

ADDENDUM NO. 1

Project: **PARKS-2025-04– DSRP EVENT CENTER ROOF REHABILITATION**

Owner: **City of Dripping Springs, Texas**

Engineer: **Chad Gilpin, P.E. – City Engineer**

Date: **November 21, 2026**

Bidders are hereby notified of the following revisions and/or clarifications to the construction plans. This Addendum forms a part of the Contract and clarifies, corrects, or modifies original Bid Documents.

BEGIN REVISIONS

1. **Clarifications – In response to questions received about the scope of the project please see the illustration below. The scope of this project includes Area A in green as shown below. Areas B and C shown in red are not included in the scope of this project.**



2. Project Manual Revisions

- a. **SECTION B01 BID FORM** – Replace the section in its entirety with the version attached to this addendum.
- b. **SECTION B03 INFORMATION FROM BIDDERS** – Replace the section in its entirety with the version attached to this addendum.
- c. **SECTION SS-01 2025 EVENT CENTER ROOF REHABILITATION SPECIAL SPECIFICATION** – Replace the section in its entirety with the version attached to this addendum.

END REVISIONS

BIDDERS MUST ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THEIR BID PROPOSAL TO HAVE THEIR BIDS RECOGNIZED.

Revisions By:



Chad Gilpin, PE
City Engineer

Project: **DSRP ARENA ROOF REHABILITATION (#PARKS-2025-04)**

THIS BID IS SUBMITTED TO:

City of Dripping Springs
City Hall
511 Mercer St.
Dripping Springs, Texas 78620

FROM: _____
Contractor

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.
2. BIDDER agrees to commence Work under this Contract on a date to be specified in written "Notice to Proceed" of the OWNER and to reach Substantial Completion of the Work within **Thirty (30) calendar days** thereafter. BIDDER further agrees to pay, as liquidated damages, the sum for each consecutive working day thereafter as provided in Division C, Section 7 thereafter that Substantial Completion has not been reached as provided in the Agreement.
3. BIDDER accepts all of the terms and conditions of the Advertisement, Notice to Bidders and Instructions to Bidders, including without limitation those dealing with the deposition of Bid Security. This Bid will remain subject to acceptance for **60 calendar days** after the day of Bid opening. BIDDER will sign and submit the Agreement with the Bonds and other documents required by the Bidding Requirements within **10 calendar days** after the date of OWNER's Notice of Award.
4. In submitting Bid, BIDDER represents, as more fully set forth in the Agreement, that:

- A. BIDDER has examined copies of all the Bidding Documents and of the following Addenda (receipt of all which is hereby acknowledged):

Addendum No.:	Addendum No. 1	Dated:	November 21, 2025
Addendum No.:		Dated:	
Addendum No.:		Dated:	
Addendum No.:		Dated:	
Addendum No.:		Dated:	

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- B. BIDDER has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance, or furnishing of the Work.

- C. BIDDER has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests, and studies that pertain to the subsurface or physical conditions at the site or otherwise may affect the cost, progress, performance, or furnishing of the Work as BIDDER considers necessary for the performance or furnishing of the Work at the Contract Price, within the Contract Time, and in accordance with the other terms and conditions of the Contract Documents; and no additional examinations, investigations, explorations, tests, reports, or similar information or data are or will be required by BIDDER for such purposes.
 - D. BIDDER has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examinations, investigations, explorations, tests, reports, or similar information or data in respect of said Underground Facilities are or will be required by BIDDER, of the OWNER and/or the ENGINEER, in order to perform and furnish the Work at the Contract Price, within the Contract Time, and in accordance with the other terms and conditions of the Contract Documents.
 - E. BIDDER has correlated the results of all such observations, examinations, investigations, explorations, tests, reports, and studies with the terms and conditions of the Contract Documents.
 - F. BIDDER has given ENGINEER written notice of all conflicts, errors, or discrepancies that it has discovered in the Contract Documents, and the written resolution thereof by ENGINEER is acceptable to BIDDER.
 - G. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation, and is not submitted in conformity with any Agreement or rules of any group, association, organization, or corporation; BIDDER has not directly or indirectly induced or solicited any other BIDDER to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm, or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself any advantage over any other BIDDER or over OWNER.
5. The following documents (signed and completed) are attached to and made a condition of this Bid:
- A. Required Bid Security in the form of a Bid Bond, Cashier's Check, or Certified Check.
 - B. Non-Collusion Affidavit
 - C. Conflict of Interest Statement
 - D. Information From Bidders

RESPECTFULLY SUBMITTED on _____, 2025.

By: _____
(Authorized Signature)

Bidder, if the Bidder is an individual
Partner, if the Bidder is a Partnership
Officer, if the Bidder is a Corporation

(Typed or Printed Name and Title)

Bidder: _____
(Name of Company)

Business Address: _____

Telephone No: _____

IF Bidder is a Corporation:

ATTEST

(Signature of Witness)

(Corporate Seal)

(State of Incorporation)

IF Bidder is a Joint Venture:

Each joint venture must sign a separate copy of this page. The manner of signing for each individual, partnership, and corporation that is a party to the joint venture should be in the manner indicated above.

BIDDER will complete the Work for the following prices:

Bid Item	Spec Item	Description of Item with Unit Bid Price in Written Words	Unit	Approx Qty	Unit Amount	Total Price
1	SS-01	2025 ARENA ROOF REHABILITATION, including preparation, repairs, coating, and 10 year warranty for _____ dollars and _____ cents PER LUMP SUM	LS	1	\$ _____	\$ _____

Bid Item	Spec Item	Description of Item with Unit Bid Price in Written Words	Unit	Approx Qty	Unit Amount	Total Price
ALT-1	SS-01	ADDITIONAL COST TO PROVIDE 15 YEAR WARRANTY IN LIEU OF 10 YEAR WARRANTY (NOTE: IF SELECTED, BID ALT-2 WILL NOT APPLY. THIS IS A STAND ALONE COST TO PROVIDE AN ADDITIONAL 5-YEAR WARRANTY PERIOD BEYOND THE BASE BID). for _____ dollars and _____ cents PER LUMP SUM	LS	<div>1</div> 1	\$ _____	\$ _____

Bid Item	Spec Item	Description of Item with Unit Bid Price in Written Words	Unit	Approx Qty	Unit Amount	Total Price
ALT-2	SS-01	ADDITIONAL COST TO PROVIDE 20 YEAR WARRANTY IN LIEU OF 10 YEAR WARRANTY (NOTE: IF SELECTED, BID ALT-1 WILL NOT APPLY. THIS IS A STAND ALONE COST TO PROVIDE AN ADDITIONAL 10-YEAR WARRANTY PERIOD BEYOND THE BASE BID.) for _____ dollars and _____ cents PER LUMP SUM	LS	1	\$ _____	\$ _____

BID SUMMARY AND TOTAL

OVERALL BASE BID TOTAL: \$ _____
BID ALTERNATE 1 (BASE BID + ALT-1): \$ _____
BID ALTERNATE 2 (BASE BID + ALT-2): \$ _____

INFORMATION FROM BIDDERS

THE FOLLOWING INFORMATION MUST BE COMPLETED AND SUBMITTED WITH THE BID PROPOSAL. Failure to provide the information will cause the Bid to be non-responsive and may cause its rejection.

Proposed Roof Coating System Manufacturer: _____
Years Manufacturer has been in Business: _____
Proposed Roof Coating System Product Line: _____
Years of Commercial Availability for Product Line: _____

Proposed Metal Primer Manufacturer: _____
Years Manufacturer has been in Business: _____
Proposed Metal Primer Product Line: _____
Years of Commercial Availability for Product Line: _____

Statement of Qualifications: Provide information for 3 similar projects USING THE COATING AND PRIMING SYTEMS INTENDED TO BE USED ON THIS PROJECT completed by Bidder within last 5 years.

1. Name of Project: _____
Project Owner: _____
Owner Contact Person & Phone No.: _____
Value of Contract: _____
Date Completed: _____
Bidder's PM/Superintendent: _____

2. Name of Project: _____
Project Owner: _____
Owner Contact Person & Phone No.: _____
Value of Contract: _____
Date Completed: _____
Bidder's PM/Superintendent: _____

3. Name of Project: _____
Project Owner: _____
Owner Contact Person & Phone No.: _____
Value of Contract: _____
Date Completed: _____

Bidder's PM/Superintendent:_____

Experience Data: Provide the name and attach experience records of the Project Manager and Superintendent you are proposing for this Project.

1. Name of Proposed Project Manager:_____
2. Name of Proposed Project Superintendent:_____

Subcontractors: Submit a list of proposed Subcontractors who will perform the following work as well as list the proposed subcontractors who will perform work having a value of more than ten (10) percent of the total contract amount.

1. Cleaning and/or Preparation_____
2. Painting and Coating_____

Other Subcontractors Exceeding 10% of total contract amount:

3. _____
4. _____

Financial Status: A confidential financial statement will be submitted by the apparent successful low Bidder only if the City deems it necessary.

SPECIAL SPECIFICATION SS-01
2025 DSRP EVENT ROOF REHABILITATION

PART 1: GENERAL

1.01 SCOPE OF WORK

The work under this section of the Specifications consists of furnishing all supervision, labor, equipment, material and installation for repair and top coating of existing roof at the Dripping Springs Ranch Park Arena. Work under this section shall include all costs required for the following scope of work:

- a) Pressure wash entire surface of existing roof with a minimum 3,000 psi to achieve a surface free of dirt, oil, grease, loose debris, loose rust, residue or other contaminants.
- b) Prime rust areas with a metal primer.
- c) Inspect all fasteners, screws, and fastening devices. Tighten or replace loose or missing fasteners so that all metal sections are firmly held and all joining sections closed. Secure the existing edge metal with new fasteners wherever loose.
- d) Remove all screws at the ends of the roof along the gutter's edge, install new closures under the roof panels to block the openings under each of the ribs and refasten the roof panel ends.
- e) Flash in all vertical seams between each panel using a thick "butter" flashing grade coating.
- f) Waterproof all fasteners by encasing them in a flood coat of high viscosity elastomeric coating.
- g) Remove all existing skylight panels and replace with metal R-panels that match the existing metal roof panels in both profile and color so that the underneath of the roof has the same appearance. Lap both ends and set with butyl tape and fasten securely.
- h) Waterproof all seams by applying a coat of brush grade caulk. All rake flashing and defective vertical lap seams will be stitched with 6" polyester fabric embedded in high viscosity elastomeric coating.
- i) Waterproof all penetrations, joints, vents, flashings, and repair areas using silicone coating.
- j) Remove all work-related debris and haul off-site.

1.02 SUBMITTALS

Submit manufacturer, product data, and installation instructions for the following materials:

- a) Metal Primer
- b) Fasteners
- c) Metal R-panel roofing panels
- d) Seam and penetration waterproofing materials
- e) Flashing
- f) Acrylic roof coating system

- g) Certification from waterproof coating supplier that contractor is qualified in installation of the product.

1.03 MEASUREMENT

Work and accepted material as prescribed by this item will be measured and paid by lump sum. No quantities are provided in this solicitation. Access to the existing facility will be provided at the optional Pre-Bid Meeting. At that time, BIDDERS will be permitted to access the roof surface by providing their own ladders or lifting equipment. CONTRACTOR is responsible for all measurements and quantity take-offs to provide a Lump Sum price for the work specified in this section.

1.04 PAYMENT

For unit price contract the work performed and materials furnished as prescribed by this item and measured as provided under "Measurement," shall be paid for "2025 DSRP ARENA ROOF REHABILITATION," which price shall be full compensation for furnishing and placing all materials, and for all manipulations, labor, tools, equipment, and incidentals necessary to complete the work.

PART 2: PRODUCTS

2.01 METAL PRIMER

- a) Progressive Material P-130 Metal Primer
- b) IPC IsoPrime Plus
- c) Kemper Systems Kempertec 1K Aqua RI Primer
- d) GAF Metal Roof Primer
- e) Karnak Metal Priming Systems



2.02 METAL ROOF PANELS

Match profile of existing panels. Panels shall be factory powder-coated to color match the underside of the Arena roof that will be open and visible upon completion.

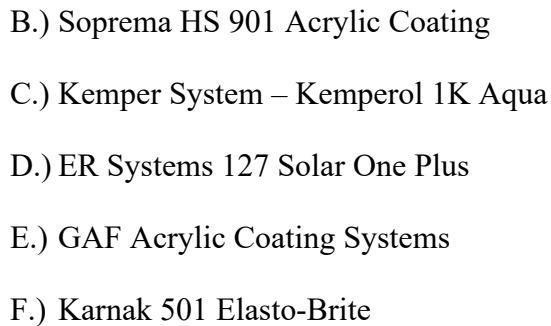
2.03 SEAM SEALANT AND FLASHING SYSTEMS

Provide sealant and flashing materials from a single manufacturer. Secondary materials shall be recommended by the primary manufacturer. The manufacturer shall have a minimum of ten (10) years' experience in the manufacture of materials of this type.

2.04 ACRYLIC ROOF COATING SYSTEM

Color: white.

- a) Isothermal Protective Coatings, Inc. (IPC) Acrylic Coating

- 
- B.) Soprema HS 901 Acrylic Coating
 - C.) Kemper System – Kemperol 1K Aqua
 - D.) ER Systems 127 Solar One Plus
 - E.) GAF Acrylic Coating Systems
 - F.) Karnak 501 Elasto-Brite



PART 3: EXECUTION

3.01 ALLOWABLE WORK DAYS AND TIMES

Allowable work hours on this project are strictly Monday through Thursday from 8:00 a.m. and 5:00 p.m. and excludes any city holidays.

CONTRACTOR is hereby informed that numerous events are held at the facility and will need to coordinate access, parking, and staging with park staff.

3.02 EXAMINATION

- a) Metal panels must be structurally sound and securely fastened. Severe oxidation may render some panels unsuitable to serve as a proper substrate for the coating and should be replaced as needed. Contractor shall determine the quantity of panels that should be replaced and include the price in the base bid.
- b) Verify that substrate is ready to receive work; surface is clean, dry and free of substances that could affect bond.
- c) Verify that all other work involved with this area, done under other sections, has been completed and accepted by the City prior to starting the waterproofing application.

3.02 PREPARATION

- a) Inspect metal fasteners and retighten where possible. Where fasteners are stripped out, missing, corroded, or neoprene grommets are deteriorated, replace with oversize screws. Inspect horizontal and vertical seams, panel end laps, and tension bars/straps. Where necessary, remove fasteners to separate the panels, remove existing sealant, add new butyl caulk, and re-secure with new fasteners to create a water-tight compression seal..
- b) All unnecessary and non-functional equipment, conduit, and debris shall be removed from the roof.
- c) All structural repairs or installations shall be completed before coating application commences.
- d) Areas of gross ponding water shall have been addressed and eliminated before coating application commences.
- e) Areas of algae, mildew or fungus on the roof or an existing coating should be treated with a solution of 1-part household bleach to 3-parts water, followed by a power wash rinse using clean water.
- f) Do not apply materials to wet surfaces. Make sure roof surface is completely dry, clean, and free of dirt, grease, biological soiling, and paint residue before coating. Apply materials only when air, material, and surface temperatures are between 50 °F – 120 °F.

During coating application procedures coating shall be applied a minimum of three (3) inches above the termination of all flashings, repairs, and bridges. That is, coating shall

be applied to sections of parapet walls, the bases of air handling equipment, penetrations, and the like. These surfaces must be adequately prepared to ensure adhesion of the coating.

- G) Each coating application shall not commence during inclement weather, when precipitation appears imminent, when temperature is below 50-deg F, or when relative humidity exceeds 85%. To provide adequate curing time, coating application shall terminate at least four (4) hours before sundown.

PART 4: WARRANTY

4.01 BASE BID – 10 YEAR WARRANTY

Provide a warranty bond to the City to cover labor, materials, and workmanship for a period of 10 years from the date of acceptance. Contractor warrants that the material supplied will meet or exceed physical properties as published and guarantees that workmanship will be free of defects in coating application.

4.02 BID ALTERNATE 1 – 15 YEAR WARRANTY

Provide a warranty bond for an additional 5 year period beyond the 10 year base bid warranty period. In addition to the cost of the bond, this item shall include any costs for additional materials or labor to provide a coating system that is warrantied for a period of 15 years from the date of acceptance.

4.03 BID ALTERNATE 2 – 20 YEAR WARRANTY

Provide a warranty bond for an additional 10 year period beyond the 10 year base bid warranty period. In addition to the cost of the bond, this item shall include any costs for additional materials or labor to provide a coating system that is warrantied for a period of 20 years from the date of acceptance. This item is exclusive to Bid Alternate 1. If Bid Alternate 1 is selected, this item will not be included in this contract. If this item is selected by the City, then Bid Alternate 1 will not be included in the contract.

END OF SPECIAL SPECIFICATION SS-01