

ADDENDUM NO. 1

FOR THE CONSTRUCTION OF

**JEFFERSON ELEMENTARY SCHOOL RENOVATION
JEFFERSON CITY, TENNESSEE**



October 27, 2026

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents, dated September 01, 2026, as noted above.

CHANGES TO THE PROJECT MANUAL

No changes to the Project Manual.

CHANGES TO THE PROJECT DRAWINGS

No changed to the Project Drawings.

END OF ADDENDUM

October 27, 2026 - Addendum No. 1

Attachments:

No attachments.

CLARIFICATIONS

Below are questions asked by Bidders and the responses by the Design Team.

1. Will the owner/architect be providing date/duration benchmarks for each of the 5 phases?

Response: Dates and durations of each phase are not provided. The owner/architect may have preferences based on school operations that they can recommend, but the final schedule will rely on the contractor's experience for phase dates and durations.

2. What is the differentiating factor between phases 4a and 4b? Are these phases combined/overlapped?

Response: Phases 4a and 4b are not combined or overlapped. They follow phase 3 and occur after each other but are interchangeable at the contractor's preference. For example, either in this order: "1, 2, 3, 4a, 4b, 5" or "1, 2, 3, 4b, 4a, 5". Note that the phases are defined by not having more than eight classrooms unavailable during the project duration.

3. Are subcontract bidders able to attend the prebid meeting? If not, will there be another opportunity for subcontractors to visit the site?

Response: Yes, subcontract bidders can visit the prebid meeting.

4. Can the .dwg files for this project site be made available?

Response: Typically, dwg files are only provided by the architect for site grading. Some exceptions can be made on a case-by-case basis but are rare.

5. There is no specification given for the Hardwood Flooring and base in the gymnasium. Please provide this specification section.

Response: Hardwood Flooring for the gymnasium is shown under "Section 09 56 00 – Wood Flooring".

6. Are the 3 - 36"x72" Display Cases in the contractor's scope of work? See A2.0 Note 38. If yes, please provide more information.

Response: The Display cases are to remain in place and be repaired and refinished by the contractor.

7. A2.0 Note 22 states that the contractor is to install millwork in the kitchen, but there is none labeled on the plans or given on the millwork elevations. Please advise.

Response: Note 22 notes multiple items to be installed to receive kitchen equipment. This also included millwork, if any is shown on the plans. If no millwork is shown in the room where a Note 22 is listed, then there is no millwork.

8. There are specs given for landscaping (planting and sod), but there is no info given on plans for new landscaping. If this is to be in the contractor's scope, please provide a landscaping plan and planting schedule, including locations of new sod and seeded areas.

Response: Sod and seeding is the only landscaping in the contractor's scope.

9. A2.0 Note 33 states that the contractor is to replace the basketball backboard assembly, but there is not spec given for this scope. Please provide this specification or advise whether this to be by the owner.

Response: The replacement backboard assembly will match the existing backboard assembly.

10. The enlarged classroom demolition plans do note state the removal of doors but are slated to receive new doors on the door schedule and enlarged floor plans. If the doors are to be removed, but the frames stay, please state so on the demo plans.

Response: The doors will be removed and replaced. The frames will remain.

11. There is no roof demo plan given, so the existing conditions and extents of demo are unclear. Please provide a separate roof demo plan to provide clarification for this scope.

Response: The entire roof is to be removed to the deck and replaced.

12. There is no phasing plan/information given for the roof scope. This affects the overlap between the roofing and new HVAC unit installation. When should work on the roof expect to be completed?

Response: The work is expected to be completed during the renovation project timeframe. The contractor will coordinate the roof and HVAC work that best meets the building phasing requirements.

13. Please confirm that costs testing/inspections are to be paid by the owner.

Response: Per Article of 13.4.1 of A201 General Conditions, the Owner shall bear all costs of tests, inspections, or approvals that do not become requirements until after bids are received or negotiations concluded.

14. Please confirm that the cost for utility consumption will be paid by the owner.

Response: Per Article 1.4A of Section 01 50 00, cost of use charges for temporary facilities to be borne by Owner.

15. Is the contractor required to carry the cost of the building permit?

Response: Per Article 3.7 of A201 General Conditions, the contractor shall secure and pay for the building permit.

16. Note 15 is shown on each classroom on the overall demolition plan. This should be note 19 if these drawings are to match what is shown on the enlarged demolition plans

Response: Note 15 is correct as noted for the classrooms. Note 19 is noted for the existing administrative area.

17. On the site visit, it was noted that there were two layers of ceilings throughout most areas, both of which will need to be demolished. Please add a note state the condition of the existing ceilings on the demo plans.

Response: All existing acoustic ceiling grids to be removed. All existing plaster ceiling will have very limited demolition. Any demolition to the existing plaster ceilings will require patching and draft stopping. Note 11 on all classroom demolition plans on sheet A2.3 will be revised to reflect this.