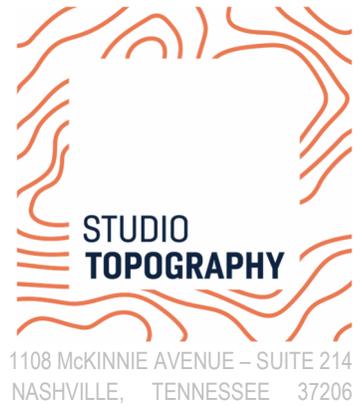


# **ADDENDUM 3**

Tennessee Tech University – Walton House  
February 20, 2026 – 5:00pm

ROBERT WAITS – STUDIO TOPOGRAPHY (ST)



## **ADDENDUM 3 – Revised Specifications**

00 01 10 – Updated Table of Contents

00 41 13 – Bid Form Updated to Add Alternates, Addendum, Contract Time, and Liquidated Damages

00 72 13 – Replaced General Conditions with “Draft Removed”

01 26 54 – Form for Price Summary - Sheet Added

## **ADDENDUM 3 – Revised Drawings**

L600 – Revised Meter Size and Location of Asphalt Removal for Sleeves

## **ADDENDUM 3 – Questions and Answers**

Question 1 – Should front lawn be sodded in Alternate 1

**ST Response – Do not Sod entire front lawn – Seed and straw impacted areas of irrigation trenching with seed that matches current lawn**

Question 2 – City of Cookeville does not supply a 1.5” Meter.

**ST Response – Provide a 2” Irrigation Meter.**

Question 3 – Is Builders Risk Required

**ST Response – Yes, See page 48 of the General Conditions for requirements.**

PROJECT MANUAL

For the Project Titled:

**WALTON HOUSE**  
**SITE IMPROVEMENTS**  
**TTU Project # 24-061**

DATE: January 20, 2026

**OWNER:**

TENNESSEE TECH UNIVERSITY

**DESIGNER:**

STUDIO TOPOGRAPHY, LLC

1108 McKENNIE AVENUE, SUITE 214

NASHVILLE, TN 37206

615-828-4108

Contact: Robert Waits

Phone: 615.828.4108

Email: [robertwaits@studiotopography.com](mailto:robertwaits@studiotopography.com)

CONSTRUCTION DOCUMENTS

## SECTION 00 01 10 – TABLE OF CONTENTS

### DIVISION 0 – BIDDING REQUIREMENTS AND CONTRACT FORMS

00 01 01 Project Title Page

00 01 10 Table of Contents

00 01 15 List of Drawings

00 11 16 Invitation to Bid

00 21 13 Instructions to Bidders

00 41 13 Bid Form

Addendum 3 - Updated

00 45 21 Drug-Free Workplace Affidavit

00 47 13 Construction Bid Envelope

00 52 13 Agreement

00 61 13 Contract Bond

00 72 13 General Conditions

Addendum #3

Updated Section to Remove Draft

00 73 43 Supplementary Conditions State Wages

00 73 45 Supplementary Conditions Federal Wages

### DIVISION 1 – GENERAL REQUIREMENTS

01 21 13 Allowances

01 21 15 List of Allowances

01 22 13 Unit Prices

01 22 15 List of Unit Prices

01 23 00 Alternates

01 25 13 Product Substitution Procedures

01 25 33 Product Substitution Request Form

01 26 00 Contract Modification Procedures

01 26 20 Weather Delays

01 26 25 Weather Delay Report

01 26 40 Form for Amendment, Change, or Directive

01 26 54 Form for Price Summary

Addendum #3  
Sheet added

01 26 55 Form for Price of Work

- 01 26 56 Form for Price of Time
- 01 29 54 Retainage Escrow Initiation
- 01 29 73 Schedule of Values
- 01 29 76 Progress Payment Procedures
- 01 31 19 Project Meetings
- 01 31 90 Administrative Logs
- 01 31 93 Visitor Log
- 01 32 00 Construction Progress Documentation
- 01 41 15 Basic Regulatory Requirements



Addendum #3

01 45 29 - Removed

01 50 00 - Removed

01 57 23 - Removed

- 01 60 00 Product Requirements
- 01 77 70 Closeout Procedures
- 01 78 01 Closeout Submittals
- 01 78 25 Data Binder Receipt
- 01 78 88 Report of Subcontractors and Suppliers



Addendum #3

Removed - "for use on basic projects"

**DIVISION 32 – EXTERIOR IMPROVEMENTS**

- 32 80 00 Irrigation
- 32 90 00 Planting

## **SECTION 00 01 15 – LIST OF DRAWING SHEETS**

### **LANDSCAPE:**

TP – TITLE PAGE

L001 – MATERIAL LEGEND

L002 – SEATING CAPACITY

L003 – DEMOLITION PLAN

L004 – MOCKUPS

L100 – SITE PLAN

L110 – AREAS OF WORK

L300 – LAYOUT PLAN

L401 – SITE DETAILS

L500 – PLANTING KEY PLAN

L501 – PLANTING PLAN

L502 – PLANTING PLAN

L503 – PLANTING DETAILS

L504 – SOIL PLAN

L600 – IRRIGATION

### **ELECTRICAL:**

E0.1 – ELECTRICAL NOTES AND LEGEND

E1.1 – OVERALL ELECTRICAL POWER PLAN

**00 41 13 – BID FORM**

**TO:** State of Tennessee      **FROM BIDDER:** \_\_\_\_\_

**FOR:**

Project Title: <<Project Title>>

Project SBC No.: <<Number>>

A. The Bidder hereby acknowledges, attests, certifies, warrants, and assures that:

1. Bidder has received, read and understands the Bidding Documents and this bid is made in accordance therewith.
2. Bidder has visited the site and become familiar with the local conditions under which the Work is to be performed and has correlated all observations with the requirements of the Bidding Documents.
3. Documents identified as "Information Available to Bidders" are prepared solely for the Designer's use in design of this Work and have not been relied upon in the preparation of this bid. The use and interpretation of such information for any purpose is entirely the responsibility of the using party.
4. Bidder shall not utilize the services of a contractor or subcontractor disqualified from participating in State Building Commission projects.
5. Bidder shall not knowingly utilize the services of an illegal immigrant in the performance of this Contract and shall not knowingly utilize the services of any subcontractor or consultant who will utilize the services of an illegal immigrant in the performance of this Contract.
6. In compliance with the Iran Divestment Act the Bidder is not on the list created pursuant to Tennessee Code Annotated (TCA) § 12-12-106 and shall not utilize any subcontractor on that list.
7. Bid Security, in the amount of five percent (5%) of the total amount of bid, including Alternates, is attached hereto.
8. A Drug-Free Workplace Affidavit, in the form of Section 00 45 21, is attached hereto.
9. Failure to complete this Bid Form, provide required attachments, or comply otherwise with instructions to Bidders, may be cause for rejection of bid.
10. The person who signs this bid on behalf of the Bidder is legally empowered to bind the Bidder to a Contract.
11. The following statement is (mark the one that is applicable) [ ] True      [ ] False:  
The Bidder and/or any of the Bidder's employees, agents, independent contractors and/or proposed Subcontractors have been convicted of, pled guilty to, or pled nolo contendere to any contract crime involving a public contract.
12. Bidder has received the following addenda:

Addendum No.   1   dated   2/13/26  .      Addendum No.   3   dated   2/20/26  .  
Addendum No.   2   dated   2/18/26  .      Addendum No.        dated       .

Addendum #3

**00 41 13 – BID FORM**

**PAGE 2 FROM BIDDER:** \_\_\_\_\_

B. The Bidder agrees to:

1. Honor this bid for 45 days following the date of the scheduled opening of bids.
2. Enter into and execute a contract, if presented on the basis of this bid, and to furnish certificates(s) of insurance, bond(s), and other documents related to the contract as required, including, if the initial Contract Sum as awarded exceeds \$100,000, the Contract Bond.
3. Accomplish the Work in accordance with the Contract Documents.
4. Furnish Three Year Roof Bond in the form of Section 00 61 43 in the amount of: <<Stipulated amount per Designers' Manual or.- "Roof Bond Not Required">>.
5. Achieve Substantial Completion of the Work in accordance with the number of calendar days Contract Time set forth, allotted from and including the date stipulated in the Notice to Proceed; and, accept the conditions for Liquidated Damages in the amount set forth per calendar day.

Addendum #3

Phase	Commencement	Contract Time	Liquidated Damages
ALL	Notice to Proceed for All Work	90 Days	\$250 Per Day
	<<Name or "Not Applicable">>	Days	\$ Per Day
	<<Name or "Not Applicable">>	Days	\$ Per Day
	<<Name or "Not Applicable">>	Days	\$ Per Day

C. BASE BID: The Bidder agrees to complete the Work of the Base Bid for this project for the lump sum of the following amount (In both words and figures. Figures prevail. Words clarify at Owner's discretion.):

\_\_\_\_\_ and \_\_\_\_\_/100ths Dollars  
 \$ \_\_\_\_\_

D. ALTERNATES: The Bidder agrees to include Work of the following Alternate(s), as specified in Section 01 23 00 Alternates, for the additional lump sum(s) of the following amount(s) (In both words and figures. Figures prevail. Words clarify at Owner's discretion.):

ALTERNATE No.1: Additional Site Planting and Irrigation  
 \_\_\_\_\_ and \_\_\_\_\_/100ths Dollars  
 \$ \_\_\_\_\_

Addendum #3

ALTERNATE No. 2: <<Name of Alternate or "Not Applicable">>  
 \_\_\_\_\_ and \_\_\_\_\_/100ths Dollars  
 \$ \_\_\_\_\_

ALTERNATE No. 3: <<Name of Alternate or "Not Applicable">>  
 \_\_\_\_\_ and \_\_\_\_\_/100ths Dollars  
 \$ \_\_\_\_\_

ALTERNATE No. 4: <<Name of Alternate or "Not Applicable">>  
 \_\_\_\_\_ and \_\_\_\_\_/100ths Dollars  
 \$ \_\_\_\_\_

**00 41 13 – BID FORM**

E. UNIT PRICES: The Bidder agrees to include work in the Base Bid and Alternates as specified for the Quantity Allowance of Unit Price Items and propose, subject to Owner acceptance, the following Unit Prices for inclusion in the Agreement as specified in Section 01 22 13 Unit Prices:

<<"XX Unit Price Items:" or "Not Applicable">>

Item No.	Unit Price per Unit	Unit	Name, Work Included

F. BID SUBMITTAL:

This bid is submitted by:

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name, Title: \_\_\_\_\_

On behalf of:

Bidder Name: \_\_\_\_\_

Bidder's Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

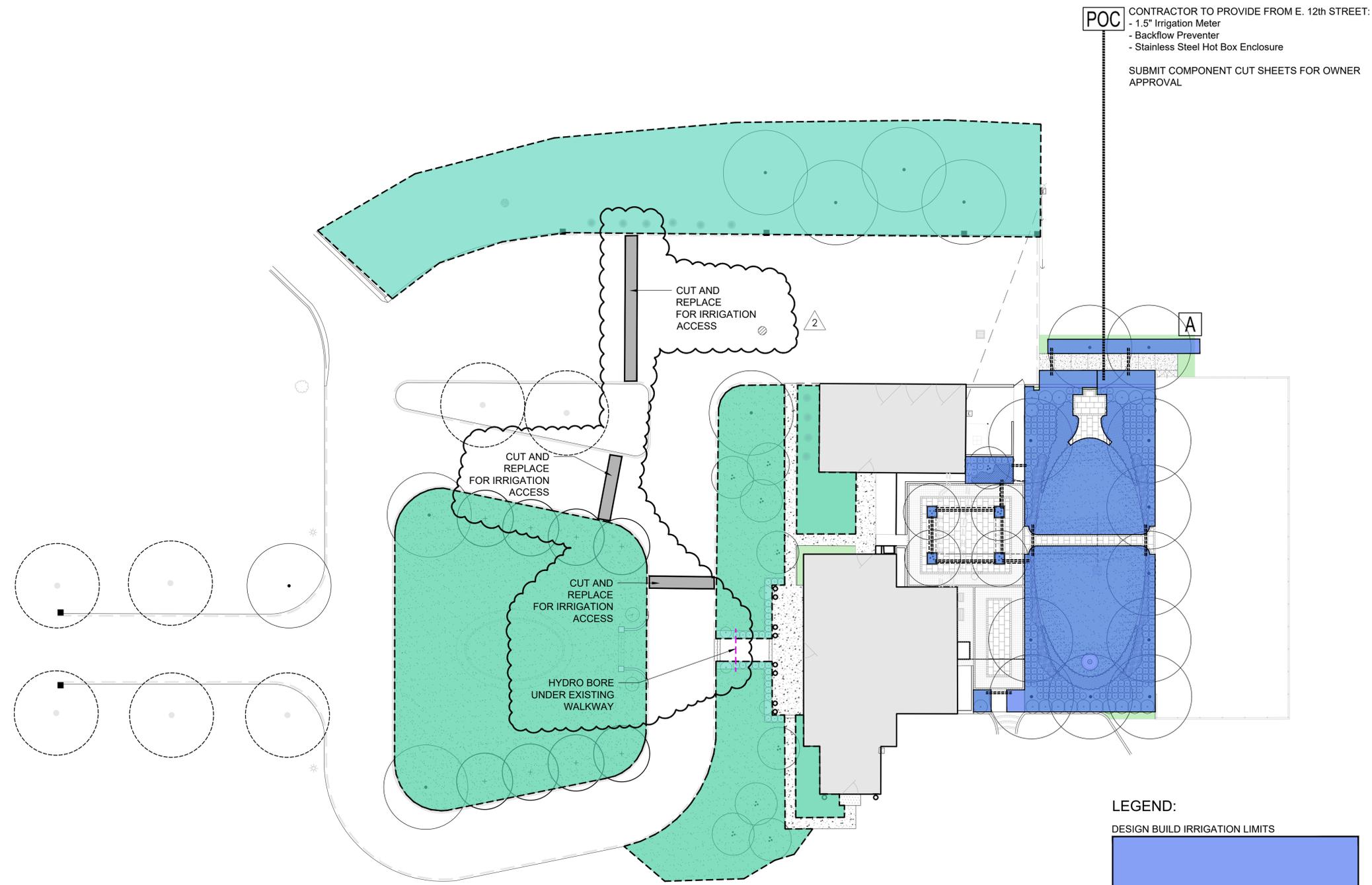
Bidder's Phone: \_\_\_\_\_

Bidder's Fax: \_\_\_\_\_

Bidder's Email: \_\_\_\_\_

END OF SECTION





**POC** CONTRACTOR TO PROVIDE FROM E. 12th STREET:  
- 1.5" Irrigation Meter  
- Backflow Preventer  
- Stainless Steel Hot Box Enclosure

SUBMIT COMPONENT CUT SHEETS FOR OWNER APPROVAL

**IRRIGATION LEGEND**

SPRAY HEADS				
KEY	RADIUS	PATTERN	GPM @ 30 PSI	HEAD
5F	5'	FULL	.41 GPM	1800prs
5H	5'	HALF	.20 GPM	1800prs
5Q	5'	QUARTER	.10 GPM	1800prs
8F	8'	FULL	1.05 GPM	1800prs
8H	8'	HALF	.52 GPM	1800prs
8T	8'	THIRD	.35 GPM	1800prs
8Q	8'	QUARTER	.26 GPM	1800prs
10F	10'	FULL	1.58 GPM	1800prs
10H	10'	HALF	.79 GPM	1800prs
10T	10'	THIRD	.53 GPM	1800prs
10Q	10'	QUARTER	.39 GPM	1800prs
12F	12'	FULL	2.60 GPM	1800prs
12TQ	12'	3 QUARTER	1.95 GPM	1800prs
12H	12'	HALF	1.30 GPM	1800prs
12T	12'	THIRD	.87 GPM	1800prs
12Q	12'	QUARTER	.65 GPM	1800prs
15F	15'	FULL	3.70 GPM	1800prs
15TQ	15'	3 QUARTER	2.78 GPM	1800prs
15H	15'	HALF	1.85 GPM	1800prs
15T	15'	THIRD	1.23 GPM	1800prs
15Q	15'	QUARTER	.92 GPM	1800prs
15EST	4' X 15'	HALF	.61 GPM	1800prs
15CST	4' X 30'	FULL	1.21 GPM	1800prs
15RCS	4' X 15'	QUARTER	.49 GPM	1800prs
15LCS	4' X 15'	QUARTER	.49 GPM	1800prs
15SST	4' X 30'	HALF	1.21 GPM	1800prs
9SST	9' X 18'	HALF	1.73 GPM	1800prs

ROTORS				
KEY	RADIUS	PATTERN	GPM @ 50 PSI	HEAD
53	53'	ADJUST	9.0 GPM	8005-NP-10
2	39'	ADJUST	3.8 GPM	8005-NP-04

SYMBOLS	
Electronic Valve - Rainbird PEB <small>(mount in green valve box if domestic) (mount in purple valve box if non potable)</small>	
Electronic Master Valve - Rainbird PEB <small>(Provide Rainbird PVC Tee Flow Sensor sized for Irrigation Main) (Wire Flow sensor to ESP - LXMEF Controller)</small>	
Bronze Isolation Valve <small>(Manual Valve to match size of Irrigation Main)</small>	
1" Bronze Quick Coupler <small>(mount in green valve box with locking cover)</small>	
Irrigation Controller - WeatherTRAK <small>(120 VAC Electric power by General Contractor)</small>	
Irrigation Point of Connection <small>(Provide Irrigation Meter and Backflow Preventer per local codes)</small>	
Typical 4" PVC Sleeve	
Typical Irrigation Main	

**LEGEND:**

DESIGN BUILD IRRIGATION LIMITS  


IRRIGATION CONTRACTOR TO SUBMIT DESIGN BUILD PLAN FOR OWNER AND LANDSCAPE ARCHITECT APPROVAL 14 DAYS BEFORE SYSTEM INSTALLATION.

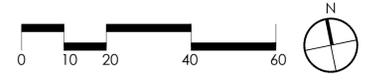
2 - SCHEDULE 40-PVC SLEEVE BELOW HARDSCAPE  


DESIGN BUILD IRRIGATION LIMITS - ALTERNATE 1  


**NOTE:**

1. PRE-CONSTRUCTION MEETING WITH IRRIGATION CONTRACTOR, OWNER, IRRIGATION SPECIALIST, AND HORTICULTURAL SPECIALIST TO BE PREFORMED BEFORE CONSTRUCTION

2. MARK LOCATIONS OF ANY EXCAVATION UNDER EXISTING TREE CANOPY AND RECEIVE WRITTEN APPROVAL FROM THE OWNER BEFORE CONSTRUCTION



**REVISIONS:**

2.16.2026 - Addendum #1 

2.20.2026 - Addendum #3 

DATE: January 20, 2025  
PROJECT: ST 23-00031  
DESIGNER: RLW

**CONSTRUCTION DOCUMENTS**

IRRIGATION PLAN

**L600**