



DALTON–WHITFIELD
JOINT DEVELOPMENT AUTHORITY

ADDENDUM NO.3 – FEBRUARY 26, 2025

**For
PROJECT:**

Hamilton Street Workforce Housing Initiative

ATTACHMENTS

- 1. Round Two Questions and Answers**
- 2. Irrigation Revision**
- 3. Utility Picture**

Pre-Bid Meeting 2/26/2025
Round 2 Questions and answers for:
Hamilton Street Workforce Housing Initiative

Questions Submitted 2/21/2025
Answers Submitted 2/26/2025

1. In reference to question one from the Pre-Bid Questions and Answers – The response appears to include all sidewalks shown on the plan to be installed as a part of the contract. Please provide direction/more details on how these sidewalks will be installed. For example:
 - a. Will all of the referenced sidewalks be installed before the houses are built?
 - b. If the sidewalks are installed after the houses are built how many separate mobilizations should the contractor account for to get these sections of sidewalk poured and when is the approximate date that the sidewalks could be installed.
All common area sidewalks are to be built at the time of the infrastructure work. Sidewalks going up to the houses (stoops) and driveways will be the responsibility of the home developer. Total concrete quantities are included in the bid tab but we are unable to update the plans before the answer deadline to separate those quantities. Please include quantities as shown on the bid sheet.
2. In reference to question 2 on the Pre Bid Questions and Answers – The plan only shows a 2” meter, 2” BFP, and a 2” irrigation line around the perimeter of the site. The plan sheet contains various notes on requirements for the irrigation system, including a note that says the Contractor shall design the sprinkler system. It would appear that each contractor could each have a different design and in turn would have a different price for the irrigation system. Considering the plan gives few specifics for the irrigation system would the City consider making the irrigation system an allowance so all bidders are on a level playing field?
The irrigation loop for the entire property (HOA portion of the development) should be priced as an alternate option. This cost will not be used to determine the winning bidder. Please include an alternate price for sprinkler heads and installation of the sprinkler head to the loop.
3. Regarding Question 15 from the Pre Bid Questions and Answers – The Demo Plan calls out curb to be demolished on Nichols Street and approximately ½ of the distance along South Hamilton, however the Staking and Layout Plan does not show this curb getting replaced. Please advise which plan is accurate, the Demo Plan or the Staking and Layout Plan?
The intent was for all perimeter curb associated with the project to be removed and replaced with new curb & gutter. Contractor will be paid for actual quantities removed and installed.
4. Based on the Pre Bid Questions and Answers it appears that Material Testing will be paid for by the City. Please revise the bid form to eliminate pay item number 48 or provide a unit price for each bidder to include for this item.
We clarified this in Addendum #1, the only testing required under this contract will be for utility testing to Dalton Utilities requirements. Any testing outside of that will be done at the owner’s expense. Materials Testing will not be paid for by the City, but the JDA as the administrator of the contract.

5. The Header Curb Detail shown on Sheet C-403 shows 6 EA #4 rebars to be installed in the header curb. GDOT curb details do not require installation of reinforcing in header curb. Please confirm it is the intent for rebar to be required and at the spacing and quantity shown in the detail.

The intent is to construct the header curb per the detail provided with concrete reinforcement as shown on sheet C-403.

6. Please confirm that concrete for curbs & sidewalks will be 3000 PSI.
7. Please confirm that GAB is required to be installed under the concrete sidewalk per Detail 6/C-403.

Concrete for curb & sidewalks shall be 3,000 PSI and utilize an all white sand mixture.

GAB is required under sidewalk installation per Detail 6 on sheet C-403.

8. Please provide the locations on the project where Details 10/C-403, 11/C-403, 1/C-406, 2/C-406, and 4/C-406 apply. If these details apply to the project please provide a joint layout plan to show the locations and required spacing of construction joints and contraction joints.

Dowels would be typically required at construction joints but generally isn't seen in 4" thick sidewalk.

9. The plans have very few specific details for the requirements for the irrigation system. Without having a planting plan showing the number & locations of trees and various plantings how can a sprinkler system be designed? It seems that a planting plan, at a minimum, would be needed to design and price an accurate irrigation system layout.

See answer for question 2 regarding the irrigation system loop.

10. Note #13 on the Irrigation Plan says the irrigation controller should be located in the Fire/Utility Room of Building. Since there will be no buildings constructed at the time of irrigation install and no apparent common area buildings on the site, please advise where the irrigation controller should be installed and the type of controller required.

If the developer decides to proceed with the option irrigation, assume the irrigation control structure to be located at one of the two mail facilities near the loop.

11. Please confirm that a Prime Coat is required to be installed before installation of the binder course.

A prime coat is not required prior to binder course, tack coat is required between binder & topping.

12. With the exception of valves at the water line tie ins/taps, the Utility Plan does not show any proposed 8" gate valves to be installed with the new water line. Please confirm that gate valves are not required since they are not shown on the plans.

DU: In order to isolate shut-offs gate valves will need to be installed @ each road intersection (looking at drawing should be a total of 9)

13. The Utility Plan does not show the proposed layout for water services. Should each lot be served by a single tap at the main for each lot or will double services be allowed where the main can be tapped once and split at the property line to serve two lots with one tap but 2 separate meters?

DU: Each lot will have its own meter but can be yoked from the main service.

14. Should water service lines be installed in PVC sleeves when services are located under asphalt pavement?

DU: We usually do not require but it would be a plus if this was installed in sleeves

15. Please confirm the quantity on the bid form for Pay Item #10 – 6" Graded Aggregate Base Course.

Please proceed with the quantity on the bid sheet.

16. Please confirm the quantity on the bid form for Pay Item #14 – Concrete Paving (4” Thick).

Please proceed with the quantity on the bid sheet.

17. Regarding question 10 in addendum 1, I do not see any backfill requirements for the utilities crossing the road. During the pre-bid meeting someone mentioned utilities that crossed the road must be backfilled with 57 stone to subgrade. Can you please confirm.

A#1 10. Where the utilities cross the road, will they be required to backfill with stone up to subgrade?

Backfill of utilities shall conform with the specifications provided in the plan set. Utilities crossing an existing road shall reference Detail 6 shown on sheet C-406. It is the City's preference to be backfill with 57 stone to achieve proper compaction however not required. Utilities installed under new roads interior to the development still need to meet same compaction requirements, however, are not required to be backfilled entirely with #57 stone either. Backfill stone and bedding stone shall be incorporated in contractors price for installation of pipe and manholes as needed to properly install each pipe size and type.

18. Will the quantities in the bid form be updated since the driveways were removed from the site contractors' scope of work?

Refer to answer on question 1. Please proceed with the quantity on the bid sheet.

19. On the drawing the water line is shown as 6" ductile iron pipe. On the bid form it calls out 8" ductile iron pipe. Can you please confirm the water line pipe size?

Water pipe size will be 6" ductile iron pipe.

20. Could you please clarify the Domestic Water Line. Plans show 6" DIP and Bid Item #42 spells out 8" Line. The cost difference in material is substantial.

Water pipe size will be 6" ductile iron pipe.

21. Where the utilities cross the road, will they be required to backfill with stone up to subgrade?

Backfill of utilities shall conform with the specifications provided in the plan set.

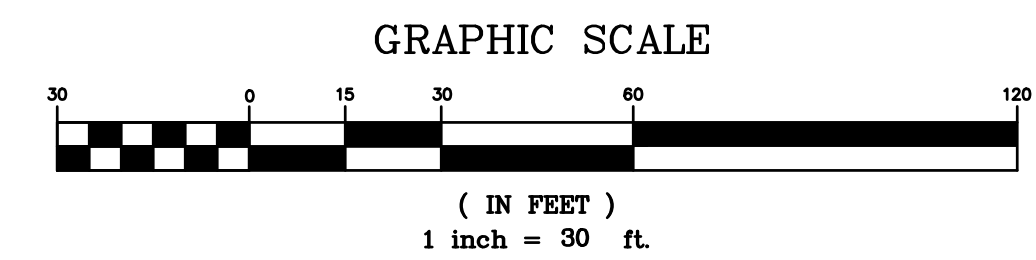
RR:\a-z\dalton\Whitfield County Joint Development Authority\2023-0414 DWG\DA-S-Hamilton Residential Infill\3 ENGINEERING\Drawings\C-203 6030-0001.dwg Thu, 07/25/24 2:44 PM

- NOTES:
- THREE EXISTING FIRE HYDRANTS ARE TO BE REPLACED WITH NEW HYDRANTS AND BROUGHT UP TO CODE. THESE FIRE HYDRANTS ARE AT THE INTERSECTIONS OF SOUTH HAMILTON STREET AND NICHOLS STREET, SOUTH HAMILTON STREET AND BRYANT AVENUE, AND CHEROKEE STREET AND BRYANT AVENUE. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF THESE HYDRANTS WITH THE CLIENT BEFORE COMPLETING WORK.
 - EACH HOUSE WILL BE PROVIDED WITH A DOMESTIC WATER METER ASSEMBLY. THIS ASSEMBLY WILL SERVICE BOTH DOMESTIC WATER AND IRRIGATION NEEDS ON EACH LOT.
 - CONNECTIONS TO DALTON UTILITIES WATER SYSTEM DEEMED RESIDENTIAL SHOULD INCORPORATE USE OF HOSE BIB VACUUM BREAKERS FOR ALL OUTDOOR WATER FAUCETS (SPIGOTS).



SANITARY SEWER LINE X PROFILE
SANITARY SEWER LINE X4 PROFILE

1 UTILITY PLAN
SCALE: 1" = 30'



PROJECT:
DWJDA RESIDENTIAL INFILL
902 S. HAMILTON STREET
DALTON, GA 30720
PREPARED FOR:
DALTON WHITFIELD JOINT DEVELOPMENT AUTHORITY

NO.	DATE	DESCRIPTION	REVISION COMMENTS
1	07/25/24		

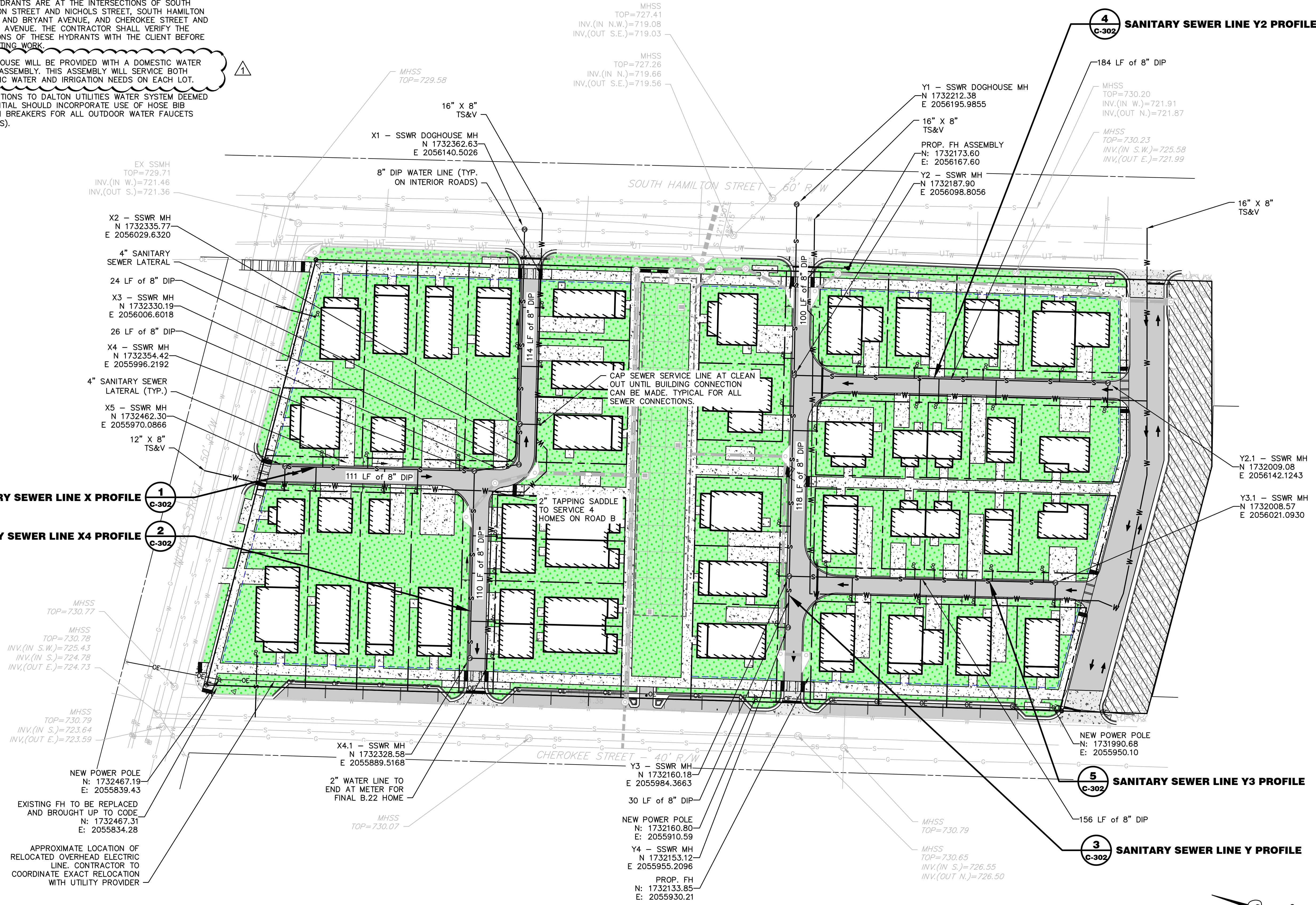


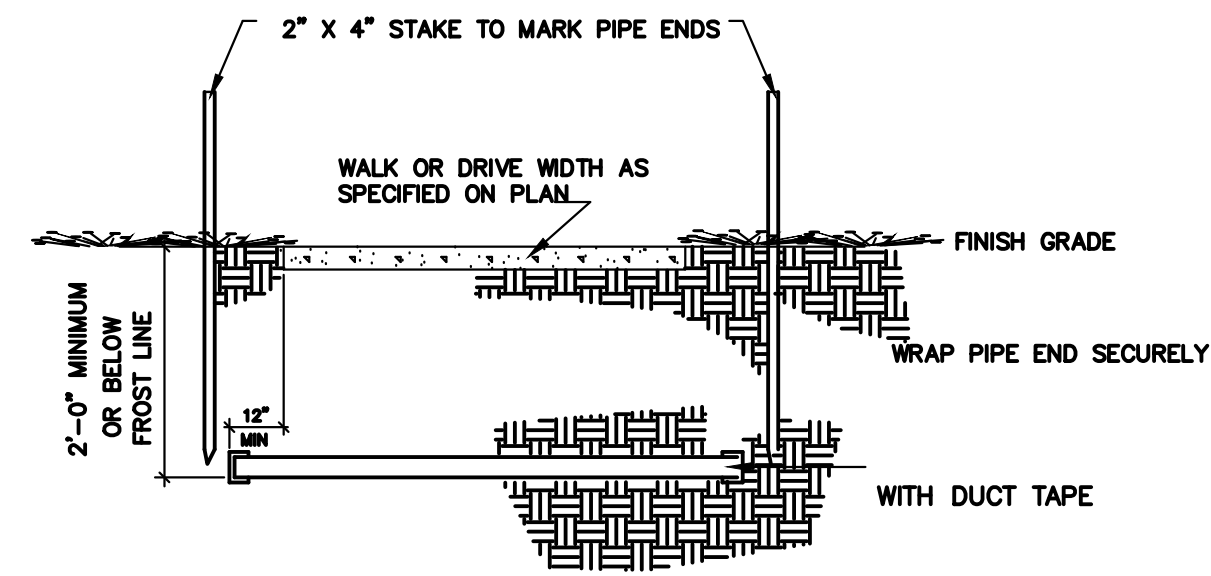
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DRAWING TITLE
UTILITY PLAN

DRAWING DATE	DRAWN BY	DESIGNED BY	CHECKED BY	DRAWING NUMBER
07/16/2024	JLD	JLD	KJK	C-203

NOT ISSUED FOR CONSTRUCTION

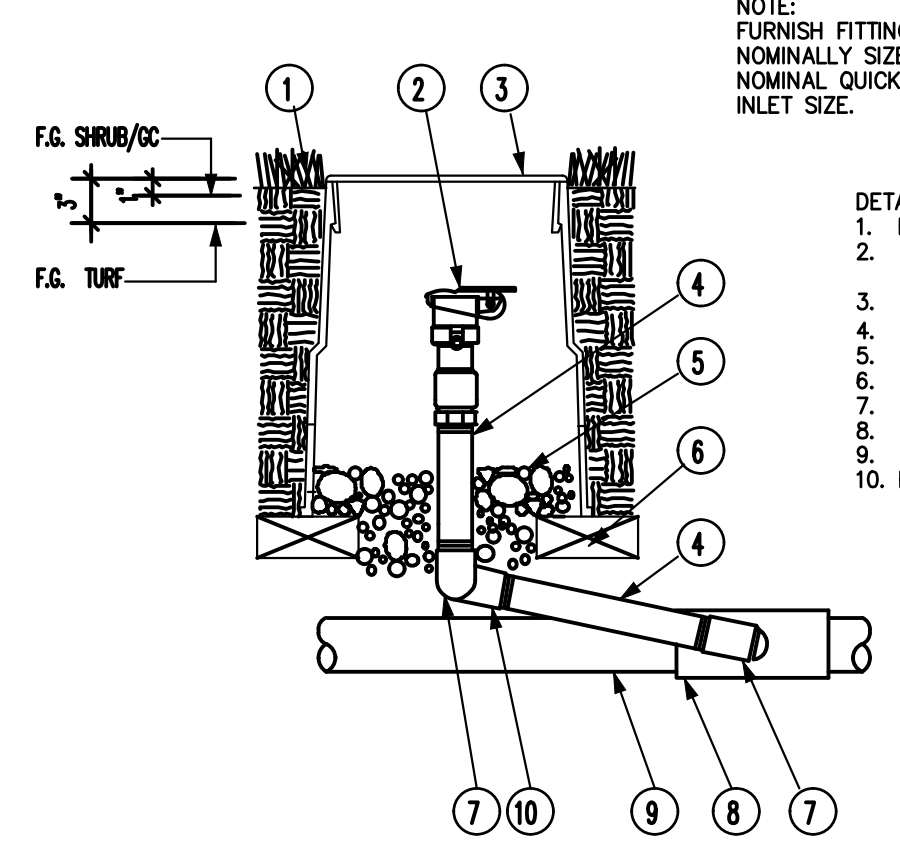




SCHEDULE 40 PVC PIPE
 4" DIA. FOR LATERALS
 4" DIA. FOR MAIN
 6" DIA. FOR MAIN AND LATERALS

NOTE:
 INSERT #4 REBAR SECTION OR OTHER METAL OBJECT INSIDE PIPE END PRIOR TO TAPING TO FACILITATE FUTURE FINDINGS OF SLEEVE WITH METAL DETECTOR. REMOVE REBAR PRIOR TO USING SLEEVE.

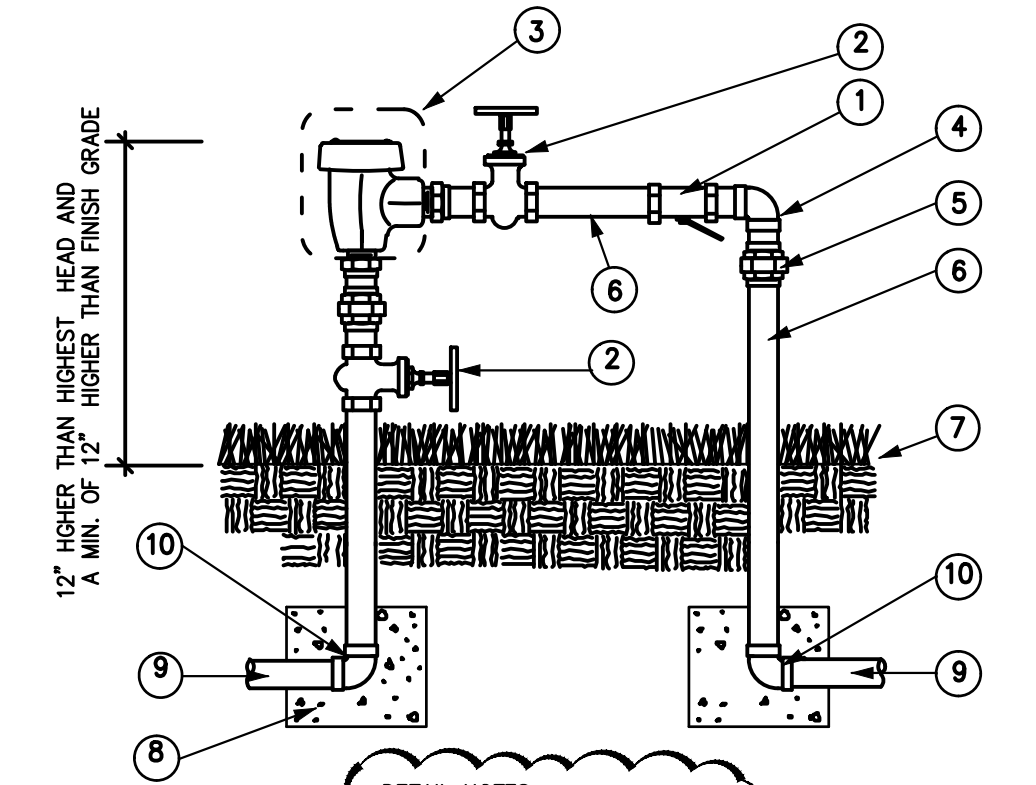
1 PIPE SLEEVE DETAIL
 LI-401 SCALE: NTS



NOTE:
 FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

DETAIL NOTES:
 1. Finish grade.
 2. Quick-coupling valve: Rainbird model 330LRC or equal.
 3. Valve box with cover.
 4. PVC SCH 80 nipple (Length as Required).
 5. 4 inches min. of 3/8-inch washed pea gravel.
 6. Brick (1 of 2).
 7. PVC SCH 40 STREET ELL.
 8. PVC SCH 40 TEE OR ELL.
 9. PVC lateral pipe.
 10. PVC SCH 40 ELL.

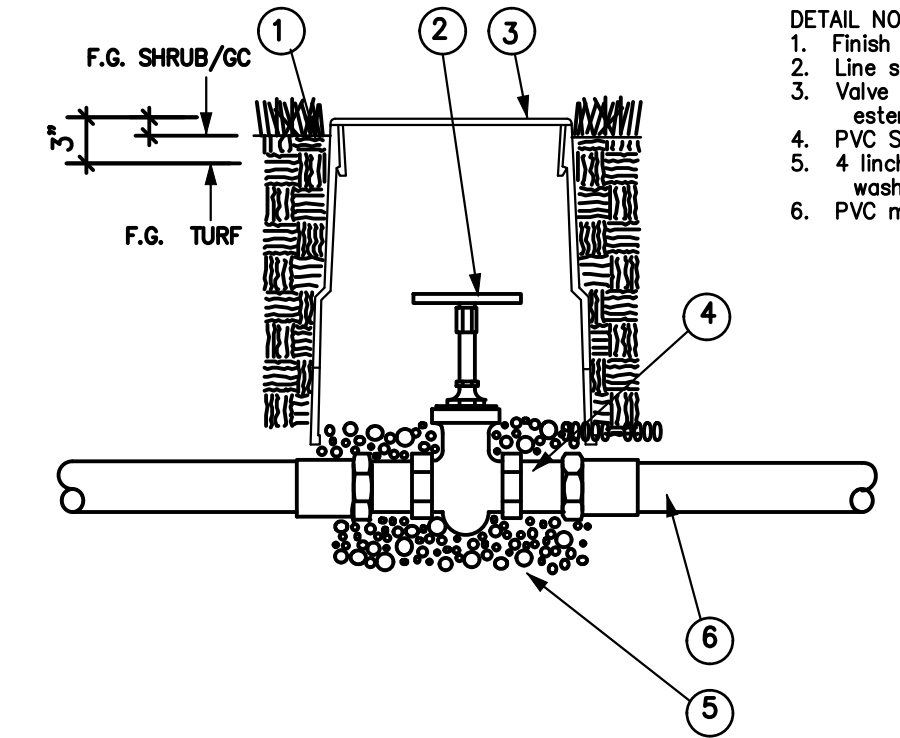
2 QUICK COUPLER
 LI-401 SCALE: NTS



12" HIGHER THAN HIGHEST HEAD AND A MIN. OF 12" HIGHER THAN FINISH GRADE

DETAIL NOTES:
 1. Pressure vacuum breaker.
 2. Brass gate valve.
 3. 1/2" Type copper wye strainer w/30 mesh screen with hose bib for flushing.
 4. Copper 90° ELL.
 5. Brass union.
 6. Copper pipe - Typical.
 7. Finish grade.
 8. 1 CU. FT/ Conc. thrust block.
 9. Irrigation mainline pipe.
 10. SCH 80 PVC 90° ELL.

3 PRESSURE BACKFLOW PREVENTER
 LI-401 SCALE: NTS

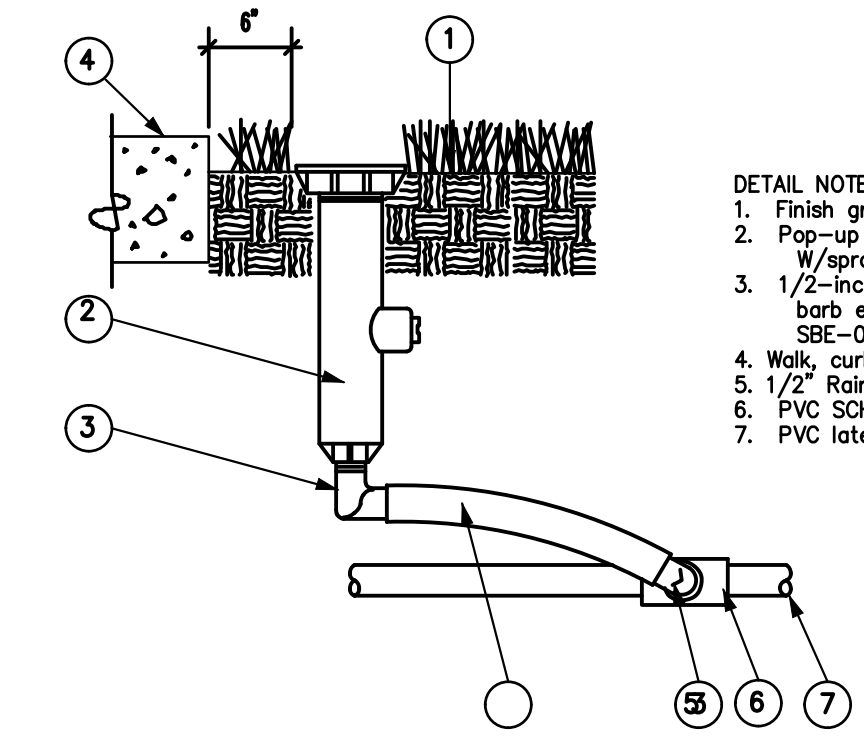


DETAIL NOTES:
 1. Finish grade.
 2. Line size gate valve.
 3. Valve box with cover, w/ extension - 9" DIA. size
 4. PVC SCH 80 male adapter.
 5. 4 inches min of 3/8-inch washed pea gravel.
 6. PVC mainline

4 GATE VALVE
 LI-401 SCALE: NTS

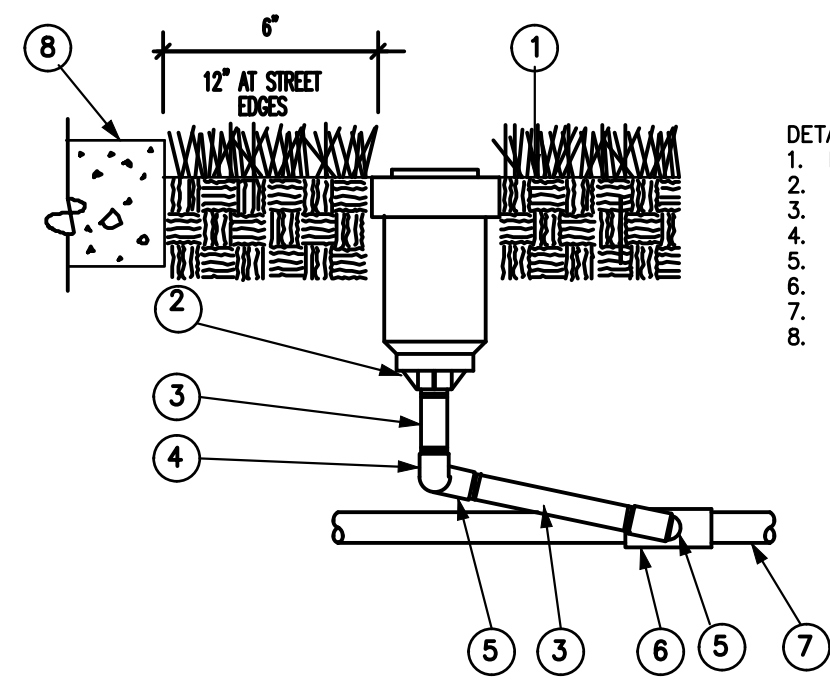
IRRIGATION NOTES:

- CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS SHOW ON THE PLANS AND SITE PRIOR TO COMMENCING WITH ANY WORK UNDER THIS CONTRACT.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND COORDINATE ALL INSPECTIONS.
- PLANS AS SHOWN ARE DIAGRAMMATIC ONLY. ALL IRRIGATION VALVES, MAINLINES, QUICK COUPLERS, HEADS, ETC., ARE TO BE PLACED IN PLANTING OR TURF AREAS. GATE VALVES AND REMOTE CONTROL VALVES SHALL BE PLACED IN SHRUB AREAS WHENEVER POSSIBLE.
- EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE AS PART OF THIS WORK.
- THE CONTRACT SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS EXPENSE UNTIL RECEIPT OF A "CERTIFICATE OF SUBSTANTIAL COMPLETION".
- THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS ILLUSTRATED ON THE DRAWINGS WHEN FIELD ANALYSIS REVEALS OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING OF THE SYSTEM. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR AUTHORIZED OWNER'S REPRESENTATIVE IN A TIMELY MANNER. THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY COSTS RELATED TO REVISING OR ALTERING THE SYSTEM IN THE EVENT THAT SUCH NOTIFICATION IS NOT CARRIED OUT.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL SYSTEM, PRODUCT AND INSTALLATION INFORMATION AND REQUIREMENTS.
- USE GLUE JOINTS IN THE MAINLINE PASSING THROUGH THE SLEEVES UNDER PAVEMENT.
- CONTRACTOR SHALL FLUSH AND ADJUST THE SYSTEM FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE RECALCULATING THE PRESSURE AT THE PRESSURE REGULATING VALVES TO OBTAIN OPTIMUM PRESSURE AS NEEDED
- CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON THE LOCATION OF THE BACKFLOW PREVENTER AND IRRIGATION CONTROLLER PRIOR TO INSTALLATION IF NOT PROVIDED ON DRAWINGS.
- ALL EQUIPMENT SHALL CONFORM TO APPLICABLE STATE, CITY AND COUNTY IRRIGATION AND PLUMBING CODES.



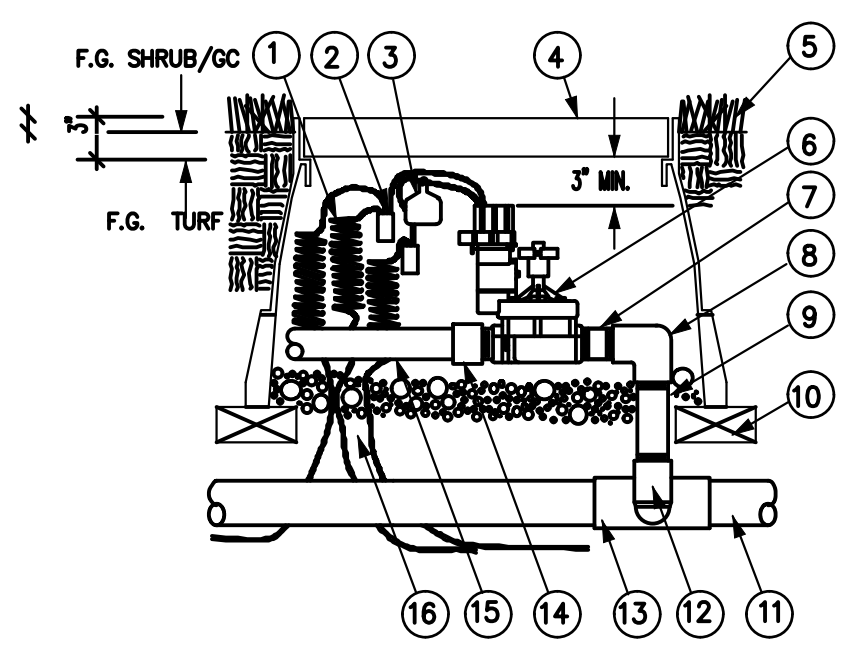
DETAIL NOTES:
 1. Finish grade/Top of mulch.
 2. Pop-up spray body: Rainbird 1812 w/spray head(see legend)
 3. 1/2-inch male NPT x .490 inch barb elbow: Rainbird model SBE-050 or equal.
 4. Walk, curb, wall, etc.,
 5. 1/2" Rainbird Flex-pipe or equal.
 6. PVC SCH 40 TEE (ELL).
 7. PVC lateral pipe.

5 POP-UP SPRAY HEAD
 LI-401 SCALE: NTS



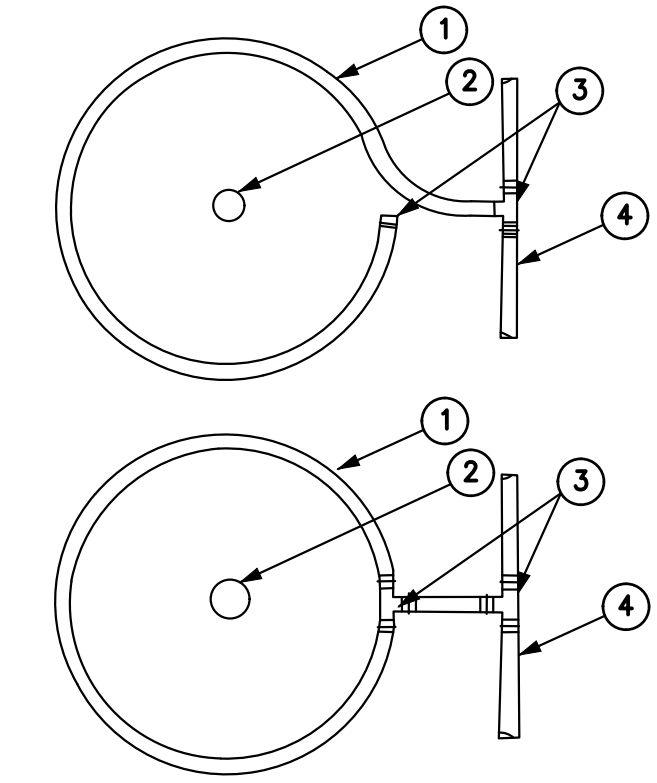
DETAIL NOTES:
 1. Finish grade/Top of mulch.
 2. Pop-up stream rotor.
 3. SCH 40 PVC pipe
 4. PVC SCH 40 street ELL
 5. Marlex street ELL
 6. PVC SCH 40 TEE (ELL)
 7. PVC lateral pipe.
 8. Walk, curb, wall, etc.,

6 TURF ROTOR
 LI-401 SCALE: NTS



DETAIL NOTES:
 1. 30-inch linear length of wire coiled(±10 wraps around a 2" PVC pipe)
 2. Water proof epoxy connection(1 of 2)
 3. ID top
 4. Valve box with cover - Approx. 10" X 14" X 15" deep
 5. Finish grade/top of mulch or turf.
 6. Remote control valve - Rainbird PEB-PRS
 7. PVC SCH 80 NIPPLE (close)
 8. PVC SCH 40 ELL
 9. PVC SCH 80 nipple (Length As Required)
 10. BRICK (1 OF 4 @ each corner)
 11. PVC mainline pipe
 12. SCH 80 nipple (2-inch length, hidden) and SCH 40 ELL
 13. PVC SCH 40 TEE or ELL
 14. PVC SCH 40 male adapter
 15. PVC lateral pipe
 16. 4 inches min. of 3/8-inch washed pea gravel.

7 REMOTE CONTROL VALVE
 LI-401 SCALE: NTS



LEGEND
 1 DRIPLINE PER PLAN
 2 TREE PER LANDSCAPE PLAN
 3 PLD OR PLD-LOC FITTING TYP.
 4 BLANK DRIPLINE

NOTES:
 1. AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAYBE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.
 2. ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.
 3. FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

8 DRIPLINE TREE RING
 LI-401 SCALE: NTS

PRIME
 A Stratus Team Company
 3715 NORTHSIDE PARKWAY NW
 BUILDING 300, SUITE 200
 ATLANTA, GEORGIA 30327
 404-425-7100

PROJECT:
DWJDA RESIDENTIAL INFILL
 902 S. HAMILTON STREET
 DALTON, GA 30720
 PREPARED FOR:
DALTON WHITFIELD JOINT DEVELOPMENT AUTHORITY

NO.	DATE	DESCRIPTION	REVISIONS
1	07/25/24	IRREGATION COMMENTS	

SEAL

 DATE: 07/16/2024

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DRAWING TITLE
IRRIGATION DETAILS

DRAWING DATE	07/16/2024	DRAWN BY	JLD
DRAWING SCALE	#####	DESIGNED BY	JLD
PROJECT NUMBER	2023-0414	CHECKED BY	KJK
DRAWING NUMBER			

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