

LETTER OF TRANSMITTAL

TO:

S.H. Creel Contracting
Hasbun Construction
A & E Real Estate Development, LLC
JHC Corporation
Steel & Associates, inc.

mferris@shcreel.com
rhowerton@hasbunconstruction.com
alex@berryproperties.biz
melissa@jhccorporation.com
steele.aaron@yahoo.com
lauren@steele-and-associate.com

The Blue Book
Dodge Data & Analytics
Builders Exchange of Tennessee
Associated General Contractors
ConstructConnect

emcveigh@mail.thebluebook.com
rachel.wohrlin@construction.com
heather@bxtn.org
planroom@agcctn.org
gwen.perew@constructconnect.com

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

DATE: July 31, 2026

PROJ. NO.: A26001

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

PAGES: 5 pages to follow

**PLEASE
RESPOND**

**TO CONFIRM RECEIPT OF THIS
ADDENDUM NO. 3 AND RFI NO. 3
PLEASE SIGN AND EMAIL TO CTI**
vvisco@ctiengr.com

Company _____

Signature _____

Title _____

Date _____

ID 910669

ADDENDUM NO. 3

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

PROJECT NO.	ADDENDUM NO.
A26001	3
TO	DATE
All Bidders / Plan Holders	July 30, 2026
FROM	RE
CTI Engineers, Inc. — Joseph H. Byrne, P.E.	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 Load Center Rating — Sheet E.2, Detail 2 Correction

Sheet E.2, Detail 2 (Load Center Enclosure Detail) currently labels the equipment, in both the Top View and Front View, as follows:

"200A NEMA 1 LOAD CENTER"

This label is hereby corrected to read:

"60A NEMA 1 LOAD CENTER"

The 200-amp rating shown in Detail 2 was a drafting error. The correct service size is 60 amps, as confirmed by two independent sources on the Contract Documents: Detail 5 (Power Riser Diagram), on the same sheet, which calls for a "60A Service Entrance Rated Enclosed Circuit Breaker" and "60A Load Center Mount on Equipment Rack"; and Specification Section 26 56 00, §1.2.C.3, which specifies the service connection as a "60-amp service-entrance breaker." The Hammond EN4SD230101G NEMA 3R enclosure, wiring, and all other equipment shown in Detail 2 are unaffected by this correction — only the load center amperage label is revised.

Bidders shall base their Bid on a 60-amp service-entrance load center at this location. No change to the Bid Schedule quantities or lump-sum Bid Item 26 56 00a (Exterior Lighting – Fixtures, Poles, and Controls) is required as a result of this correction.

Affects: Sheet E.2, Detail 2 (Load Center Enclosure Detail). Cross-reference: Sheet E.2, Detail 5 (Power Riser Diagram); Specification Section 26 56 00, §1.2.C.3; Bid Item 26 56 00a.

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. 3, dated July 30, 2026, and confirms that its Bid reflects the modifications described herein.

Bidder / Firm Name: _____

Signature: _____ Date: _____

REQUEST FOR INFORMATION (RFI) RESPONSE NO. 3

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

PROJECT NO. A26001	PLAN DATE July 9, 2026
TO S&H Creel — Attn: Michael Ferriss	DATE July 30, 2026
FROM CTI Engineers, Inc. — Joseph H. Byrne, P.E.	RE Response to Contractor RFI No. 3 — Osborne Park Phase 3

The following responses address items from the Contractor's third RFI, submitted on behalf of the Electrical Subcontractor (BField Engineering scope, Items 1, 3, 4, and 5) and the Micropile Subcontractor (Items 2 and 6). These responses are issued as clarifications and do not modify the Bidding Documents. A related item concerning the load center rating on Sheet E.2 involves a correction to a Contract Drawing and is addressed under separate cover in Addendum No. 3, issued concurrently to all Bidders / Plan Holders.

ITEM 1 Load Center Enclosure Finish — Sheet E.2, Detail 2

Contractor Question: *On Detail 2 on Drawing E.2, does the Hammond NEMA 3R enclosure need to be field painted or factory powder coated green?*

Response:

Factory powder coated. The "PAINTED GREEN" note on Detail 2 is a finish callout tied to the Hammond EN4SD230101G NEMA 3R enclosure specified in the same detail, indicating the required finish color of the as-furnished enclosure — not an instruction to field-paint the unit after installation. Provide the enclosure in a factory green finish (powder coat or equivalent factory-applied finish) as furnished by the manufacturer or a Section 26 05 00-compliant equal. Field painting of the enclosure in lieu of a factory finish is not required and is not the design intent.

References: Sheet E.2, Detail 2 (Load Center Enclosure Detail).

ITEM 2 Micropile Load Test Requirement and Sacrificial Tension Test

Contractor Question: *The spec section refers to a load test if the Geotechnical Report requires one. The Geotechnical Report suggests a load test. Can we confirm if a load test is in fact required, and if so, would one tension load test on a sacrificial pile be acceptable?*

Response:

Yes, a load test is required. The Geotechnical Report (UES, dated April 17, 2026) recommends that load testing be performed to confirm "the design rock bond stress and lateral load response" of the micropiles, and Specification Section 31 62 00, §5.3 makes acceptance testing mandatory whenever "required by the Contract Documents" — which this Geotechnical Report recommendation triggers.

Regarding test type: a verification load test performed on a non-production, sacrificial pile is standard industry practice and, for a program of this size, one such test is typically sufficient. However, these micropiles are designed for an allowable axial compression demand of 14 kips per pile (Specification Section 31 62 00, §5.1.A), and the Geotechnical Report separately calls out verifying lateral load response. A tension-only test does not, by itself, automatically verify compression and lateral capacity unless the Contractor's micropile design engineer demonstrates in their sealed design that tension test results can be correlated to the governing compression and lateral behavior for the bond zone and rock conditions at this site.

The Contractor's micropile specialty engineer shall include the proposed verification/proof test type, count, and load schedule as part of the PE-sealed micropile design submittal required under Specification Section 31 62 00, §5.1.C, for the Engineer's review and acceptance prior to production pile installation.

References: UES Geotechnical Report, dated April 17, 2026; Specification Section 31 62 00, §§1.4.B.3, 5.1.A, 5.1.C, 5.3; FHWA Micropile Design and Construction Guidelines, FHWA-SA-97-070, Chapter 7 (Load Testing).

ITEM 3 Handhole Details, Specifications, and Dimensions

Contractor Question: *Are there any more details, specifications, or dimensions for handholes that are called out for in this project?*

Response:

No additional handhole product details exist beyond what is already referenced in the Contract Documents. Sheet E.1 (Symbols, Notes & Abbreviations) does not include a dedicated handhole symbol or product legend, Sheet E.4 (Electrical Site Plan) does not carry a handhole product callout, and Specification Section 26 56 00 addresses handholes only in general terms: underground handholes are listed among the items to be furnished (§1.2.C.4) and are required to be installed "flush with finish grade" (§3.2.E), with locations shown on the Electrical Site Plan (Sheet C-413, Note 2).

The Electrical Contractor shall submit a standard NEMA-rated, polymer-concrete handhole product (e.g., Christy, Quazite, or approved equal) for Engineer review under the project's standard submittal procedure, sized to accommodate the conduit and cable quantities at each location shown on the Electrical Site Plan, and traffic- or pedestrian-rated as appropriate to its location.

References: Sheet E.1 (Symbols, Notes & Abbreviations); Sheet E.4 (Electrical Site Plan); Sheet C-413, Note 2; Specification Section 26 56 00, §§1.2.C.4, 3.2.D–E.

ITEM 4 Bollard Foundation Type — Direct Burial vs. Cast-in-Place

Contractor Question: *Please confirm that the bollard fixtures will be using factory direct-burial base instead of cast-in-place concrete foundations that are for post-top pole fixtures. Are there more details/specifications on the direct burial base?*

Response:

Confirmed. The Lighting Fixture Schedule on Sheet E.4, Remark 3 (applicable to Mark 02, LED Pipe Bollard) states: "Factory installed direct burial base for mounting without a concrete footing." Sheet C-413, Note 6 corroborates this: "Foundations for LED bollards to be direct burial – see electrical plans." Post-top pole fixtures (Mark 01) are not eligible for this option and instead receive the cast-in-place concrete foundation designed on Sheet C-413 (Notes 1–5), consistent with Specification Section 26 56 00, §3.3.B–C.

No additional dimensional detail for the bollard direct-burial base is provided beyond the fixture schedule note; the base is a factory component of the Holophane bollard fixture (or approved equal) and shall be installed per the fixture manufacturer's standard installation instructions.

References: Sheet E.4, Lighting Fixture Schedule, Remark 3; Sheet C-413, Note 6; Specification Section 26 56 00, §3.3.B–C.

ITEM 5 Rock and Soil Removal Responsibility

Contractor Question: *Will the general contractor be responsible for all rock and soil removal for the entire project, or will the electrical contractor be responsible for rock and soil removal for their portion of the project?*

Response:

The Bid Schedule already allocates this by trade. Bid Item 26 56 00b, "Exterior Lighting – Pole and Bollard Foundations" (Lump Sum), explicitly states that it "includes all excavation, rock removal, reinforcing steel, concrete, anchor bolts, sleeves, conduit stub-ups, and associated work for light pole and bollard foundations."

Bid Item 26 56 00a similarly requires underground conduit and handholes "complete in place" as a lump sum, which includes the trenching and any rock removal necessary to install that conduit and handhole work.

The Electrical Contractor is therefore responsible for rock and soil removal associated with their own scope of work (pole and bollard foundations, and underground conduit/handhole trenching). The General Contractor's site-wide earthwork Bid Items (31 20 00a, Earth Excavation Unclassified; 31 20 00b, Rock Excavation) cover excavation and rock removal associated with general site grading and civil site development shown on the Civil Drawings, and do not include excavation for the electrical scope.

References: Bid Schedule, Bid Items 26 56 00a, 26 56 00b, 31 20 00a, 31 20 00b.

ITEM 6 Micropile Casing Corrosion Protection

Contractor Question: *Is any corrosion protection required on the exterior of the micropile casing?*

Response:

No specific exterior coating (galvanizing, epoxy, or similar) is called out in Specification Section 31 62 00. The casing is required only to "conform to the approved micropile design submittal and applicable ASTM standards" (§4.2.A). The Geotechnical Report describes a permanent, fully grout-encapsulated casing, which serves as the corrosion-protection mechanism for this pile type in lieu of an applied exterior coating — consistent with standard industry practice for grout-encapsulated permanent micropile casing.

Any additional or alternate corrosion protection measure remains at the discretion of the Contractor's micropile specialty engineer as part of the PE-sealed design submittal required under Specification Section 31 62 00, §1.4.B.3 and §5.1.C.

References: UES Geotechnical Report, dated April 17, 2026; Specification Section 31 62 00, §§1.4.B.3, 4.2.A, 5.1.C.

Prepared by:

Joseph H. Byrne, P.E.

CTI Engineers, Inc.

650 Henderson Drive, Suite 420, Cartersville, GA 30120