



To: All Plan Holders of Record

From: Verdantas, LLC
For the Owner

Re: *Addendum No. 2*
Jefferson Community Park Improvements
Village of Jefferson

Date: November 20, 2025

This Addendum forms a part of the contract documents and modifies the original bidding documents dated November 2025 and all previous addenda, if any. Acknowledge receipt of this addendum in the space provided in the bid forms. Failure to do so may subject the bidder to disqualification.

BID OPENING DATE

The date of receiving and opening bids shall be changed from November 21, 2025 to December 1, 2025. The time and place shall remain the same.

QUESTIONS AND ANSWERS

Q1. I see the rules signage is part of the splash pad contract. Can you please provide the signage specifications?

A1. Refer to sheet SP-01 General Notes regarding signage, add the following note:
Sign shall be sized to accommodate specified text size, submit sign mockup for review prior to fabrication.

- DO NOT USE POOL WHEN YOU HAVE DIARRHEA
- WATER IS NOT MEANT FOR DRINKING
- WASH HANDS AFTER USING THE REST ROOM OR CHANGING DIAPERS
- TAKE REGULAR REST ROOM BREAKS, CHANGE DIAPERS ONLY IN A REST ROOM"
- Operational Hours
- Emergency Contact Information, including location of Emergency Telephone.

Q2. I don't see a profile drawing for the splash pad. Can you please provide on that shows how deep the pipe must be installed and a profile showing how deep the tank and pipes are to be installed so we can determine the depth of each drain body and how high the riser on the tank is to be.

A2. Refer to sheet SP2.3 details and consult with your splash pad supplier.

Q3. I didn't see a fill assembly on the splash pad system. Can you please provide a system fill assembly drawing so we know what to provide.

A3. Refer to drawings SP1.2, SP2.3 and M0-01

Q4. I didn't see a system set up to blow out the pipes at the end of the season. Is there one to be on this system to prevent freezing and cracking of the pipes. If so, can you please provide details?

A4. Refer to sheet SP1.3, the Village will winterize the system

Q5. Is the vinyl siding on the building to remain or be replaced?

A5. Refer to sheet A3.01, Existing siding is to remain.

Q6. What happens to the porte cochere ceiling. Is it existing to remain? Does it get painted?

A6. Refer to sheet A1.01 legend, Existing ceiling is to remain, gets prep and repainted

Q7. What is the R value for the insulation in the exterior walls?

A7. Refer to sheet A0.01, CMU walls get R-11.4ci and new metal framed walls get R-13 + R3.8ci or R-20

Q8. What is the R value for the insulation in the ceiling?

A8. Refer to sheet A0.01, Ceilings get R-38 per A0.01

Q9. The plan calls for all new utility services. Does this mean that we need to have a new tap for the water line and sanitary lines? Does this mean that a new service for electric needs to be brought into the building from the street?

A9. Refer to sheet ES1.01 and M0.01, section 011100. New water and sanitary lines and taps and electrical service are required and shown.

Q10. Are there any underground utilities in the work area to the south and west of the building that the contractors should be concerned about damaging?

A10. Refer to sheet C-1. The contractor shall contact OUPS prior to any excavation. The electric was removed from the field area, Utilities shown on the existing conditions map were field marked and surveyed via the OUPS design ticket.

Q11. The existing brick is unique in its size, shape and color. Can we use a brick close to what is existing or do we need to match exact?

A11. An exact match is not needed for the brick, provide brick sample for approval that is close to the existing from a similar product line.

Q12. In the Summary of work for contract "A", establishes that nothing but the exterior is to be addressed on the East Building. Drawing A1.01 Demolition plan shows the East building having the interior wall and floor being demolished. The Summary of work further identifies that the Alcove for the drinking fountains and lockers is to be completed under

the base bid. It doesn't mention the ceiling for the alcove. Can you please clarify if the new interior concrete floor is to be completed with the base bid? If so it also warrants installing all of the plumbing for the new restroom and installing the drains for the drinking fountains. Can you please clarify if the underground plumbing is to be installed as part of the base bid for the East building?

A12. Refer to sheet C-4, Overall Restroom Renovation Plan, section 011100. The east building interior improvement work will only relate to work being done as outlined in the summary of work. The alcove space is included in the base bid as complete finished space. All plumbing and electric serving the base bid improvements shall be installed with the base bid

Q13. The Summary of work for Contract "A" states that the Township is pulling the building permit. It further talks about the new water, sanitary and electric service applications being paid for by the Contractor. We certainly can do that but typically the owner has to make application in order for them to receive the invoices for the utilities. In order to get pricing for making application we need all the Township information to make application to get pricing. Can you please forward all the information in order to get pricing for the new services.

A13. The utility company list is shown on the sheet CO. The Village will assist with providing the documentation needed for the utility applications. The contractor is responsible for making the water and sanitary utility requests and applications, the Village will request new electrical service and pay for any utility tap fees. The contractor shall coordinate utility service and taps with the and utility companies.

Q14. The drawing call for new gutters and down spouts. The site civil drawing don't include any downspout drains. How are the downspouts to be terminated at the ground? Are we to add elbows and splash blocks? Will downspout laterals be run? If so which contract will the downspout laterals be associated?

A14. The downspouts shall be located and building corners and terminated at grade with elbows and splash blocks to drain away from the building and walks.

Q15. In the Summary of work for Contract "A" it states that no finishes for the East building are to be completed in the base bid. It then further describes the Unit Heater are to be in stalled as part of the base bid. The unit heaters 5, 6 & 7 identified are attached to the walls based on drawings E1.01 and M1.01. Please clarify. Since the 1" rigid insulation board is to be installed between the metal stud and the existing masonry wall, does the unit heater get installed over the insulation board? Does the unit heater require space between the insulation board and the unit heater?

A15. Refer to the manufacturer's specifications from mounting. In the unfinished space the wall heaters can be surface mounted to the wall with appropriate brackets per manufacturer's clear space recommendations.

Q16. The alcove is to be installed for the East building which includes installing new walls. Can you please clarify which walls and ceilings are to be associated with the base bid vs Alternate 1?

A16. The alcove is to be completed as a finished space in the base bid, the east and north masonry walls shall be installed as shown with a ceiling and floor to finish the space.

Q17. If the walls associated with the Alcove and unit heaters are to be installed, will this drive installing the new concrete floor in the East building?

A17. That scope is currently included in Alternate A1. There are no heaters in the alcove.

Q18. The Summary scope for Contract "A" states that the Township engaged an abatement contractor to conduct a survey. It suggest that the windows were left in and the contractor will have to "coordinate with the abatement contractor to remove the windows prior to starting work". Does this mean that the Townships abatement contractor is already under contract to remove the windows and the contractor just has to call them to remove the windows? or does it mean we need to hire our own abatement contractor to remove the windows and caulking?

A18. Refer to section 011100, The Village has a contract with the abatement contractor to complete the window abatement work prior to the start of the building renovations.

Q19. Drawing A0.02 shows the wall section details. Since an R20 can't be installed in a 3 5/8" thick wall cavity it only leaves using the R13 batt insulation with the R3.8 ci rigid board insulation. Can the rigid board be glued to the brick wall and not be attached to the metal framing?

A19. Yes

Q20. Is the playground surfacing excluded from the bid package C?

A20. Refer to sheet C-4, Layout Bid Notes

RW:br

Enclosures

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