

Addendum No. 1
to
Post Oak Phase 1

May 28, 2026

This addendum, applicable to work designed above, is an amendment to the bidding documents and as such shall be a part of and included in the Contract. Acknowledge receipt of this addendum by entering the addendum number and issue date in the spaces provided on all submitted copies of the proposals.

1.0 Addendum Purpose

The purpose of this addendum is to provide an updated plan set, updated bid tab, and to answer contractor questions.

2.0 Clarifications

The following Bid questions have been posed by plan holders in writing. See below for responses in bold:

Q: Control File: There are discrepancies between the coordinates shown on the control sheet and coordinates shown on the CAD file, which are correct? Also are the control points on the CAD file in the correct location?

A: **The control points on the “ACAD-GROA 1390302” file are correct and are in the correct location. The original control sheet PDF was incorrect, please refer to the revised control sheet PDF attached to this addendum.**

Q: Control File: Are there any more control points for the site?

A: **Yes, additional control points have been provided on the control sheet PDF and “ACAD-GROA 1390302” file attached to this addendum.**

Q: Dry Utilities: Is there an overall dry utilities sheet for what’s being installed to review? Are there project specific specifications to follow or is there an assumption of standard PEC specs?

A: **PEC is currently preparing the electric design for the site. The final design will be issued once it is complete. Please assume standard PEC specifications for pricing purposes.**

Q: Bid tab shows 360 LF of header curb, plans show 270 LF. (9) Locations 30 LF each.

A: **There are 270 LF of header curb. Bid tab has been updated to reflect this correction.**

Q: Bid tab shows 24 EA barricade posts , plans show 72 EA.

A: **There are 72 barricade Posts. Bid tab has been updated to reflect this correction.**

Q: Bid tab does not have any sidewalk or ramps, are we responsible for any?

A: **No, sidewalks and ramps will not be proposed on this site.**

Q: Can we CIP all inlets 15’ and above?

A: **Yes, all curb inlets 15’ and above can be CIP.**

Q: Drain A1 bid tab calls for 8x8 JB 1 EA. Should this be paid under drain A2 since it says 8x8 structure A2-3?

A: **The line item 8x8 JB 1 EA under Drain A1 Improvements will be placed under Drain A2 Improvements. Bid tab has been updated to reflect this revision.**

- Q: Drain A1 plans show 30 LF of structural retaining wall, bid tab does not. Where does this get paid?
- A: **The structural retaining wall will be bid as a lump sum. Bid tab has been updated to reflect this revision.**
- Q: Drain B1 plans show 10' curb inlets, profile shows 15' curb inlets. Can you please confirm the correct inlet we should use?
- A: **Drain B1 has one standard 10' curb inlet and one 10' modified curb inlet. Drain B1 profile callouts have been revised accordingly.**
- Q: Drain B1 plans show proposed headwalls/wingwalls roughly 16 CY, bid tab does not. Where do these get paid for?
- A: **Headwalls/wingwalls will be bid as a lump sum. Bid tab has been updated to reflect this revision.**
- Q: Will structural drawings be provided for the Basin "B" free standing wall, or is this completely design build?
- A: **Structural drawings will be provided once it has been acquired from the Structural Engineer.**
- Q: Detention Basin C shows a retaining wall 460 SF, bid tab does not. Where does this get paid?
- A: **Structural retaining walls will be bid as a lump sum. Bid tab has been updated to reflect this revision.**
- Q: Detention basin D shows 538 SY of rock rubble, bid tab does not. Where does this get paid?
- A: **There are 546 SY of rock rubble in detention basin D. Bid tab has been updated to reflect this correction.**
- Q: Detention basin D shows 548 SY of concrete rip rap, bid tab does not. Where does this get paid?
- A: **There are 548 SY of concrete rip rap in detention basin D. This is shown under "Basin D Improvements" on the line item called, "6" Concrete Rip-Rap".**
- Q: Detention basin D shows 26 CY of headwall/ wingwalls, bid tab does not. Where does this get paid?
- A: **Headwalls/wingwalls will be bid as a lump sum per drain. This quantity was added under Basin D Improvements to the bid tab.**
- Q: Detention basin D shows 6 EA baffle blocks, bid tab does not. Where does this get paid?
- A: **Baffle blocks will be bid as CY. This quantity is under the line item named, "Baffle Blocks".**
- Q: (C1.03) Please clarify the depths of structures A2-4, A3-1 & A3-2?
- A: **Elevations callouts on structures A2-4, A3-1, and A3-2 have been revised in the profile view on C1.03.**
- Q: (C1.09) Please specify the type of excavation / crossing that is to be used for the 36" split casing, and associated repairs. Are all roadway repairs to be included in the LF pricing?
- A: **This is a standard excavation to add 36" split casing to the existing 24" water main. All other roadway repairs are included in the LF pricing for line item "Open Cut Crossing and Pavement Restoration" under Water.**

- Q: If rock is encountered in basins & channels are we to over-excavate to allow for a minimum amount of topsoil for revegetation?
- A: **If rock is encountered in basins & channels you are allowed to over-excavate.**
- Q: (C1.12, Basin B) Is the 24" over-excavation for the clay core required where rock subgrade is encountered? (Section A-A, Note 6)
- A: **In all areas where rock subgrade is encountered, 24-inch over-excavation for the clay core is not required. However, in all areas where rock subgrade is not encountered, 24-inch over-excavation for the clay core is still required.**
- Q: (C1.12) Are we to follow cross-section A-A and provide a combined wall clay core berm design as detailed?
- A: **Yes, follow cross-section A-A and provide a combined wall clay core berm design as detailed.**
- Q: (C1.13, Basin C) Is the 24" over-excavation for the clay core required under the berm and fill slopes in basin? (Not Detailed, But Noted on C1.13A)
- A: **In all areas where rock subgrade is encountered, 24-inch over-excavation for the clay core is not required. However, in all areas where rock subgrade is not encountered, 24-inch over-excavation for the clay core is still required.**
- Q: (C1.14, Basin D) Is the 24" over-excavation for the clay core required where rock subgrade is encountered? (Section A-A, Note 6)
- A: **In all areas where rock subgrade is encountered, 24-inch over-excavation for the clay core is not required. However, in all areas where rock subgrade is not encountered, 24-inch over-excavation for the clay core is still required.**
- Q: (C2.13-C2.14) Please clarify operations and paving section to be used for the access road.
- a. Are we to strip 10" of what is existing or just putting 10" on top of existing?
- A: **You will strip 10" from existing ground.**
- b. Is the 8" lime stabilization line item supposed to be 8" flex base (No Lime is Detailed for this Area)
- A: **8" lime stabilization line item has been revised to be 8" flex base as noted on the plans. Bid tab has been revised to reflect this change. Quantity did not change.**
- c. 8" flex base; What is the pay item for this?
- A: **8" flex base is now a line item under "Temporary Access Road".**
- d. Will a removal price be required since it is temporary?
- A: **No, the removal price will be included in the next phase of construction for the subsequent unit.**
- Q: Is the chain link fence galvanized or black vinyl?
- A: **This is to be determined by the owner and City of Fair Oaks as noted on the plans. Fencing will be included in the basin line items as a lump sum.**
- Q: Drain A4 and A6 profile shows 20' inlets, plan shows 25'. Which is correct?
- A: **Drain's A4 and A6 both have 25' curb inlets. Plan and profile callouts have been revised to reflect this revision.**
- Q: Is there a detail for the gate on C2.14?
- A: **Gate design and specifications to be determined by owner and City of Fair Oaks standards.**

Q: Is there clarification on the wall for Basin B? The detail shows it to be extended out a ways, but the grading plan and the erosion control plan do not show it to be extended past the wall.

A: **The wall will be exposed on the Ammann Road side, but will gradually tie back into the existing ground on either side. The grading and SWPPP plans grading limits are consistent in the areas pertaining to the walls.**

3.0 Bid Quantity Revisions

Changes in the bid quantities have been highlighted on the bid sheet included with this addendum. Please use the attached bid quantities in lieu of the bid quantities provided with the initial bid package.

Water

- Revised line item - 8" C-900 Class 235 PVC (DR18) Pipe from 5,098 to 5,224 LF
- Revised line item - 12" C-900 Class 235 PVC (DR18) Pipe from 6,547 to 6,421 LF
- Revised line item - 8" Gate Valve, MJ w/ Valve Box from 17 to 16 EA
- Revised line item - 12" Gate Valve, MJ w/ Valve Box from 12 to 11 EA

Street Improvements

- Revised line item – Header Curb from 360 LF to 270 LF
- Revised line item – Barricade Posts from 24 EA to 72 EA

Drain A1 Improvements

- Added line item – Structural Retaining Wall 1 LS
- Removed line item – Junction Box 8’x8’ 1 EA

Drain A2 Improvements

- Added line item – Junction Box 8’x8’ 1 EA

Drain A4 Improvements

- Revised line item – Cast-In-Place Curb Inlet 20’ 2 EA to Cast-In-Place Curb Inlet 25’ 2 EA

Drain A6 Improvements

- Revised line item – Standard Curb Inlet 20’ 2 EA to Standard Curb Inlet 25’ 2 EA

Drain B1 Improvements

- Added line item – Concrete Headwall 1 LS

Drain C Improvements

- Revised line item – Concrete Headwall from 2 EA to 1 LS

Drain D Improvements

- Revised line item – Concrete Headwall from 1 EA to 1 LS

Detention Basin C Improvements

- Added line item – Structural Retaining Wall 1 LS
- Revised line item – Concrete Headwall from 4 EA to 1 LS

Detention Basin D Improvements

- Revised line item – 9” Rock Rubble from 267 SY to 546 SY
- Revised line item – Concrete Headwall from 4 EA to 1 LS

Temporary Access Road

- Revised line item – 8” Lime Stabilized Subgrade has changed to 8” Flex Base

4.0 Plan Revisions

Changes in the plans have been made with this addendum. Please use the attached plans in lieu of the plans provided with the initial bid package.

- C0.00 – Revised Site Data Table to reflect revised quantities.
- C1.03 – Elevation Callouts for Structures A2-4, A3-1, & A3-2 have been revised.
- C1.04 – Callouts for curb inlets on Drains A4 and A6 have been revised.
- C1.06 – Callouts for curb inlets on Drain B1 have been revised.
- C4.00 – Revised 107 LF 12” PVC along Amaris Ridge to 107 LF 8” PVC
Revised 12”x2” Tapped Cap to 8”x2” Tapped Cap along Amaris Ridge. No change in quantity.
Revised 19 LF 12” PVC along Amaris Ridge to 19 LF 8” PVC. No change in quantity
Revised 12” 1/32 Bend, M.J to 8” 1/32 Bend, M.J. in between 107 LF 8” PVC and 19 LF 8” PVC along Amaris Ridge. No change in quantity.
Revised 12”x12” Anchor Tee, M.J. to 12x8” Anchor Tee, M.J. at intersection of Amaris Ridge and Ashby Ranch.
Revised 2-12” Gate Valve, M.J. to 1-12” Gate Valve, M.J. and 1-8” Gate Valve, M.J. at intersection of Amaris Ridge and Ashby Ranch.
- C6.00 – Revised portion of pipe section north of Amaris Ridge and Ashby Ranch 12” W from to 8” W.

As stated in the bid cover letter, the last day to submit bid questions was May 26, 2026 at 3 pm. If there are any questions from this point forward about the bid, please list your assumptions and document your comments in the Bid proposal.

END OF ADDENDUM NO. 1

P:\139\03\02\Bid\Bid Addendum 1\Post Oak Phase 1 - Bid Addendum 1.doc