

## **ADDENDUM NO. 2**

### **2026 STEWART COUNTY AGRICULTURAL PAVILION STEWART COUNTY, TENNESSEE**

**Project #: SC-2026-2**

**CURRENT BID OPENING DATE/TIME-- July 29, 2026, at 2:00PM, LOCAL TIME**

**TO:** ALL PROSPECTIVE PROPOSERS

**FROM:** Rye Engineering, PLC

**DATE:** July 22, 2026

This Addendum provides revisions, clarifications, and responses to bidder questions. Please see below for the applicable changes and responses.

#### **DRAWINGS**

**Item #1:** Sheet C3.00 has been revised to update the existing contours to reflect construction of the parking area. Minor grading adjustments were also made to provide a smooth transition and ensure the proposed contours tie together.

#### **CLARIFICATION**

**Clarification #1:** Item #2 on Addendum No. 1 identifies the gravel drive as item “**C Concrete Drive**” on Sheet C2.00. The correct identifier is “**C Gravel Drive**”.

#### **Q&A**

**Question #1:** Are there any soil boring or geotechnical reports?

**Answer #1:** No.

**Question #2:** Please provide the copies of reports and drawings referenced in Article 5 Instruction to Bidders for Construction Contract; 5.02 Existing Site Conditions.

**Answer #2:** No reports exist.

**Question #3:** Is there a certain time we can schedule a site visit or is it approved to stop out at any day and time?

**Answer #3:** It is approved to stop any day or time.

**Question #4:** Is there additional laydown yard for the project or is it limited to only the limit of disturbance shown on the civil drawings?

**Answer #4:** Yes, the County will allow additional laydown area on-site to be coordinated prior to construction

**Question #5:** Can some of the gravel parking lot be used for material storage and office trailer?

**Answer #5:** Yes, with the exact location to be coordinated with the County prior to construction.

**Question #6:** Addendum 1 removed the "B Concrete Pavement" and the "C Concrete Drive"; will these areas now be lawn stabilization and do the grades change?

**Answer #6:** Those areas will be graded as shown on the plans, with no lawn stabilization performed. This area should be graded and ready to install a gravel drive, if the county desires to do so at a later time.

**Question #7:** Will revised drawings be issued during bid or after contract award to specify this?

**Answer #7:** No revised drawings are planned outside of this addendum that revises the Grading plan.

**Question #8:** Please confirm Civil work includes grading of site as shown on the civil drawings with no underground drainage system?

**Answer #8:** Correct. No underground drainage system under this Contract.

**Question #9:** Also is there any requirement for the building pad to be specific dirt, gravel, or concrete?

**Answer #9:** The building pad will be soil.

**Question #10:** The Work will be substantially complete within 30 days after the date when the Contract Times commence to run as provided in Paragraph 4.01 of the General Conditions and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions within 60 days after the date when the Contract Times commence to run. (Pg 33 of 143 in Project Manual) Substantial completion date and scheduled durations are short/tight timeline, are these accurate with 30 days to complete the work?

**Answer #10:** Yes. These timelines will apply and begin from the Notice to Proceed (NTP) date, which will be discussed with the selected Contractor prior to issuance.

**Question #11:** Permitting, PEMB design, submittals, approvals, manufacturing, and delivery of PEMB will take longer than 30 days. Does the 30 days start when all submittals and PEMB design have been approved for the work and contractor is mobilized to the site or does the 30 days start at award/execution of the contract?

**Answer #11:** The contract time begins to run on the NTP date. This date will be determined after the Contracts are executed in coordination with the Contractor's realistic estimate of time for fabrication and the Owner's schedule. Engineer will facilitate the NTP date and consider projected delivery/fabrication times. Engineer's decision on the final NTP date will be final.

**Question #12:** Are the following Liquidated Damages correct? (Pg 34 of 143 in Project Manual)

**Answer #12:** Yes.

**Question #13:** Substantial Completion: Contractor shall pay Owner \$250.00 for each day that expires after the time (as duly adjusted pursuant to the Contract) specified above for Substantial Completion, until the Work is substantially complete.

**Answer #13:** Yes.

**Question #14:** Completion of Remaining Work: After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner \$250.00 for each day that expires after such time until the Work is completed and ready for final payment.

**Answer #14:** Yes.

**Question #15:** Is there insulation in the roof or walls of the PEMB? There is no note called out on the specification or the drawings stating there is or isn't. Please confirm.

**Answer #15:** No insulation.

**Question #16:** Is there bird netting required on the inside of the building (roof & walls) to stop birds from nesting in the steel?

**Answer #16:** No bird netting.

**Question #17:** Wind frames on the PEMB show that they are at 2'-6" elevation above grade, but manufacture recommends that these be run down to base elevations/grade to provide proper support. Is this acceptable since manufacturer is designer for the PEMB?

**Answer #17:** Manufacturer's design of the building will govern since it must be stamped by a registered structural engineer in the State of Tennessee.

**Question #18:** Is contractor to cover foundation design for the Pavilion or will Rye Engineering be completing this design after getting the reactions from the PEMB manufacturer?

**Answer #18:** The Contractor will cover the foundation design specific to it's submitted building design and the site conditions. The design must be performed by a registered structural engineer in the State of Tennessee.

**Question #19:** Is there an extended roof warranty required? Spec says manufacturers standard warranty but roof sheeting plan on drawings says Galvalume Plus 25-year.

**Answer #19:** A 25-year roof warranty is required.

**Question #20:** Is there any utilities that will need to be run to this PEMB Pavilion that will be the responsibility of the winning bidder/contractor? There are none shown on the bid documents and no plumbing lines or electrical lights in or on the building.

**Answer #20:** No utilities are included in the Contract.

**Question #21:** Is gravel parking lot able to have semi-trucks enter and unload materials/equipment and turn around to be able to exit the site or will additional stone/driveway work be required to accept deliveries?

**Answer #21:** The parking lot is available for deliveries. Contractor shall return the parking lot to equal or better condition after the project. The Owner or Engineer makes no representation as to how the parking lot will hold up under heavy loads.

Please complete acknowledgement of receipt of this addendum and email the response to [mwesterman@ryeengineering.com](mailto:mwesterman@ryeengineering.com).

**\*\* End of Addendum No. 2 \*\***

Acknowledgment of receipt:

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\_\_\_\_\_

(Company Name)  
(Signature)  
(Date)

