



ADDENDUM NO. 001

TO: All Plan Holders

RE: City of Staunton Park Facilities Improvements
City of Staunton
T&L Project No. 18861

DATE: May 19, 2026

BIDS RECEIVED DATE: June 2, 2026

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated February 20, 2026 and Issued for Bids on May 1, 2026, as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

This Addendum consists of 6 pages.

PRE-BID QUESTIONS:

1. The Pre-Bid Conference Meeting Notes are enclosed.
2. The Pre-Bid Conference Attendance Record is enclosed.

CLARIFICATION:

1. No prevailing wage rates are incorporated into this project.

Enclosures: Pre-Bid Conference Meeting Notes, 3 pages
Pre-Bid Conference Attendance Record, 2 pages



**THOMPSON
& LITTON** EST.
1956

ENGINEERS ARCHITECTS SURVEYORS

PRE-BID CONFERENCE MINUTES

PROJECT: City of Staunton Park Facilities Improvements

City of Staunton

T&L Project No. 18861

DATE: May 14, 2026

1. PROJECT PERSONNEL:

Architectural/Engineering Firm: Thompson & Litton, Inc.

Architectural/Engineering Representative: Erica Sunshine

Telephone: 540-633-1897

Project Manager: Mike Jeffries

Telephone: 540-633-1897

Staunton Project Manager: Michael Faulkner

Telephone: 540-448-3576

2. SCOPE OF PROJECT:

The project generally consists of Gypsy Hill Park Restroom Renovations, Montgomery Hall Park Restrooms & Pool House Improvements, and Gypsy Hill Park Pumphouse Renovations.

3. PROJECT REVIEW:

Base Bid: Gypsy Hill Park Restroom Renovations/North Building, Montgomery Hall Park Restroom Renovations and Pool House Improvements

Additive Bid Item No. 01: Gypsy Hill Park Pump House Renovations

Attention was given to the Bid Security required and the VPPA for the City of Staunton located in the Project Manual.



4. SPECIAL SITE/PROJECT CONDITIONS:

Continuous Operation of the Parks. Keep all roads clear for traffic and pedestrians. If any road closures, coordinate with the City and provide a min of 48 hours notice.

5. STAGING AREA:

Utilities, Site Limitations, Access, Parking, Storage:
Coordination with the Owner on areas for each site of work. Site Limitations at the Pump House. City may agree to a temporary bridge across the creek to the Pump House. All temporary roads, bridges must be provided by the Contractor and the site shall be cleaned up and restored to it's original condition by the Contractor.

6. PROTECTION OF ADJACENT AREAS AND FACILITIES:

All temporary roads, bridges must be provided by the Contractor and the site shall be cleaned up and restored to it's original condition by the Contractor.

7. COORDINATION:

Notice to Proceed will not be given until after July 4, 2026. Deliveries cannot park in the middle of the park roads.

8. CONTRACT(S) DETAILS:

Substantial Completion shall be achieved within 270 consecutive calendar days after Notice to Proceed for the Base Bid. Substantial Completion shall be achieved within 360 days if Additive Bid Item No. 01 is accepted. Final Completion shall be achieved within 30 consecutive calendar days after Substantial Completion.

9. BID DOCUMENTS:

Bid Documents (electronic and/or hard copy) are available for The City of Staunton website, <https://www.ci.staunton.va.us/departments/finance/procurement> and on the state website, eVA, <https://eva.virginia.gov/>



10. SEPARATE OWNER'S CONTRACTS INTERFACING:

No other contracts.

11. CONFIRMATION OF BID DATE AND TIME:

Sealed bids will be received by Chad Horvat, Finance Business Manager, at 116 W. Beverley St., 3rd Floor, Staunton, Virginia, 24401, until 2:00 P.M., local prevailing time, on June 2, 2026, and then at said office publicly opened and read aloud.

Bids will also be accepted online on the state website: <https://eva.virginia.gov/>

12. CONTRACTOR QUESTIONS:

All questions must be submitted in writing using the Pre-Bid Question Form provided in the Bid Documents. Instructions for submission (via email or fax) are included on the form. Responses to questions, if deemed necessary, will be made via addendum(a).

Deadline (Date/Time) for Submitting Questions: May 21, 2026 at 12:00 pm

13. ADDENDA/ITEMS TO BE CLARIFIED:

- A. No prevailing wages.
- B. Parts of the Project are located in the flood plain.
- C. Owner stressed that pre-construction photos should be taken for documentations.

14. SITE VISIT

All sites were visited at both Gypsy Hill Park and Montgomery Hall Park.



THOMPSON
& LITTON

PRE-BID CONFERENCE
ATTENDANCE RECORD

THURSDAY, MAY 14, 2026; 10:00 A.M.

For

City of Staunton

T&L Project No. 18861

NAME	COMPANY	WORK NUMBER	MOBILE NUMBER	EMAIL ADDRESS
Mive Jeffries	T&L		540 520 3726	mjeffries@t-l.com
Erica Sunshine	T&L	540-633-1897	540-239-3362	esunshine@t-l.com
MICHAEL S FAULKNER	CITY OF STAUNTON	540-448-3576	SAME	FAULKNERNS@CI.STAUNTON.VA.US
Aaron Reed	LantL Construction	540 562 5541	Same	AREED@LantLCE.com
Shoib	R2-Build	571-762-9916	571-762-9916	shoib@R2-Build.com
Toufig	R2Build Inc.	202-400-7086	Same	Toufig@R2-build.com
Chris Howe	City of Staunton	540-448-7607	SAME	Howee@ci.staunton.va.us
Phillip Powell	Pyramid Excavation	434-906-5079	same	Phillip@pyramid-Excavation.com
Dennis Brookman	Pyramid Excavation	434-981-7750	Same	dennis@pyramid-excavation.com
Matt Hulvey	Nielson	540-434-7376	540-560-8160	mnhulvey@nielsen-inc.com
Lyle Hartt	City of Staunton	540-772-3804	540-448-6237	HarttLM@ci.staunton.va.us
Chris Tuttle	City of Staunton	540-480-4471	—	tuttlecj@ci.staunton.va.us



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T&L Project No. 18861

NAME	COMPANY	WORK NUMBER	MOBILE NUMBER	EMAIL ADDRESS
Chase Dudley	City of Staunton		540 294 0854	dudleydc@ci.staunton.va.us
William Allen	E.A. Breeden Inc.	540-810-6906	" "	William.allen@eabreeden.com