

THBD - "THE LINK" WATER, SEWER, STORM



BIDDING ADDENDUM #1

August 14, 2026

Addendum #1 Contents:

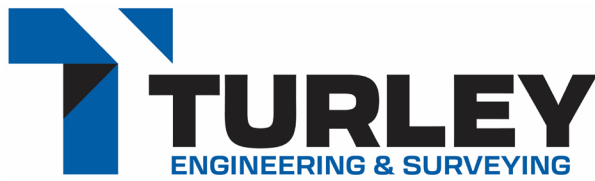
- Pre-bid Meeting Minutes
 - attendees noted on minutes
 - contractor questions/responses noted on minutes

Attachments:

- 1) Pre-bid Meeting Minutes

TURLEY ASSOCIATES, INC.

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MEETING MINUTES – “THE LINK” WATER, SEWER, STORM

MEETING INFORMATION

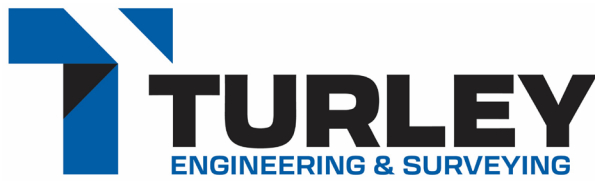
Date:	8/11/2026	Location:	Virtual (Teams)
Time:	2:00 PM	Meeting Type:	Pre-Bid Conference

AGENDA ITEMS

1. Introductions/sign in
 - Turley – Will Sisco, BJ Little
 - THBD – Jennifer Stockton, Blake Pitts
 - Patin Construction – Jeff Birkhead
2. Important Dates
 - a. Question Cut Off: 5:00 PM, Tuesday, August 18, 2026 (email: blittle@turley-inc.com & wsisco@turley-inc.com)
 - b. Submittal Deadline: 2:00 PM, Friday, August 21, 2026 (sealed paper bids only)
 - c. Submittal Location: Temple Health & Bioscience District Office located at 201 Sante Fe Way, Suite 103, Temple, TX 76501
 - d. Expected Award: October 2026
 - e. Expected Notice to Proceed: Immediately following award and contracts
3. Project Introduction
 - a. Base Bid Walkthrough
 - i. Scope of work
 1. Water, sewer & storm.
 2. No flatwork.
 3. Note: Once storm drain is installed, spoils shall be placed to fill existing drainage channel.
 - ii. SWPPP, Erosion Control, and Revegetation
 1. In accordance with project specifications, bid specifications and/or project Erosion Control (whichever applies).
 2. Vegetation shall be established in all disturbed areas according to project specifications for the project to be considered complete.
 3. Prior to commencing work, existing site conditions will be documented for all parties to clarify contractor responsibility.
 - b. Bid Alternates: None
 - c. Standard Details: City of Temple
4. Project Management
 - a. Questions, RFIs, Submittals, Payment Applications submitted to Turley Associates.
 - b. Turley Associates will provide on-site construction staking.

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- c. Turley Associates will provide part-time daily site observations.
- 5. Project Duration: 120 Calendar Days from NTP
- 6. Working Hours: 7am-6pm M-F (unless special permission is given)
- 7. Requests for Payment
 - a. Contractor to submit payment request to Turley Associates by the 25th of the month for work conducted during that pay period, including estimating work to be completed up to the last day of the month. Turley Associates will send recommendations for payment to THBD by the 1st of the following month, with payment by the TBHD according to contract documents.
 - b. Payment Applications shall be standard AIA format.
 - c. Retainage will be 10%
- 8. Bid Form - THBD is exempt from federal excise and state sales and use tax; therefore, tax must not be included in the bid submission.
- 9. Bid Schedule
- 10. Bonds
 - a. 5% Bid Bond or Bid Deposit
 - b. Performance and Payment Bonds required
 - c. Vendor must warrant the work for 2-years from the substantial completion
- 11. Award of Construction Contract – In determining the best value, the following factors will be considered:
 - d. Total Price
 - e. References
 - f. Statement of qualifications
 - g. Reputation
 - h. Quality of services
 - i. Extent to which the Vendor's services meet THBD's needs
 - j. Past relationship with THBD
- 11. Contractor Questions
 - a. Does the bid not include any of the Private site civil work for the townhomes such as the roadway or parking area improvements? For instance, Sheet 12 Paving plan, is that not part of the bid because I do not see a bid form item. Please advise.

Paving, sidewalks, etc. are not included. The scope is only water, sewer and storm.
 - b. Will the owner or contractor be responsible for materials testing cost?

Testing associated with water line and sewer line (i.e. Bacterial testing, mandrel pulls, manhole pressure) are at the contractor's expense and should be considered subsidiary to the various bid items.

Field density testing related to trench backfill will be coordinated through the City of Temple for public ROW and through Turley Associates for private property and will be at the owner's expense.

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