

ADDENDUM NO. 1

Addendum Date: June 23, 2026

Bid Date: July 7, 2026

Bid Number: EDA # ED24AUS0G0115

Engineer: Clark Associates
215 North Main Street
Temple, Texas 76501
(254) 899-0899

Project: Copperas Cove EDC 45 Acre Industrial Park

Owner: Copperas Cove Economic Development Corporation
Fred Welch, Executive Director

Item #1: Pre-Bid Meeting Roster is provided

Item #2: Pre-Bid Conference Agenda is provided.

Item #3: Revised Sheet C12.2 provided.

Item #4: Revised Sheet C14.2 provided.

Item #5: Contractor Questions:

1. The plans say the detail for Bid Add Alternate 2's gravel road is on Page C14.6. Looking at the plans, we do not have a page C14.6. Can you provide us with the gravel road details?
Please refer to gravel pavement section detail on sheet C14.5.
2. Sheet 97 (C12.2) calls for a 12' dia. Precast wet well. Sheet 104 (C14.2) calls for a 8' dia. Wet well. Which is correct? It is a 12' dia. wet well and the invert elevation for the flow in is 1048.50. Sheets C12.2 and C14.2 have been updated.
3. I cannot find any pump requirements – GPM, HP, TDH, etc. Can we please get pump requirements as soon as possible. The pump requirements are in the specifications section of the Bid Documents.
4. Can we provide a gravity rock retaining wall alternate for the concrete walls. No.
5. Can an exhibit for the existing encasement be released? are we to assume that the location of encasement is the utility lines drawn in the plans? Or is this included with the utilities we are required to locate before construction? The location of the existing encasement as shown in the plans is based upon information and plan sheets provided by TxDOT. The contractor will need to excavate and verify the location before starting construction.
6. Is this a lump sum contract? No. It is a line item contract. Start Date? The start date will be determined once the contract is awarded and approved. Do we need to provide a schedule? Yes, a schedule will need to be provided by the awarded contractor. Is material testing being paid by the owner or contractor? The owner will pay for material testing. Re-testing costs are to the paid by the contractor.
7. Can we use approved or equal pumps for the lift station? Yes. However the pumps must be submitted for review and approval.
8. Does the owner pay for materials testing? The owner will pay for material testing. Re-testing costs are to the paid by the contractor.
9. What are the bid bond requirements? Not less than 5% of the total amount of the submitted bid.

10. Where can we access construction water on the site? The closest fire hydrants are on the west side of US Hwy 190.
11. What is the site balance expected to look like? A CAD file of the site can be provided for the contractor to calculate the site balance. are there areas to stockpile or will we need to haul off? Yes but any stockpile locations will need to be coordinated with the owner. Inversely will we need to import material? A CAD file of the site can be provided for the contractor to calculate the site balance and determine if import material is needed.
12. Do we need to contact anyone to access the site for test holes? Anyone can access the site - work is to be performed along Mashburn Dr which is at the intersection of Old Copperas Cove Road - Please limit site investigation to the 41-foot easement and 20 feet on either side of the road easement for simplicity except along the area where the lift station will be installed then to the limits of the proposed roadway. Any ground disturbed should be returned to its original condition. Anyone entering the property will do so at no cost, risk or encumbrance to the Copperas Cove EDC or City of Copperas Cove. Please contact the Copperas Cove EDC office at 254-547-7874 prior to entry if possible and ask for Sean Stevens or Fred Welch. If access is needed inside the fenced area you can contact Jimmy Clark at 254-290-1021.



6-23-2026

MEETING SIGN-IN SHEET

Project: Copperas Cove EDC 45 Acre Industrial Park EDA #ED24AUS0G0115

Date: 6-23-2026

Time: 10:00 a.m.

Place: Teams Meeting

Name	Company	Phone	E-Mail
Monty Clark, P.E.	Clark Associates 215 North Main Temple, Texas 76501	254-899-0899	mclark@clark-assoc.com
Fred Welch CEcD, EDFP Executive Director	Copperas Cove EDC	254-547-7874	fwelch@coveedc.com
Andrew Coker	Grantworks	479-692-9837	Andrew.coker@grantworks.net
Carol Parker	Adams Materials	254-444-6824	Carolparker.ame@gmail.com
Anthony Hernandez	DNT Construction	512-660-6684	
Bryce Halling	DNT Construction	512-660-6684	bhalling@dntconstruction.com
Dawna James	TTG Utilities	254-248-1151	djames@ttgutilities.com



Name	Company	Phone	E-Mail
Lucas Neale	TTG Utilities	254-248-1151	lnale@ttgutilities.com
Adams Aggregate			
Toby Carson	C.C. Carlton Industries	512-476-4282	estimating@cccarrlton.com
Dwayne Ordner	Lone Star Grading	254-760-1213	Dwayne.ordner@lonestargrading.com
Dana Reid	Clark Associates 215 North Main Temple, Texas 76501	254-899-0899	dreid@clark-assoc.com



Pre-Bid Conference for the Copperas Cove EDC 45 Acre Industrial Project EDA #ED24AUS0G0115

6-23-2026 10:00 a.m.

AGENDA ITEMS:

Introduction of Attendees and Completion of Sign-In Sheet

Project Engineers Comments – Copperas Cove EDC 45 Acre Industrial Project

Project extends from Old Copperas Cove Road southwest adjacent to U.S. Hwy 190

- Project is separated into a Base Bid, Bid Add Alternate 1 and Bid Add Alternate 2. Refer to sheets C3.3 - C3.5 for overall extents of separation of bids
- This project is supported by the U.S. Economic Development Administration (EDA) through EDA investment ED24AUS0G0115. All contracts and work completed through this Request for Proposals must comply with all applicable federal and state rules and requirements
- Water and Sewer Design have been approved by TCEQ

Site Demolition

- Demolition shall align with the construction of base bid and bid add alternates.

Striping and Signage

- Pavement Striping and Signage
- All striping and signage shall conform to MUTCD & City of Copperas Cove requirements
- Striping and Signage shall align with the construction of base bid and bid add alternates.

Lighting

- New Street Lighting
- Coordination with Oncor
- Refer to Notes for construction.
- 4" PVC Conduit
- Street Lighting shall align with the construction of base bid and bid add alternates.

Storm Water Pollution Prevention Plan (SWPPP)

- A storm water pollution plan is required for this project.
- It is the contractor's responsibility to obtain TCEQ TXR Permit, file for NOI/NOT, and Post Signage During Construction.
- Copies of the SWPPP will need to be provided to Copperas Cove EDC and Project Engineer

Traffic Control Plan

- It is the contractor's responsibility to implement all Traffic Control measures as needed for this project.

Existing Utilities

- Pothing and Utility Locates – It is the contractor's responsibility to Pothole, Excavate, and Locate existing utilities.

Base Bid - New Roadway and Storm Sewer Construction

- **Roadway Pavement Section (per Geotech Report on Sheets C17.1 - C17.3)**
The "FULL" Geotechnical Report is provided within the Bid Manual
3" HMAC pavement
12" Crushed Limestone Base Material
6" Moisture conditioned Subgrade
Earthwork and Embankment (CAD file will be provided)
- New 24" and 18" RCP storm sewer
- New 6'x4' RCP Box Culvert
- New Headwalls with Wing Walls
- New 10' Precast Concrete curb inlet
- New 4'x4' Precast Concrete Junction boxes
- New reinforced concrete retaining wall
- Concrete apron and rip rap

Base Bid – Lift Station and Sanitary Sewer Construction

- **New Sanitary Sewer Lift Station**
New Electrical Service
O&M Manuals
- **Trench Safety** - This Project Requires a Trench Safety Plan Signed and Sealed by a Registered Professional Engineer Licensed in the State of Texas
- New 4' dia. Manholes are to be Concentric Manholes with 32" Heavy Duty Ring and Lid Assemblies
- New 18" and 10" PVC SDR 26 Sanitary Sewer Main
- New 6" HP Class 200 Sanitary Sewer Force Main and fittings
- New 20" and 12" Steel Pipe Encasement
- Connections to existing 12" steel pipe encasement in TxDOT right-of-way
- New Air Vacuum Release Valve and Vault
- Testing Per TCEQ and City of Copperas Cove requirements

Base Bid – Water Main Construction

- **Trench Safety** - This Project Requires a Trench Safety Plan Signed and Sealed by a Registered Professional Engineer Licensed in the State of Texas
- New 12" PVC DR 18 Water Main and fittings
- New 20" and 24" Steel Pipe Encasement
- Connections to existing 20" steel pipe encasement in TxDOT right-of-way
- New Standard Fire Hydrant Assembly
- New Standard "Parallel" Fire Hydrant Assembly
- Testing Per TCEQ and City of Copperas Cove requirements
- Connections to existing water mains
- All utilities and pipe embedment shall conform to the City of Copperas Cove Requirements and Details

Base Bid - TxDOT Coordination

- New Force Main and Water main connections to existing steel pipe encasement within TxDOT right-of-way will have to be coordinated with TxDOT
- A kickoff meeting will be scheduled with TxDOT to discuss and coordinate prior to start of construction
- Existing Encasement Pipe

Bid Add Alternate 1 - New Roadway and Storm Sewer Construction

- **Roadway Pavement Section (per Geotech Report on Sheets C17.1 - C17.3)**
3" HMAC pavement
12" Crushed Limestone Base Material

**6" Moisture conditioned Subgrade
Earthwork and Embankment (CAD file will be provided)**

- New Metal Beam Guard Railing
- Connections to existing box culverts
- New 30", 24" and 18" RCP storm sewer
- New 6'x4' RCP Box Culvert
- New Headwalls with Wing Walls
- New 10' Precast Concrete curb inlet
- New 4'x4' and 5'x5' Precast Concrete Junction boxes
- New reinforced concrete retaining wall
- Stone rip rap

Bid Add Alternate 2 - New Roadway and Storm Sewer Construction

- **Roadway Pavement Section (per Geotech Report on Sheets C17.1 - C17.3)**
3" HMAC pavement
12" Crushed Limestone Base Material
6" Moisture conditioned Subgrade
Earthwork and Embankment (CAD file will be provided)

- New Gravel Pavement section
- New Metal Beam Guard Railing
- New 30", 24" and 18" RCP storm sewer
- New 6'x4' RCP Box Culvert
- New 6'x3' RCP Box Culvert
- New Headwalls with Wing Walls
- New 10' Precast Concrete curb inlet
- New 4'x4' Precast Concrete Junction boxes
- New reinforced concrete retaining wall
- Concrete apron and rip rap

Bid Alternate 2 – New Sanitary Sewer and Water Main Construction

- **Trench Safety** - This Project Requires a Trench Safety Plan Signed and Sealed by a Registered Professional Engineer Licensed in the State of Texas
- New 4' dia. Manholes are to be Concentric Manholes with 32" Heavy Duty Ring and Lid Assemblies
- New 12" PVC SDR 26 Sanitary Sewer Main
- New Connections to existing water mains
- New 12" PVC DR 18 Water Main and fittings
- New 20" Steel Pipe Encasement
- New Standard Fire Hydrant Assembly
- New Standard "Parallel" Fire Hydrant Assembly
- New 2" Gate Valve
- New 2" Water Meter and meter box
- Automatic End of Line Flush Assembly
- All utilities and pipe embedment shall conform to the City of Copperas Cove Requirements and Details
- Testing Per TCEQ and City of Copperas Cove requirements

Bid Date – 2:30 p.m. July 7th, 2026.

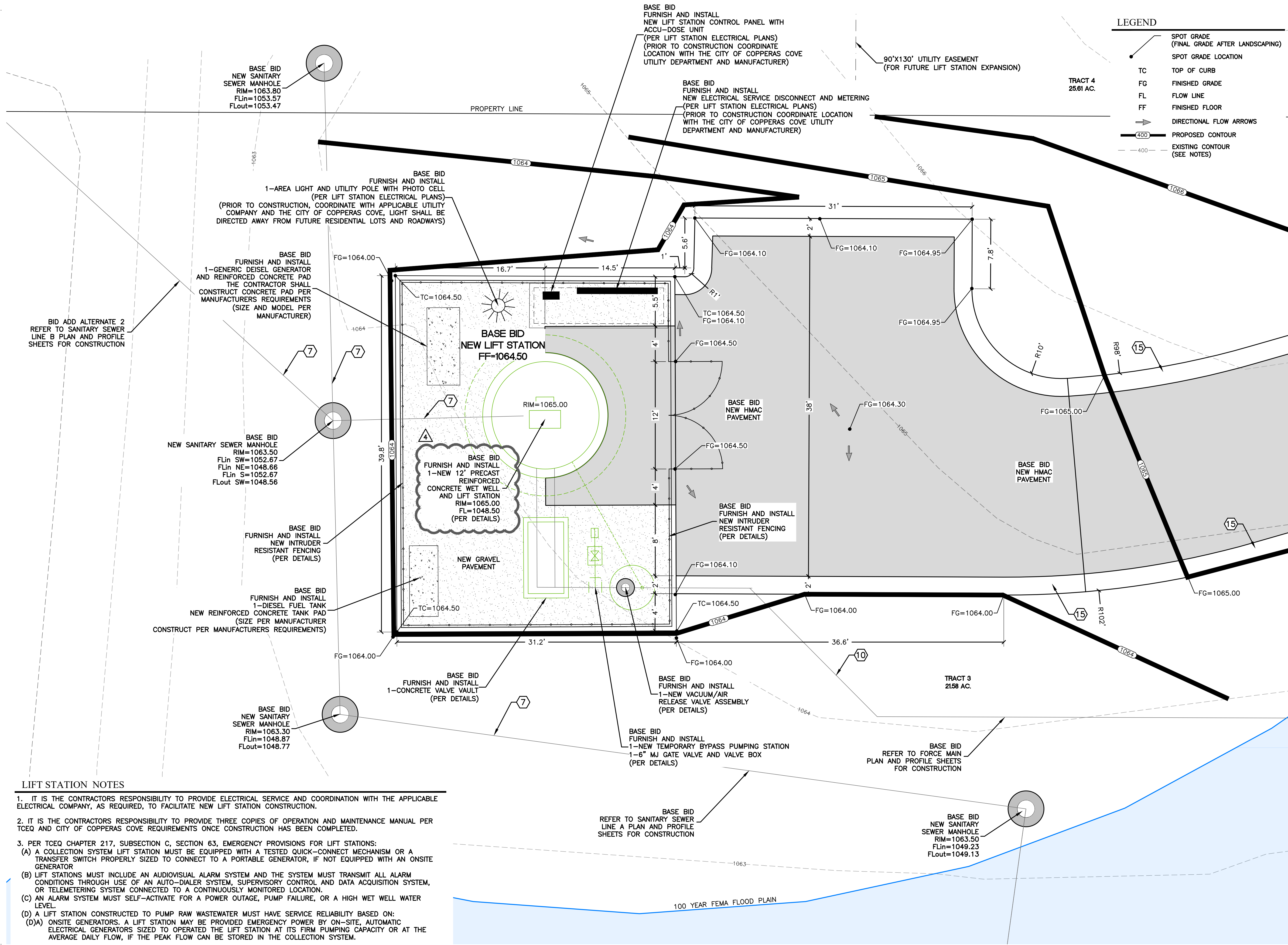
Cutoff time for questions - 5:00 p.m. July 1st, 2026

B) Copperas Cove EDC Comments:

C) Grantworks/EDA comments:

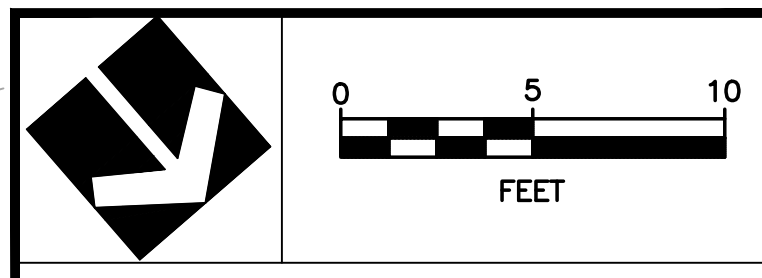
D) Contractor Comments and Questions

E) Notes:



LEGEND

	SPOT GRADE (FINAL GRADE AFTER LANDSCAPING)
	SPOT GRADE LOCATION
	TOP OF CURB
	FINISHED GRADE
	FLOW LINE
	FINISHED FLOOR
	DIRECTIONAL FLOW ARROWS
	PROPOSED CONTOUR
	EXISTING CONTOUR (SEE NOTES)



- KEYED NOTES**
- CAUTION!!! EXISTING POWER POLE/LIGHT POLE
 - CAUTION!!! OVERHEAD ELECTRIC
 - EXISTING FENCING
 - EXISTING WATER MAIN/METER
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - NEW SANITARY SEWER MAIN (REFER TO PLAN AND PROFILE SHEETS FOR CONSTRUCTION)
 - NEW WATER MAIN (REFER TO PLAN AND PROFILE SHEETS FOR CONSTRUCTION)
 - NEW STORM SEWER (REFER TO PLAN AND PROFILE SHEETS FOR CONSTRUCTION)
 - NEW SANITARY SEWER FORCE MAIN (REFER TO PLAN AND PROFILE SHEETS FOR CONSTRUCTION)
 - TRANSITION CURB AND GUTTER TO MATCH NEW PAVEMENT ELEVATION
 - FURNISH AND INSTALL NEW GUARDRAIL (PER DETAILS)
 - FURNISH AND INSTALL 2-NEW 6" PVC SCHEDULE 40 CONDUIT SLEEVES
 - NEW REINFORCED CONCRETE CURB AND GUTTER (PER DETAILS)
 - NEW REINFORCED CONCRETE EDGING (PER DETAILS)

Revisions

Date:	Remarks:
11/14/2025	REVISED PER CITY OF COPPERAS COVE COMMENTS
2/12/2026	REVISED PER CITY OF COPPERAS COVE COMMENTS
5/04/2026	REVISED FOR BIDDING PURPOSES
6/23/2026	ADDENDUM NO. 1



COPPERAS COVE EDC
45 ACRE INDUSTRIAL PARK
DESIGN AND CONSTRUCTION
PHASE SERVICES
 COPPERAS COVE, TEXAS

LIFT STATION GRADING DETAIL

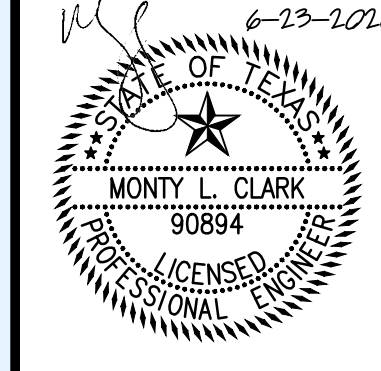
DRAWING STATUS

THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF MONTY L. CLARK P.E. 90894, CLARK ASSOCIATES FIRM NO: F-23184.

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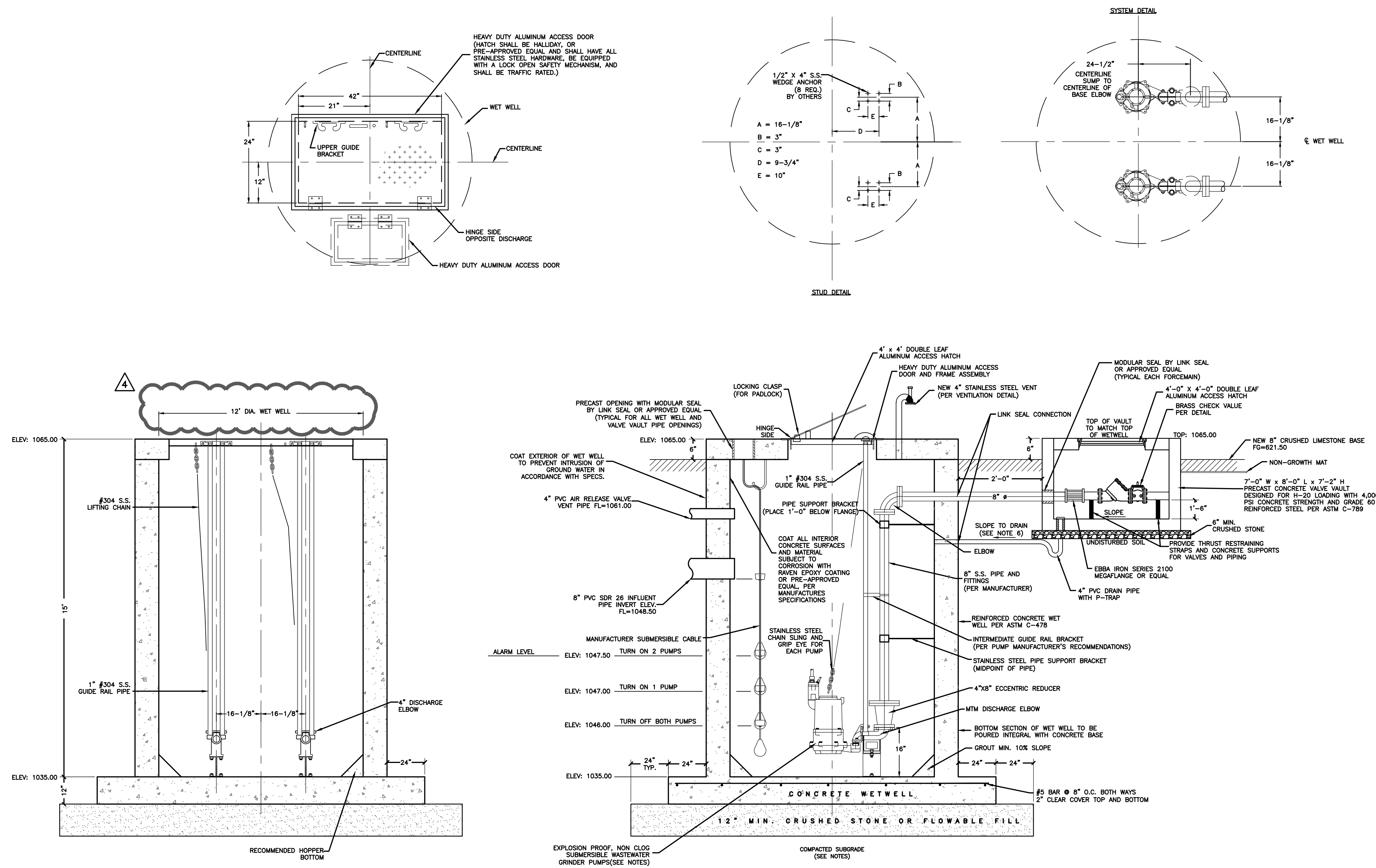
FOR CONSTRUCTION: FINAL DRAWINGS

Designed	MLC
Drafted	ECB
Project No	242584.00
Plot Date	6-23-2026



C12.2

- LIFT STATION NOTES**
- IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE ELECTRICAL SERVICE AND COORDINATION WITH THE APPLICABLE ELECTRICAL COMPANY, AS REQUIRED, TO FACILITATE NEW LIFT STATION CONSTRUCTION.
 - IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE THREE COPIES OF OPERATION AND MAINTENANCE MANUAL PER TCEQ AND CITY OF COPPERAS COVE REQUIREMENTS ONCE CONSTRUCTION HAS BEEN COMPLETED.
 - PER TCEQ CHAPTER 217, SUBSECTION C, SECTION 63, EMERGENCY PROVISIONS FOR LIFT STATIONS:
 - A COLLECTION SYSTEM LIFT STATION MUST BE EQUIPPED WITH A TESTED QUICK-CONNECT MECHANISM OR A TRANSFER SWITCH PROPERLY SIZED TO CONNECT TO A PORTABLE GENERATOR, IF NOT EQUIPPED WITH AN ONSITE GENERATOR
 - LIFT STATIONS MUST INCLUDE AN AUDIOVISUAL ALARM SYSTEM AND THE SYSTEM MUST TRANSMIT ALL ALARM CONDITIONS THROUGH USE OF AN AUTO-DIALER SYSTEM, SUPERVISORY CONTROL AND DATA ACQUISITION SYSTEM, OR TELEMETERING SYSTEM CONNECTED TO A CONTINUOUSLY MONITORED LOCATION.
 - A LIFT STATION MUST SELF-ACTIVATE FOR A POWER OUTAGE, PUMP FAILURE, OR A HIGH WET WELL WATER LEVEL.
 - A LIFT STATION CONSTRUCTED TO PUMP RAW WASTEWATER MUST HAVE SERVICE RELIABILITY BASED ON:
 - ONSITE GENERATORS. A LIFT STATION MAY BE PROVIDED EMERGENCY POWER BY ON-SITE, AUTOMATIC ELECTRICAL GENERATORS SIZED TO OPERATE THE LIFT STATION AT ITS FIRM PUMPING CAPACITY OR AT THE AVERAGE DAILY FLOW, IF THE PEAK FLOW CAN BE STORED IN THE COLLECTION SYSTEM.



1 LIFT STATION WETWELL AND PUMP DETAIL
SCALE: N.T.S.

NOTES:

1. LIFT STATION SHALL BE CONSTRUCTED IN ACCORDANCE TO THE LATEST TCEQ SPECIFICATIONS AND MANUFACTURER RECOMMENDATIONS.
2. CONTRACTOR SHALL PROVIDE PREPACKAGED LIFT STATION, AS SUPPLIED BY JURGENSON (254-932-6251), OR PRE-APPROVED EQUAL.
3. CONTRACTOR SHALL PROVIDE CRUSHED GRAVEL BACKFILL TO EXTENTS OF EXCAVATION.
4. CONTRACTOR SHALL PROVIDE ADEQUATE MEASURES TO WET WELL CONSTRUCTION, AS REQUIRED, TO PREVENT FLOATING. ANTI-FLOATING MEASURES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
5. ALL ALUMINUM ACCESS DOORS SHALL HAVE HEAVY DUTY MASTER LOCK ATTACHMENT TO PREVENT INTRUSION. CONTRACTOR SHALL FURNISH 3 SETS OF KEYS TO GOVERNING UTILITY COMPANY AND OWNER.
6. CONTRACTOR SHALL PROVIDE 4" DRAIN PIPE TO WETWELL.
7. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING TO LIFT STATION, CONTROL PANEL, PUMPS AND APPURTENANCES.
8. ELECTRICAL SERVICE TO LIFT STATION SHALL BE CONSTRUCTED UNDERGROUND AND SHALL MEET LOCAL MUNICIPALITY SPECIFICATIONS.
9. CONTRACTOR SHALL PROVIDE NEW NEMA 4X RATED CONTROL PANEL, PER LOCAL MUNICIPALITY SPECIFICATIONS.
10. CONTRACTOR SHALL CONSTRUCT AND WIRE PUMPS AND PUMP CONTROL SO THAT PUMP #1 AND #2 ALTERNATE USAGE DURING EACH INITIAL START UP CYCLE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND CONSTRUCTING NEW ELECTRICAL SERVICE, AS REQUIRED, FOR NEW LIFT STATION AND CONTROLS. PRIOR TO BEGINNING CONSTRUCTION AND BIDDING, THE CONTRACTOR SHALL COORDINATE NEW SERVICE CONSTRUCTION WITH APPLICABLE UTILITY COMPANIES AND LOCAL MUNICIPALITY.
12. THE SUBGRADE SHOULD BE COMPACTED TO BETWEEN 95 AND 100 PERCENT OF ASTM D 698-97 (STANDARD PROCTOR) AT OR ABOVE OPTIMUM MOISTURE CONTENT. SOFT OR WEAK AREAS SHOULD BE REMOVED AND REPLACED WITH ENGINEERED FILL.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DE-WATERING.
14. INTERIOR OF NEW LIFT STATION SHALL BE COATED WITH 120 MILS OF NEW RAVEN COATING OR PRE-APPROVED EQUAL PER CITY OF COPPERAS COVE REQUIREMENTS.
15. ELECTRICAL PANEL TO BE EQUIPPED WITH AN HOUR METER FOR EACH PUMP.
16. ELECTRICAL PANEL TO BE EQUIPPED WITH SELF-TESTING CAPABILITIES PER TCEQ REQUIREMENTS.
17. DRAIN LINES FROM VALVE VAULTS TO WET WELLS SHALL BE A SEALED WITH A "LINK SEAL" OR APPROVED EQUAL (BY DIRECTOR OF PUBLIC WORKS).
18. ACCESS HATCHES SHALL BE MANUFACTURED BY HALLIDAY AND SHALL HAVE ALL SS HARDWARE, HAVE A LOCK OPEN SAFETY MECHANISM, AND SHALL BE TRAFFIC RATED.
19. PUMP AND FLOAT CONTROL WIRES SHALL BE INSTALLED TO SEPARATE EXPLOSION PROOF NEMA 4X JUNCTION/TERMINAL BOX PRIOR TO GOING INTO THE CONTROL PANEL.
20. ALL WET WELL BRACKETS, HARDWARE, ETC. SHALL BE STAINLESS STEEL.
21. ALL D.I. PIPE WITHIN THE WET WELL MUST BE COATED WITH PROTECTO 401 CERAMIC EPOXY. FIELD TOUCH UP WILL BE REQUIRED.
22. LIFT CHAINS FOR THE PUMPS SHALL BE STAINLESS STEEL.
23. FENCING SHALL COMPLY WITH CURRENT TCEQ OF STANDARDS.
24. ALL GUIDE RAILS, BRACKETS, AND HARDWARE SHALL BE STAINLESS STEEL.
25. A DIESEL GENERATOR, APPROPRIATELY SIZED, WITH THE AUTOMATIC TRANSFER SYSTEM IS REQUIRED. REFER TO ELECTRICAL PLANS.
26. VENTS MUST BE FABRICATED FROM STAINLESS STEEL.
27. A SIGN THAT IS TO BE MOUNTED ON THE LIFT STATION. MINIMUM OF 3'X4' THAT HAS THE ADDRESS OF STATION, VERBIAGE PER TCEQ AND THE EMERGENCY CONTACT NUMBER.
28. THE LOCATION OF THE CONTROL PANEL SHALL BE LOCATED AS NOT TO INTERFERE WITH THE ABILITY TO ACCESS THE WET WELL, VALVE VAULT, GENERATOR, GATE, ETC.
29. AREA LIGHTING FOR THE STATION IS TO BE INSTALLED AND POWER FOR THIS RUN THROUGH THE METER. THIS MUST BE EQUIPPED WITH A PHOTOCCELL. REFER TO ELECTRICAL PLANS.
30. LIFT STATION TO BE PROVIDED WITH A NEW STAINLESS STEEL ADJUSTABLE PORTABLE HOIST.
31. CONTRACTOR SHALL PROVIDE NEW ACCU-DOSE RMC-2000 WITH CELLULAR BASED REMOTE MONITORING AND CONTROL SYSTEM. COORDINATE CONNECTIVITY WITH THE CITY OF COPPERAS COVE UTILITY DEPARTMENT.

Revisions	
Date:	Remarks:
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2/12/2026	REVISED PER CITY OF COPPERAS COVE COMMENTS
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COPPERAS COVE EDC
45 ACRE INDUSTRIAL PARK
DESIGN AND CONSTRUCTION
PHASE SERVICES
COPPERAS COVE, TEXAS

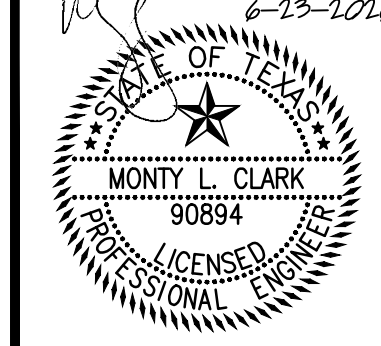
MISCELLANEOUS DETAILS
SHEET 2

DRAWING STATUS
THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF MONTY L. CLARK P.E. 90894, CLARK ASSOCIATES FIRM NO. F-23184.

FOR REVIEW
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FOR CONSTRUCTION
FINAL DRAWINGS

Designed	MLC
Drafted	ECB
Project No	242584.00
Plot Date	6-23-2026



C14.2