MOORE TRACT ESPC GRADING PLAN

PREPARED FOR:

JDA STANTON SPRINGS

T&H PROJECT NO.
J–26900.0015

ADDENDUM NO. 1 **July 13, 2026**

PART I – RESPONSE TO COMMENTS / REQUESTS FOR INFORMATION

1. Q: Addendum – Is there an anticipated budget for this project?
   A: *No, there is no anticipated budget for this project at this time.*

2. Q: Addendum – What is the estimated cut/fill for the grading?
   A: *The estimate is roughly 60k CY of dirt. Value will be added to the bid form.*

3. Q: Addendum – Are we allowed to burn on-site?
   A: *Any burning shall be conducted in accordance with local and state regulations.*

4. Q: Addendum – Do we have to respread topsoil?
   A: *Confirmed, topsoil is required to be respread and stabilized, less the graveled section of the road.*

5. Q: Addendum – What is the anticipated start date?
   A: *Bid will be awarded at the August board meeting of the JDA with anticipated start date 30 days after award.*

6. Q: Addendum – Was the site recently mulched?
   A: *Confirmed, the site was recently mulched as part of a prior site cleanup.*

7. Q: Addendum - Can the mulch be burned or used for erosion control?
   A: *Burning shall be conducted in accordance with local and state regulations. Mulch can be used for erosion control.*

8. Q: Addendum – How much of the road will be gravel?
   A: *The road shall be gravel from the entrance until station 5+00, at which point it will transition to stabilized dirt. The gravel for the road shall be laid 12" thick.*

9. Q: Addendum – Is builder's insurance required?
   A: *Confirmed, builder's insurance will be required as per the Contract.*

10. Q: Addendum – Is underground rock non-suitable for fill material?
    A: *Rock can be used as fill material in slopes only as approved by engineer.*

11. Q: Addendum – Will this project have any DBE requirements?
    A: *No, there are no specific DBE requirements identified for this project.*

12. Q: Addendum – Has the Limits of Disturbance (LOD) already been marked?
    A: *No, the LOD has not yet been marked.*

13. Q: Addendum – Is the contractor responsible for setting the clearing limits?
    A: *Confirmed, the contractor will be responsible for setting the clearing limits for the project.*

14. Q: Addendum – Are we allowed to timber prior to installing erosion control measures?
    A: *Confirmed, timbering is allowed prior to installing initial erosion control measures as long as the stumps remain in place and the ground is not disturbed.*

15. Q: Addendum – Is the Contractor responsible for NPDES testing?
    A: *Confirmed, the contractor will be responsible for NPDES testing.*

16. Q: Addendum – Can you add underground rock removal to the bid form?
    A: *Confirmed, a line item will be added to the bid form for the removal of rock.*

17. Q: Addendum – Can you add gravel road to the bid form?
    A: *Confirmed, a line item will be added to the bid form for the gravel road.*

18. Q: Addendum – Can you add rock dams to the bid form?
    A: *Confirmed, a line item will be added to the bid form for rock dams.*

19. Q: Addendum – Are there any specific milestones required for the schedule?
    A: *Proposed Schedule will not be required for bid. Schedule must be provided to the owner / engineer within 10 days after the effective date of the contract (or as otherwise required by the contract documents.)*

20. Q: Addendum – Can you please provide a CAD file?
    A: *Confirmed, they will be released upon request and delivery of signed "Electronic Digital File Release" form. Form will be included in bid package.*

PART II – CONTRACT DOCUMENTS

The attached Article 4 in Section 00 41 43 – Bid Form – Addendum #1 shall replace the former Article in its entirety.

ARTICLE 4 BID FORM

MOORE TRACT - ESPC GRADING PLANS					
ITEM	DESCRIPTION	QUANTITY		COST	
		NUMBER OF UNITS	UNIT MEASURE	PER UNIT	TOTAL COST
Erosion Control					
	Silt Fence - Sd1-S	5,500	LF		
	Construction Entrance	1	EA		
	Rip Rap Outlet Protection	4	EA		
	Temporary Grassing - Seed	106,480	SY		
	Permanent Grassing - Seed	106,480	SY		
	Sediment Basin (including skimmer & outfall)	2	EA		
	Sediment Trap	1	EA		
	Down Drains (18" HDPE)	16	EA		
	Check Dams	32	EA		
	Rock Dams	**3**	**EA**		
	Sub-Total, Erosion Control				
Clearing & Grading					
	Site Clearing	22	AC		
	Grading (60k CY)	1	LS		
	Gravel Road (12" GAB)	**1,450**	**SY**		
	Sub-Total, Clearing & Grading				
Storm Drainage					
	18" RCP	64	LF		
	18" FES	2	EA		
	24" RCP	64	LF		
	24" FES	2	EA		
	Sub-Total, Storm Drainage				
	PROJECT TOTAL (WITHOUT ADDITIONALS)				
Additional Items as Approved by Engineer					
	Remove unsuitable material	100	CY		
	Rock Removal	**100**	**CY**		
	Import Borrow Material	100	CY		
	Additional Rip Rap	15	CY		
	Sub-Total, Additional Items as Approved by Engineer				
	PROJECT TOTAL (WITH ADDITIONALS)				

The following Article E in Section 00 41 43A –Supplemental Info Form, Additional Evaluation Factors – shall be omitted and a schedule is no longer required for bid.

ARTICLE E Proposed Schedule

Omitted:

"Proposed Schedule (up to 20 points) Please provide a detailed CPM schedule including all required schedule milestones identified in the RFP."

All other aspects of the project remain unchanged.

THOMAS & HUTTON

William Eubank, PE
Project Manager

End of ADDENDUM NO. 1