

LETTER OF TRANSMITTAL

TO:

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FROM: Joe Byrne, P.E., Project Manager

DATE: July 27, 2026

PROJ. NO.: A26001

SUBJECT: Addendum No. 1 and RFI No. 1
City of Euaharlee, GA
Osborne Park Re-Development - Phase 3 Improvements

PAGES: 6 pages to follow

**PLEASE
RESPOND****→ → →****→**

**TO CONFIRM RECEIPT OF THIS
ADDENDUM NO. 1 AND RFI NO. 1
PLEASE SIGN AND EMAIL TO CTI**
vvisco@ctiengr.com

Company _____

Signature _____

Title _____

Date _____

ID 910669

ADDENDUM NO. 1

Osborne Park Re-Development – Phase 3, City of Euharlee, Georgia

PROJECT NO.
A26001

ADDENDUM NO. 1

TO
All Bidders / Plan Holders

DATE
July 27, 2026

FROM
CTI Engineers, Inc. — Joseph H. Byrne, P.E.

RE
Modifications to Bidding Documents

This Addendum modifies and/or supplements the Bidding Documents for the above-referenced project as described below. This Addendum shall become part of the Contract Documents and shall take precedence over any conflicting provisions in the original Drawings, Specifications, or Bid Schedule. All Bidders shall acknowledge receipt of this Addendum on the Bid Form; failure to do so may render a Bid non-responsive.

ITEM 1 Storm Sewer Pipe Material — 12" RCP / HDPE Alternate

Bid Item 33 40 00a, currently described in the Bid Schedule as "Reinforced Concrete Pipe, 12-Inch Diameter," is hereby revised to read:

"Storm Sewer Pipe, 12-Inch Diameter (Reinforced Concrete Pipe or HDPE, Contractor's Option)"

Specification Section 33 40 00, §2.1 is hereby supplemented to permit HDPE storm sewer pipe, meeting the applicable AASHTO/ASTM standard for the pipe class and joint type shown on the Drawings, as an approved alternate to reinforced concrete pipe for the 12-inch storm sewer line(s) referenced in the Contract Documents. Bidders shall base their bid for this item on the pipe material of their choosing; unit price shall be all-inclusive regardless of material selected. All other requirements of Section 33 40 00 remain unchanged.

Affects: Bid Item 33 40 00a; Specification Section 33 40 00, §2.1.

ITEM 2 Picnic Table Frame Material

Specification Section 12 93 00, §2.1.B is hereby deleted in its entirety and replaced with the following:

"Frames shall be wood or wood-appearance construction consistent with the detail shown on Sheet C-412, using pressure-treated wood, cedar, or recycled/composite material with a wood-like appearance, in lieu of the galvanized/powder-coated steel frame previously specified."

Specification Section 12 93 00, §2.2.B (benches) is unchanged; its existing "unless otherwise shown" provision already permits the wood-frame construction shown on Sheet C-412. All other requirements of Section 12 93 00 remain unchanged.

Affects: Specification Section 12 93 00, §2.1.B; Sheet C-412.

Except as modified herein, all other terms, conditions, and requirements of the Bidding Documents remain unchanged and in full force and effect. This Addendum shall be attached to and made part of the Bidding Documents.

Issued by:

Joseph H. Byrne, P.E.

CTI Engineers, Inc.

650 Henderson Drive, Suite 420, Cartersville, GA 30120

BIDDER ACKNOWLEDGMENT

The undersigned Bidder acknowledges receipt of Addendum No. 1, dated July 27, 2026, and confirms that its Bid reflects the modifications described herein.

Bidder / Firm Name: _____

Signature: _____ Date: _____

REQUEST FOR INFORMATION (RFI #1) RESPONSE

Osborne Park Re-Development – Phase 3, City of Euharlee, Georgia

PROJECT NO.

A26001

PLAN DATE

July 9, 2026

TO

S&H Creel

DATE

July 27, 2026

FROM

CTI Engineers, Inc. — Joseph H. Byrne, P.E.

RE

Response to Contractor RFI — Osborne Park Phase 3 (10 Items)

The following responses address the ten (10) items submitted by S&H Creel regarding the Osborne Park Phase 3 plans, specifications, and bid documents. These responses are issued as a clarification and do not require a formal addendum.

ITEM 1 Exercise Equipment Pad — #57 Stone Depth

Contractor Question: Can details be provided for the exercise equipment pads, including the required depth of the #57 stone?

Response:

No fixed stone depth is dimensioned on the Drawings for the exercise equipment foundations. Equipment footings shall be sized in accordance with the manufacturer's requirements for the basis-of-design Greenfields Outdoor Fitness equipment (or approved equal), as noted on Sheet C-410 and per Specification Section 32 18 23. Contractor shall submit manufacturer's product data and shop drawings identifying the required foundation/anchor block size and depth for each equipment type for Engineer review prior to construction. Concrete for exercise equipment footings is included under Bid Item 03 30 00a.

References: Sheet C-410, Note 3; Specification Section 32 18 23, §2.2 (Foundations and Anchors); Bid Item 03 30 00a.

ITEM 2 12" RCP vs. HDPE Alternate

Contractor Question: The Schedule of Values calls for 12" RCP, which is not commonly produced. Would the City consider approving an HDPE alternate?

Response:

Approved. The Contractor may furnish and install HDPE pipe in lieu of the 12-inch reinforced concrete pipe (RCP) shown on the Drawings and priced under Bid Item 33 40 00a. No formal Substitution Request submittal or addendum is required for this change.

Contractor shall submit manufacturer's product data for the proposed HDPE pipe (size, class, and joint type) to the Engineer for record prior to installation, and shall coordinate bedding, jointing, and connections to existing structures accordingly.

References: Bid Item 33 40 00a; Specification Section 33 40 00, §2.1.

ITEM 3 C-504 8" vs. C-406 6" Perforated Drain

Contractor Question: Sheet C-504 calls for 8" perforated drain, while Detail C-406 shows 6" perforated HDPE. Please clarify which is required.

Response:

Both sizes are correct as documented — this is not a conflict. Sheet C-504 (Infiltration Basin No. 1) uses two separate perforated drain systems: an 8-inch trench/header drain along the trail and distribution run near Exercise Station No. 3, and a 6-inch collection drain (to the weir riser) and distribution drain (to the rain garden) within the basin itself.

Detail Sheet C-406 contains separate detail callouts for each of these components. Contractor shall confirm the specific detail bubble referenced for the pipe segment in question; each size applies to a distinct portion of the system as shown on C-504.

References: Sheet C-504 (Infiltration Basin No. 1 – Drainage Plan & Details); Sheet C-406 (Details); Specification Section 33 40 00, §2.3.A.

ITEM 4 Work Within the River

Contractor Question: Will the Contractor be permitted to work within the river?

Response:

Yes. In-water work is anticipated by the design for streambank stabilization, riprap placement, and pile installation, and is governed by Specification Section 31 37 00, §3.2 (Work In and Near Water). Work shall be conducted in the shortest practicable duration, isolated from flowing water using turbidity curtains or equivalent sediment containment, and shall not discharge sediment-laden water to the stream.

All in-water work must remain within the conditions of the existing USACE Nationwide Permit Verification (File No. SAS-2024-00665).

References: Specification Section 31 37 00, §§1.3–3.2; Sheet G-101 (Title Sheet, permit reference).

ITEM 5 Cofferdams Around Underwater Riprap

Contractor Question: Will the Contractor be permitted to install cofferdams around the underwater riprap to provide access to the piles and riprap?

Response:

Yes. Specification Section 31 62 00, §1.6.D specifically anticipates this: "Where pile foundations are installed within or immediately adjacent to the creek, provide temporary dewatering, work platforms, cofferdams, or other means and methods as required to complete the work safely." The project Geotechnical Report similarly anticipates that a dewatering or cofferdam system will likely be required for pile installation within the creek.

Cofferdams and dewatering around pile locations are incidental to the applicable pile bid items (no separate pay item), per Section 31 62 00, §8.5.A.2, and must be performed in compliance with the erosion and sediment control requirements of Section 31 37 00.

References: Specification Section 31 62 00, §§1.6.D, 8.5.A; Geotechnical Report, Foundation Recommendations.

ITEM 6 Demolition Pay Item

Contractor Question: Specification of Section 02 41 13 (Demolition) is not reflected in the pay items. Under which item should site demolition be carried, or can a separate line item be added?

Response:

No separate bid item will be added for Section 02 41 13. Specification Section 02 41 13, §3.9.A.3 states: "Where a bid item is not specifically provided for selective site demolition, no separate measurement or payment will be

made for such Work, and all costs shall be included in the Contract Sum or in the prices bid for related items of Work."

Demolition quantities shown on Sheets C-201 and C-202 (Trail A and Trail B) shall be carried as incidental to Bid Item 01 11 00 (Mobilization) and the Site Clearing & Earth Moving items (31 10 00a and 31 20 00a–c), which cover excavation, handling, hauling, and disposal operations.

References: Specification Section 02 41 13, §3.9; Sheets C-201, C-202; Bid Items 01 11 00, 31 10 00a, 31 20 00a–c.

ITEM 7 Picnic Table & Bench Framing — Metal vs. Wood

Contractor Question: *The specifications call for metal-frame picnic tables and benches, while the details show 2x6/4x4 wood framing. Please clarify which is required.*

Response:

The wood framing shown in the Drawings governs. Disregard the steel-frame requirement in Specification Section 12 93 00, §2.1.B (picnic tables) and §2.2.B (benches, which already permits the Drawings to control via its "unless otherwise shown" clause).

Construct picnic tables and benches using the wood/wood-appearance framing detailed on Sheet C-412 (2x6 tabletop and A-frame legs, 2x4 cross-bracing, 2x8 bench seats, 4x4 leg supports), consistent with the rustic timber aesthetic used throughout the project at the exercise station retaining walls and boardwalk. No addendum is required.

References: Sheet C-412 (Site Furnishings – Picnic Tables & Benches); Specification Section 12 93 00, §§2.1–2.2 (superseded by Drawings for frame material).

ITEM 8 Picnic Table & Bench Mounting

Contractor Question: *Should the picnic tables and benches be in-ground mount or surface mount?*

Response:

Surface mount. Per Sheet C-412, Note 5: install per manufacturer's recommendations on a compacted gravel or concrete pad as shown on the plans, with anchoring or anti-theft hardware provided where applicable. In-ground post-set installation is not required.

References: Sheet C-412, Note 5; Specification Section 12 93 00, §2.1.B.

ITEM 9 Exercise Equipment Mounting

Contractor Question: *Should the exercise equipment be surface mounted or in-ground mounted with footings?*

Response:

In-ground, on concrete footings. Per Sheet C-410, Note 3 and Specification Section 32 18 23, §2.2, each unit shall be installed on a cast-in-place concrete foundation or anchor block sized per the equipment manufacturer's requirements. Concrete for exercise equipment footings is included under Bid Item 03 30 00a, and the foundation/anchor work is bundled into the "Exercise Station, Complete" unit price per Section 32 18 23, §3.6.

References: Sheet C-410, Note 3; Specification Section 32 18 23, §§2.2, 3.6; Bid Item 03 30 00a.

ITEM 10 ArialMT Font Display Issue

Contractor Question: *The plans seem to have an ArialMT font bug where they are not viewable within Adobe Acrobat. Is there any chance we could get a revised set with the applied fonts?*

Response:

This is a known plot-driver font-embedding issue that does not affect the design content of the Drawings. A corrected PDF plan set with fonts properly embedded will be made available to the Contractor for download via the following link:

<https://www.dropbox.com/scl/fo/y3xeqd8wrli6fuz1m9i64/AH7-EtCy6unaN67KkZ84cY0?rlkey=xx74ccc692k5wvqonywmw6bx&st=p8wnxydq&dl=0>

No formal addendum reissue is required, as this is a file-export correction only and does not change any dimension, detail, or design requirement shown on the original plan set.

References: Sheet set republished with corrected font embedding (.pc3 plot configuration).

Prepared by:

Joseph H. Byrne, P.E.

CTI Engineers, Inc.

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