

ENGINEERING

ADDENDUM NUMBER: THREE (3)

DATE: February 18, 2026

PROJECT: LONE OAK COMMUNITY CENTER

DESIGNER: BRETT HARBISON, ARCHITECT
MONTGOMERY COUNTY ENGINEERING

BID OPENING: February 25, 2026 at 2:00 P.M.

TO PLANHOLDERS: This addendum is issued to modify the original Project Manual and Project Drawings, dated January 30, 2026 and is hereby made part of the contract documents. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

Review changes to each portion of the work, as changes of one portion may affect the work of another.

QUESTIONS AND ANSWERS:

BASE BID:

- Q:** Base Bid "A" is the original base bid and Base Bid "B" is the 3 alternates added together?
- A:** No. The project is divided into four (4) parts.
1. Base Bid (No A or B)
 2. Add Alternate #1 (standalone)
 3. Add Alternate #2 (standalone)
 4. Add Alternate #3 (standalone)
- Q:** Noticed that written descriptions for Add Alternate #1 and Add Alternate #2 appear to be identical in scope. Please advise whether Alternate #2 is meant to include additional work beyond Alternate #1, represent a different phase or approach, or if the duplication is unintentional and only a single alternate price should be provided.
- A:** This has been revised and corrected in Addendum #2.
- Q:** Drawings indicate work of the lower level will be Add Alternate #2. Can you confirm if the lower level is Add Alternate #2?
- A:** Yes, the lower level is Add Alternate #2.

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- Q:** On page E-3 and E-3A general power notes #3 references rooftop equipment, please elaborate on equipment type and specifications.
- A:** Ignore this general note. It is a carryover error.
- Q:** We understood from the pre-bid meeting the GC would be required to furnish and install the kitchen equipment. Please provide specs for the kitchen equipment to be purchased by the GC related to the Base Bid and Alt. 2.
- A:** Items GC is responsible to furnish and install is the garbage disposal, grease trap and stove vent. All other kitchen equipment will be Owner Furnished Contractor Installed. (OFCl)
- Q:** Please define scope of work for sheet T0.1.
- A:** The contractor is responsible for providing conduit and junction boxes from the camera locations back to the head end.
- Q:** Is ROMEX wire permitted where allowed by code?
- A:** Yes ROMEX is permitted.
- Q:** Sheet E-1/Luminaire Schedule indicates an allowance for the type "E" fixture located in the Entry Foyer but the amount of the allowance doesn't appear to be given. Please let us know what the allowance amount shall be included for this "Owner Selected" fixture.
- A:** Use five-hundred dollars (\$500.00) as the allowance.
- Q:** Stairs Rooms 204 and 209 are listed NIC in Room Finish Schedule, is that correct?
- A:** Yes, Stairs 204 and 209 are part of ADD ALTERNATE #2 scope of work. See sheet A5.1A for finish schedule.
- Q:** Sheet A0.1 Detail K7 calls for single hung vinyl windows, scope calls for double hung. Which is correct?
- A:** Single hung is correct.
- Q:** Can a signage schedule be generated or can we get clarification on which rooms receive signage?
- A:** Signage schedule to be issued in future addendum.
- Q:** Room 218 is currently divided with the short walls and bulkhead. Is that to remain? No demo is shown on the D sheets.
- A:** Yes, this is to remain.
- Q:** Sheet A1.1 there is a cross section at Door 201 (front entrance). It references Detail A7 Sheet A2.2. That detail is for the corridor by the baptismal. Is there a detail associated with a cross section at Door 201?

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- A:** Detail A7 is correct. Another associated detail is E4/Sheet A0.2.
- Q:** Is the ceiling in the Mechanical Room w/ 2-split systems fire rated?
A: No.
- Q:** On page A1.2A, Note #5, states to install exhaust vent in the ceiling of the newly constructed janitor's closet. There is currently no exhaust ductwork or any proposed exhaust system for this room. Please advise.
A: See Sheet M1.1A for clarification.
- Q:** Are we required to provide new supply floor grills for all locations? If so, please provide grill specifications.
A: Specification to be issued in future addendum.
- Q:** On Page M1.1, in rear corridor ceiling, it states to provide 1-supply grill w/ fire damper in ceiling. On Page D1.2, Note #11, states to remove 2-supply grills in same corridor ceiling. Should we be providing 1-new supply grill w/ damper as indicated on plan or 2 in the existing locations, per plans?
A: Provide two (2) new supply grills w/ fire dampers in the existing locations.
- Q:** In Room 211 the new electric panel K, can it be surface mounted or to be recessed in the wall?
A: Prefer this panel to be recessed since the branch circuit connectors will be romex.
- Q:** On plan page P1.1 calls for plumber to tie into existing 3" sewer stack but the existing is only 2".
A: This was a typo. It was supposed to say "tie into existing 2".
- Q:** It was stated that the intention is to leave the textured ceiling in place. With multiple areas of corner bead cracked, are we supposed to leave those existing issues alone? If we repair them, we will never get the ceiling texture to match. Please advise how to handle any ceiling repairs in the textured ceiling areas.
A: We intend to have 1X8 crown molding installed in the main hall. This should cover most of the cracked corner bead areas. We also will be installing 1X4 trim along the sloped to flat ceiling joint. Details to be addressed in future addendum.
- Q:** The existing lights and most of the receptacles all seem to be wired with Romex and in some areas we do not have any scope of work that tells us to change any of these out. Can the remain wired as is with Romex wiring to them?
A: Romex is acceptable.

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Q: The building is wired with Romex, so can we go back with Romex where a light switch, receptacle or 120V smoke detector is shown to be installed?

A: Romex is acceptable.

Q: is the waste receptacle included or OFCI?

A: They are OFCI

Q: What baby changing station do they want?

A: They are OFCI.

Q: Main level bathroom has an existing underlayment in it. Do we need to demo the underlayment or will a transition strip in that location be acceptable?

A: A transition strip is acceptable.

ADD ALTERNATE #1:

Q: Is there an existing waterproofing system below grade on the basement walls and if so, will those materials need to be removed prior to the new waterproofing systems being installed?

A: Verify existing conditions of below grade basement walls. Remove only portions of existing waterproofing that delaminate during pressure washing and cleaning for new waterproofing system.

Q: Will the existing downspouts on the South side spill out above grade via corrugated pipe? No gutter collecting pipe system is currently shown on this side.

A: Yes, downspouts will daylight above grade using corrugated pipe.

Q: Please confirm the existing Handicap Ramp rails are to be reused near the front entrance? Will these need to be repainted?

A: Yes, reuse existing rails. If finish is damaged during removal, they will need to be repainted, otherwise painting them will be part of Add Alternate #3.

Q: Please specify an Allen Block for retaining wall, design/style and color.

A: See Addendum #2, sheet C2.0.

Q: Is storage shed to be removed or relocated?

A: See Addendum #2, sheet C2.0.

Q: Will the Owner have the LP tanks removed and later reset if Alternate #1 is accepted?

A: No, the Contractor will be responsible for removing and reinstalling.

- Q:** On plan page D.1 calls for the existing LP gas line to be disconnected and capped, but the underground piping will be in the way for excavation. The underground piping will need to be removed and replaced?
- A:** Once all equipment has been disconnected from the gas line, please remove for duration of excavation and then replace.
- Q:** On plan page D1.1A call for plumbing fixtures to be removed, is this part of the Base Bid or Alternate #2?
- A:** This is part of Alternate #2.
- Q:** On plan page D1.1A does not call for piping in kitchen's walls to be demoed for new work?
- A:** Remove existing piping in lower kitchen for new work.
- Q:** On plan page D1.1A does not call for existing floor drains to be removed?
- A:** Remove existing floor drains.

ADD ALTERNATE #2:

- Q:** Plan sheet EX.1A notes to install ¼" thick luan board over all exposed subfloor. This plan sheet refers to the basement level which is concrete. Was this note meant to be applied to the upper level over the existing wood subfloor?
- A:** Yes, this note is meant to be applied to the upper level over the existing wood subfloor. This note has been removed from EX.1A in Addendum #2.
- Q:** Sheet D1.1A Note 5 please clarify "reverse". Reverse handing right or left, or swing in or out. Will Roton hinge be acceptable?
- A:** Note refers to reversing swing from a swing-out right to a swing-out left. Roton hinges are acceptable.
- Q:** Basement CMU walls. Is blockfill required? If so blockfill plus two finish coats?
- A:** No blockfill but see future addendum for paint specifications.
- Q:** The existing grid and tile downstairs are fire-rated. Please confirm whether the new grid and ceiling board are also required to be fire-rated?
- A:** Yes, new grid and tile should match existing.
- Q:** Please note that the new ceiling board may not match the existing board unless all of it is replaced. We just want to ensure that is known and acceptable ahead of time. Kindly advise if this is not going to work.
- A:** To remain consistent. Replace all existing ceiling tile so all tile is new.

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- Q:** The plans indicate that the existing finishes in the stairwells and landings are to remain. However, these areas have been demoed down to the plywood. Can you confirm whether they are to remain as-is, or if new stair treads and flooring are to be installed?
- A:** Any work to be done in the stairwells will be done as part of Add Alternate #2. Any damaged or water damaged wooden stringer or tread will be repaired/replaced to match existing. At this time new flooring will be installed and the stairwells will be painted.

END OF ADDENDUM NUMBER THREE (3)