



**Lake Wilmore Maintenance Barn
City of Auburn, Alabama**

**Addendum 4
September 10, 2026**

The following, as clarifications, corrections or changes to the Contract Documents, will be included into any agreement for the construction of the Lake Wilmore Maintenance Barn and must be taken into account in preparing and submitting a Bid for the work. No other provisions or conditions are waived or changed hereby.

Acknowledgement of receipt of this addendum shall be included within the prospective contractor's sealed bid submitted by 2:00pm on Thursday, September 17, 2026.

Added Pre-Bid Meeting Summary Notes

1. Updated the specification for swipe card access.
2. Added the 2026 City of Auburn Athletics Tournament Calendar.
3. Answers RFI's 1, 2, and 3.

Attachments:

1. Lake Wilmore Maintenance Barn Pre-Bid Meeting Summary

I acknowledge receipt of Addendum 4 to the Lake Wilmore Maintenance Barn project.

(Name)

(Date)

Lake Wilmore Maintenance Barn

Pre-Bid Meeting Summary

September 9, 2026

Project Manager: Holland Daniel, COA

Architect: Kendra Mayton, 365 Architecture

Civil Engineer: Brett Basquin, Foresite Group, LLC

Meeting Summary

- All bidders were encouraged to attend the pre-bid conference, it was initially intended to be mandatory. However, the Notice to Contractors did not identify the pre-bid conference as mandatory. Therefore, bids submitted by bidders who did not attend the pre-bid conference will be accepted and considered.

- Contract time, project, alternates, and allowances, and general project notes were reviewed

- Please see the Pre-Bid RFI Summary below for responses to official questions submitted prior to the meeting. Any other questions discussed during this meeting shall be noted in this summary.

- Due to requests from potential bidders, the bid opening has been rescheduled to September 21, 2026, at 2:00 p.m. Please refer to addendum 3 posted online for additional details.

Project Alternates

1. Security Cameras

- Provide 180-degree cameras installed below the gable ridge. Refer to the Electrical and Architectural Drawings.
- Telephone Service and CATV Service shall be provided as shown on the Electrical Drawings.

2. Domestic Water Service Line Sizing

- Provide a 1-inch domestic water meter and 1-1/2-inch domestic water service in lieu of the base bid sizing. Refer to the Plumbing and Civil Drawings.
- *The City of Auburn will cover applicable access fees.*

3. Badge Reader Door Hardware

- Provide swipe card access at Door 03. Refer to the Electrical and Architectural Drawings.
- *The specified readers are HID iCLASS SE readers. Reader size will be based on the installation location and may include R10, R15, or R40 models. All equipment shall be compatible with Honeywell Win-Pak Version 4.9.3. (see <https://www.hidglobal.com/categories/reader> for what those look like)*

Project Allowances

1. Removal and Replacement of Unsuitable Soils
2. Mass Rock Excavation

General Notes

Bidders and Contractors shall carefully review all project notes included in the plans and shall account for all applicable requirements in their bids. The following items were specifically discussed:

- The project site is located on the same overall parcel as the FEMA 100-year floodplain. The Contractor shall be responsible for providing all required FEMA elevation certificates and documentation required by the City of Auburn Inspection Services for building permit release.
- On days when school is in session, no material deliveries or construction vehicles shall enter or exit the project site during the following times, unless otherwise approved by the Engineer:
 - 7:00 AM – 8:15 AM
 - 2:15 PM – 3:45 PM
- Contractors shall review the 2026 COA Athletics Tournament Calendar and coordinate construction activities, deliveries, and site access as necessary to accommodate scheduled athletic tournaments and events. [Calendar-2026-Weekends-9-3-26.pdf](#)
- ALPCO will install underground power to the building during the project. The Contractor shall be responsible for coordinating this work with ALPCO and scheduling construction activities accordingly.
- Base Bid Undercut: The base bid shall include a 4-foot undercut extending 5 feet beyond the building footprint. The undercut shall be replaced with suitable structural fill. Suitable structural fill is available in an existing stockpile at Lake Ogletree, with access from Ogletree Road. The Contractor shall be responsible for excavating, hauling, placing, and compacting this material as required for the project.
 - The Contractor shall coordinate with the City of Auburn and the Water Resource Management Department prior to removing or transporting material from the stockpile.
 - *No unsuitable material shall be dumped or placed back into the existing stockpile location.*
 - The stockpile is located at a gated entrance off of Ogletree Road down by Ogletree Lake, between Windway Road and Briar Cliff Lane.

PRE-BID MEETING RFI's

No.	Question	Response
1	Sheet C-2 calls for a 4 ft undercut (extending 5 ft past the building footprint) to be backfilled with structural fill hauled from the Lake Ogletree stockpile. The geotechnical field reports in the ITB show auger/DCP refusal at several test locations as shallow as 1.5-4.5 ft, which is at or above the 4 ft undercut depth in places. Can you clarify: does the 4 ft undercut scope include removal of rock/ refusal material if we hit it within that zone? Or is rock excavation considered a differing site condition/unclassified excavation, to be handled by unit price or change order if we hit it before reaching 4 ft?	Auger refusal occurred at multiple test locations. Therefore, excavations and the building undercut will likely encounter bedrock and or boulders. The undercut under the building is expected to encounter large boulders and shot rock from the previous Lake Wilmore rock excavation. There is a note where large boulders can be placed around the top of the pond on the plan sheets that are encountered in excavations for the Parks and Recreation team to relocate in the future. The following rock excavation definition is included in the grading contract for clarity. Rock excavation can be defined in many ways. A method specification based on the grading equipment commonly used in the project area is typical. The following is a rock excavation specification. <u>In Mass Excavation:</u> Any material occupying an original volume of more than 1 cubic yard which cannot be excavated with a single-tooth ripper drawn by a crawler tractor having a minimum draw bar pull rating of not less than 56,000 pounds usable pull (Caterpillar D-8K or larger) or the excavator listed below. <u>In Trench Excavation:</u> Any material occupying an original volume of more than 1/2 cubic yard which cannot be excavated with a track excavator having a bucket curling rate of not less than 25,700 pounds, using a rock bucket and rock teeth (Caterpillar 225 or larger). Boulders and shot rock not meeting the above requirements would be considered normal excavation
2	The bid form does not have a place to enter values for Add Alternates 1, 2, and 3 (as	This will be addressed in the next addendum

	requested on the cover page of the drawings).	
3	Will the project be tax exempt?	This is a tax exempt project and the successful bidder will be responsible for submitting the appropriate Sales and Use Tax Certificate of Exemption (ST: EXC-01) from the Alabama Department of Revenue Sales and Use Tax Division upon being awarded the bid.

LAKE WILMORE MAINTENANCE BARN PRE-BID MEETING SIGN IN SHEET

9/9/2026

Name	Contact	Organization
Hollander Daniel	hdaniel@auburnna.gov	COA
Mason Newell	Mason.Newell@newellconstruction.com	Newell Construction
Josh Dunnam	jdunnam@thalamus-llc.com	Thalamus Electric LLC
Mitch Wpshaw	mitchwpslaw@gmail.com	Wpshaw Gen. Contractors
Philip Strickland	Philip.Strickland@acaiconstruction.com	ACAI
David Espinal	build@ACAI Construction . com	ACAI
Paul Killebrew	estimating@matthasparker.com	Matthews Parker, LLC
Kendra Mayton	kmayton@356ai.com	356AI
Brett Basquin	bbasquin@fg-inc.net	Foresite Group
STEVE GERS	SGERS@BUCH.US.COM 301-575,6096	BUCH CONSTRUCTION

Name	Contact	Organization
Athanas Williams	Athanas.Williams@auburn.edu.gov	CA
Houston Manning	hmaning@auburn.edu.gov	CA
Alison Hall	ahall@auburn.edu.gov	CA
Trevor Gamble	tgamble@gamblewinter.com	GW
Jamie Williams	Jamie@JUDENTERPRISESLLC.com	JLD
Bart Bush	bart@wcompton.com	W.W. Compton

