

**Invitation to Bid**

**Bandera Ranch - a residential community**

NW San Antonio, TX

**230 units**

For

**Southern Impression Homes / Paravel Capital**



Southern  
Impression  
Development

10151 Deerwood Park Blvd., Bldg 400, Suite 300  
Jacksonville, FL 32256  
(904) 517-5939

## Invitation, Scope & Background

You are invited to bid on the Solicitation noted below:

**Bid Title: Bandera Ranch**

**Bid Due Date: 4:30pm June 19, 2026**

Bidders shall be qualified as a site/civil contractor, licensed and registered in the state of Texas

**Completed Bids:** All bids must reference the Bid Title. All bids must be made on the appropriate bid form, as contained within the Solicitation, and marked to identify the bid and delivered to **Southern Impression Development, 10151 Deerwood Park Blvd., Bldg 400, Suite 300, Jacksonville, FL 32256** or **Daniel@southernimpression.dev**

The bidder shall be solely responsible for delivery of its bid. Reliance upon mail or public carriers is at the bidder's risk.

### **Bids MUST include:**

- 1. The attached completed and signed 8-page bid form and acknowledgement with signatures on pages 4 & 8. This document will be an exhibit in our contract.**
- 2. A bid detail showing quantities and costs of all improvements.**
- 3. A construction schedule detailing the time periods from contract to final acceptance.**

### **For Technical Questions:**

**Engineer of Record**  
**Matthew Matney, PE**  
**Kimley-Horn**  
**Phone: 281-920-6572**  
**Email: [matthew.matney@kimley-horn.com](mailto:matthew.matney@kimley-horn.com)**

**With copy to**  
**Southern Impression Development**  
**Contact: Daniel Blanchard – Owners Rep**  
**Phone: 904-237-7781**  
**Email: [daniel@southernimpression.dev](mailto:daniel@southernimpression.dev)**

### **Work Standards**

All work shall comply with the latest municipal, utility provider, DOT, Water Management District and Dept of Environmental Protection (DEP) requirements and that of any other required governmental agencies.

**BID FORM**  
For  
**Bandera Ranch**

Contractor Information

Company:
Contact:
Address:
Phone:
Email:
License #:

Returns Completed Bids to:

Daniel Blanchard  
Southern Impression Development  
10151 Deerwood Park Blvd, Bldg 400, Suite 300  
Jacksonville, FL 32256  
(904) 237-7781  
daniel@southernimpression.dev

Item no.	Description	Total
1	Earthwork	\$
2	Roadway and Roadway Earthwork	\$
3	Fill Lots/ Building Pads	\$
4	Seeding, Mulching, Sod & Landscape	\$
5	Drainage	\$
6	Sewer Collection System onsite/offsite	\$
7	Water Distribution System onsite/offsite	\$
8	Offsite TXDOT (Budget based on concept plan)	\$
9	Erosion, Sediment Control – To Include NPDES Monitoring	\$
10	Miscellaneous	\$
<b>Total Bid</b>		<b>\$</b>

**Bidder's Certification and Acknowledgement**

By submitting this bid, the bidder certifies that the bidder has read and reviewed all the documents pertaining to this solicitation and agrees to abide by the terms and conditions set forth therein and is acquainted with and fully understands the extent and character of the work covered by this Proposal and the specified requirements for the proposed Scope of Work and submits this Bid with no unanswered questions. Bidder also acknowledges his/her familiarity with local water and sewer authority and local governing authority current standard details, specifications and land development regulations, governing water management district, NPDES, DEP and their applicability to this project. The bidder acknowledges that he/she has visited the project site and is familiar with it and its location. The person signing below is an authorized representative of the Contractor, that the Contractor is legally authorized to do business in the State of Texas, and that the Contractor maintains in active status an appropriate contractor's license for the work.

Bidder agrees to provide all necessary labor, machinery, tools, apparatus, and other means of construction to do all the work and furnish all the materials specified in this Contract in the manner and time therein prescribed and according to the requirements of the Owner as therein set forth and that he will take as full payment for each item of work, the unit or lump sum price applicable to that item as presented in the schedule below.

The Undersigned Bidder certifies that he has carefully examined the attached Proposal after the same was completed and has verified every item placed thereon; and agrees to indemnify, defend and save harmless the Owner and/or Engineer against any cost, damage or expense which may be incurred by an error in his preparation of it. Bidder shall complete the project according to approved engineered plans, fully completing all items on plans and specifications. The absence of reference to any work in no way deletes it from the project. Furthermore, it is agreed that the Owner has the right to delete any of the Items contained in the Bid with no compensation made to the Bidder. In the event of a conflict between the terms and conditions of these bid docs and any documents provided by the Bidder/Contractor, this document shall control.

**The undersigned Bidder agrees that he understands the following items:**

- If this Proposal is accepted by the Owner, the undersigned agrees to keep the bid in effect for thirty (30) calendar days from the bid opening date.
- The Owner reserves the right to reject any or all Bids, waive informalities in any Bid, make award in part or whole with or without cause, and to award in what is deemed to be the best interest of the Owner.
- The contractor shall comply with all notes shown on the plans.
- Contractor shall be furnished with copies of all environmental permits and any fines levied due to Contractor's failure to use due care shall be paid by Contractor. If Contractor fails to pay, Owner will pay and deduct the fine amount from final payment.
- This is an unclassified excavation bid whereas no additional payment will be made for any debris found onsite.
- Geotech available to the owner is provided to the contractor for review, but the samples analyzed in the report don't guarantee all soil conditions throughout the site. Site is available for contractor to do additional Geotech testing or test pits as needed to ensure contractor fully understands site soil conditions.
- The owner will provide an electrical contractor.
- Contract format will be AIA Document A 105-2017 or equivalent.
- The contractor must provide a written warranty on all materials and workmanship furnished against any defects for a period of one year from the date of final inspection or as otherwise required by utility providers or municipality.
- Successful Bidder must furnish proof of insurance per Owner's requirements. Subcontractors and material suppliers must meet Owner's approval and provide proof of insurance.
- The contractor is responsible for obtaining waivers of lien in format approved by Owner with each payment application. Any waivers that are voided for failure of consideration will be the responsibility of the Contractor and any liens must be satisfied before funds are released to Contractor.
- The contractor will have site control and be responsible for the safety and security of the site.
- The contractor will be responsible for the theft, damage or vandalism of any of their work product or stored materials on the site until all applicable approvals are received and retainage is paid.
- **The bidder must have bonding capacity and obtain, if directed, at Owner's expense, any required bonds for road construction or site development. Bond cost is NOT to be included in the bid.**

Bidder's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

### Scope of Work

The scope of work consists of developing ALL of the proposed improvements in the attached plans as designed and permitted by the local municipality and applicable authorities. Contactor will deliver a finished product; Owner does not dictate methods and means. Scope of work to include but not limited to the following:

- Earthwork:

- A. Clearing and grubbing all construction areas including all road right-of-ways, drainage and utility easements, Utility easements of 10 feet along road right-of-ways, retention pond area and lots that are to be filled.
- B. All demolition detailed on the approved plans.
- C. All necessary survey work needed for construction and close-out, including but not limited to construction staking, layout and as-builts.
- D. Excavation and grading to +/- .2 foot of design grades of roadways, roadway shoulders and utility easements.
- E. Contractor must engage a qualified geotechnical company to do all density testing, material testing, and compaction oversight to ensure and document proper placement and compaction of fill. All reports to be provided to the Owner timely.
- F. Pond excavation including bottom and side slope shaping, dewatering, erosion and turbidity controls as required. Suitable lot and building pad fill may be placed on lots. All excess material, suitable or unsuitable, not required for construction must be removed from the site.
- G. Excavation and removal of all unsuitable materials and debris (if any) to designated on-site landscape areas (where appropriate) or to off-site areas is included in the bid price.
- H. Construction of swales, ditches, embankments, utility easement and overall grading as per design plans including dewatering, erosion and turbidity controls into waterways while under construction.
- I. **Pond construction includes stem walls or retaining walls per plan and any fencing specific to securing the pond if required by the applicable authorities.**
- J. The Contractor shall execute as the responsible agent, the EPA Stormwater Pollution Plan Notice of Intent. All earthwork shall be completed in accordance with EPA Publication No. 832-R-92-005, "Stormwater Management for Construction Activities" as amended and revised.
- K. **The Contractor shall be responsible for erosion and turbidity control as may be required and regulated by all City, County, State and Federal agencies through close-out. Also at close-out, all slopes must be stabilized with no rills or washouts. The contractor will use additional grassing, mulching, sodding, matting and or silt fences as needed to ensure slope stabilization.**

- Roadway and Roadway Earthwork:

- A. All grading, stabilization, base, compaction, prime coat and paving, curb and gutter included including asphalted concrete surface course, transitions to inlets and connections to existing roadways including excavation and off-site disposal of unsuitable material necessary for the complete construction of the subdivision.
- B. Installation of conduit for road crossings for electrical or irrigation installation will be done by others but coordinated by Contractor.
- C. Also includes all grading and dress-up work necessary to allow the electric utility or subcontractor to install all transformers and underground electric distribution systems, all pavement striping in accordance with municipal striping standards and sidewalks at entrance and all common areas as shown on the approved plans.
- D. One lift of asphalt in all parking areas or private roads or as otherwise required in the approved plans. Two lifts on public street only as required.

- Infill Lots/ Building Pads:
  - A. Fill all lots to design grade per Lot Grading Plan. Build building pads including obtaining proper compaction and elevation per Lot Grading Plan.
  - B. This is a net-fill, unclassified bid whereas all necessary fill, import or export, whether suitable or unsuitable, must be lump sum and included in this bid.
  - C. Building pads are included in this agreement. Pads should be filled to 6" below FFE +-1". Pads should be quality suitable material – free of organics or any marginal material and properly compacted. Satisfactory density testing must be provided for every lot. Lot and pad grading as-builts must also be provided for all lots.
  
- Seeding and Mulching, Sod & Landscape:
  - A. **Includes the complete grassing of all pond banks with Bahia sod where disturbed, complete seeding and mulching or sod (as required in order to obtain stabilization) of all disturbed areas, side slopes of roadway embankments, easements, areas of lot fill, medians and all other construction areas shown on plans in accordance with municipal and NPDES requirements. Contractor may need to install additional silt fence, staking, matting, seed or sod in order to reach stabilization or avoid erosion in some areas due to site conditions or unusual weather events and it is included in this agreement.**
  - B. Include 3' wide sod strip behind curbs.
  - C. Landscape, perimeter fencing, and irrigation may be included in this agreement by mutually agreed subcontractors at cost +10% via change order OR Owner may choose to complete these items directly with subcontractors.
  
- Drainage:
  - A. Includes the storm water drainage and control system as designed and set forth on the plans and in the specifications including, but not limited to, all approved plastic pipe, concrete pipe, pre-cast structures, pipe, manholes, curb inlets, basins, ditch paving, poured in place concrete facilities, open ditches, temporary ditches required for construction activities, underdrains, erosion and turbidity control as required and "As Builts" approved by the municipality or appropriate agency.
  - B. Underdrains shall be installed in all cases where the groundwater table is closer than 24 inches below the proposed centerline grade of any road, or as otherwise required by the municipality regardless of plans. Additional underdrain will be coordinated with the engineer and development manager. A linear foot cost for a potential change order for additional underdrains must be included in this bid.
  
- Sewer Collection System:
  - A. Includes the sewer collection system as designed and set forth on the plans and in the specifications including, but not limited to, lift station, required landscape & irrigation, locks, lift-station fencing, force main, offsite connections, service to each lot served by the installed mains, all manholes, plugs, pipe, appurtenances, testing, all required dewatering, removal, disposal and replacement of all unsuitable material and all other work necessary to complete the installation required to complete the designed system per plans and specifications including as-builts approved by applicable authorities. All sewer services are to be field verified including the proper depth at their termination.
  
- Water Distribution System:
  - A. Includes the construction of the water distribution systems as designed and set forth on the plans and in the specifications including, but not limited to, all main pipes, valves, flushing valves, fittings, fire hydrants, connection to the existing system, repairs to any existing facilities damaged by construction of the system connection, lot services, all pressure and disinfection testing required by the, applicable authorities and removal, disposal and replacement of all unsuitable material and all other work necessary to complete the installation. All other appurtenances required to complete the designed system per plans and specifications including as-builts approved by the applicable authorities.

- Close-out:
  - A. Includes the preparation, submittal and approval of all water and sewer system and paving and drainage as-builts, as required by municipality, applicable authorities and providers, the governing Water Management District or similar authority, DEP and any other submittals to appropriate agencies for approval and acceptance. Contractor is responsible to complete all necessary testing for site approval and acceptance. Also includes the television inspection and mandrel testing (including full reports) of all gravity sanitary sewer mains as required by applicable authorities. Includes all necessary as-built surveys.
  
- Erosion and Sediment Control:
  - A. Contractor will follow Best Management Practices (BMPs) according to NPDES. This includes but is not limited to silt fence, hay bales, sodding, settling ponds or other such measures needed to prevent the discharge of turbid waters from the site and minimize erosion of all graded areas. This also includes proper installation, maintenance, and monitoring of any and all control measures as required by NPDES, DEP, local municipality and the governing Water Management District or similar authority. The Contractor will be responsible for obtaining the NPDES NOI from DEP as the site construction authority for maintaining erosion and sediment controls.
  - B. If home building commences prior to final city acceptance, the homebuilder will obtain a separate NPDES NOI.
  - C. Contractor will be responsible to pay any associated fines and to cure any deficiencies imposed by governing authorities and agencies related to erosion and sediment control or lack of appropriate BMPs during the site development until final acceptance is received by all necessary authorities and final walk is approved by Owner. **Contractor will not file a "Notice of Termination" until after the final draw is received.**
  
  - D. Contractor shall adhere to all Federal State and City rules and regulations regarding the National Pollutant Discharge Elimination System (NPDES) for construction and ground water discharge. The Storm Water Pollution Prevention Plan (SWPPP) included in these plans shall establish the minimum requirements. In some instances due to site conditions or weather events, the SWPPP may not be sufficient to control erosion and off-site turbidity. The Contractor shall be responsible to implement any and all additional measures needed to ensure compliance with the NPDES requirements including any reports required. **At close-out all erosion and sediment control measures including but not limited to silt fences, turbidity curtains and inlet protection must be in good working order, properly maintained, clean and in place.**
  
- Miscellaneous

Describe any tangible items required to complete the project according to specs and plans that are not included in the above.

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• General Notes:

1. The Contractor is required to perform all tests as required by all applicable utility companies or governmental entities prior to project acceptance.
2. The Contractor is responsible for visually inspecting the entire site prior to submitting bids and notifying the development manager of discrepancies, which may affect the construction and its cost.
3. The selected Contractor will be required to submit an itemized schedule of values, including quantities and unit prices, outlining all work items which will be used for monthly pay requests.
4. The Contractor shall be responsible for coordinating the work necessary to complete all final approvals and acceptances.
5. All storm drainage must be maintained for each adjacent property owner during construction. If this does not occur, the Contractor will be responsible for any damage that may result.
6. Since this bid proposal requires a lump-sum price for the removal and replacement of unsuitable material, it is required that the site be investigated by the bidder for quantity of unsuitable material which will require removal and replacement. The entire site is available to any bidder for surface or subsurface investigation. In addition, Geotechnical Exploration reports identify certain ground water depths. The bidders are cautioned that these depths may not be representative of conditions as they exist today and should be field verified.
7. Burning: clearing debris generated on this project area may be burned only if all necessary approvals are obtained from the Fire Marshall, building and zoning and/or public works departments.
8. Water and sewer as-builts must include elevation on all water/storm, water/sanitary and sanitary/storm crossings. Sanitary sewer stub out to each lot shall not be buried more than 5' below curb elevation or per applicable authorities' standards if more restrictive.
9. Project site is to be kept neat, clean and free of unnecessary waste and debris, including natural and that contributed by individuals. Dispose of waste and materials in a lawful manner.
10. The Contractor is to comply with Best Management Practices at all times, including all local, state and federal regulatory agencies' rules and regulations.
11. The Contractor shall complete his work in a professional and workman like manner typical of his industry. There shall be no sections or parts missing. Further, the work shall be complete and able to function for its intended use. The work must be continuous.
12. The Contractor shall be responsible for determining the exact location of all existing utilities and for damage to existing utilities caused by his operation.

Bidder's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_