

Addendum #3

Project Name: Springvale Dog Park

Bid Due Date: August 19, 2026, 2:30 p.m.

To: All Prospective Bidders

Subject: Addendum to Bid Documents

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents issued for the above-named project. Receipt of this Addendum shall be acknowledged within the Bid submittal.

The following additional information is provided.

1. Additional Questions and Responses Letter dated 8/13/2026.

Please ensure all parties involved in the preparation of your bid are aware of the changes outlined in this Addendum. Failure to acknowledge this Addendum may result in your bid being deemed non-responsive.

Sincerely,

ASA ENGINEERING & CONSULTING, INC.



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

Springvale Dog Park Questions and Responses

Date: 8/12/2026

Additional RFI's Received from Bidders:

1. "Section 7.1 of the contract states that the GC must self-perform not less than 50% of the work with its own forces. We are a traditional GC that subcontracts about 90% of our work. Will this disqualify us?"

Response: Per the contract General Provisions, Article 830-33, Section 7.1, "The Contractor shall perform with his own organization and employees not less than fifty percent (50%) of the labor cost of the project.

2. Earthwork design surfaces (Sheet C3.0). To accurately quantify site cut/fill and haul-off, we request a LandXML export of the existing-ground (OG) and finished-grade (FG) surfaces — including the FG Alternate-Bid surface. If a DWG is provided instead, it must contain the actual Civil 3D TIN surface objects with triangulation intact — not a reference/Xref or an image of the surfaces — as reference-only surfaces will not compute in Trimble Business Center. Please also confirm the coordinate system/datum. If the surfaces cannot be released, please advise so we can price the earthwork on a digitized basis with an appropriate contingency.

Response: The DWG files are not being released for bidding purposes. They will be made available to the selected contractor upon award. The coordinate system/ datum is provided on sheet C1.0 Existing Conditions and Site Demolition Plan.

3. Structural steel — AESS designation (Spec 051213 / Sheets S0.01–S3.01). Section 051213 requires each architecturally exposed steel member and connection to be designated AESS Category 1–4 in the Contract Documents, but no category is assigned on the structural or architectural sheets. Please confirm the AESS category (and whether a mockup is required) for the exposed steel so fabrication and finish can be priced accurately.

Response: Delete Section 051213 "Architecturally Exposed Steel Framing." Section 051200 Structural Steel Framing will control.

4. HVAC Commissioning (Spec 230800). Section 230800 specifies a full building commissioning process, including an independent Commissioning Authority and independent electrical testing agency. Given the equipment-only mechanical scope (electric unit heaters and exhaust fans per M1.01, no ducted air-handling or hydronic systems), please confirm whether formal third-party commissioning under 230800 applies to this project or is waived.

Response: Independent electrical commissioning shall remain. All else is waived.

5. Testing, Adjusting & Balancing (Spec 230593). Similarly, Section 230593 specifies independent third-party air/water balancing. With no supply/return air distribution or hydronic system shown on M1.01 (only constant-volume exhaust fans and electric unit heaters), please confirm whether formal TAB under 230593 applies or is limited to verifying exhaust-fan airflow.

Response: Testing, Adjusting & Balancing is limited to verifying fan airflow.

6. 07 42 13.13 - Lap-Seam Metal Wall Panels: Request to use Reveal Wall Panels by Petersen

Response: 074213.13 Lap Seam Metal Wall Panels: Reveal Wall Panels by Pac-Clad Peterson are approved as an alternate to the specified wall panel.

7. An electrician is requesting a panel schedule on the drawings to show the loads and panel amperage.

Response: See Sheet E0.02 Riser Diagram & Panel Schedule issued as part of Addendum No. 2.

8. Wall Panels

- a. Substrate & Attachment: What is the intended attachment method for the wall panels? Will continuous plywood sheathing be installed on the wall, or should we anticipate fastening directly into the CMU masonry?

Response: The intention is to fasten directly to the CMU.

- b. Vapor Barrier: Is a weather/vapor-resistive barrier (WRB) required directly behind the wall panels?

Response: No. A fluid applied weather barrier is specified in Section 072726 "Fluid Applied Membrane Air barriers."

- c. Submittals: Are shop drawings required or will standard manufacturer detail pages suffice?

Response: Shop drawings are required however standard manufacturer detail pages may be referenced for any relevant details such as bottom zee-flashing, outside corners, etc.

9. Roofing Scope

- a. 10.1 Insulation Specs: Compressive Strength: The specs mention 25 PSI insulation. Can standard 20 PSI polyiso be used, or is 25 PSI strictly required?

Response: A base layer of insulation is only required if required to obtain the full manufacturer's and installer's warranties. 20 PSI insulation is acceptable if required.

- b. Facer Type: Should we price standard paper/felt-faced iso or coated glass facer (CGF)?

Response: If required, insulation may be Class I with felt facers.

- c. 10.2 Insulation / Coverboard Assembly: The plan details show a single recovery board, whereas the spec sheet outlines a base layer of insulation plus a coverboard. Please clarify which assembly we should include in our base bid.

Response: A base layer of insulation is only required if required to obtain the full manufacturer's and installer's warranties.

- d. Vapor Retarder: Is a vapor retarder required over the metal deck before installation?

Response: A vapor retarder is required over the metal deck before installation of the roof cover board and membrane.

- e. Attachment Method: Is the membrane assembly intended to be fully adhered or mechanically attached?

Response: The roof system is to be mechanically fastened.

- f. Walkway Pads: Could you clarify the required total footage or specific layout locations for walkway pads on the roof plan?

Response: No walkway pads are required on this project.

10. The single-line diagram is not provided. Panel RP with a meter is shown on the plan. Please confirm whether the panel and meter are to be provided. A 6" service size is provided in the civil plans. What will be the ampere rating of the panel?

Response: See Sheet E0.02 Riser Diagram & Panel Schedule issued as part of Addendum No. 2.

11. Sheet E1.01 - Power & Systems Plan Note G. Future Security Camera Conduits: Note G states to provide Traffic-Rated polymer concrete pull box and tier 22 cover. Please advise if this is required due to the location of the box, not within a traffic area. If so, please provide sizing not shown within the drawing set.

Response: Pull boxes are to be traffic rated regardless of location. The minimum box size is to be 13" x 24" x 18." An example of an acceptable box and lid would be Quazite #PG1324BA18 box with a #PG1324HH0010 lid with tamper resistant hardware.

12. Is Fluid Floors, Inc. Res-Tek's NSF-registered, VOC-compliant EPO-Guard Double Broadcast Colored Flake System an acceptable alternate for the resin floor system? Project manual section 096723. A6.01, Finish Legend, UF-1.

Response: Res-Tek EPO-Guard Double Broadcast Colored Flake System by Fluid Floors, Inc. is approved as an alternate to the specified resinous flooring system.