NPBCID – PRJ 649 **November 19, 2026**

Unit 54 Artistry Lakes – Phase 1B Improvement Project

Addendum No. 1

This document forms a part of the contract documents and modifies the original plans and specifications dated October 2026 as noted below. Bidders are required to acknowledge receipt of this addendum in the space provided on the bid form and return a signed copy of this Addendum Form with the bid. Failure to do so may subject the bidder to disqualification.

As a result of this Addendum, the Bid Opening Date and Time is changed to Wednesday, January 6, 2027 at 10:00 am. The location remains the same at the office of Northern Palm Beach County Improvement District located at 359 Hiatt Drive, Palm Beach Gardens, FL 33418 (Phone 561-624-7830)

This Addendum consists of 11 pages and 54 numbered items. Included as part of this Addendum are files/documents as listed below (Items 1 through 13). The Addendum also includes responses to questions posed to date by Plan Holders (Items 14 through 54).

1. A revised 00100 Instruction to Bidders reflecting the changes to the Bid Opening.

2. A revised Bid Proposal Form Sheets 00300-1 through 00300-16 in PDF format is included for use in submission of the bid. The form was updated to include reference to Addendum No. 1 and reflects the following changes to schedule of values:

a. Public Improvements Line-Item No. 7 was changed from “Lake Excavation & Place Fill Within 100 ft” to “Excavate proposed lakes to plan grades, haul and place fill <1000LF” and from 689,796CY to Lump Sum. A related note was added to Pay Item Notes.
b. Public Improvements Line-Item No. 8 was changed from “Disk Site (Onsite & Offsite Roadways & Buffer owned by NPBCID Only)” to “Clear & Disk Site includes desilting of existing ditches (Road Right-of-Way & Landscape Buffer owned by NPBCID Only)” and from 1.64AC to Lump Sum.
c. Public Improvement Line-Item No. 9 was added and reads, “Cut/Fill Public Road Right-of-Way includes backfill of existing ditches”. This addition changed the numbering for all subsequent Public Improvement Line Items and associated Pay Item Notes.
d. Public Improvement Line-Item No. 10 was added and reads, “Excavation and removal of rock for underground gravity sewer pipe installation”. This addition changed the numbering for all subsequent Public Improvement Line Items and associated Pay Item Notes.
e. Public Improvement Line-Item No. 11 was added and reads, “Excavation and removal of rock for underground drainage pipe installation”. This addition changed the numbering for all subsequent Public Improvement Line Items and associated Pay Item Notes.
f. Public Improvement Line-Item No. 12 was added and reads, “Excavation and removal of rock for lake excavation”. This addition changed the numbering for all subsequent Public Improvement Line Items and associated Pay Item Notes.
g. Public Improvement Line-Item No. 15 was revised and reads, “1”- SP 9.5 (1st Lift)”.
h. Public Improvements Line-Item No. 34 was changed from 36” CAP/Adapter to 36” Concrete Collar.
i. The quantity of Public Improvement Line-Item No. 48 (4’ Manhole) was changed from 19 to 17.
j. Public Improvements Line-Item No. 53 was added and reads, “Connect to Existing Manhole”. This addition changed the numbering for all subsequent Public Improvement Line Items and associated Pay Item Notes.

k. Public Improvements Line-Item No. 54 was changed from “6” DIP Sewer Service Lateral – Single Service” to “6” PVC Sewer Service Lateral – Single Service”
l. Public Improvements Line-Item No. 55 was changed from “6” DIP Sewer Service Lateral – Double Service” to “6” PVC Sewer Service Lateral – Double Service”
m. Public Improvement Line-Item No. 94 was added and reads, “Monthly Maintenance of All Installed Landscape Items Listed Below”. This addition changed the numbering for all subsequent Public Improvement Line Items and associated Pay item Notes. A new related note was added to Pay Item Notes.
n. The quantity of Public Improvement Line-Item No. 148 ([SOD] Stenotaphrum secundatum `CitraBlue` / St. Augustine 'CitraBlue') was changed from 36,040 SF to 39,536 SF.
o. A Dewatering pay item note was added to Public Improvement notes.
p. Private Improvements Line-Item No. 7 was changed from “Disk Site (Onsite areas not owned by NPBCID)” to “Clear & Disk Site includes desilting of existing ditches (Onsite areas not owned by NPBCID)” and from 61.18AC to Lump Sum.
q. Private Improvements Line-Item No. 8 was changed from “Fill Placement and Compaction” to “Fill Placement and Compaction to Plan Grade includes backfill of existing ditches” and from 170,000CY to Lump Sum. Two new related notes were added to Pay Item Notes.
r. Private Improvement Line-Item No. 9 was added and reads, “Excavation and removal of rock for underground drainage pipe installation”. This addition changed the numbering for all subsequent Private Improvement Line Items and associated Pay Item Notes.
s. Private Improvement Line-Item No. 12 was revised and reads, “1”- SP 9.5 (1st Lift)”.
t. Private Improvements Line-Item No. 37 was changed 15” CAP/Adapter to 15” Concrete Collar
u. Private Improvements Line-Item No. 38 was changed 24” CAP/Adapter to 24” Concrete Collar
v. Private Improvements Line-Item No. 39 was changed 36” CAP/Adapter to 36” Concrete Collar
w. Private Improvement Line-Item No. 87 was added and reads, “Monthly Maintenance of All Installed Landscape Items Listed Below”. This addition changed the numbering for all subsequent Private Improvement Line Items and associated Pay Item Notes. A new related note was added to Pay Item Notes.
x. The quantity of Private Improvement Line-Item No. 176 (Stenotaphrum secundatum `CitraBlue` / St. Augustine 'CitraBlue') was changed from 595,526 SF to 555,491 SF.
y. The quantity of Private Improvement Line-Item No. 177 (Paspalum notatum 'Argentine' / Bahia) was changed from 354,665 SF to 504,983 SF.
z. Private Improvement Line-Item No. 178 (Paspalum notatum 'Argentine' / Bahia [Hydroseed]) was added with a quantity of 1,102,156 SF.
aa. A Dewatering pay item note was added to Private Improvement notes.

3. An Excel file with formulas of the Addendum 1 updated Bid Proposal Form Pages 00300-5 through 00300-16 is being provided as part of this Addendum. The bidder is advised they should verify cell formulas prior to use and that, in the event of a discrepancy, the provided line-item costs on the submitted hard copy schedule will be utilized to determine Project Bid Totals.

4. November 3, 2026 Mandatory Pre-Bid Meeting Minutes with Sign-in Sheet are included for reference.

5. 00860 Revised List of Drawings

6. Revised (a) Public Irrigation Plans reflecting updated Pump Station locations signed and sealed on November 17, 2026 and (b) the associated AutoCAD files

7. Revised (a) Private Irrigation Plans reflecting updated Pump Station locations signed and sealed on November 17, 2026 and (b) the associated AutoCAD files

8. Revised Paving, Grading and Drainage Plans signed and sealed on November 16, 2026 and (b) the associated AutoCAD files that include both Paving Grading & Drainage and Water & Sewer plans

9. Revised (a) Landscape Plans signed and sealed on November 17, 2026 and (b) the associated AutoCAD files

10. Revised (a) Littoral Planting Plan signed and sealed on November 17, 2026 and (b) the associated AutoCAD files

11. AutoCAD files of the Topographic Survey

12. SFWMD Permit No. 50-12707-W to which the Dewatering Plan is Exhibit 5

13. GFA International, Inc. Geotechnical Report

Responses to Plan Holder questions:

14. Is Impact Landscaping & Irrigation LLC allowed to bid on this Project as a subcontractor even though they designed the irrigation plans?

Impact Landscaping & Irrigation LLC is not allowed to bid on this Project as a subcontractor for the irrigation; however, they are allowed to bid on this Project as a subcontractor for the landscaping since Impact was not involved in the landscaping design and plans.

15. On the Private Schedule of Values, Line Item 8 "Fill Placement and Compaction" is the 170,000 CY going to be an import or is it coming from the 689,796 CY on the Public Schedule of Values Line Item 7 "Lake Excavation & Place Fill Within 100 ft"?

The project is not anticipated to require import of fill material. Line Items No. 7 & 8 on both the Public and Private Improvements have been revised and Line Item No. 9 was added to the Public Improvements. All Public and Private Earthwork items are now lump sum. The hauling limit was also corrected to 1,000 LF.

16. On the Paving and Drainage plans, there is reference to "off-site improvement plans prepared by Simmons and White." Offsite plans were not provided in the original email with the link to the project documents. Is the off-site improvement part of this Unit 54 Artistry Lake Improvement Phase 1B bid proposal?

Offsite improvements were originally part of the Phase 1B Improvement Project. KH Artistry is still waiting for FDOT permit approval; so, all offsite improvements were removed from this Project. Offsite improvements will be a separate project following receipt of FDOT approval.

17. Are there CAD files available?

All available AutoCAD files have been provided as part of this Addendum.

18. Please confirm soils testing for Public Improvements are to be paid for by NPBCID and soils testing for Private Improvements are to be paid for by the Contractor? Particularly, pipe backfill, roadway and subgrade density testing.

Geotechnical testing associated with pipe backfill, and roadway density testing will be performed by an independent testing company subcontracted by the engineer of record. NPBCID will pay for the geotechnical testing associated with the Public Improvements and KH Artistry Lakes, LLC will pay for the geotechnical testing associated with the Private Improvements.

19. Please provide the bid pay items in an Excel format.

The Schedule of Values Excel file is included in this Addendum.

20. We were unable to attend the mandatory pre-bid meeting due to flooding in our area. Can we still bid on this Project despite missing the meeting?

As the pre-bid meeting was mandatory, if your firm did not attend the pre-bid meeting then your firm would be unable to bid as a prime contractor. However, you can still be a subcontractor to a prime that was in attendance.

21. Please provide any available geotechnical reports, soil borings, or soil investigation reports for the project site.

The available geotechnical report is included in this Addendum.

22. Please confirm the required hold-down criteria for the building pad areas, including any over-excavation, stabilization, compaction, surcharge, or geotechnical recommendations that must be incorporated into the pad preparation.

The required hold down (9" below FFE) is indicated on the plans and typical cross sections. The geotechnical engineering report is enclosed for your use as well.

23. Is this a Unit Price Contract?

Yes.

24. There is clearing needed that is not in the Schedule of Values especially existing ditches, buffers and near the FPL power lines along the west side.

The Schedule of Values has been updated to include clearing.

25. Phase 1A has a lot of rock. Is this accounted for in the Phase 1B bid proposal?

The geotechnical engineering report is enclosed for your use in verification of subsurface conditions. A line item has been included in the Public and Private SOVs to provide a unit price allowance for installation/excavation through rock.

26. Earthwork Plans were not provided. Is the earthwork under the FPL powerlines part of this job?

Yes, the earthwork within the FPL easement is part of this scope of work. Additional notes and cross sections have been added to the plans detailing work within this area. Revised Paving, Grading and Drainage plans are included with Addendum No. 1.

27. What is the landscape maintenance period? Does it include mowing grass and trimming hedges or just dead trees?

The landscape maintenance period will commence at substantial completion and will extend for 12 full months from the date of Substantial Completion. The landscape maintenance will include the provision of water, mowing, edging, blowing, pruning, weeding, trimming, weed control, fertilization, pest control and required monitoring throughout the 12-month period. A line item and Pay Item Note for 12 months of maintenance are included on the schedule of values for both the Public and Private Improvements updated as part of Addendum No. 1.

28. Can you please clarify the scope of work in the FPL easement adjacent the west property line. The plan note on PGD plan sheet 4 states, "Existing FPL Easement Max grade to be 13.5…" Does this mean if the grade is below 13.5 then no grading is necessary? And if above 13.5, then cut grade down to 13.5?

The intent on the plans is for the existing elevations to remain as-is and anything above elevation 13.5 NAVD to be cut down to 13.5 and tie to the remainder of the lower existing elevations. Notes have been added to the revised plans to this effect.

29. LS-01 Maintenance period, pricing and turnover

Reference: LP-27, 4.01/4.02; 12 months of landscape maintenance from substantial completion. Please confirm the final requirement and identify the Public and Private SOV maintenance pay items, areas covered and whether monthly payment is intended.

The Addendum No. 1 updated Schedule of Values for the Public and the Private Improvements each include a line item for 12 months of landscape maintenance. The Unit is "each" meaning monthly. The areas covered both Public and Private are those areas shown on the Landscape plans to be landscaped as part of this Bid project. The Final Requirement for acceptance of the Landscaping would be to meet the specifications provided on the plans. References to "Final Acceptance" and commencement of the 12-month warranty period should be understood as commencing at "Substantial Completion" of the overall Phase 1B project. As mentioned at the Mandatory Pre-bid meeting, the 12 months of landscape maintenance will very likely be change ordered out of the contract and handled as a monthly maintenance contract in order to allow the larger construction contract to be closed.

30. LS-02 Establishment Care and Damage Responsibility

Reference: LP-27 maintenance requirements; proposed maintenance pay-item description

Please confirm the scope and pricing treatment of care from first planting until substantial completion, before the proposed 12-month maintenance period begins.

Refer to landscape plan specifications. All costs associated with providing the owner with a completed project in a condition meeting the plan and bid specifications should be included in the costs of the line items.

Identify who provides and pays for water used for landscape establishment and ongoing care.

The General Contractor that is awarded the bid will be responsible for providing all watering necessary to establish and maintain landscaping until such time as landscaping is deemed substantially complete by the owner.

Confirm responsibility for repairs or replacement caused by other trades, early occupancy, theft or vandalism before each area is turned over.

The General Contractor that is awarded the bid will be responsible for Site Safety. Refer to Specification Section 01540 Security and Protection included in the provided bid documents for this Project. As noted at the Mandatory Pre-Bid Meeting, the Landowner/Developer may have Developer work within areas where this work is also occurring and is required to enter into a Site Preparation and Non-Interference Agreement with Northern Palm Beach County Improvement

District, the Owner of the Public Improvements, prior to Award of the Contract for the Public Improvements. In the event that Northern's contractor is damaged/receives damage as a result of the Developer's contractor or the Developer's on-site work, then the Developer would be responsible for addressing the damage caused to Northern's contractor or installed improvements.

31. LS-03 Soil replacement depth and limits

Reference: LP-C general notes; LP-27, 3.02 F/G and planting specifications

LP-C describes 36-inch excavation/backfill near roadway areas and within 8 feet of foundations; LP-27 describes 24-inch work near parking and within 36 inches of foundations. Please identify the governing depth and horizontal limits by location, approved soil mix, testing and disposal requirements.

Per the Landscape & Excavation notes, Tree and Shrub planting beds which fall within or near roadway areas shall be completely excavated and back-filled with topsoil. All shell-rock or other base materials, and all subsoil and debris, shall be completely removed beneath such planting area to a minimum depth of 36". Where the project specific Landscape & Excavation Notes exceed the minimum requirements of the Landscape Specifications, the more stringent requirement shall apply. The topsoil specifications are contained in section 2.01 of the landscape specifications.

Define the division of work between the civil and landscape contractors for excavation, unsuitable material, imported soil and final bed preparation, including rock encountered in planting areas.

Determination of the division of work between subcontractors/trades is the responsibility of the General Contractor who is awarded the bid.

32. LS-04 Littoral Lake 5 and Phase 1B limits

Reference: LI-1 phase legend and note 2; LI-4

The phase legend assigns Lake 5 to Phase 1A and LI-4 marks it N.I.C., while LI-1, note 2 includes Lake 5 in Phase1B. Please confirm whether Lake 5 is included, identify the exact Lake 2 north/south limit and confirm the applicable Phase 1B plant quantities.

Lake #5 is not included in Phase 1B, it is in Phase 1A. The plant schedules define the lakes included in Phase 1B as a portion of Lake 2, Lake 3, Lake 4, Lake 6, Lake 7, Lake 8, and Lake 15. The littoral plans have been revised to edit Note #2 to remove reference to Lake #5.

33. LS-05 Littoral shelves and six-inch soil layer

Reference: LI-11 installation notes; applicable civil grading plans

Please confirm whether the six-inch sand/topsoil layer is required throughout the littoral planting areas or only where existing soils are inadequate. Identify the approved mix, shelf elevations and testing requirements.

Per Note #2 on sheet LI-11, a minimum of 6" of sand topsoil shall be provided to areas that do not have adequate soil conditions. Notes 12 and 13 have been added to sheet LI-11 to define the sand topsoil mix and the testing requirements. The Typical Littoral Cross Section is included on L1-11

which includes the shelf elevations. Typical lake cross sections are also included on the Civil Plans.

Define responsibility for shelf grading, soil placement, lake access, water-level control and any dewatering needed for planting, together with the procedure for accepting shelves before planting.

Determination of the division of work between subcontractors/trades is the responsibility of the General Contractor who is awarded the bid. Lake bank grading shall be performed in accordance with the provided plans and specifications. Refer to Section 01720 Record Documents and Section 02200 Earthwork, General.

34. LS-06 Littoral monitoring and owner/HOA handover

Reference: LI-11 maintenance and monitoring requirements

Please confirm who performs and submits the time-zero, 90-, 180- and 360-day monitoring reports, the start date for each lake and the owner/HOA handover date.

Determination of the division of work between subcontractors/trades is the responsibility of the General Contractor who is awarded the bid. Time-zero shall commence at Substantial Completion of the overall Phase 1B project. Turnover date would be 12 months from Substantial completion. Monitoring reports shall be submitted to owner (NPBCID).

Confirm the 80% littoral coverage and upland survivorship criteria, exotic-control requirements and responsibility for any agency-directed extension beyond the first year.

80% littoral coverage shall be calculated from the littoral plant coverage on a square foot area of the required planting area. Exotic plants shall be removed. Contractor shall maintain the plantings through the required maintenance period.

Clarify whether this program is a separate littoral item or included within the landscape maintenance pay item, so it is carried once.

Monitoring associated with littoral plantings shall be part of the 12-month maintenance line item included on the Public Improvements schedule of values. The landscape maintenance period will commence at substantial completion of the overall Phase 1B project and will extend for 12 full months from the date of Substantial Completion. The landscape maintenance will include required monitoring throughout the 12-month period. A Line item and Pay Item Note for 12 months of maintenance is included on the schedule of values for the Public Improvements updated as part of Addendum No. 1.

35. LS-07 Current landscape/littoral documents and SOV

Reference: Landscape and littoral plan sets

Please provide or identify the final issued landscape/littoral drawings, addenda and revised Public and Private SOVs, including new maintenance items and any renumbering.

Revised Landscape Plans, revised Littoral Plans and an updated Schedule of Values are all included as part of this Addendum.

36. Please confirm that the landscape/littoral CAD files correspond to the governing plan revisions and identify their location in the bid package.

ACAD files included with Addendum No.1 include line work and data for the revised Landscape Plans and revised Littoral Plans included as a part of this Addendum.

37. LS-08 Scope limits and previously installed work

Reference: LP-2.1; LP-3 through LP-24; governing civil phase-limit plans

Please confirm Phase 1B Public and Private landscape limits, Phase 1A and previously installed exclusions, and limits at civic/recreation areas and the FPL easement.

The landscape plans have been updated to label and define Phase 1A, Phase 1B public and Phase 1B private. Hatch patterns defining the limits of each phase can be found on LP-C.

Identify any clearing, removals, protection or restoration assigned to the landscape contractor.

Determination of the division of work between subcontractors/trades is the responsibility of the General Contractor who is awarded the bid.

Confirm how revised civil grading/earthwork limits affect landscape and sod quantities in these areas.

Any modifications to sod quantities required as a result of PGD plan updates are included on the revised schedule of values provided as a part of Addendum No. 1. There were no changes to landscape quantities.

38. LS-09 Quantity discrepancies and payment measurement

Reference: Issued SOV; LP-2 and LP-2.1;

The Project is identified as a Unit Price Contract. Please confirm the measurement and payment basis for landscape, sod, mulch, root barrier and littoral quantities, and how differences between the plans, schedules and installed quantities will be resolved. Identify any landscape/littoral items intended to be lump sum in the revised SOV.

Refer to the updated Schedule of Values provided with Addendum No. 1. Line items with units other than lump sum are paid based on installed quantities verified by the Project Engineer during construction. A change order for quantity adjustments will be processed should it be necessary to reflect changes in quantities during construction. Lump Sum items are paid based on percentage completed. The final quantity paid will be reflective of the unit prices provided on the submitted bid and included in the awarded contract.

39. LS-10 Sod species, limits and preparation

Reference: LP-2.1; LP-27; specification 02930

Please confirm CitraBlue and Bahia limits, treatment of lake banks/swales and disturbed areas, and the governing species where general specifications differ from the drawings.

The limits of the Bahia and CitraBlue are noted on the landscape plan sheets. In addition, the landscape plans have been updated to include the areas to be hydroseeded (FPL Area, Civic &

Recreation parcels). The CitraBlue sod limits have been expanded to include the lake banks down to the edge of water. The CitraBlue quantity increased on the Schedule of Values for the Public Improvements as a result of lake bank sodding. The schedule of values for the Private Improvements has been updated to reflect the addition of the Bahia Hydroseed line item and adjustment of CitraBlue and Bahia Sod quantities.

Identify responsibility for final grading and soil beneath sod, and confirm the treatment of FPL, civic and recreation areas relative to the landscape schedule exclusions.

Determination of the division of work between subcontractors/trades is the responsibility of the General Contractor who is awarded the bid. Per general note 22 on sheet 20, all open/yard areas shall be seeded and mulched or sodded. No areas shall be left barren. Plans currently call for grading of the referenced outparcel areas and FPL easement. Any areas not specified to receive sod or other plantings on the landscape plans shall be seeded and mulched.

40. LS-11 Root barrier and approved plant schedule

Reference: Landscape schedules/details; root barrier pay items

Please confirm the 36-inch minimum root barrier depth, accepted product and installation limits, including continuous runs versus individual tree locations and coordination with existing utilities.

Refer to Root Barrier detail on sheet LP-25 for minimum depth and specifications. General note #2 in the root barrier specification states a group of trees may require a continuous root barrier.

Please also provide any approved plant substitutions or size revisions incorporated into the bid documents so all bidders use the same plant schedule.

There are currently no approved plant substitutions or size reductions.

41. LS-12 Installation releases and completion milestones

Reference: Agreement 00500; landscape/littoral establishment and maintenance requirements. Please provide anticipated landscape/littoral releases, access dates and expected mobilizations.

The Agreement identifies substantial and Final completion dates of 270 and 300 days respectively from the time when a Notice to Proceed is issued. Final completion is required to be achieved 30 days following substantial completion. The General Contractor will provide a Construction Schedule to the Owner and Project Engineer as is required under Specification Section 01300 Submittals.

Clarify how the 270-day substantial and 300-day final completion milestones apply to this scope and how establishment, the proposed 12-month landscape maintenance and littoral monitoring continue beyond construction completion. The time-zero, 90-, 180- and 360-day monitoring reports, the start date for each lake and the owner/HOA handover date.

Monitoring associated with littoral plantings shall be part of the 12 months maintenance line item included on the Public Improvements schedule of values. The landscape maintenance period will commence at substantial completion of the overall Phase 1B project and will extend for 12 full months from the date of Substantial Completion. Time-zero shall commence at Substantial Completion of the overall Phase 1B project. Turnover date would be 12 months from Substantial completion. Monitoring reports shall be submitted to owner (NPBCID).

42. Identify the applicable subcontract milestones and the process for accepting completed areas.

Landscape inspections shall be requested from the Landscape Architect at time of delivery, land excavation, time of planting, installation completion (punch-list inspection), and final inspection.

43. Schedule of Values Item Questions:

a. Drainage- 6' DBI, 6' Dia MH need to be added. A review of Drainage Structures K-4 and K-7 seems to indicate that the referenced 5' diameter manholes called for on the plans and in the schedule of values is sufficient. Therefore, no changes to the Paving Grading and Drainage Plans or schedule of values have been made as it relates to the question.

b. Sewer Services listed as DIP, these should be PVC.

All sewer services should be PVC as indicated in the plans. The Schedule of Values has been updated to correctly list the sewer service material as PVC.

c. **Add connect to existing Manholes**

The Schedule of Values has been updated to include a line item for "Connect to existing Sanitary Manhole".

d. **There are 17 sewer manholes in plans.**

The Schedule of Values has been updated to correctly list the number of sewer manholes as 17.

44. There are many instances of pipe being under the edge of roadway being listed as HDPE. Please confirm this is HDPE instead of RCP.

HDPE use along the edge of pavement of the non-Northern roadways is acceptable as indicated on the plans.

45. Please clarify what type of HDPE is to be used. N12 or HP

HP Storm should be used.

46. Include detail for HDPE/CAP Adapter.

References to HDPE/CAP Adapter have been replaced with use of a concrete collar. A concrete collar detail is included on the Paving Grading and Drainage Plans.

47. Fall between SMH 20 & 19 is only .31 instead of listed .42

The NW invert elevation in structure S20 should be 10.33, not 10.15. This will be updated on the final set of contract plans.

48. Is the AIA A310 Bid Bond an acceptable form to be submitted with the proposal?

Yes, the A1A A310 Bid Bond is an acceptable form. As noted in the Request for Proposal the Bid. Security can also be provided in the form of a certified bank check.

49. We would like to confirm which improvements are considered public and which are considered private. Is there a Phasing Exhibit or plan available that clearly identifies the limits and scope of the work for each?

The Public work consists of all water and sewer, roadway improvements for Watercolor Lane up to the guard gate, including drainage, landscaping and irrigation and landscaping and irrigation of the 20 ft wide ROW landscape Buffer along Southern Boulevard. Public Improvements also include the excavation and grading of all lakes, installation of littoral shelves and the installation of the lake-to-lake drainage interconnects. There are separated schedules of value for the purpose of funding only. The construction project will be handled as a single project if the Private Improvements Alternate is awarded.

50. Regarding RFIs, could you please confirm if questions should be submitted to you and the final deadline for submitting them?

All plan holder questions are required to be submitted in writing to Kim Leser at Kim@NPBCID.org. The Bid Opening has been extended to January 6, 2026 at 10 AM, as such questions received after December 30, 2026 may not be answered.

51. Is the Installation of the brick pavers to be included in the civil scope?

No. Paver installation will be completed by the developer outside the scope of the Phase 1B project. As noted in the Pavement Specifications on Paving, Grading and Drainage sheet 22, the base material shall be thickened to 10.5 inches beneath the areas to house pavers.

52. There is a discrepancy with the asphalt type and thickness shown in the PG&D plans (1-1/2" type SP structural course) and the bid forms (1" type S-3 1st lift). Which is correct?

The intent is to install 1 inch of SP 9.5 as first lift with this project. The final lift will be installed by the developer and is not included in this project scope. The Pavement Specifications on Paving, Grading and Drainage sheet 22will be updated to reflect that this project includes 1 inch of SP 9.5 as first lift on the final set of contract plans. The pavement line items on both the Public and Private Schedule of Values have been updated accordingly.

Please provide a clear delineation of the divide between public and private proposals.

Please refer to response to Question No. 49.

53. There appears to be a large discrepancy between the quantity on the plans for 24" RCP and HDPE and what is shown on the bid forms. Please advise.

The Plan Holder is asked to provide specifics as it relates quantity discrepancies between the plans and schedule of values.

54. Most of the paving items take-off quantities largely differ from bid form quantities. Please advise.

The Plan Holder is asked to provide specifics as it relates quantity discrepancies between the plans and schedule of values.

Receipt of Addendum No. 1 is hereby acknowledged by:

_____ Date _____

A COPY OF THIS SIGNED ADDENDUM IS REQUIRED TO BE SUBMITTED WITH THE BID