

Addendum 2

Meinig Park Improvements

Q1: Is L3.01 also missing? We are hearing from the landscapers that L3.02 appears to be in the plan set twice

A1: You are correct, L3.02 was a duplicate. See attachment on Page 2 for the missing L3.01.

Q2: Hoping you could lead me in the right direction within the existing documents to help determine where the GC stops and where Romtec takes over. Typically they provide a document and it would be helpful when bidding to know what we need to cover.

A2: See attachment beginning on page 3 for more information regarding the GC's scope of work and Romtec's scope of work.

Q3: I've reviewed the current specifications for the pervious concrete on the Meinig Park Improvements Project and have some concerns regarding the use of a fine grade mix in areas designated for vehicle traffic. Based on industry standards and typical performance data, the current specified mix may not be ideal for this application.

Key Concerns:

- **Structural Integrity:** Fine grade pervious concrete typically has lower compressive and flexural strength compared to coarser mixes. In vehicle-heavy areas, this can lead to surface raveling and premature structural failure under repeated loading and braking forces.
- **Clogging Sensitivity:** Finer aggregates result in smaller void spaces, which are significantly more prone to clogging from sediment, tire wear particles, and organic debris. This rapidly reduces the system's infiltration capacity and increases long-term maintenance costs.

I've copied Scott Erickson from Evolution Pervious, the supplier for the specified mix to discuss as well. Can you please review and consider an alternative?

A3: In Specification Section 32 05 23 Fine Grain Pervious Concrete 2.2 A. 3 Replace c.1 with “ **1/4” crushed aggregate mix with 40% voids.** ”

LEGEND

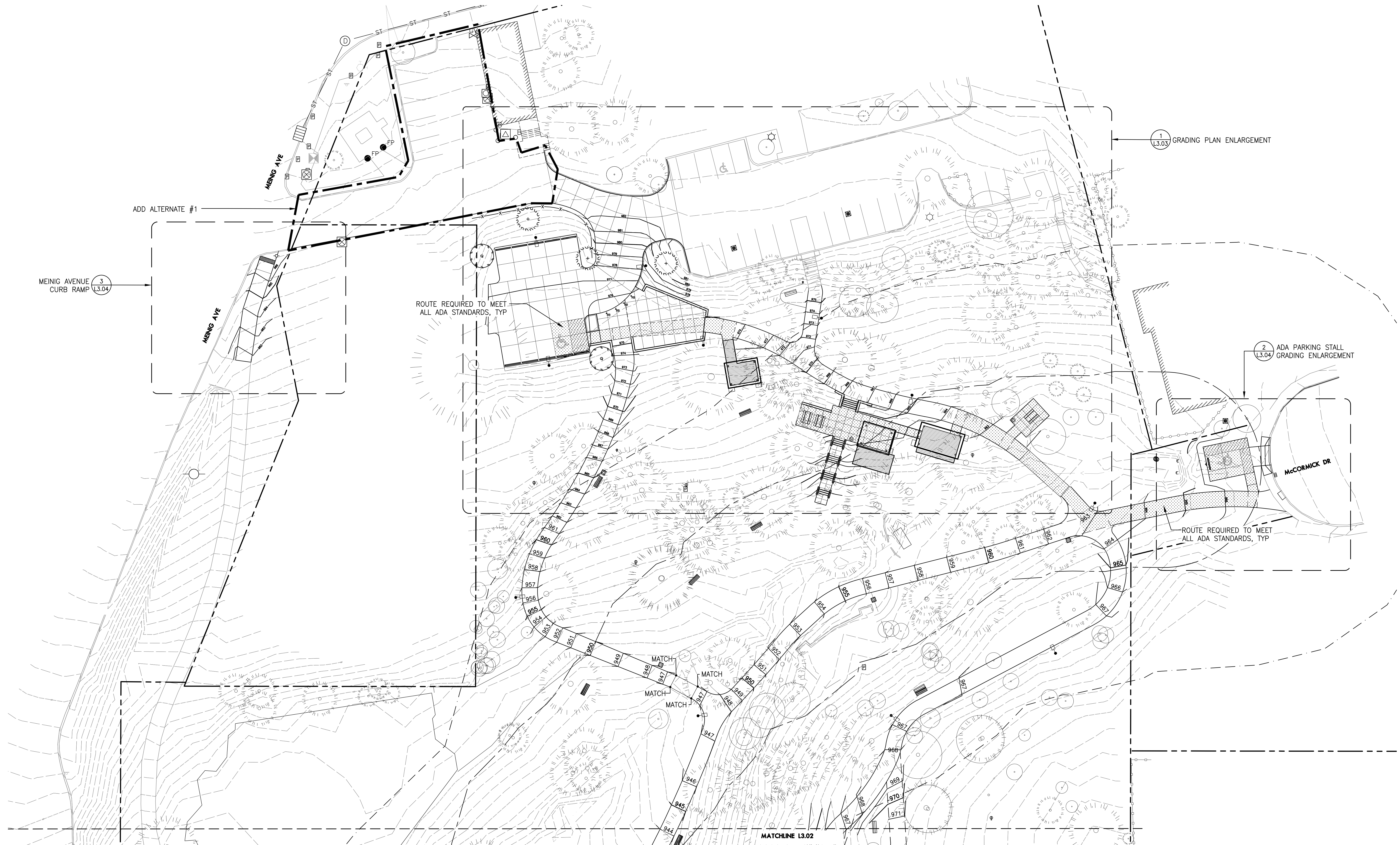
- CONCRETE CURB
- X— SPLIT RAIL FENCE
- o—o—o— EXISTING CHAIN LINK FENCE
- o—o—o— EXISTING WOODEN FENCE
- 947— EXISTING CONTOUR
- 947— PROPOSED CONTOUR
- - - GRADE BREAK LINE
- BOTTOM OF SWALE LINE
- 485.00 SPOT ELEVATION
- 1.5% PERCENTAGE OF SLOPE
- DIRECTION OF SLOPE
- ADA ACCESS ROUTE

ABBREVIATIONS

- AD AREA DRAIN (RIM ELEVATION)
- BC BOTTOM OF CURB
- BF BOTTOM OF FOOTING
- BW BOTTOM OF WALL (FINISHED GRADE)
- CB CATCH BASIN (RIM ELEVATION)
- CTV CONTRACTOR TO VERIFY ELEVATION
- EQ EQUAL
- EX EXISTING
- FFE FINISH FLOOR ELEVATION
- FS FINISH SURFACE
- HP HIGH POINT
- IE INVERT ELEVATION
- LP LOW POINT
- MATCH MATCH EXISTING GRADE
- MAX MAXIMUM
- MIN MINIMUM
- RIM RIM ELEVATION
- SIM SIMILAR
- TC TOP OF CURB
- TF TOP OF FOOTING
- TW TOP OF WALL (FINISHED)
- TYP TYPICAL

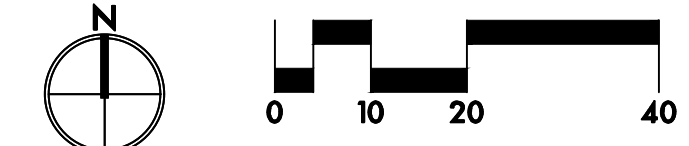
GRADING NOTES

1. THIS PLAN IS BASED ON A SURVEY BY 45TH PARALLEL GEOMATICS DATED 4/18/2026. NOTIFY OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. PROTECT EXISTING VEGETATION TO REMAIN; SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
3. SET STRAIGHT GRADES BETWEEN GIVEN ELEVATIONS UNLESS OTHERWISE INDICATED.
4. GRADE BREAK LINES ARE SHOWN GRAPHICALLY TO ILLUSTRATE DRAINAGE PATTERNS, AND ARE NOT INTENDED TO BE ACTUAL JOINT LINES, UNLESS THEY FALL ON EXPANSION JOINT LOCATIONS.
5. SEE CIVIL DRAWINGS FOR UNDERGROUND UTILITIES AND DRAINAGE FEATURES.
6. SPOT ELEVATIONS TAKE PRECEDENCE OVER LANDSCAPE CONTOURS.
7. DO NOT DISTURB AREAS NOT TO BE GRADED.
8. ADJUSTMENTS OF SOFT SWALE AREAS ±2" MAY BE NECESSARY TO IMPROVE DRAINAGE. THESE ADJUSTMENTS SHALL BE DONE AT NO COST TO THE OWNER.
9. CONTRACTOR TO VERIFY EXISTING GRADES AT ALL LOCATIONS WHERE NEW PAVING IS MATCHING EXISTING PAVING AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
10. ALL ADA WALKWAYS TO MEET LOCAL, STATE AND FEDERAL ADA REQUIREMENTS. PRIOR TO FORMING HARD SURFACE MATERIALS, CONTRACTOR TO VERIFY GRADES FOR CURB RAMP AND PARKING LOT SPACES MEET ADA REQUIREMENTS.



1 GRADING PLAN - NORTH

SCALE: 1" = 20'-0"



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 LANDSCAPE ARCHITECTS PC
 1100 NW GILSAN #3A PORTLAND OR 97209 T 503.295.2437



MEINIG PARK IMPROVEMENTS
 CITY OF SANDY PARKS AND RECREATION
 17670 Meinig Ave
 Sandy, OR 97055

BID SET	
REVISIONS	
SCALE	AS NOTED
DRAWN BY	CB
DATE	04.21.2026
PROJECT NO.	2517
GRADING PLAN - NORTH	
L3.01	

FOR ALL BUILDINGS (Restroom + 3 Pavilions)

1. Preparation of Building Pad

- The general contractor will be responsible for preparing the site and building pad prior to Romtec’s arrival for installation work. The building pad must be level and compacted to within 6” of the finish floor elevation before Romtec arrives. The pad must be prepared per the requirements of any available geotechnical report.

Note: Any site grading or removal and replacement of fill materials for the building pad must be completed prior to Romtec’s arrival. Romtec’s installation services do not include excavation beyond what is necessary for forming and pouring the concrete footings and slab.

2. Surveying and Staking

- Contractor will need to provide site surveying and staking of the building/structure locations prior to Romtec’s arrival to the site.

3. Sidewalks

- Sidewalks and sidewalk approaches are excluded from Romtec’s supply and installation.

4. Landscaping

- Romtec has excluded the supply and installation of any landscaping.

5. Gutters/Downspouts

- The general contractor will be responsible for the supply and installation of all gutters and downspouts.

FOR RESTROOM ONLY

1. Excavation and Backfill for Retaining Wall and Restrooms

- The excavation for the retaining wall and restroom walls is by others, not Romtec. Site excavation must be completed prior to Romtec mobilization.

2. Site Utilities

- Romtec is not supplying and installing the incoming utilities. Utilities must be in place at the site and available prior to Romtec’s arrival onsite. All utilities must be brought within 10’ of the building pad prior to Romtec’s arrival.

Note: Romtec has assumed that the site utility sizing matches what is shown on the Romtec plans. Any changes to the site utility sizing must be communicated to Romtec as soon as possible.

3. Electrical Transformer(s), Service Meter(s), and Meter Base(s)

Meinig Memorial Park (OR) – GC Scope vs. Romtec’s Scope

- Romtec has excluded the supply and installation of any required electrical transformer, service meter, and meter base. If required, these items must be supplied and installed by the contractor. If the electrical transformers are required for Romtec to perform installation work, they must be installed and functioning prior to Romtec’s arrival for installation work.

4. Electrical Junction Box

- Romtec has excluded the supply of any required external electrical junction box associated with the Romtec buildings. Any required external junction box must be installed and ready for Romtec’s use prior to Romtec’s arrival.

5. Water Line Drain Valves and Sewer Line Back Flow Check Valves

- Romtec has excluded the supply and installation of any required water line drain valves and/or sewer line backflow check valves. Contractor to confirm if any will be required.

6. Retaining Wall Drainage

- Romtec has excluded any required drainage for the retaining wall. Any required drainage for the retaining wall is by the contractor, not Romtec.