

March 18, 2024

Re: 440 Quarry Improvements  
Invitation to Bid

To Whom It May Concern:

About the Bid

Bitterblue, Inc. (The “Developer”) will receive proposals for construction of the above-mentioned project. The project is located approximately north of the Northwest Military Drive and Shavano Ranch Road intersection in City of San Antonio. The project includes public road, private drive, turn lanes, signal, water extension, lift station, and pressure reducing valve construction.

The project is being bid by Pape-Dawson Engineers, Inc. c/o Aaron Shackelford, P.E. (the “Engineer”) who may be reached by phone at (210) 375-9000, or by email at [ashackelford@pape-dawson.com](mailto:ashackelford@pape-dawson.com). All formal contact with Pape-Dawson prior to contract award shall be through the Engineer.

A pre-bid meeting will be held on Microsoft Teams at 1:15 pm on Thursday, March 21<sup>st</sup>, 2024 for this project. An invitation link will be sent to the list of bidders. Sealed proposals should be submitted by email to the Engineer prior to **3:00pm on Friday, April 5<sup>th</sup>, 2024**.

If any prospective offeror is in doubt as to the true meaning of any part of the proposed contract documents, offeror may submit, to the Engineer, a written request via email for an interpretation thereof. Pape-Dawson Engineers must receive all requests and question by no later than 3:00 pm Wednesday, April 3<sup>rd</sup>, 2024. Questions regarding the plans or specifications will not be accepted after this date. Any interpretation of the contract documents will be made only by addendum duly issued, and a copy of such addendum will be delivered electronically via email to each offeror receiving a set of contract documents.

Please carefully review all provided bid documents. Contract documents are being offered only in digital format and are attached. It shall be the responsibility of the offeror to advise the Engineer of conflicting requirements or omissions of information that are necessary for a clear understanding of the work before the date set for bid close. Those questions not resolved by addendum shall be listed in the offeror’s proposal, together with statements of the basis upon which the proposal is made as affected by each question.

**The contract is being bid as a unit price contract with the contractors responsible for their own quantities. Bid quantities are included only for reference. Contractor is to perform an independent quantity take-off to verify that the quantities given in the bid proposal are within the contractor’s own quantities required to complete the construction represented by the plans and specifications.**

Each Bidding Contractor is to review the project site conditions at the time of Pre-Bid and Pre-Award, to ensure they are aware of the requirements and of existing conditions. The successful bidder will review and accept existing site conditions prior to award.

Developer will be responsible for the cost of materials testing and geotechnical testing through a testing firm of their choosing.

Staking to be provided at request of Contractor as described in the standard staking scope by Engineer. Re-staking due to knocked-out stakes shall be the responsibility of the contractor. If Contractor chooses to require separate payment for staking services, they may provide it as an alternative on the provided bid form.

Sincerely,  
Pape-Dawson Engineers, Inc.



Aaron Shackelford, P.E.  
Project Manager

#### Attachments

- Bid Letter
- Public Improvements Construction Documents
- Private Improvements Construction Documents
- Lift Station Construction Documents
- PRV Construction Documents
- Traffic Signal Construction Documents
- NW Military HWY Turn Lane Construction Documents
- Bid Form in PDF and Excel format
- Geotech Report
- Quarry Improvements CAD File
- Specifications

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