

Addendum #1

Project Name: Springvale Dog Park

Original Bid Submission Date: August 5, 2026 at 2:30 p.m.

New Bid Submission Date: August 19, 2026 at 2:30 p.m.

To: All Prospective Bidders

Subject: Extension of Bid Submission Date

This addendum is issued to modify the original bid documents as follows:

1. Extension of Submission Deadline

The deadline for submission of bids is hereby extended from **August 5, 2026** to **August 19, 2026 at 2:30 p.m. EDT.**

2. Additions

Included Pre-Bid Meeting Notes, Questions and Responses Letter dated 7/24/2026.

Acknowledgment

Bidders are required to acknowledge receipt of this Addendum by signing below and including it with their bid submission.

Bidder Acknowledgment:

Name: _____

Company: _____

Signature: _____

Date: _____

Sincerely,

ASA ENGINEERING & CONSULTING, INC.



Rachel A. Tranel, P.E., LEED AP
Director of Civil Engineering and Design

Springvale Dog Park Pre-Bid Meeting Notes, Questions and Responses

Date: 07/24/2026

Design Team Attendees:

Jeff Sikes, Asa Engineering & Consulting, Inc.

Ben Kozak, Asa Engineering & Consulting, Inc.

Wayne Williams, Workshop: Architecture

A copy of the sign-in sheet for this meeting is attached to these Meeting Notes.

The meeting was called to order at 10:00 a.m. at East Ridge City Hall, East Ridge, TN. Ben Kozak described the project, Base Bid, and Alternative Bids.

Items Discussed/Questions Received During the Pre-Bid Meeting:

1. Project timeline was described as 180 days.
2. Established working hours are identified in the project contract and further described as daylight hours Monday through Friday. Evenings, holidays, and Saturdays/Sundays upon special request.
3. Jeff Sikes asked for any questions:

- a. Fire Alarm system – specific system?

Response: Wayne responded that they are still tracking this down with the City.

- b. Is contractor responsibility for utility tapping connection fees?

Response: Jeff responded that yes the contractor is responsible for these fees.

- c. Is all fence 8' high?

Response: Ben responded that at this time is the direction of the City to provide 8' high fence for the project. A future Addendum will be issued which directs 6' high and 8' high fence within the project.

- d. Alternate Bid questions on the structures.

Response: Wayne described there were three buildings. Restrooms, Alt 1 Pavilion and Alt 2 Pavilion. It is possible that only the base bid (restrooms) and Alt 1 will be constructed. Site work associated with Alt 1 should be included in Alt. 1 bid.

- e. Should the underside of the roof be sprayed?

Response: Wayne confirmed, yes the underside of the roof should be sprayed.

- f. ADA sidewalk?

Response: Yes, all sidewalks are designed for ADA.

- g. Is this a walking path or sidewalk?

Response: It is a concrete sidewalk.

4. Concluded meeting with statement that RFI's received will be addressed and response provided with the first Addendum. Jeff stated the goal would be to get the Addendum out in the next few days.
5. Attendees headed to the project site.

RFI's Received from Bidders prior to July 24, 2026:

1. Sheet L1.0 states that a total of 17 trees are required along Springvale Rd per "Right of Way Trees" #3. There are only 14 shown on the plans. Please confirm only the 14 trees or are there additional trees needed for this application?

Response: 14 trees are specified for this project.

2. Sheet A2.01, Detail #1 is missing a callout (upper right corner). Please clarify callout for this detail. "Membrane roof on painted long span str. deck"

Response: Missing callout in the upper right corner of the sheet to read: "Membrane roof on painted long span stl. deck"

3. Formed Metal Wall Panels - The plan set does not provide a detail for the wall panels and the information in the spec book does not provide enough information about the wall panels in order to narrow down which panels to price. ATAS does not appear to have a metal wall panel that matches the specs provided. Please advise.

Response: Section 074213.13 - FORMED METAL WALL PANELS Paragraph 2.2 B Reveal-Joint Concealed Fastener Metal Wall Panels: Revise to read: Basis-Of-Design: DSH 120 with 11" exposure and 1" reveal by ATAS International Inc.

4. Spec book page 213, section 2.4 says to refer to finish schedule for paint colors. Finish schedule says to refer to project manual for additional information. Please provide details for paint colors for all painted surfaces.

Response: Sheet A6.01 Schedules: Add note: "Paint systems for various systems are specified in the project manual. Colors will be selected from manufacturer's full range."

5. Title page refers to fire alarm system being provided. Who will be providing the system and will the GC need to provide anything pertaining to the fire alarm system for the FA Vendor?

Response: In process of tracking this down with the City.

6. Please provide spec for batt insulation in ceilings.

Response: Add note: "Basis of design for batt insulation to be Owens Corning Next Generation Fiberglas Insulation in rolls 9" thick with a listed R-value of 30 or installed in multiple thicknesses to achieve the same R-value."

7. Please confirm the height of the fencing around the dog park. Is all of the fencing 8' high or just around the parking lot?

Response: Per approval of the City, the fence that is scheduled to be replaced along the northern and western side of the north parking lot shall be 8-ft tall. All fence around and inside the dog park shall be 6-ft tall. See fence detail and notes on civil plan sheet C6.2.

8. Permitting – If there are any Environmental Permits (TDEC, USACE, TVA, etc.), they are to be managed by the Government?

Response: No permits are required for land disturbance activities and jurisdictional waters impacts due to the limits of disturbance of less than 1-acre. Building permits for restroom/pavilion structures are required, however the City is waiving the permit fees since this is a City-owned project.

9. DBE – Are there any DBE requirements for this Contract?

Response: There are no DBE requirements, however the local government encourages all qualifying, licensed contractors to participate.

10. DBE Classification – Is SDVOSB classified at DBE under this Contract?

Response: There are no DBE requirements, however the local government encourages all qualifying, licensed contractors to participate.

11. Execution – Access – Will Contractor have restricted work hours/days as part of this project?

Response: Refer to Article 7.21 of the Bid Book for Sunday, Holiday and Night Work. No work shall be done between 6:00 p.m. and 7:00 a.m. nor on Sundays or locally observed national holidays without the written permission of the Engineer. However, emergency work may be done without prior permission. Nightwork will not be established as a regular procedure, excluding emergencies, except with written permission. Such permission, if granted, shall be upon such terms and conditions deemed appropriate in the Engineer's sole discretion.

12. Scope – Demolition – Are there any reports, testing, and or information on the presence of lead-based products related to this Work?

Response: There are no building structurers on the site that require demolition, therefore there is no concern with lead-based paint or asbestos.

13. Scope – Undergrounds – Are any licensed, stamped, Surveyor and or Engineer required for any As-Built Drawings or undergrounds/drainage system? Are CAD files required?

Response: A complete topographic/as-built survey with 1-ft contours showing all improvements to the site will be required by the contractor upon completion of the work. The survey will be signed and stamped by a registered professional surveyor licensed in the State of Tennessee.

14. Scope - Base - Area for concrete pads? Area or linear feet for sidewalks?

Response: Since this is a lump sum contract, we do not provide quantities for the proposed improvements. Each bidder will need to do a take-off from the plans provided.

15. Scope - Alternate 1 & 2 - Pavillion - The Pavillion appears on both Alternate 1 & 2 but the Pavillion scope of work (Drawings for Pavillion) do not appear to be broken into two discrete scopes. Please specify what exact scope is in Alt 1 and what scope is Alt 2 with regards to the Pavillion scope? What area or linear for the for the sidewalks?

Response: Sheet A1.00 Floor and Roof Plans: Add the following note: "Base bid for the project includes the toilet rooms, mechanical room, floor slab to the extents noted on the Floor Plan, roof system to the extents noted on the Roof Plan, and columns within the area of the base bid. Add Alternate No. 1 includes the columns, slab, and roof to the east of the base bid extents as indicated on the Floor Plan. Add Alternate No. 2 includes the columns, slab, and roof to the west of the base bid extents as indicated on the Floor Plan."

16. Question 16: Scope: Alternate 3 - Are there any Details on the asphalt overlay? Are there any Details on new parking lot?...is this full depth installation to TDOT standards?

Response: The asphalt details will be shown on sheets C2.0 & C6.2 of future addendum. All specifications not specifically provided for in the contract documents shall be to TDOT standard specifications as referenced in the plan.

17. Scope - Striping - Is thermoplastic with glass beads required for any of the scope?

Response: No striping required. The City will apply pavement markings after the project is completed.

18. Scope - Submittals – Is there a complete, consolidated list of submittals required for this project? This will allow for a more cost-effective estimate of the QC and QC reporting.

Response: No there is not a composite list of submittals for the project. Refer to plans and specifications for submittal requirements.

19. Scope – ADA Requirements – Are there any ADA requirements for this Work?

Response: Yes, the project was designed to ADA standards.

20. Scope – ADA Requirements On Walking Path – Is full ADA requirements part of this Contract per DOJ and TDOT?

Response: Yes, the project was designed to ADA standards.

21. Scope – Salvaging – is any part of the Work required to be salvaged?

Response: No salvaging required. However, there are two mounds of dirt on the project that may be suitable for fill beneath the proposed restroom/pavilion structures. The City is obtaining geotechnical tests to determine its suitability for reuse onsite, but it is possible that they will not have the test results before bids are due. For purposes of bid, assume the material is suitable for reuse. A change order will be negotiated if determined otherwise after bid.

22. Scope – Landscaping – Are there post landscaping requirements such as watering, maintenance, and or servicing required?

Response: Refer to the landscape plans and specifications noted on sheet L1.1.

23. Quality Control (QC) – What specific QC inspection and testing is required? Are there any witness or hold points? Soil testing? Concrete cylinders with 7 and 28 day testing? Hydrostatic testing?...all piping...in the field? Anything else?

Response: Yes, the contractor shall provide quality control per TDOT standard specifications.

24. Geo Report – Is there any Geotechnical Reporting data available for the area?

Response: No there was not geotechnical investigation conducted. However, samples are being taken for testing on the two (2) piles of dirt located on the site. Refer to answer to Question 21.

25. Contract – With this be a single award Contract?

Response: Yes

26. NTP – NTP will be coordinated based on delivery date to site of Pavillion material?

Response: NTP will be issued in accordance with TDOT specifications. If there is a demonstrated and proven nationwide shortage of materials, the City may elect to delay issuance of the NTP and/or approve a change order authoring additional contract time to account for the delayed materials. It will be up to the successful bidder to demonstrate there is a nationwide shortage of the materials necessary for the progress of the work.

27. Invoicing – Can Contractor invoice based upon agreed upon progress or proof of purchase of materials?

Response: Invoices for progress payments are to be made on a monthly basis. Payment for stockpiled materials will follow TDOT standard specifications for lump sum contracts.

28. Funding – Is any of the Work funded by the Federal Government? Has this funding for this Work been fully approved and set-aside? Davis-Bason Act required?

Response: No federal funding for this project. Yes, funding is allocated for the project and available. Davis Bacon Act is not required.

29. Scope – Compaction Requirements - How is compaction verified? If subgrade fails to meet minimum compaction requirements and undercutting is required, is this considered a Change Order (CO) or to be estimated within the bid?

Response: Compaction shall be per TDOT standards as specified in the plans. If undercut is required, a CO will be negotiated.

30. Address the substitution request for section 072726 (air bloc 17mr 25 mil) from the Henry Company.

Response: Section 072726 - Fluid-Applied Air Barriers: Note that Air-Bloc 17MR by the Henry Company is an acceptable substitution for the named Basis-Of-Design product.

31. We have an HVAC clarification question for Springvale Dog Park, Contract No. 26-0023. Please confirm whether the HVAC scope is limited to restroom exhaust fans/associated ductwork and controls, or whether any unit heaters, electric radiant heaters, ventilation equipment, TAB, or other HVAC work is required by the plans/specifications.

Response: Refer to sheet M1.01 HVAC PLAN, LEGEND & SCHEDULES for unit heaters and related work.

32. Confirm whether the turf grass specified on the plans is to be installed as sod, seed, or hydroseed.

Response: Project plans specify seeding in disturbed areas per sheets L1.0 and L1.1.

33. What is the project start date and when do you anticipate needing steel onsite? What is the anticipated duration of the project?

Response: Project duration is listed as 180 days per Bid Book. See additional response in Question 26.