

RE: Blackwell Bid Proposal Addendum #1
Project: Blackwell Subdivision Unit 1
Location: City of New Braunfels ETJ

Notes:

1. **Street Improvements – Revised 8” Lime Stabilized Subgrade to Moisture Controlled Subgrade per TxDOT Detail Sheets. Reference sheets 5.0 & 5.1.**
2. **Stormwater Pollution Prevention Plan – Silt socks have been added to the bid. Reference Sheet 4.10.**
3. **Fire Access Road Improvements– Added four (4) Single Arm Driveway Gate to the bid proposal under Street Improvements. A detail is not provided currently.**

Revised Plan Sheets:

1. **Sheet 4.6 – Updated pipe handrail to reflect 56 LF.**
2. **Sheet 4.10 – Updated pilot channel to include 12” Toedown.**
3. **Sheet 4.10 – Added Detail “A” for basin outfall structure**
4. **Sheet 4.15 – Added CD-PW-20 detail for TxDOT Wingwall**
5. **Sheet 6.2 – Revised sheet for consistency of the Type I Pipe Markers**
6. **Sheet 7.1 & 7.2 – Added two (2) additional temporary blowoffs**

Comment: The subgrade quantity we ran a 1’ overbuild from back of curb.

- Response: That is correct.

Comment: Northern Drain A Culvert: Can we precast the 5'x2' box culvert?

- Response: Line Item #3 (ADD) has been added under Additive Alternates #1.

Comment: Southern Drain A Culvert: Can we precast the 5'x2' box culvert?

- Response: Line Item #3 (ADD) has been added under Additive Alternates #1.

Comment: Drain E shows 65 LF of pipe rail, bid tab does not. Where does this get paid?

- Response: Line Item #6 (ADD) has been added to Drain “E” under drainage improvements. The quantity has been revised to 56 LF. Reference Sheet 4.6.

Comment: Detention pond shows 28 LF of 2x2 box culverts. Do we need to Cast in place this or precast?

- Response: Line Item #4 (ADD) has been added under Additive Alternates #1.

Comment: Pilot channel detail for the detention pond shows toes but does not specify the depth. What is the required depth of the toes?

- Response: 12” Toedown has been added to the Detention Basin Pilot Channel. Reference Sheet 4.10.

Comment: Detention pond shows 57 LF of pipe rail, bid tab does not. Where does this get paid?

- Response: Line Item #10 (ADD) has been added to detention pond under Drainage Improvements.

Comment: Detention Pond plan shows parallel wingwalls on both sides of the 2x2 box culvert. Where do these wingwalls get paid for and can we get a plan sheet showing the wingwall limits?

- Response: Line Item #11 (ADD) has been added to detention pond. A detail has been added to plan sheet 4.10.

Comment: Offsite water improvements bid tab shows 2 temporary blow offs. Plans show 4.

- Response: Line Item #15 (REV) has been revised to 4 Temporary Blowoffs. Reference sheets 7.1 & 7.2.

Comment: Offsite water improvements bid tab shows new service and meter repair EA 2, can we get an image of these two locations?

- Response: The water meters are located on the north side of FM 1044 for the offsite 16" Water Main. Reference the survey file located in the original bid package for exact locations.

Comment: Plans show 4" & 6" pipe abandonment in the water, what type of pipe is this?

- Response: To the best of our knowledge, the existing 4" & 6" Pipe are PVC.

Comment: What are the requirements for the pipe abandonment per GVSUD? Leave in place or remove and hauled off?

- Response: The plans show the 4" & 6" Water Pipe to be as abandoned. The plans have been approved by GVSUD.

Comment: We will need a 40' easement for the offsite water, will this be okay?

- Response: GVSUD only required a 30' Easement and it was provided by others. It cannot be changed without further acquisition.

Comment: With the 40' easement for the offsite water, will revegetation be required? If so, where does this get paid?

- Response: Line Item #22 (ADD) has been added under Water Improvements for a 30' easement.

Comment: With the 40' easement for the offsite water, will any additional clearing be needed? If so, where does this get paid?

- Response: Onsite & Offsite Clearing & Grubbing are included in the overall 18.6 Acres. Language has been added for clarification under the Grading Improvements.

Comment: Offsite sewer improvements bid tab shows core into existing manhole 1 EA at FM 1044, plans show all manholes to be proposed.

- Response: Line Item #3(REV) Description has been revised to state, "Contractor to install new manhole at existing stub out".

Comment: Offsite sewer improvements bid tab shows manhole extra depth 31 VF, plans show 39 VF.

- Response: Line Item #11 (REV) has been revised to 39 VF under Sewer Improvements.

Comment: We will need a 40' easement for the offsite sewer, will this be okay?

- Response: There is a total of 50' proposed within the offsite sewer area. 30' dedicated to sewer with an overlapping 50' of egress / ingress easement from the existing property line. Reference plat sheet 0.3.

Comment: With the 40' easement for the offsite sewer, will revegetation be required? If so, where does this get paid?

- Response: Line Item #13(ADD) Re-Establish Vegetation has been added under Sewer Improvements.

Comment: With the 40' easement for the offsite sewer, will any additional clearing be needed? If so, where does this get paid?

- Response: Onsite & Offsite Clearing & Grubbing are included in the overall 18.6 Acres. Language has been added for clarification.

Comment: Onsite sewer improvements bid tab 3 EA type 1 pipeline marker, plans show 6 EA.

- Response: Line Item #9(REV) has been revised to four (4) under Sewer Improvements. Reference sheet 6.1 & 6.2 for clarification.

Comment: Onsite sewer improvements bid tab shows 20 VF of manhole extra depth, plans show 36 VF.

- Response: Line Item #10(REV) has been revised to 36 VF under Sewer Improvements.

Comment: Can we please get a conduit plan that shows the 4" ATT/Spectrum conduit crossings?

- Response: Line Item #2(REV) has been revised to 1378 under Dry Utility Installation. We have not received the final ATT & Spectrum Final design. The Quantity was determined by following the GVEC design totaling 689 LF X 2 – 4" Conduits. Please reference the GVEC Design provided with the initial bid package.

Comment: Can we get a detail for the required streetlights?

- Response: The Streetlight detail is located on the GVEC Design on the middle left of the page. Reference sheet 9.0 & 9.1.

Comment: Water plans call for 6" Conduit Crossings for Irrigation. Where does this get paid for?

- Response: Line Item #3(ADD) has been added for a 6" Conduit Irrigation under Miscellaneous Improvements.

Comment: No bid bond is required for this project correct?

- Response: At this time no Bid Bond is required.

Comment: Bid submission only requires schedule and bid form correct?

- Response: That is correct.

Comment: Is there a start date you would like to see reflecting on the schedule?

- Response: Start Date May 15th.

If you have any questions or require additional information, please feel free to contact me at cgarza@bluesiteengineering.com or 512.538.8374.

Sincerely,



04.28.2026

Christopher Garza, PE SIT
Founding Principal
BlueSite Engineering