PAPE–DAWSON

MEMO – BID ADDENDUM

TO: All Contractors **DATE:** 3/25/2026

FROM: Garrett Chubb, P.E.
Senior Project Manager **PROJECT NO.:** 30002-74

cc: Lorraine Liu, P.E.
Senior Project Engineer

RE: Mayfair – Lift Station #3 and Force Main
Bid Addendum No. 3

I. Changes to the Bid Documents

1. The due date for bids has been rescheduled for March 30, 2026, at 3:00 PM.
2. Bid Form – Delete and replace Item 6 in its entirety with the following: "A fully functional electrical system for Mayfair Lift Station No. 3, including but not limited to: coordination with the electrical utility provider; installation/setting of the utility-provided transformer; all power distribution, conduit, and wiring; grounding and bonding system; site lighting; VFDs; control panels; instrumentation; SCADA hardware, integration, and cabling; and all associated electrical components as shown on the plans and specified. Complete in place, including all startup, testing, and commissioning."
3. Bid Form – Delete and replace Item 10 in its entirety with the following: "Reinforced Concrete Pad for the Electrical Transformer per Utility Provider Standards, Complete in Place."
4. Bid Set - Sheet E4.1/Detail 1 – Change the depth of the concrete pole base from 6 feet to 8 feet.
5. Bid Set - Sheet E4.0 – Fixture "P". Change the pole height from 16 feet to 25 feet.

II. Questions

The following are clarifications and/or revisions to the Mayfair – Lift Station #3 and Force Main bid:

29. Please provide the length of the warranty period and if applicable, please provide the amount of Liquidated Damages.

    Response: ***The warranty period is 2 years. Refer to the spec book for details on liquidated damages.***

30. It was mentioned in the pre-bid that the 16,000 CY of spoils generated by grading activities would be "lost" or dispersed on-site. Will we be allowed to do the same with the spoils generated from trench and wet well excavations?

    Response: ***A stockpile exhibit has been provided with this addendum. Spoils can be stockpiled as well.***

31. Can you provide details for the Weed Barrier, and 6" Thick TXDOT Grade 1 Crushed Stone Coarse Aggregate.

Response: ***Prepare subgrade in accordance with project specifications, including removal of all vegetation, roots, topsoil, and organic materials. Compact subgrade to a firm, unyielding surface and grade to provide positive drainage.***

Provide a nonwoven geotextile separation fabric placed directly on the prepared subgrade. The geotextile shall conform to AASHTO M288, Class 2 requirements for separation and stabilization. Place the geotextile in full contact with the subgrade without wrinkles or folds. Overlap adjacent sections a minimum of 18 inches and secure as necessary to prevent movement during aggregate placement. Do not operate equipment directly on exposed geotextile or place aggregate in a manner that may damage or displace the fabric. Any damaged sections shall be removed and replaced prior to aggregate placement.

Place a minimum 6-inch thickness of TxDOT Grade 1 crushed stone course aggregate conforming to TxDOT Item 247 over the geotextile. Spread and level the aggregate to a uniform thickness and lightly compact to provide a stable, even surface. Place aggregate in a controlled manner to avoid damage to the geotextile.

Ensure that the finished surface is uniform, stable, and free-draining, with no areas of ponding. Maintain existing drainage patterns and provide a smooth transition between rock surfacing and adjacent paved areas. Rock surfacing and geotextile shall be provided in all unpaved areas of the lift station site and shall extend to a minimum of 1 foot beyond the fence line.

32. Please review Question #24 response provided in Addendum #2.

Response: ***The question incorrectly referenced Question #24. The corrected response applies to Question #25 in Addendum #2 as follows: The photocell is located on the electrical equipment rack canopy. Reference Typical Electrical Equipment Installation on Sheet E4.2.***

33. Is item 20 that was added with addendum 2 a duplicate of item 10?

Response: ***Item 10 has been revised.***

34. Question #32 should have referenced Question #25, not #24.

Response: ***Noted.***

35. Will Flygt be acceptable as an approved equal?

Response: ***Submersible pumps shall meet Specification 33 3732 and adopted NBU specification 517. NBU approved pump manufacturers include Flygt, Gorman Rupp and KSB.***

36. Can pipe trenches beyond the bedding envelope be backfilled with native soils excavated from the trench, or will select backfill be required?

Response: ***Subject to Engineer approval, native soil is acceptable if it meets compaction criteria per NBU detail 422.***

37. I am not seeing any details on the bypass for the 24" WW Line. Where are we pumping to and from? What is the maximum peak flow of the existing 24" WW Line?

Response: ***Peak flow will vary depending on when pumping occurs as additional flows will be added to the system throughout construction. Assuming construction begins within 90 days after bids are received, flows are anticipated to range from ±25,000 to ±30,000 gallons per day (gpd) at the start of construction and increase by approximately ±2,500 gpd to ±5,000 gpd per month.***

38. Can you please confirm the specification, model and manufacturer for the proposed Water Tank?

Response: ***Provide water tank as shown on the plans. Final configuration and manufacturer shall be subject to Engineer review and approval.***

39. Can you please confirm what is the difference between the Bid Items 10 & 20 from Lift Station?

Response: ***Item 10 has been revised.***

40. Can you please provide an exhibit showing the on-site stockpiling location?

Response: ***A stockpile exhibit has been provided with this addendum.***

41. Are we to clear and grub the LOC, or only within the easement?

Response: ***Clearing and grubbing shall be limited to areas necessary for construction within easements and designated work areas, unless otherwise approved by the Engineer.***

42. Please refer to 1/E4.1: The Pole Mounted Lighting Fixture foundation depicts 6' Into Undisturbed Subgrade. May we have the structural engineer confirm the detail for the foundation in the plans? Please advise.

Response: ***The pole foundation detail shown on Sheet E4.1 is revised to 8-feet deep due to pole height requirements.***

43. Are we going to work on the existing conditions?

Response: ***Existing conditions are shown on the plans based on available information. Contractor shall verify field conditions prior to construction.***

44. Please confirm if we are required to import topsoil or reuse the existing topsoil stripped on site?

Response: ***Refer to the spec book for topsoil requirements.***

45. Is Generac Power Systems an approved manufacturer for the generator?

Response: ***Refer to sheet E1.2 Generator Specifications for approved manufacturers.***

46. Please confirm if we are required to haul-off all spoils from trenching and excavation of utilities.

Response: ***Contractor is not required to haul off spoils unless directed otherwise.***

47. Please confirm whether transformer pad is included in this bid, if so, what thickness should we use?

Response: ***Provide transformer pad in accordance with NBU standards and details. Contractor shall coordinate with utility provider for final requirements.***

48. There is no details providing the size of the proposed Davit Crane foundation, can you confirm the size to be used?

Response: ***The crane foundation shall be designed by a structural engineer obtained by the contractor based on the selected crane. The size of the foundation will be dictated by the structural design.***

49. The plans doesn't call for any details regarding the concrete foundation of the Davit Crane, what will be the size of this and reinforcing details.

Response: ***The crane foundation shall be designed by a structural engineer obtained by the contractor based on the selected crane. The size of the foundation will be dictated by the structural design.***

50. Per detail D/C-10 for the proposed 8'-0" masonry fence, the information for the drill shaft is to be designed by licensed PE based on the geotechnical report. Can you please provide more details about this including size, depth and reinforcing.

Response: ***Size, depth and reinforcing for masonry fence drill shaft shall be designed by a licensed PE in Texas and submitted for engineer's review and approval.***

51. Is coating required for the proposed wet well?

Response: ***No, wet well is to be made of fiberglass.***

52. Please help clarify the proof of funding for this delivery, and guarantees that of these two entities, Comal County Water Improvement District No. 3 Master District, a political subdivision of the State of Texas c/o The Muller Law Group, PLLC, which entity will be making the monthly progress payments? Would Comal County elaborate on the funding source and how much is secured for this project and does Comal County have those funds already and will administer the contract (and contract payments)?

Response: ***Comal County Water Improvement District No. 3 Master District has a financing agreement with the developer which obligates them to make all payments on behalf of the WID. A copy of the financing agreement with the developer can be provided upon request. Contractor should reference 1.5 of the construction contract regarding the payment relationship.***

53. What are the limits of the select fill? Are we replacing all excavated areas with select or can we use native soil to some extent?

Response: ***Based on the geotechnical report, granular (cohesionless) backfill is preferred around the lift station, and clayey soils are not recommended, particularly if the plasticity index exceeds 20.***

Native excavated material may only be used if it meets the geotechnical recommendations (i.e., low fines content and low plasticity). Given that the on-site soils are described as gravelly clay, they are generally not suitable for backfill directly adjacent to the structure unless testing demonstrates compliance with the specified criteria.

Accordingly, select granular backfill (Select Fill) should be used around the lift station, with placement and compaction in accordance with the geotechnical recommendations.

54. For the lift station portion on addendum no.2 question 27, you stated the mass excavation of the backfill cannot use the native material. Is it possible to run 1-2ft of select fill/sand material with the rest of the excavated material to be backfilled with the native soil? Or would you like to run select fill on the entire lift station portion? Based on our quantity take off, we have about 12,000 CY of excavation on the lift station. We are trying to see if it's possible to reduce the cost by doing what is suggested.

Response: Reference response to Question #53.

END OF MEMO

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