

November 7, 2025

Addendum #2

Concourse Park

CRDA Project # 25-005

This addendum dated November 7, 2025, forms a part of the Contract Documents and modifies the original bidding documents. Please acknowledge receipt of this Addendum below and submit with your bid. Failure to do so may subject the submitter to disqualification.

Attachments Included:

1. Construction Drawings

The following information has been included, modified, or removed from the Construction Drawings to address RFIs and provide additional information:

0.00 – Cover Sheet

1. The plan revision dates have been updated accordingly.

2.03 – Overall Site Logistics Plan

1. The note “Frac tank location. Location to vary...” has been revised to state “Frac tank with treatment system. Location to vary...”

2.12.1 – Phase 2 Site Plan

1. A call out has been added to the modular block retaining wall.

2.22.1 – Phase 2 Grading & Drainage Plan

1. Height of modular block retaining wall was reduced to 3’ tall and backside of wall regraded.

3.01 – Construction Details

1. EV Charging Station Base Detail update to include the callout “EV Charging Station (By Others)”

3.02 – Construction Details

1. Notes added to the Typical Electrical/Telephone/Cable and Gas Trench detail

4.01.1 – Add/Alt Phase 1B Site Plan

1. One (1) missing bench added to drawings at the southwest corner.

2. Response Memo

Response Memo to RFI #7, #8, #9, #10, #11 & #12, dated 11/07/25 provides responses to questions

3. Revised Invitation to Bid (ITB)

The following information has been included, modified, or removed from the ITB to address RFIs and provide additional information:

Section 2.1.B.g

1. Clarification regarding stockpiling of soils at 0.5-2 feet below grade.

Section 2.1.D.c

1. Clarification that this section is referring to bituminous concrete curbing.

Section 2.1.D.e

1. Included concrete curbing and concrete sidewalk ramps in this section.

Section 2.1.D.g

1. Added this section to cover the modular block retaining walls and monument sign walls.

Section 2.1.1.A.d

1. Included concrete curbing and concrete sidewalk ramps in this section.

Bid Items

1. **Bid Item 17** – Revised bid item name to cover concrete sidewalks, curbing, ramps & aprons
2. **Bid Item 17b** – Retaining Walls & Monument Walls (Section 2.1.D.g) – This bid item has been added for the modular block retaining walls and monument sign walls.
3. **Bid Item 22** – Revised bid item name to cover add/alt phase 1b concrete sidewalks, curbing, ramps & aprons
4. **Bid Item 23** – Revised bid item name to cover add/alt phase 2 concrete sidewalks, curbing, ramps & aprons

4. Monument Signs

The Concourse Park Monument Signs Permit set prepared by The Martin Architectural Group, P.C, dated 08/18/25 has been included within this addendum.

5. Updated Groundwater Sampling

The Owner's Environmental Consultant completed additional groundwater sampling at the site on 10/27/25. The results of the testing have been provided. The levels of pesticides (Dieldrin) are above the criteria set within the General Permit for Surface Water Discharge. As such, the groundwater retained in the fractionation tank will need to be treated by a carbon filtration system prior to discharge.

6. Clarification of Groundwater Dewatering Procedure

Below is the procedure to be followed for the Groundwater Dewatering:

The Owner's Environmental Consultant is to submit the CTDEEP General Permit for the Discharge of Groundwater Remediation Wastewater (Permit) and the Contractor is to follow the Permit. Contractor is to prepare and provide a Dewatering Plan to the Owner's Environmental Consultant prior to discharge of any groundwater.

Should groundwater be encountered during construction related activities, Contractor is to refer to section 5.0 Management of Groundwater within the Soil and Materials Management Plan (SMMP).

Dewatering shall occur as follows:

1. Groundwater shall be pumped into a fractionation tank for holding and treatment prior to discharge to the storm sewer.
2. Once the fractionation tank is filled to capacity, the Contractor shall allow the contents of the fractionation tank to settle.
3. The Contractor shall treat the discharge to reduce any constituents in the effluent to concentrations below the limits listed in the Permit.
4. At least one day prior to discharge, the Contractor shall inform the Owner's Environmental Consultant and the Owner's Environmental Consultant will sample the effluent at the discharge point post-treatment. The analytical results will be requested on a 24-hour turnaround from the laboratory.
5. The Contractor may continue to discharge while waiting for the results of the sampling. If the results come back below the Permit limits, the discharge may proceed, and additional sampling will be performed by the Owner's Environmental Consultant in accordance with the requirements of the Permit. If the results come back above the Permit limits, discharge will be stopped immediately, and the Contractor will need to reevaluate/adjust the treatment system to achieve the removal of any constituents above Permit limits.

The above procedure must be followed for each instance of groundwater discharge.

Submitter:

Signature:

End of Addendum #2