

June 10, 2024

Re: BRE Phase 1 Unit 1
Invitation to Bid

To Whom It May Concern:

About the Bid

HDC HWY 211, LLC. (The "Developer") will receive proposals for construction of the above-mentioned projects. BRE Phase 1 Unit 1 is located approximately 0.5 miles north of the State Highway 211 and US Highway 90 intersection. The project includes improvements associated with the development of single-family residential lots.

The project is being bid by Pape-Dawson Consulting Engineers, LLC. c/o Matthew Geistweidt (the "Engineer") who may be reached by phone at (210) 375-9000, or by email at mgeistweidt@pape-dawson.com. All formal contact with Pape-Dawson prior to contract award shall be through the Engineer.

There will be no pre-bid meeting for this project.

Sealed proposals should be submitted electronically by email to the Engineer prior to **3:00pm on Tuesday, June 25, 2024**. Bidders will be notified of bid results and contract award within 30 days of bid due date.

If any prospective offeror is in doubt as to the true meaning of any part of the proposed contract documents, the offeror may submit, to the Engineer, a written request via email for an interpretation thereof. Pape-Dawson must receive all requests and question by no later than **3:00 pm on Monday, June 17, 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.

Each bidding Contractor is to perform an independent quantity take-off prior to submitting the bid, 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. If any quantity is found to be in error, the Contractor shall notify the Owner by the "Questions Due" date and time listed in this Invitation to Bid. Bid quantities will be included in the contract. Changes to contract quantities will be considered only as part of plan revisions impacting specific quantities with the unit prices established from the bid quantities.

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.

Within the project limits is the active construction of a 12" Sanitary sewer main. The plans for such are included herein for reference. It is expected that this main will be constructed within the project limits prior to start of this project. If it is expected that there will be additional effort or costs required to work around or coordinate with this sewer project the contractor for Phase 1 Unit 1 shall include that cost as an alternate in their bid.

Withing the project limits is the construction of a 16" Water main. The plans for such are included herein for reference. The water main will be bid as a separate project from Phase 1 Unit 1 due to SAWS requirements for public bids with advertising expected to start the weekend of 6/15/2024. If it is expected that there will be additional effort or costs required to work around or coordinate with this project should the contractor not be chosen for the water line construction, the contractor for Phase 1 Unit 1 shall include that cost as an alternate in their bid.

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. Contractor may self-perform all construction staking at their own risk. If Contractor wishes to require separate payment for staking services, it should be provided as an alternative on the provided bid form.

The bid package will be opened in private and shall include a signed Bid Form and schedule to complete the improvements. A detailed schedule of work is a necessary part of understanding the contractor's ability to complete the project as desired. Said schedule should include an accurate timeline for construction completion including expected holidays, as well as a plan for how the contractor plans to meet that schedule i.e. resource allocation, crew availability, etc. Please keep in mind that this must include at least a 45-day period for CPS to mobilize to the site and install the required electric infrastructure after wet utilities have been completed. If a detailed schedule of work is not provided to the Developer with the bid proposal at the time of submittal or the schedule does not meet the Developer's expectations, the submitted bid will not be considered and will instead be dismissed and/or disqualified. Please use a start date of July 15, 2024 for said schedule.

All construction items related to public improvements (streets, drains, water, and sanitary sewer) are exempt from taxes.

Sincerely,
Pape-Dawson Consulting Engineers, LLC.
Texas Registered Engineering Firm # 470
Texas Registered Surveying Firm # 10028800



Matthew Geistweidt, P.E.
Associate Vice President

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Attachments

- Unit 1 Construction Documents
- Unit 1 Bid Form in PDF and Excel Format
- Unit 1 CAD File
- Unit 1 Revegetation Exhibit
- Unit 1 TPDES Report
- Unit 1 Specifications
- Unit 1 CPS Pre-design Sketch
- Unit 1 Conduit Sleeve Exhibit
- Geotech Report
- Master Tree Plan and supplemental exhibit
- Briggs Ranch East Survey Control

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