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ENGINEERING

Addendum #1

To: All Bidders

From: Nick Combs

Date: November 6, 2024

**RE: Spanish Fort Center Pickleball Complex
Addendum #1**

General

- The project shall be completed in **120 calendar days** following a **15 day Notice to Proceed** Period.
- Contractor team must have training and successful previous experience constructing at least 3 projects of a similar nature.
- Contractor shall remove the exercise equipment located within the project footprint. The City of Spanish Fort will handle relocation.
- Access to the park shall be maintained at all times.
- Contractor shall coordinate court surface color options with the City and Engineer prior to placement.
- The contractor shall be responsible for repairing/replacing any damaged asphalt and/or concrete within the staging area and/or along the haul route.
- Plexicushion Prestige Cushioned System will be allowed as a substitution for the required Sportmaster Procushion System
- USA Shade Joined Panorama will be allowed as a substitution for the Skyways shade sails. Full shade coverage will be required through the radius of the structure (no gaps in coverage at the columns).
- Acrytech AcryCushion Sports Surfacing System will be allowed as a substitution for the required Sportmaster Procushion System
- Putterman Pickleball Net System will be allowed as a substitution for the required Har-Tru System
- Douglas Pickleball net, posts, and windscreen will be allowed as a substitution
- Suntrends canopy Bench will be allowed as a substitution
- A logo will not be required on the canopy benches.
- Contractor shall provide shop drawings of post tensioned slab and cables to engineer for approval prior to construction
- Contractor shall be responsible for coordinating construction phasing with Cypress Equities and DR Horton
- Net posts shall be installed as shown on sheet S102 and shall not be surface mounted
- Revised structural details are attached and included with this addendum to include the following:
 - A 2' Ribbon Curb has been added to the outer perimeter and shall be where the outside fence posts are placed



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- Revised wording on Note 9.1
- Revised Exterior Fence Post Detail
- Revised Net Post Isolation Detail
- Revised Interior Fence Post and Light Pole Detail

RFI Response Log

The following clarifications are issued in response to Requests for Information received from all bidders as of the date of this letter:

1. How does the raised bed drain? The plan shows 8" PVC storm pipe going to it but no details are given.
 - The raised planter bed does not have an impervious bottom and will percolate into the soil.
2. Does the windscreen go all the way around the perimeter fencing? The Landscape Furnishing Plan LF100 only points to the windscreen being on the North side fencing.
 - It is the intent for the required windscreen to be placed on all 7' tall outer perimeter fencing, including entry/exit gates. Please note that the eastern perimeter fencing is 3.5' tall (like the interior divider fencing) and will not require a windscreen.
3. The locations of the light pole and net pole footings are not shown on the slab plan. We will need the layout and locations of these footings. Can this be provided?
 - Thompson coordinate a detailed layout with the awarded contractor as needed
4. I want to confirm that the Duratrench, that is installed against the existing concrete, will free drain into the grass. I don't see where it connects to any storm drainage.
 - It is the intent for the required trench drain to extend around the entire perimeter of the raised planter and connect to the 8" pvc beneath grade and empty into the required grate inlet to the west.
5. Is this job tax exempt.
 - The contractor shall coordinate with the City to obtain tax exemption
6. What is the project start date?
 - It is the desire of the City to begin construction as soon as possible after contract execution. The contractor will have 15 days before time charges commence following Notice to Proceed.
7. What is the project completion date?
 - 120 calendar days after construction begins, or beginning 15 days after NTP, whichever occurs first.
8. Do we need to include sales tax? I didn't see a breakout on the bid form.
 - The contractor shall coordinate with the City to obtain tax exemption
9. Geotech report indicates that 12" of undercut will "likely" be required in the hatched area in Appendix A. Should we include that in our base bid or set up a unit price for undercutting?
 - The contractor will be required to undercut and backfill with structural fill the entire project footprint beginning along the fence line separating courts 4 and 5 (numbered from



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- west to east; Wheelchair/adaptive court being court #6) and proceeding to the east.
10. The slotted trench drain does not appear to tie into the 8" PVC pipe that running next to it on Sheet C300. Can you provide clarity on if that water is supposed to go somewhere?
 - It is the intent for the required trench drain to extend around the entire perimeter of the raised planter and connect to the 8" pvc beneath grade and empty into the required grate inlet to the west.
 11. Sheet LF100 references Note 32-06 Paddle Post but does not show it anywhere on the court. I am assuming its one per court? Just need the location.
 - Item 32-06 is the courtmaster pickleball post and net package and includes 2 posts and 1 net per court.
 12. Can you provide the graphic for the wind screen that goes on the fence? And what wind screen wraps around the entire pad?
 - A custom logo will be required at 2 locations on the windscreen, one on the south perimeter fence and one on the west perimeter fence. A detail for the logo is attached and included with this addendum.
 13. I didn't see a new curb install called out to replace the curb after we demo it on the street. Should we include it?
 - It shall be the responsibility of the contractor to replace the combination curb & gutter.
 14. Are the courts subbase reinforced or post tensioned concrete?
 - The pickleball courts shall be built on a post-tensioned concrete slab. All concrete outside the courts is reinforced concrete.
 15. Can you provide the thickness for the Typical Court Buildup? Like each layer for the Sportmaster pickle system and procushion system
 - The thickness of each layer shall be in accordance with the manufacturer's recommendations
 16. Are the tendon ends to be encapsulated on non-encapsulated
 - Encapsulated

Sincerely,
Thompson Engineering Inc.

Nick Combs, P.E.
Project Engineer

SIGNED:

Company Name

Contractors Representative

Date

SCHEDULE OF SPECIAL INSPECTIONS		
FABRICATORS (IBC 1704.2.5)		
ITEM	FREQUENCY	EXTENT / COMMENTS
REVIEW THE FABRICATION AND QUALITY CONTROL PROCEDURES OF THE FOLLOWING FABRICATORS FOR COMPLETENESS AND ADEQUACY RELATIVE TO THE FABRICATOR'S SCOPE OF WORK: STEEL FABRICATOR, COLD-FORMED TRUSS FABRICATOR, WOOD TRUSS FABRICATOR, PRECAST CONCRETE SUPPLIER.	PERIODIC	FABRICATORS, IF REGISTERED AND APPROVED BY THE BUILDING OFFICIAL OR AN APPROVED AGENCY, SHALL SUBMIT REPORTS AND CERTIFICATES OF COMPLIANCE TO THE BUILDING OFFICIAL UPON COMPLETION OF FABRICATION. THE CERTIFICATE OF COMPLIANCE MUST STATE THAT FABRICATED ITEMS WERE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
SOILS CONSTRUCTION (IBC 1705.6)		
ITEM	FREQUENCY	EXTENT / COMMENTS
VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	PERIODIC	AS RECOMMENDED IN APPROVED SOILS REPORT AND CONTAINED IN THE CONSTRUCTION DOCUMENTS.
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	PERIODIC	
PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	PERIODIC	
DURING FILL PLACEMENT, VERIFY USE OF PROPER MATERIALS AND PROCEDURES IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT. VERIFY DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	CONTINUOUS	
PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	PERIODIC	
VERIFY ASSUMED BEARING CAPACITIES AND DETERMINE SETTLEMENTS OF SOILS BENEATH FOOTINGS AND BUILDING PAD.	PERIODIC	
CONCRETE CONSTRUCTION (IBC 1705.3)		
ITEM	FREQUENCY	EXTENT / COMMENTS
CONTINUOUS FOOTINGS ARE EXCEPTED FROM INSPECTIONS, BUT NOT MATERIALS TESTING.	---	
NON-STRUCTURAL SLABS ON GRADE (PATIOS, DRIVEWAYS, AND SIDEWALKS) AND PRESTRESSED SLABS ON GRADE WHERE THE EFFECTIVE PRESTRESS IN THE CONCRETE IS LESS THAN 150 PSI, ARE EXCEPTED FROM INSPECTIONS, BUT NOT MATERIALS TESTING.	---	
VERIFY TYPE, GRADE, SIZE, CLEANLINESS, LOCATION, PLACEMENT, AND SPACING OF REINFORCING STEEL. VERIFY LAP LENGTHS, BENDS, TIES, STIRRUPS AND CONNECTORS.	PERIODIC	
INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.		INSPECT ACCORDING TO RESEARCH REPORT FOR THE ANCHOR ISSUED.
INSPECT POST-INSTALLED ADHESIVE ANCHORS INSTALLED HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	CONTINUOUS	
MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a	PERIODIC	
VERIFY THAT CORRECT CONCRETE DESIGN MIX IS BEING USED.	PERIODIC	FOR EACH POUR.
PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP TEST AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	CONTINUOUS	DURING PLACEMENT OPERATIONS. REFERENCE CONCRETE SPECIFICATIONS FOR SPECIFIC TESTS AND FREQUENCIES.
INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	CONTINUOUS	
VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	PERIODIC	MONITOR DURING HOT, COLD AND WINDY CONDITIONS. REFERENCE CONCRETE SPECIFICATIONS.
VERIFY IN-SITU CONCRETE STRENGTH PRIOR TO STRESSING OF TENDONS IN POST TENSIONED CONCRETE.	PERIODIC	PRIOR TO TENSIONING OPERATIONS.
VERIFY IN-SITU CONCRETE STRENGTH PRIOR TO REMOVAL OF FORMS AND SHORES FROM BEAMS AND STRUCTURAL SLABS.	PERIODIC	PRIOR TO FORM OR SHORING REMOVAL.
INSPECT CONCRETE FORMWORK EXCEPT AS NOTED ABOVE FOR PROPER SHAPE, LOCATION AND DIMENSIONS. VERIFY THAT CONSTRUCTION JOINTS ARE PROPERLY KEYED. VERIFY THAT SLAB RECESSES, IF ANY, HAVE BEEN INSTALLED.	PERIODIC	PRIOR TO EACH POUR.
MEASURE FLOOR AND SLAB FLATNESS AND LEVELNESS ACCORDING TO ASTM E 1155.	PERIODIC	FOR EACH POUR. DO NOT SUBMIT REPORTS TO BUILDING OFFICIAL.
VERIFICATION OF IN-SITU CONCRETE STRENGTH PRIOR TO BACKFILLING WALLS.	PERIODIC	PRIOR TO BACKFILLING OPERATIONS.
NOTES		
<p>NOTE: THE INSPECTION AND TESTING AGENT(S) SHALL BE ENGAGED BY THE OWNER OR THE OWNER'S AGENT AND NOT BY THE CONTRACTOR OR SUBCONTRACTOR WHOSE WORK IS TO BE INSPECTED OR TESTED. ANY CONFLICT OF INTEREST MUST BE DISCLOSED TO THE BUILDING OFFICIAL PRIOR TO COMMENCING WORK. THE QUALIFICATIONS OF THE INSPECTION AGENT(S) ARE SUBJECT TO APPROVAL BY THE BUILDING OFFICIAL.</p> <p>CONTINUOUS: THE INSPECTOR IS PRESENT WHEN AND WHERE THE WORK TO BE INSPECTED IS BEING PERFORMED.</p> <p>PERIODIC: THE INSPECTOR IS INTERMITTENTLY PRESENT WHERE THE WORK TO BE INSPECTED HAS BEEN OR IS BEING PERFORMED.</p> <p>OBSERVE: THE INSPECTOR IS TO OBSERVE THESE ITEMS ON A RANDOM BASIS.</p> <p>PERFORM: THE INSPECTOR IS TO PERFORM THESE TASKS FOR EACH JOINT OR MEMBER.</p>		
		DOCUMENT:
THE INSPECTOR IS TO PREPARE REPORTS INDICATING WORK WAS PERFORMED PER THE CONTRACT DOCUMENTS.		

CAST-IN-PLACE CONCRETE MIX SCHEDULE								
APPLICATION	EXPOSURE CLASS	STRENGTH (PSI)	TYPE	W/C RATIO	SLUMP	AIR CONTENT	MAX AGGREGATE SIZE	MAX CONCRETE WEIGHT (PCF)
POST-TENSIONED SLAB	F0, S0, P0, CO	4,000	NORMAL WT.	0.48	4" TO 6"	---	3/4"	---
UNLESS NOTED OTHERWISE	F0, S0, P0, CO	4,000	NORMAL WT.	0.48	4" TO 6"	---	3/4"	---

NOTES:

- EXPOSURE CLASS FOR FREEZE/THAW, SULFATES, PERMEABILITY, AND CORROSION ARE PER ACI 318, SECTION 4.2.
- WHERE NO W/C RATIO, SLUMP, OR AIR CONTENT IS NOTED, CONCRETE MIX DESIGN SHALL BE AS RECOMMENDED BY THE READY MIX SUPPLIERS ENGINEER.
- WHERE AIR ENTRAINMENT IS NOT REQUIRED PER THE ABOVE TABLE, THE CONTRACTOR, INSTALLER, OR SUPPLIER MAY CHOOSE TO INCLUDE AIR ENTRAINMENT TO IMPROVE PLACEMENT AND FINISHING CHARACTERISTICS. AIR ENTRAINMENT IS NOT PERMITTED IN NORMAL WEIGHT CONCRETE TO RECEIVE A HARD TROWEL FINISH, AND ENTRAPPED AIR SHALL NOT EXCEED 3%. AIR ENTRAINMENT IN LIGHT WEIGHT CONCRETE SLABS IS REQUIRED TO MEET FIRE RATING REQUIREMENTS. SLABS SHALL BE PROPERLY FINISHED TO AVOID SURFACE IMPERFECTIONS SUCH AS BLISTERING OR DELAMINATION.
- CEMENT AND AGGREGATES SHALL BE FROM A SINGLE SOURCE.

CONCRETE TENSION SPLICE LAP LENGTHS												
BAR SIZE	f'c=3000				f'c=4000				f'c=5000			
	TOP BARS		OTHER BARS		TOP BARS		OTHER BARS		TOP BARS		OTHER BARS	
	A	B	A	B	A	B	A	B	A	B	A	B
#3	22	28	17	22	19	25	15	19	17	22	13	17
#4	29	38	22	29	25	33	19	25	23	29	17	23
#5	36	47	28	36	31	41	24	31	28	36	22	28
#6	54	56	33	43	37	49	29	37	34	44	26	34
#7	63	81	48	63	54	71	42	54	49	63	38	49
#8	72	93	55	72	62	81	48	62	56	72	43	56
#9	81	105	62	81	70	91	54	70	63	81	48	63
#10	91	118	70	91	79	102	61	79	71	92	54	71
#11	101	131	78	101	87	114	67	87	78	102	60	78

NOTES:

- ALL LENGTHS ARE IN INCHES.
- BAR COVER AND TRANSVERSE REINFORCEMENT SHALL MEET CODE MINIMUM.
- LAP SPLICING OF #14 & #18 BARS IS NOT ALLOWED.
- LAP LENGTHS ARE FOR NORMAL WEIGHT CONCRETE WITH UNCOATED, 60 KSI BARS.
- WHEN LAPPING BARS OF DIFFERENT SIZES USE THE SPLICE LAP LENGTH OF THE SMALLER BAR, OR THE DEVELOPMENT LENGTH OF THE LARGER BAR, WHICHEVER IS GREATER. THE "A" VALUE FROM THE TABLE IS EQUAL TO THE BAR DEVELOPMENT LENGTH.
- TOP BARS ARE HORIZONTAL REINFORCEMENT WITH MORE THAN 12" OF CONCRETE CAST BELOW THE REINFORCEMENT.

CIP CONCRETE CLEAR COVER SCHEDULE	
LOCATION	COVER (IN)
CONCRETE CAST AGAINST & EXPOSED TO EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 TO #18 BARS	2"
#5, w31, AND SMALLER BARS	1 1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER:	
SLABS, WALLS, AND JOISTS	
#14 AND #18 BARS	1 1/2"
#11 AND SMALLER BARS	3/4"
BEAMS AND COLUMNS	1 1/2"
FOOTINGS, GRADE BEAMS, AND PILE CAPS	2" TOP 3" BOT. & SIDES
PEDESTALS AND COLUMNS	1 1/2" CLEAR OF TIES
ELEVATED SLABS EXPOSED TO WEATHER:	
#5 AND SMALLER BARS	1 1/2" TOP & 3/4" BOT.
#6 AND GREATER BARS	2" TOP & 3/4" BOT.
WELDED WIRE REINFORCEMENT:	
5" OR LESS SLAB THICKNESS	CENTER
6" OR GREATER SLAB THICKNESS	2" FROM TOP
BEAMS	1 1/2" CLR OF STIRRUPS
JOISTS	1 1/2" ALL SIDES

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CITY OF SPANISH FORT
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SCALE:	PLOT SCALE:	DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:	JOB NO.:	DRAWING NO.:	REVISION NO.:
NOTED	1:1	TPT	JHB	RAH	DECEMBER 2023	23-1101-0183	S002	0

SPANISH FORT CENTER
PICKLEBALL COMPLEX

STRUCTURAL
SCHEDULES AND TABLES

