. GC is responsible to coordinate foundations with layout and reactions and other constraints to suit substitution, including structural redesign (provide stamped calculations). -DSC, ABA, 4/3/25

USAShade & Fabric Structures – No objections to fabric roof covering or layout shown. GC is responsible to coordinate foundations with layout and reactions and other constraints to suit substitution, including structural redesign (provide stamped calculations). -DSC, ABA, 4/3/25

BY:

Steve Roberts
Parks and Recreation Director