ADDENDUM NUMBER ONE

To the Drawings and Project Manual for the

LAKE TRAVIS FIRE RESCUE
WELLNESS CENTER AND TRAINING CENTER
EIKON Project #230025.6 & #230025.7

October 22, 2026

1.01 GENERAL

A. This addendum modifies the drawings and project manual, dated September 24, 2026, as noted within and shall become part of the Contract Documents.

B. Bidders shall acknowledge receipt of this addendum in the space provided on the Bid Form. Failure to do so may subject bidder to disqualification.

C. Where items are noted to be modified in this Addendum, delete text that is shown in ~~strikethrough~~ format and insert text that is shown in underline format.

1.02 GENERAL CLARIFICATIONS

A. Under criteria/weights it lists Contractor Experience, Qualifications, Financial Resources, Work Schedule, Personnel, etc. I don't see the forms or detailed information, could you send me those documents or let me know if the details, layout and execution are not defined and up to us, the general contractor?
   a. *Response: There aren't specific forms for the criteria. You can use your own format.*

B. Can you tell me the budget for this project?
   a. *Response: No fixed budget has been published for these projects; instead, the final budget will be determined by the project scope, current market conditions, and competitive bid results.*

C. Please confirm if 1 combined bid or separate bids will be required?
   a. *Response: One bid form, one bid package, separate schedule of values to be turned in if awarded.*

D. Please confirm if there will be one contingency allowance for both projects? or if they will both have their own contingency allowance?
   a. *Response: Each building has its own contingency*

E. Qualifications: Section 00 21 13 identifies evaluation criteria for contractor qualifications, current workload, key personnel, references, and subcontractor qualifications. Should bidders include a supplemental qualifications package addressing these criteria? If so, are there specific content or formatting requirements?
   a. *Response: Yes, the package will be submitted with your completed Bid Form. No, there are no specifics for the content or formatting.*

F. Schedules of Values: Are the two separate Schedules of Values required with the October 29 bid submission, or will they be requested from the selected contractor?
   a. *Response: Schedule of Values do not need to be submitted with your bid but if selected, you will be required to have them prepared for the Pre-Con meeting.*

G. Bid Packaging: Beyond the required single executed bid copy in a sealed envelope, are there any expectations regarding binding, section tabs, or supporting documents?
   a. *Response: No, there are no other expectations.*

H. LDs are shown at 500.00 p/day. Is that per day, per building, or total per day?
   a. *Response: LDs will be $500.00 per day – total. Not $500.00 per day per building.*

I. Could you confirm whether prevailing wage rates apply to this work, and if so, which wage rates bidders should use?
   a. *Response: Prevailing Wage rates will not be used on this project*

J. Please confirm Door Hardware will be provided by owner.
   a. *Response: Door Hardware is not owner provided. Contractor needs to include this in their bid.*

LAKE TRAVIS FIRE RESCUE
WELLNESS CENTER REVISIONS & CLARIFICATIONS
EIKON Project #230025.6

1.01 MODIFICATIONS TO THE SPECIFICATIONS:

A. SECTION 01 50 00 Temporary Facilities and Controls
   a. Added in its entirety

B. SECTION 07 27 26 Fluid Applied Membrane Air Barriers
   a. Removed in its entirety.

C. SECTION 23 34 00 HVAC Fans
   a. Added in its entirety

D. SECTION 26 32 13.14 Diesel Engine Generators
   a. Removed in entirety

1.02 MODIFICATIONS TO DRAWINGS:

A. SHEET G0.1 Index
   a. Revised Sheet Index

B. SHEET A2.1 Floor Plan and Mechanical Platform
   a. Equipment Schedule, Water Cooler / Bottle Filler, now reference specifications.

C. SHEET 4.3 Section and Plan Details
   a. Revised Details

D. SHEET A6.0 Material Legend and Notes
   a. Sports Flooring Base (SFB-1) has been added to the Material Legend

E. SHEET A6.1 Finish Plan and Schedule
   a. Room 100, Base has been changed to SFB-1

F. SHEET A6.2 Door Schedules, Types and Details
   a. Revised

G. SHEET P2.1 Floor Plan – Plumbing
   a. Drinking Fountains Noted

1.03 CLARIFICATIONS:

A. Substitution request for the Sports Flooring.
   a. *Response: The substitution has been rejected, see attached.*

B. Sheet E3.0 Who is responsible for procuring and installing racks?
   a. *Response: Owner provided and installed; coordination is required.*

C. Sheet E3.0 Where is the location of the data rack?
   a. *Response: Owner provided and installed; coordination is required.*

D. Sheet E3.0 What type of rack is required?
   a. *Response: Owner provided and installed; coordination is required.*

E. Sheet E3.0 Are there preferred manufactures for patch panels?
   a. *Response: Owner provided and installed; coordination is required.*

F. On the Wellness building the finish plan it calls for RB-1 in the exercise room but on the elevations, it calls for the Mondo sports flooring to continue up the walls. Will you please verify if they would like base or sports flooring on the wall?
   a. *Response: See revised Sheet A6.0 and A6.1; SFR-1 to continue up the wall 18".*

LAKE TRAVIS FIRE RESCUE
TRAINING FACILITY REVISIONS & CLARIFICATIONS
EIKON Project #230025.7

1.01 MODIFICATIONS TO THE SPECIFICATIONS:

A. SECTION 05 12 00 Structural Steel Framing
   a. Added in its entirety

B. SECTION 07 27 26 Fluid Applied Membrane Air Barriers
   a. Removed in its entirety.

C. SECTION 08 80 00 Glazing
   a. Revised IG-1

D. SECTION 10 21 00 Toilet Partitions
   a. Added in its entirety

E. SECTION 10 22 26 Electrical Operable Partitions
   a. Replaced by specification on the operable partitions has been changed to match drawings; they are to be electrically operated.

1.02 MODIFICATIONS TO DRAWINGS:

A. SHEET G0.1 Index
   a. Revised Index

B. SHEET A2.1 Floor Plan
   a. Equipment Schedule, Dishwasher, Brand and Model Number have been revised.

C. SHEET A4.3 Section and Plan Details
   a. Revised

D. SHEET A6.0 Material Legend and Notes
   a. Material Legend, Toilet Partitions were added to legend, also reference specifications.

E. SHEET A6.2 Door Schedules, Types and Details
   a. Revised

F. SHEET S4.1 Framing Sections and Typical Details
   a. Revised Details

1.03 CLARIFICATIONS:

A. Substitution request for Moderco Operable Partitions.
   a. *Response: The substitution has been rejected, see attached.*

B. Are the proposed movable training modules in the contract?
   a. *Response: No*

C. Is removing the existing septic field and tanks part of this contract? Who is the septic designer?
   a. *Response: Yes, removal of the existing septic field and tanks are a part of this contract. See attached sheets W2 and W3 for additional information. WWD Engineering*

D. Bidders must provide a separate lump sum for each project. All civil and landscape work for both projects is shown in the Training Facility drawings, and the 300 kW generator, 800A ATS and new 800A service on E4.0 feed both buildings (400A to the Wellness Center). Please confirm that all sitework, site utilities, landscaping, the generator/ATS and the electrical service are to be included in the Training Facility lump sum, or provide the Owner's preferred allocation between the two projects.
   a. *Response: Yes, all sitework, site utilities, landscaping, the generator/ATS and the electrical service area to be included in the Training Facility lump sum.*

E. Please confirm thickness of select fill at slab addition.
   a. *Response: THICKNESS IS SUBJECT TO CONDITIONS AFTER EXISTING PAVING IS REMOVED. THERE IS NO MINIMUM AMOUNT REQUIRED, WORK TO EXISTING CONDITIONS.*

G. Please confirm Moderco folding partitions substitution is acceptable.
   a. *Response: The substitution has been rejected, see attached.*

H. Sheet A2.1 Floor Plan: Note 11 Calls for electric operation, Sheet E3.0 Power Plan does not show power to a motor for either partition or nor to key switches. Please confirm mode of operation – Manual or Electric?
   a. *Response: Electric, see 3/E3.0, Power and switches provided.*

I. The folding partition spec does not mention anything about the pass doors or hardware required. G0.3 Life Safety Plan indicates each partition is to have a single pass door. A2.1 Floor Plan also indicates each partition is to have a single pass door. Please confirm requirement for a single pass door at each partition and what hardware is required?
   a. *Response: Hardware provided by the folding partition manufacturer. The Partition spec has been revised.*

J. Please provide drawings of new proposed septic system.
   a. *Response: See attached Sheets W2 & W3 for septic system information*

K. The civil plans show a lift station, septic system and leach field. Does the design, and installation of that system need to be in our scope or does the owner have a separate contract and sub for this?
   a. Response: Installation of the OSSF system, including the lift station, is in GC scope. Design plans have been prepared by WWD Engineering. The design plans have been approved by LCRA, and the permit has been obtained.

L. Please provide specifications for Toilet Partitions.
   a. *Response: Added in its entirety*

M. Please clarify the spec for IG-1 to be installed in interior welded hollow metal framed windows.
   a. *Response: Drawings and Specifications have been revised.*

N. Typical Folding Partition Detail: S3.1 calls for W18x35 + C8x13.7. Detail 3/S4.1 calls for W24 + C12. Please clarify which beam and channel call out to follow.
   a. *Response: W18x35 + C8x13.7, see attached S4.1*

O. The specifications include Section 07 27 26 – Fluid-Applied Membrane Air Barriers; however, the wall sections indicate two layers of sheet water-resistive barrier. Please identify where the fluid-applied air barrier is required and confirm the required barrier assembly behind the stone veneer.
   a. *Response: Section 07 27 26 is not required. Additional information has been added to the detail section for clarification.*

P. Please provide clarification on whether waterproofing of any kind is to be applied on the concrete pond walls.
    a. *Response: For pond wall surfacing and waterproofing, refer to the structural specification sections Concrete Finishing, Waterstops, and Sealant on Sheet 26 (Structural General Notes and Specifications) of the site plan set.*

Q. The Training Facility Door Schedule Door Hardware Notes show "DOOR HARDWARE IS NOT A PART OF THIS CONTRACT, IT WILL BE OWNER PROVIDED". However, hardware sets are shown and are included in the specifications under section 08 71 00. Please confirm that all hardware is to be excluded.
    a. *Response: Door Hardware is in this contract, see specifications. Plan Notes have been updated, see attached.*

R. On the folding partition, there is no attachment method for the 5" pipe column to the W18x35 beam. Please advise.
    a. *Response: Plan revised, see attached Structural sheet S4.1*

END OF ADDENDUM NUMBER 001