



## CSP24-028 Landa Lake Dam Improvements Pre-Proposal Questions Amendment 2

- 1) What is the diameter & depth of piezometers?  
-Answer: Piezometers are 4" Diameter and extend the full depth of dam ~10'
- 2) Can a site walk be scheduled? Can questions be asked after site walk?  
-Answer: Site visit was provided August 29, 2024 at 9am, and the solicitation due date is extended by amendment.
- 3) Plan mentions that the aluminum screen framing is to remain but nothing about the screen. Will existing screen be reused?  
-Answer: Yes
- 4) Access? Please provide a detailed description of access to job site past the golf course. It is clear that we will enter at termination of Elizabeth Ave.  
-Answer: Construction access to use maintenance road leading from Elizabeth to the NBU water tank. Access from the tank to the project site to follow adjacent cart path.
- 5) Will any fences need to be removed and replaced. If so, please indicate which ones.  
-Answer: Access to the pool to be provided through double 10' gates adjacent to Tee Box 2
- 6) Will we be able to drive concrete trucks on crest armoring to reach the far end of proposed wall or will we need to pump concrete from 300' away?  
-Answer: Pumping will be required. Concrete trucks will not be allowed on the crest of the dam.
- 7) Please provide greater description of demo existing lifeguard stand platform.  
-Answer: This will be discussed at the site visit. Existing lifeguard stands are approximately 4" tall concrete platforms cast with the sidewalk to be removed, set level, and finished as described in specification 03 30 00 to be flush with the adjacent sidewalk.
- 8) How are damages to access road to be paid?  
-Answer: Contractor will be responsible for repairs to adjacent areas.
- 9) Is tree trimming on access road to be paid by contractor?  
-Answer: The City's arborist will provide tree cutting to be coordinated with the selected contractor.
- 10) Suppliers have indicated that the lead time for the sluice gates will be 6 to 7 months, after receipt of the order. What effect does this have on the 90-day project schedule? Should contractors assume that they may need to return in the fall of 2025, and install the gates after the pool has closed again?  
-Answer: Venders shall provide their project plan and schedule to address possible lead times and project constraints. Substitutions may be submitted for consideration. Specifications, cut sheets, and or product information (seals, mounting hardware, etc) shall be included for review of alternate gate manufacturers or components to establish "or equal" performance.
- 11) Is temp fencing along access route and site required?  
-Answer: Construction netting will be required at the channel excavation to deter golfers. The remaining dam work occurs within the fenced pool area.

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- 12) Is there concern that the existing cart path along the access route will be damaged for construction damage? Does contractor need to figure remove and replace?  
-Answer: The contractor is responsible for the protection/restoration of the cart path within the access route.
- 13) Can the spring fed pool be dewatered? How?  
-Answer: The pool will be drained during the project. The pool inlet is controlled by the sluice gates being replaced with this project. The contractor is responsible for establishing a temporary dewatering system as required to install the sluice gates and in accordance with the bid documents.
- 14) What do initials "TRM" stand for?  
-Answer: Turf Reinforcement Mat
- 15) There are several mentions of turbidity barrier in the plans. Please clarify details and limits  
-Answer: The item noted as turbidity barrier may be a barrier or silt fence that shall prevent erosion and sedimentation into the channel. This may be placed at the earth berm at the end of the excavation or as proposed by the contractor.
- 16) A floating turbidity barrier is called out at the toe of the spillway. Our understanding is that this area is dry. Please clarify.  
-Answer: See question 15. E&S due to the spillway toe work should be prevented from passing through the pool created by toe cutting erosion and into the channel. This may be through the use of silt fence, turbidity barrier at the edge of the waterline in the eroded area, or approved equal.
- 17) Please provide detail or description of requirements at sod areas of spillway. What subgrade prep, additional topsoil and how much, etc. Also, will we have to provide temp irrigation?  
-Answer: Sodding and subgrade preparations shall conform to TxDOT specifications 162, the preferred subgrade will be clarified via addendum. Vegetation growth shall be irrigated as required for establishment in accordance with the erosion control notes on G-3.
- 18) Please provide a detail for a wall construction joint  
-Answer: FNI note – Construction joints shall be formed joints in the wall with reinforcement extending through the joint, see specification 03 30 00 and locations on the drawings. A vertical key shall be provided, but water-stop is not required
- 19) What permits are anticipated for contractor to pay?  
-Answer: The City is acquiring concurrence from the Texas Historical Commission (THC) and United States Army Corps of Engineers (USACE). The Commercial Permit with the City of New Braunfels Building Department is in progress. The contractor will be required to comply with the terms of these permits which will be provided to the contractor prior to construction. There are no fees for these permits. However, the contractor must be registered with the City of New Braunfels Building Department.

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20) Note 6 under “Erosion Control” on sheet G-3, appears to leave it up to the contractor to guess on topsoil, compost qty. It is possible this could lead to contractor quoting different scopes. Would it make sense to clarify what is to be bid?

-Answer: See answer to question 17. Facilitation of vegetation in areas of construction disturbance shall be as required to restore the area to the same or better condition in accordance with the general notes.

21) Please clarify intent of note 13 under “General” on sheet G-3. Please confirm that if a condition is unknown to the contractor, we are not responsible.

-Answer: The site conditions are addressed in Article 4 of the General Conditions in the Project Manual

22) Can we dowel into the existing pool wall in order to use anchors as ties for our formwork?

-Answer: The material behind the stucco wall is unknown.

23) The slab (pool floor) is 6” thick?

-Answer: The thickness of the concrete floor may vary.

24) If we consider one sided forming, we will have to brace back approximately 8’ from wall, will we have that space?

-Answer: The Contractor is responsible for the means & methods of performing the work.

25) Please clarify note 5 under “Site” on sheet G-3 intent. Please confirm we are not to include these unknowns in our bid price.

-Answer: The Contractor shall assume site the responsibilities described in the General Notes and as noted in the Project Manual.

26) Please provide Project Manual sections 6-29 listed on page 3 of CSP24-028 Landa Park Lake Dam Improvements-Final document.

-Answer: the Project Manual is on our City website at the following link: <https://newbraunfels.gov/DocumentCenter/View/34163/Construction-Project-Manual-section-6-296-2024posted>

27) The specs call out LD’s and actual damages. Will this contract include both?

-Answer: Yes.

28) Please clarify limits / what’s included in Demolition Spec section 2 41 00-3 section 3.04. A and B

-Answer: 02 41 00-3 3.04 B does not apply and shall be removed via addendum. 3.04 A shall apply to any existing components or materials on the site that shall be removed and reused, or are to remain in place.

29) A major concrete supplier has stated that they do not want to quote the concrete because the specification is overly difficult. I’m currently waiting to hear back from them about what specifically is difficult but since the questions are due today, I wanted to go ahead and post this concern. They did state that the max 35-degree temp differential was lower than usual. What

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size mock up is required? Is the temperature control computer modeling required? Can the overall specification for the concrete be relaxed in any way?

-Answer: The 35° temperature difference is standard for mass concrete placements (least dimension > 3ft). Contractor may provide a cold weather placement submittal in lieu of the trial placement for review, this will be clarified via addendum. The thermal control computer model is not required. In lieu of a thermal control plan (1.03A.1e) contractor may provide insulation blankets or insulated formwork as required to meet cold weather placement requirements per the specification (<40°F ambient temp). These measures should be outlined in the above-mentioned submittal for review. Mix information from ready-mix plants that may be outside the specification can be reviewed for use on the project depending on availability near the site.

30) Is the new wall required to be doveled into the existing wall?

-Answer: No, doweling is not required

31) Can we stage concrete and pump trucks at the Landa Park Aquatic Complex parking lot?

-Answer: Yes, alternates staging and site access options will require coordination with the Landa Park operations. The contractor will be responsible for the protection & restoration of areas used for the project.