



ADDENDUM III

SUBJECT: Cassiano Park (2022 Bond)
RFCSP: 2025-100 | WBS: 23-03960
FROM: Joseph Ramon, Procurement Manager
DATE: September 9, 2025

THIS NOTICE SHALL SERVE AS ADDENDUM NO. III – TO THE ABOVE REFERENCED REQUEST FOR COMPETITIVE SEALED PROPOSALS

This addendum is separated into sections for convenience; however, all Respondents, and other parties shall be responsible for reading the entire addendum. The failure to list an item or items in all affected sections of this addendum does not relieve any party affected from performing as per instructions, providing that the information is set forth one time any place in this addendum. These documents shall be attached to and become part of the Contract Documents for this project. The Respondent shall be required to acknowledge the receipt of this addendum.

1. The following changes and/or additions to the Contract Documents, via this addendum, shall apply to submittals made for and to the execution of the various parts of the work affected thereby.
2. Careful note of the addendum shall be taken by all interested parties and all trades affected shall be fully advised in their performance of the work involved.

GENERAL INFORMATION

1. **Add:** Cassiano Park Pool Construction Documents (Plans) for Addendum III, this document will be posted as a separate file.
2. **Add:** General Project Specification for Addendum III, this document will be posted as a separate file.

QUESTIONS SUBMITTED ON CIVCAST IN ACCORDANCE WITH SECTION VIII

RESTRICTION OF COMMUNICATIONS:

Question 1: Do the existing structures have engineering drawings? What IBC code? the concern is that they will not pass permitting without current drawings and to current IBC code. Who would design the foundations for the modified unit. Additionally, black steel and stainless steel cannot come in contact, can you provide the proposed solution. For permits to get approved on these units and to undergo special inspections, the structures will need to have sealed engineering drawings. For the shower tower, does hot dip galvanized and powder coated suffice? This is how the previous shower tower was manufactured for Elmendorf?

Response: There are no engineering drawings for the existing structures. All new construction conforms to the current IBC code. Powder coating will protect the types of steel from reacting to each other. The shower tower is the same as Elmendorf Pool.

Question 2: Plan sheet A400 calls for multiple signs. Can you please provide details for signs frames, to include hours, all welcome, no smoking, respect others, and 30.07?

Response: Signage frame details are located on sheet A261 along with a signage legend showing the sizes of the frames. The signage referenced on A261 and A400/A404 is the same signage referenced in detail on P1.06a. A404 is meant to make sure the signage from P1.06a fits within the signage frames as designed, as they are integral to the architecture. We do not want signage on the stone or outside of the frames. All final signage language will be reviewed and signed off by the client and design team during the shop drawing process as well as final sizing to ensure compliance and that all signage will fit within the frames.

Question 3: Demo plan sheet DL1.01B shows sidewalk in between parking lot entrances as shaded which I can only assume to be included in demo. There is no proposed sidewalk found on sheet C-2.0 for same area. Please confirm that existing sidewalk between proposed parking lot entrances is not included in demo.

Response: Demo sheets will be updated to exclude that area.

Question 4: In light of the current market volatility and ongoing tariffs, and with subcontractors generally only able to hold their pricing for 30 days due to unpredictable cost fluctuations, could you please advise how pricing adjustments will be addressed for this project?

Response: Please refer to section IX: Award of Contract and Reservation of Rights, specifically page 23, subsection V: Build America, Buy America. This section outlines the applicable requirements and considerations related to Standard Buy America Preference Award Term, Required Use of American Iron, Steel, Manufactured Products, and Construction Materials, and Waivers.

Question 5: Following up on addendum 2 question 80: Please confirm the interpretative sign is included in this contract.

Response: The interpretive sign will be part of add alt #1 cultural plaza. Ref. note on P 1.01C.

Question 6: What type of anchors or attachment system should be used to mount the Maglin Ogden bench to the precast concrete bench base?

Response: 1/2" x 6" stainless steel treaded rod. set rod into concrete walk and limestone base with specified epoxy at 3" depth each way. Provide two pairs of treaded rod anchors every 4'-0" of each bench section. Ref. DTL. 2/DT 1.09.

Question 7: Following up on addendum 2 question 18: split face finish on front back of bench on a radius is not possible. Split face finish is only possible in a straight line. Can you please provide an alternate finish that is acceptable to the owner?

Response: Split face will be changed to saw cut finish.

Question 8: QA #75 states that the project will not require new electrical service, but sheet E301 One Line Diagram in Addendum #2 shows new utility pole mounted transformers, new underground electrical, and new meter. Please clarify if this work will not be part of the General Contractor's scope.

Response: Please follow electrical plan call outs for new utilities.

Question 9: Will the General Contractor be required to fill up the pool as part of this contract. If so, please provide the needed gallonage?

Response: General Contractor will be responsible to fill, circulate water, and adjust chemical levels per specs.

Question 10: Will the General contractor need to install a temporary water meter and pay for water usage related to construction and to filling up the new pool, if applicable?

Response: If water is needed during construction and before the water line has been restored, then yes, a temporary water meter will be required at the expense of the contractor. The pool shall be filled by contractor with water to remain in the pool for the season and will therefore be paid for by the city and should not need a temporary water meter.

Question 11: S 5.1 looks to show 7/16 OSB or CDX to avoid screw penetration to bottom of TG, the screws to hold down this roofing system are minimum 1 - 1.25 inches, TG is called out to be 1". Please expand on roofing detail.

Response: S 5.1 calls out 1" T&G structural wood decking. It is not acceptable to see screws penetrating the decking. The screws will need to hit the HSS purlins. If needed for constructability; it is acceptable to have a second layer above the T&G.

Question 12: PL1.02 shows proposed base bid Celebration Bermuda. Is add alt 2 estimated quantity of Celebration Bermuda 7577 sf?

Response: All Bermuda grass is part of the base bid items, any areas that are disturbed would need the grass.

Question 13: Where are the engineering sheets for the pool shade foundation? What pier size are they calling out?

Response: Ref. Sheet S 2.4.

Question 14: Could you clarify the louver connection detail at the roof where no truss is present?

Response: See intermediate support louver plan detail on 8/A600, vertical intermediate spacing illustrated on A401 and A404.

Question 15: The question 79 response indicates there are 5 canopies in base bid. This is not what referenced plan sheet indicates. Response further indicates there are 4 shade canopies, 12X12' single pole, which is inaccurate. Can you please review and clarify these issues.

Response: Add Alternate #5 includes all new shade canopies - (1) Shower Tower Canopy and (4) Double Shade on Single Post. The only shade canopies included in Base Bid are the existing structures to be altered and relocated. The sheet canopy layout, P1.08A missed labeled one of the Double Shade canopies as a Base Bid, this should be part of Add Alternate #5.

DocuSigned by:

Joseph Ramon

Joseph Ramon, MSOL

Procurement Manager

Finance Department - Procurement Division

Addendum III

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Addendum III exceeds the file size constraints of this website. Addendum II was posted and can be review on the Civcast website at <https://www.civcastusa.com/bids>.