

# OSBORN & VANE ARCHITECTS INC

December 17, 2025

## ADDENDUM NO. 2

To: Ben Keillor, NewQuest Properties  
Bidders

Re: Landlord Work for a  
Future Dollar Tree  
12466 IH 45, Suite C  
Willis, Texas  
Project No. 25061

This Addendum forms a part of the contract documents identified above. Acknowledge the receipt of this Addendum on the bid form. Failure to do so may subject the bidder to disqualification.

Item No. 1: Banner Anchors and Temporary Construction Sign:  
Banner Anchors shall be furnished and installed by the Contractor at the building exterior where shown on the drawings, and section 05500. The temporary construction banner sign shall be provided and installed by the contractor. Contractor shall use the PETCO designated vendor, WestRock. to provide temporary construction banner sign. WestRock contact information:

[www.westrock.com](http://www.westrock.com)  
[elle.black@westrock.com](mailto:elle.black@westrock.com)  
702-257-2810  
Contact: Elle Black

Item No. 2: PETCO Loading Dock Equipment.  
a. Loading Dock Equipment shall be purchased by the Contractor from this PETCO Inventory Agreement Vendor, and installed by the Contractor:

Miner Corp., LTB  
Contact: Allen Denardo  
[allen.denardo@minercorp.com](mailto:allen.denardo@minercorp.com)  
2100 107th Lane NE, Blaine MN 55449

2000 Bering Drive  
Suite 410  
Houston, Texas  
77057  
713 781 5262  
713 781 5347 Fax

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- b. Dock Bumpers: The Contractor shall furnish and install laminated dock bumpers with bumper extension boxes, by Kelley Atlantic Ltd., purchased from PETCO's Inventory Agreement Vendor.
- c. Dock Leveler (pit mounted) where indicated on the drawing:
  - i. The Contractor shall furnish and install Model CM638 pit-mounted, mechanical Loading Dock Leveler, with laminated Dock Bumpers, by Kelley Atlantic Ltd., purchased from PETCO.s Inventory Agreement Vendor. Service Capacity to 30,000 lbs.; Service Range: 12" above, 12" below level.
  - ii. Loading Dock Leveler Pit Profile: All pit fabrication dimensions must be obtained directly from the PETCO Inventory Agreement Vendor. All related dimensions that may be shown in the architectural details should be confirmed by the Contractor and used for general reference ONLY.
  - iii. Warranty: Provide the manufacturer's standard one-year warranty in the Building Maintenance Manual submitted as part of contract closeout documents.
  - iv. Operations Manual: Provide the manufacturer's equipment operation instructions in the Building Maintenance Manual
- d. Dock Shelter (for use with dock leveler) where indicated on the drawings.
  - i. The Contractor shall furnish and install Model FF-1001, FlexFrame Truck Shelter, Color Black; by Kelley Tufseal, purchased from PETCO's Inventory Agreement Vendor. Shelter projection distances to be appropriately sized based on truck ramp slope. Shelter shall compress 14" to 16" when truck is parked in place.
  - ii. Loading Dock Shelter Profile: The Contractor must field verify and furnish door opening dimensions to the PETCO Inventory Agreement Vendor.
  - iii. Warranty: Provide the manufacturer.s standard one-year warranty in the Building Maintenance Manual.
- e. No substitutions are permitted.

**END OF ADDENDUM NO. 2**