

PROPOSAL DOCUMENTS

ADDENDUM NO. 1

SALADO WATER SUPPLY CORPORATION

KEMPNER PUMP STATION

PROJECT NO. 1-04218

JUNE 17TH, 2026



John Winkler

PREPARED BY JOHN WINKLER, P. E. NO. 50524

6/17/2026

OFFERERS ON THIS PROJECT ARE HEREBY NOTIFIED THAT THIS ADDENDUM SHALL BE ATTACHED AND MADE A PART OF THE ABOVE NAMED PROPOSAL DOCUMENTS DATED MARCH, 2026. ***NOTE THAT COMPETITIVE SEALED BIDS FOR THIS PROJECT WILL BE RECEIVED UNTIL 10:00 AM, WEDNESDAY, JULY 1, 2026 AT SALADO WATER SUPPLY CORPORATION, SALADO, TEXAS OFFICES.***

THE FOLLOWING ITEMS ARE ISSUED TO ADD TO, MODIFY, AND CLARIFY PROPOSAL DOCUMENTS INCLUDING ALL TECHNICAL SPECIFICATIONS. THESE ITEMS SHALL HAVE THE FULL FORCE AND EFFECT AS PROPOSAL DOCUMENTS AND COST INVOLVED SHALL BE INCLUDED IN THE APPROPRIATE BID PRICES. PROPOSALS TO BE SUBMITTED ON PRESCRIBED DATE SHALL CONFORM WITH ANY ADDITIONS, DELETIONS, OR REVISIONS LISTED HEREIN.

ACKNOWLEDGEMENT OF THIS ADDENDUM SHALL BE PROVIDED ON THE APPROPRIATE LOCATION OF SECTION 00 41 00 PROPOSAL FORM. FAILURE TO ACKNOWLEDGE MAY SUBJECT THE OFFERER TO DISQUALIFICATION.

A. REVISIONS TO PROCUREMENT DOCUMENTS

1. Section 00 91 13 - Invitation to Submit Proposals.
 - a. To clarify the Proposal time, revise second sentence of first paragraph to read as follows:
"...to be received until 10:00 AM, Wednesday, July 1st, 2026 in its offices, located at 410 Salado Plaza Drive, Salado, Texas 76571".
 - b. Revise first line in Description to read as follows:
"5 Pump Variable Speed Package Pump Station"

2. Section 00 21 13 Instructions to Offerers. Revise 20.3 to read as follows:

“Proposals shall be enclosed in an opaque sealed Envelope (or Package), marked with RFP No. 26-002 - Kempner Pump Station and name and address of Offering Firm.”

B. REVISIONS TO SPECIFICATIONS

1. Section 01 10 00 - Summary of Work. Revise Item 1.01.B.1. to read as follows:
“Install a pre-packaged pump station system on a steel skid including five (5) - 500 gallon per minute (GPM) pumps, concrete foundation, associated piping, valves, and related appurtenances.”
2. Section 26 32 15 - Emergency/Standby Generator. Revise Item 2.01 Manufacturers to add Generac to the acceptable manufacturers as follows:
“E. Generac”.
3. Section 44 50 10 - Variable Speed Pumping System. Revise Item 2.01.C. to read as follows:
“Packaged pump system shall be assembled by an Original Equipment Manufacturer (OEM) using standard pumps from a single pump manufacturer and other necessary components as specified herein for a complete, functioning system. The entire pumping system, including pumps and pump logic controller, shall be designed, assembled, and tested by the same OEM.”

C. REVISIONS TO DRAWINGS

None

D. CLARIFICATIONS

1. Proposals date is Wednesday, July 1. All Proposals shall be received per Item 1.a of this Addendum. Proposals shall be opened shortly thereafter and the Proposal Amount read aloud. Proposals will be fully evaluated within the next week.
2. A soils report for the site is attached hereto for informational purposes only. The boring, report, and associated information are NOT a part of the Contract Documents. Proposers are solely responsible for the collection of all necessary information on Site conditions for preparation of their Proposal.

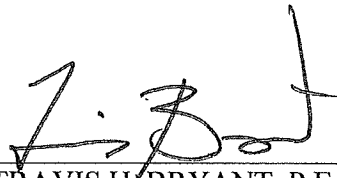
END OF ADDENDUM NO. 1

SUBSURFACE INVESTIGATION
AND
FOUNDATION RECOMMENDATIONS
FOR

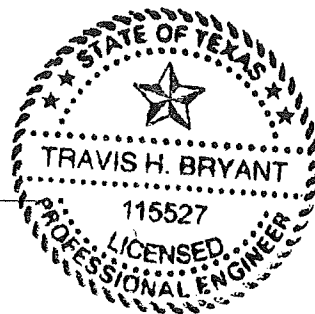
KEMPNER WATER SUPPLY CORPORATION GROUND STORAGE TANK
10441 CEDAR KNOB CHURCH ROAD
SALADO, TEXAS

REPORT FOR:
KEMPNER WATER STORAGE CORPORATION
P.O. BOX 103, 11986 E. HIGHWAY 190
KEMPNER, TEXAS 76539

PREPARED BY:



TRAVIS H. BRYANT, P.E.
PRINCIPAL ENGINEER



HOLT ENGINEERING, INC.
TBPE FIRM REGISTRATION NO. F-430

FILE NO. 02-05826
9 MARCH 2026

TABLE OF CONTENTS

	PAGE
INTRODUCTION	1
SCOPE	1
SITE DESCRIPTION	2
LABORATORY TESTS	2
SUBSURFACE CONDITIONS	2
DISCUSSION AND RECOMMENDATIONS.....	3
SPECIFIC FOUNDATION RECOMMENDATIONS.....	4
QUALITY CONTROL PROGRAM	4
LIMITATIONS.....	4

APPENDIX

SELECT FILL SPECIFICATIONS.....	1
GENERALIZED BORING LOCATION PLAN.....	2
LOG OF BORING (1) AND BORING LOG – TERMS & SYMBOLS.....	3

SUBSURFACE INVESTIGATION
AND
FOUNDATION RECOMMENDATIONS
FOR
KEMPNER WATER SUPPLY CORPORATION GROUND STORAGE TANK
10441 CEDAR KNOB CHURCH ROAD
SALADO, TEXAS

INTRODUCTION

An exploration of subsurface soil conditions for the proposed Kempner Water Supply Corporation (WSC) Ground Storage Tank to be located at 10441 Cedar Knob Church Road in Salado, Texas was authorized by Mr. Bruce Sorenson, with Kempner WSC on 17 February 2026 in accordance with our proposal dated 16 February 2026. The purpose of this exploration was to determine subsurface materials at the site in order to establish design criteria for proposed water treatment facility. It should be noted, our firm provided previous investigation and report for this site in October 2007 (ref: Subsurface Investigation and Foundation Recommendations; Holt File No. 09-40407).

SCOPE

The following were performed in conjunction with this report:

- A. Laying out and drilling one soil boring to a depth of 25 feet below existing grade in the proposed 1 MG ground storage tank footprint.
- B. Logging the borings in the field and a visual reconnaissance of the area's terrain.
- C. Taking samples of selected subsurface soils for laboratory tests.
- D. Performing field tests.
- E. Making foundation recommendations based on engineering analysis of field notes and laboratory test results.

SITE DESCRIPTION

The proposed new Kempner Water Supply Corporation (WSC) Ground Storage Tank is to be located at 10441 Cedar Knob Creek Road in Salado, Texas. The property consists of an existing water treatment facility with a water treatment building, an existing 2 MG Ground Storage Tank, multiple other small structures, and access drives and parking areas. The proposed ground storage tank site is covered with native grasses and no trees. The property slopes to the north with an approximate drop of 3 feet across the proposed ground storage tank footprint.

LABORATORY TESTS

The following laboratory tests were run on selected samples:

1. Moisture Content (ASTM D2216)
2. Minus 200-Mesh Sieve (ASTM D422)
3. Atterberg Limits (ASTM D4318)

These tests were performed together with visually inspecting and classifying the soils in general accordance with ASTM D2487 and described as recommended in ASTM D2488. Results of these tests were used to determine the foundation design criteria such as bearing capacity and the potential for settlement or heave.

SUBSURFACE CONDITIONS

The approximate location of the boring is shown in the attached Generalized Boring Location Plan. A general description of the soil conditions is given below. A detailed depiction of the soil conditions is given in the Log of Boring found in the Appendix.

In boring B-01, light brown lean clay is found on the surface and extends to a depth of 7 feet below existing grade. Below the light brown lean clay, tan lean clay is found which extends to a depth of 9.5 feet and overlies tan clayey limestone (marl). The marl extends to 20 feet where it overlies tan limestone rock which extends to termination of the boring at a depth of 25 feet below the existing grade.

The surficial light brown lean clay is low to moderately plastic with Plasticity Indices (P.I.'s) ranging from 14 to 29 and contains scattered limestone rocks in the upper 3 feet. The

underlying tan lean clay is low in plasticity with a P.I. of 8. The tan clayey limestone (marl) is still. The tan limestone rock is hard with fractured layers.

Groundwater was encountered during the drilling operation at a depth of 18 feet. Groundwater levels will vary with seasonal weather conditions as water migrates through the fractures, seams and joints in the rock and the interface of the rock and fine-grained soils above. Some groundwater seepage may be expected after heavy rains. The amount of seepage will be highly dependent on rainfall conditions in the weeks and months prior to construction.

DISCUSSION AND RECOMMENDATIONS

It is our understanding the project will consist of a new 1.0 MG Clearwell Ground Storage Tank. The tank will have an outside diameter of approximately 89 feet and a height of approximately 22 feet. The finished floor elevation for the proposed tank is 680 feet. Site topography across the proposed tank footprint ranges from approximately 682 feet at the north side of the proposed tank to approximately 685 feet at the south side.

We recommend the storage tank be placed on a gravel pad with a reinforced concrete or steel confining ring. After removal of the organic clays to the proposed pad depth, the pad should bear on the exposed stiff tan and light brown lean clay at approximately 2 feet to 5 feet below the existing grade. The gravel pad should consist of a minimum of 12 inches of washed gravel or crushed limestone rock. The gravel should be uniformly graded with size ranging from 3/8 inch (pea gravel) to 1.5 inches. The gravel pad has safe allowable bearing capacity of 2,500 PSF. If a reinforced concrete confining ring is used then the footing should extend a minimum of 18 inches into undisturbed light brown or tan lean clay and sized for an allowable bearing value of 4,000 PSF. Consideration should be given to installing a French drain up-gradient of the tank pad to intercept any seasonal groundwater seepage and diverting it around the tank. The trench should be 18 inches wide and 36 inches below the gravel layer under the tank. A 4-inch diameter perforated PVC should be placed in the trench bottom and back filled with one inch diameter gravel to within 12 inches of the surface and surrounded with a filter fabric. The French drain should sloped to drain to daylight.

We are providing the following specific foundation recommendations:

SPECIFIC FOUNDATION RECOMMENDATIONS

Clearwell Water Tank – Gravel Pad with Confining Ring

1. Building Pad - Remove any organic materials and the light brown lean clay to a depth of approximately 2 feet to 5 feet below existing grade or as required by the plans. Compact the exposed subgrade to 95% of the maximum dry density in accordance with TxDOT test method TEX-114-E. Soil moisture should be within 3% of optimum.
2. Gravel Pad - The pad should consist of a minimum of 12 inches of washed gravel or crushed limestone rock. The gravel should be uniformly graded with a size ranging from 3/8 (pea gravel) to 1.5 inches.
3. Confining Ring - The reinforced concrete confining ring should extend a minimum of 18 inches into undisturbed tan and light brown lean clay and sized for an allowable bearing value of 4,000 PSF. A lateral bearing value of 1,800 PSF may be assumed for the undisturbed tan or light brown lean clay at a depth of 12 inches below finished grade.

QUALITY CONTROL PROGRAM

We recommend a Quality Control Program be implemented by the Owner or Architect to inspect the construction of the foundation to verify all work is being performed in accordance with the approved engineered drawings and specifications. The inspections should include (but not limited to) preparation of the building pad subgrade and placement and compaction of all fill material to verify proper density and moisture content. Inspections should be conducted on all foundation beams, piers and footings to verify proper bearing and seating depth. Where drilled piers are used or driven piles are installed, then full time inspection is recommended to verify proper bearing capacity is achieved. Pre-pour inspections should be made in order to verify proper placement of the reinforcement. All concrete should be inspected during placement for proper slump, air-content and temperature. Test cylinders should be made to verify compressive strength. All plumbing should be leak tested both before slab is poured and after concrete is placed. Framing should

be inspected to verify all floor trusses and roof members (trusses) are placed in accordance with the approved drawings. Anchor bolts and wind bracing should also be inspected. Welding and bolting on structural steel framing and connections should be inspected by a certified welding inspector. Reports of all inspections and tests should be forwarded to the Owner, Architect, Engineer, and Contractor. We can provide these services upon request.

REMARKS

This report has been prepared in order to aid in the evaluation of this property and to assist the architect and engineer in the design of the project. It is intended for use with regard to specific projects discussed in general herein and any substantial changes in locations or grades should be brought to our attention so that we may determine how this may effect our conclusions. If during the proposed construction the soil strata are found to differ from that reported here, we should be notified immediately. This report contains soil-boring logs which are used in arriving at foundation design criteria and are not to be used by the excavation contractor in arriving at rock hardness or rock depth. This report is not intended to be a detailed study of groundwater conditions. The presence or absence of water in our borings may not represent the groundwater conditions under all seasonal conditions. No long term groundwater monitoring was performed in the preparation of this report.

We request to review the final structural drawings for the proposed Clearwell to verify our recommendations have been properly interpreted. The procedures, tests and recommendations of this investigation and report have been conducted and furnished in accordance with generally accepted professional engineering practices in the field of foundation, engineering soil mechanics and engineering geology. No other warranty is either expressed or implied.

APPENDIX
ITEM 1

SELECT FILL SPECIFICATIONS

SELECT FILL

Select fill as called for on the plans shall meet one of the following requirements (% Passing or % Retained) as verified by the Engineer when properly slaked and tested by standard laboratory methods:

	<u>% Retained</u>	<u>Or</u>	<u>% Passing</u>
2 ½" Screen	0%		100%
1 ½" Screen	0% - 25%		75% - 100%
7/8" Screen	15% - 55%		45% - 85%
No. 4 Sieve	45% - 75%		25% - 55%
No. 40 Sieve	60% - 90%		10% - 40%

Material passing the No. 40 sieve shall have a minimum plasticity index of 3 and shall not have a plasticity index of greater than 18.

COMPACTION OF FILL

Select fill shall be placed in lifts not to exceed 8 inches loose measure and compacted to 95% or greater of the maximum dry density as determined in accordance with TxDOT test method TEX 113E. Field densities shall be checked in accordance with ASTM D-6938 (Nuclear Gauge) to ensure compliance with project specifications.

Select fill should be processed and moisture conditioned as needed to meet requirements of project moisture specifications.

Samples of fill shall be furnished to the testing laboratory seven days prior to installation to permit time for specification compliance, inspection, and approval.

APPENDIX
ITEM 2

**KEMPNER WSC GROUND STORAGE TANK
10441 CEDAR KNOB CHURCH ROAD
SALADO, TEXAS**

LOG OF BORING B-01

NOTES : Water level @ 18.0'

DATE DRILLED : 02-26-26

BORING DEPTH : 25.0 FEET

DRILLER : Will McGee

WATER LEVEL : 18.0 FEET

ELEVATION :

DRILLING METHOD : 4" Flight Augers

Northing:

















Easting:

DEPTH (feet)	GRAPHIC LOG	SAMPLE	SOIL DESCRIPTION	BLOWS PER FOOT	UCC STR. (TSF)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	LIQUID LIMIT (%)	PLASTICITY INDEX	% PASSING #200 SIEVE
0			LEAN CLAY (CL), light brown, silty, firm to stiff -- w/ scattered small to medium limestone rock at the surface to 3.0'	27		8.6		30	14	51.6
5			LEAN CLAY (CL), tan, silty, firm to stiff, moist	22		17.5		47	29	91.6
10			MARL, tan, stiff	18		18.4		23	8	94.9
15				50/3"						
18			Water level 18 feet							
20			LIMESTONE, tan, hard w/ thin fractured layers	50/1"						
25			Terminated @ 25 feet							
30										

LOG OF BORING 02-05826 - KEMPNER WSC STORAGE TANK, 10441 CEDAR KNOB CHURCH RD., SALADO, TX.GPJ HOLT ENGINEERING.GDT 3/9/26

BORING LOGS – TERMS & SYMBOLS

SOIL TYPES

	Silt		Clay		Sand		Silty Clay or Clayey Silt
	Silty Sand		Clayey Sand		Gravel		Shale
	Limestone		Rock/Fragments		Crushed limestone base		Tan Limestone w/Interbedded Silt Layers
	Silty clay w/Gravel		Asphalt		Sandstone		Concrete

SAMPLER TYPES

	Standard Penetration Test		Rock Core		Seamless Push Shelby Tube		Grab Sample
---	---------------------------	---	-----------	---	---------------------------	---	-------------

PARTICLE SIZE (ASTM D2487)

Boulders	>12 in.	Coarse Sand	5 mm – 2 mm	Silt	0.075 mm – 0.005 mm
Cobbles	12 in. – 3 in.	Medium Sand	2 mm – 0.4 mm	Clay	< 0.005 mm
Gravel	3 in. – 5 mm	Fine Sand	0.4 mm – 0.075 mm		

STRENGTH OF COHESIVE SOILS

CONSISTENCY	COMPRESSIVE STRENGTH (TSF)
Very Soft	< 0.25
Soft	0.25 to 0.50
Firm	0.50 to 1.0
Stiff	1.0 to 2.0
Very Stiff	2.0 to 4.0
Hard	> 4.0

DENSITY OF GRANULAR SOILS

NUMBER OF BLOWS PER FT., N	RELATIVE DENSITY
0 – 4	Very Loose
4 – 10	Loose
10 – 30	Medium Dense
30 – 50	Dense
Over 50	Very Dense

Structure Description (ASTM D2488)

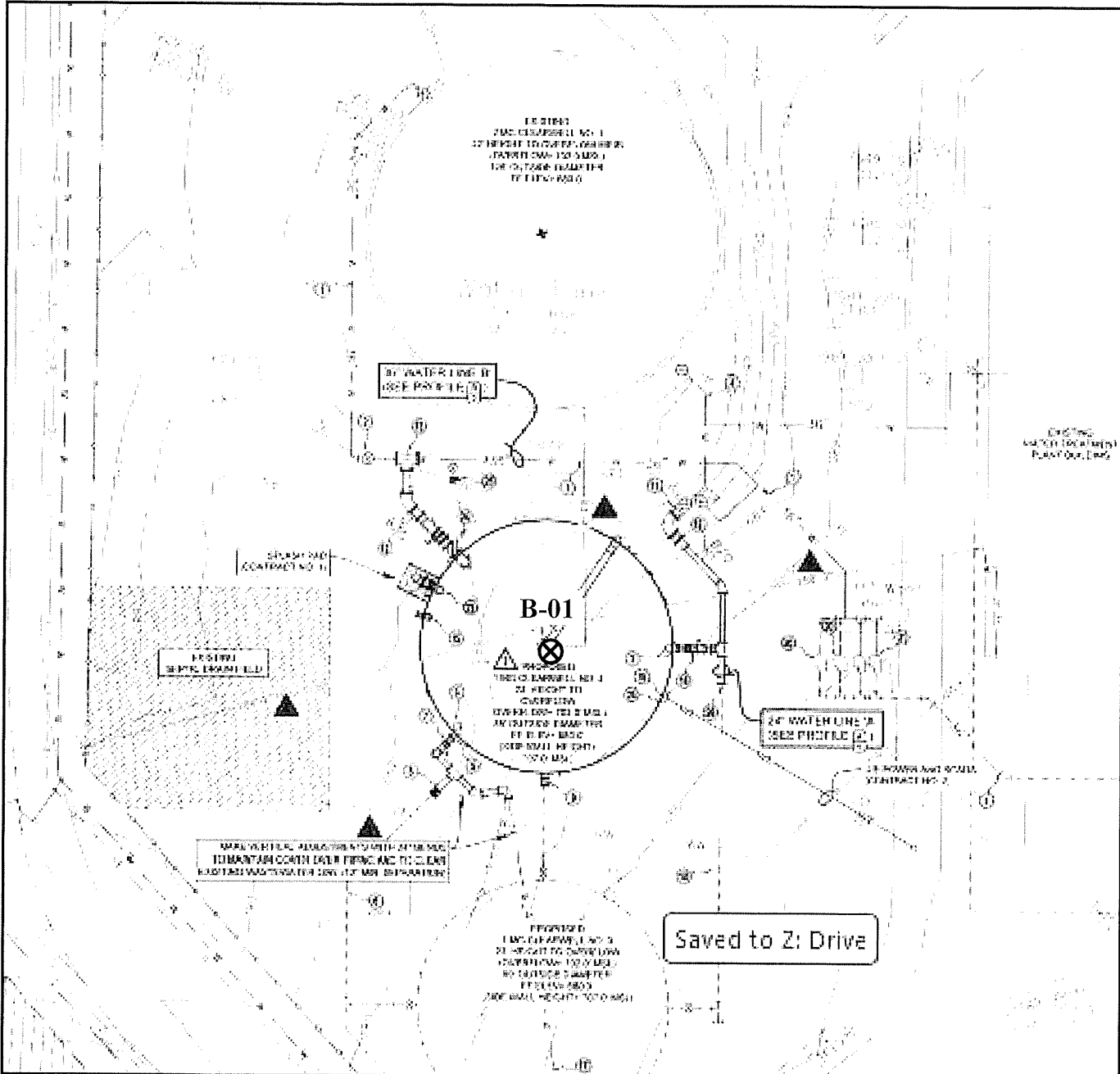
Stratified	Alternating layers of varying material or color with layers at least 6 mm thick
Laminated	Alternating layers of varying material or color with the layers less than 6 mm thick
Fissured	Breaks along definite planes of fracture with little resistance to fracturing
Slickensided	Fracture planes appear polished or glossy, sometimes striated
Blocky	Cohesive soil that can be broken down into small angular lumps which resist further breakdown
Lensed	Inclusion of small pockets of different soils, such as small lenses of sand scattered through a mass of clay
Homogeneous	Same color and appearance throughout

Percentages of Sand & Gravel (ASTM D2488)

Trace	< 5%
Few	5% to 10%
Little	15% to 25%
Some	30% to 45%
Mostly	50% to 100%

Criteria for Describing Moisture Conditions (ASTM D2488)

Dry	Absence of moisture, dusty, dry to the touch
Moist	Damp but no visible water
Wet	Visible free water, usually soil is below water table



GENERALIZED BORING LOCATION PLAN
 KEMPNER WSC GROUND STORAGE TANK
 10441 CEDAR KNOB CHURCH ROAD
 SALADO, TEXAS



Not to Scale

Saved to Z: Drive