

Contessa Offsite Water Phases 2 & 3

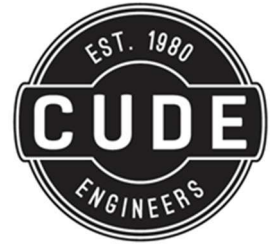
ADDENDUM #1



05/21/2026

PREPARED BY:
CUDE ENGINEERS
4122 POND HILL ROAD
SAN ANTONIO, TX 78231

PREPARED FOR:
COMAL COUNTY SCHOENTHAL MUNICIPAL UTILITY DISTRICT
&
MERITAGE HOMES OF TEXAS, LLC
2722 W. BITTERS
SAN ANTONIO, TEXAS 78231



ADDENDUM #1

Project Name: CONTESSA OFFSITE WATER PHASES 2 & 3

Bid Opening Date: JUNE 1, 2026

Time: 2:00 pm

Change in Bid Opening Date: Yes _____ No X

New Bid Opening Date: n/a

Receipt of **ADDENDUM #1** is hereby acknowledged to contain the following items:

- 1. Pre-Bid Meeting Agenda3 pages
- 2. Pre-Bid Sign-in Sheet.....2 pages
- 3. Bidder Questions and Answers2 pages

THIS ACKNOWLEDGMENT MUST BE SIGNED AND RETURNED WITH THE BID PACKAGE

COMPANY NAME: _____

ADDRESS: _____

DATE: _____

SIGNATURE: _____

PRINT NAME, TITLE: _____

PRE-BID MEETING AGENDA



Project Name: Contessa Offsite Water Ph 2 & 3

Meeting Date: Tuesday May 19, 2026

Meeting Time: 11:30 am

Meeting Location: Cude Engineers, 4122 Pond Hill, SATX 78231

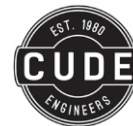
1. Introductions

- a. Design Engineer – Cude Engineers
 - i. Javier Castello, PE
 - ii.
- b. Developer – Meritage Homes
 - i. Tonda Alexander
 - ii.
- c. District/Owner – Comal county Schoenthal Municipal Utility District
 - i. Jeffrey McKinnie, PE
 - ii.

2. Bid Information

- a. This is a **MANDATORY** pre-bid meeting. Please sign the sign-in sheet
- b. All bid documents are available on www.civcastusa.com
 - i. Invitation to Bidders
 - ii. Project Manual
 - iii. Construction Plans
 - iv. Bid Form/Schedule of Values (PDF and XLS format)
 - v. Geotechnical Report
 - vi. Surface and Base CAD Files (DWG format)
 - vii. Addendums (as necessary)
- c. Questions
 - i. In writing only
 - ii. Submitted through www.civcast.com or by email to jcastello@cudeengineers.com and jmckinnie@cudeengineers.com
 - iii. Due 6 days prior to opening or May 26, 2026 @ 5:00
 - iv. Questions submitted after the deadline will not be answered.
- d. Bid Opening
 - i. Date: June 1, 2026
 - ii. Time: 2:00 p.m.
 - iii. Location: Cude Engineers 4122 Pond Hill Road, Suite 101, San Antonio, Texas 78231
 - iv. Late Bids will not be accepted
 - v. Submittal Package is outlined in the Instructions to Bidders in the Project Manual
 1. Bid Form/Schedule of Values
 - a. Contractor is responsible to confirm quantities and notify Design Engineer of any errors.
 - b. Written unit price governs if there is a discrepancy with the bid value
 2. Bid Bond for 2% of bid amount
 3. Acknowledgment if any Addendums
 4. Sales tax exempt on Public Items

PRE-BID MEETING AGENDA



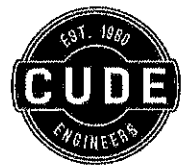
- e. Award
 - i. Recommendation of Award is expected within 30 days of bid opening.
 - ii. The Successful Bidder, if any, will be the responsible Bidder which in the District's and/or Developer's judgment will be most advantageous to the Project and result in the best and most economical completion.
 - iii. The Owner will select the most qualified contractor to perform the Work. The apparent low bid and responsible bidder must submit to Owner, as requested, within five (5) calendar days of notification of award, a written statement of qualifications. The selected bidder must demonstrate to the Owner that the low bidder has started and successfully completed five (5) similar projects in the San Antonio MSA over the past three (3) years. Selected bidder will be required to provide, at a minimum, the name of the project, scope of work, and Client name with contact information.
- f. Contract
 - i. Notice to Proceed is expected to be within 60 days of Recommendation of Award
 - ii. Lump Sum Contract based on the Bidder's Schedule of Values
 - iii. Bonds
 - 1. 100% Payment Bond
 - 2. 100% Performance Bond
 - 3. 2-year, 10% Maintenance Bond
 - iv. Construction Schedule
 - 1. Start = June 15, 2026
 - 2. Substantial Completion timeline = 290 days (April 1, 2027)
 - 3. Final Completion timeline = 30 days
 - 4. Liquidated Damages = \$500/day
- 3. Project Description
 - a. Project Location – Schoenthal Rd
 - b. Site Visit
 - i. There will be no formal site visit but Bidders are encouraged to visit the site.
 - c. Existing conditions –
 - i. Site is within existing ROW or easements that are being obtained
 - d. Scope of work
 - i. SW3P
 - ii. Water
 - e. Permits
 - i. NOI
 - ii.
 - f. Opinion of Probable Cost = n/a
 - g. Construction Specifications
 - i. Water – SAWS
 - h. Construction Acceptance Authority
 - i. Water – SAWS
 - i. Construction and materials engineering and testing (CoMET)
 - i. Provided by Developer
 - ii. TBD
 - j. Construction Staking
 - i. Provided by Developer through Cude Engineers. All re-staking to be paid by Contractor. Contact Javier Castello
- 4. Addendum #1
 - a. To be issued no later than Thursday May 21, 2026 by 5:00
 - b. Issued with this agenda and sign-in sheet

PRE-BID MEETING AGENDA



- c. Questions and answers
- 5. Summary
 - a. Sign in sheet
 - b. Questions due by May 26, 2026 @ 5:00
 - c. Addendum to be issued May 21, 2026 by 5:00
 - d. Bid opening June 1, 2026, @ 2:00
- 6. Questions?

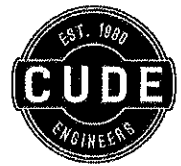
PRE BID MEETING



PROJECT NAME: Contessa Offsite Water Ph 2 & 3
 CUDE PROJECT NUMBER: R04343.005.0
 MEETING DATE: May 19, 2026
 LOCATION: CUDE ENGINEERS, 4122 POND HILL, SUITE 101, SAN ANTONIO, TX 78231
 MANDATORY/NON-MANDATORY: MANDATORY
 ENGINEER'S ESTIMATE: N/A

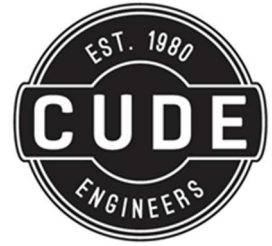
	NAME	COMPANY	EMAIL	PHONE
1.	Toby Carson	CC Carlton	estimating@eccarlton.com	512-660-3211
2.	Aaron Valverde	5 Star Civil	estimating@5starcivil.com	512-605-7622
3.	Juan Rangel	7 site & Utility	Juan.rangelJR@7siteutility.com	210-606-0885
4.	Seth Saur	Saur Construction	seth@saurcon.com	210-819-3866
5.	CARLOS BENAVIDES	J3 COMPANY	Estimating@j3co.com	830 995 5100
6.	Jimmy Ewins	Clark Const.	JEClarkPave.com	210-322-8305
7.	Sebastian Gama	7 Site + Utility	sebastian@7siteutility.com	210-863-6875
8.	Heriberto Peña	STCC	heriberto.pena@legacy.sitenetwork.com	210-721-0818
9.	Cameron Allen	Indigo	Cameron@indigoconstruction.com	210 472 7823
10.	JONATHAN PEREZ	BELL CONTRACTORS	jperez@bellcontractors.com	254 654 1365
11.	Daniel Heinzen	Energy Under Ground	Daniel@energyunderground.com	312-339-7732
12.	Vincent Alcutt	RL Jones	Vincent@rljoneslp.com	210-331-1424
13.	Bashar Kasperlehan	V.K-Knowlton	bashar@vkk.com	210-651-6560
14.	Wesley Lackey	Arguijo Corporation	estimating@Arguijo.com	325-208-2753
15.	Arturo Rubio	Arromex Const. Co.	arromex@gmail.com	512-203-3816
16.	Andy Flanery	Strata Group	andy@rgvstrata.com	(377) 429-7891

PRE BID MEETING



PROJECT NAME: Contessa Offsite Water Ph 2 & 3
 CUDE PROJECT NUMBER: R04343.005.0
 MEETING DATE: May 19, 2026
 LOCATION: CUDE ENGINEERS, 4122 POND HILL, SUITE 101, SAN ANTONIO, TX 78231
 MANDATORY/NON-MANDATORY: MANDATORY
 ENGINEER'S ESTIMATE: N/A

	NAME	COMPANY	EMAIL	PHONE
1.	Daniel Saenz	Yantis Company	dsaenz@yantiscompany.com	361-218-9051
2.	Tim Leadley	Ella Contracting	theadley@ellasa.com	210-559-6746
3.	Murphy Scurry	Strata Group	murphy@rgvstrata.com	956 802 7308
4.	Heriberto Pena	SACC	heriberto.pena@legacy-site.net.com	210-721-0818
5.	Cameron Allen	Indigo	Cameron@indigo-construction.com	210 422 7823
6.	Daniel Heinzen	Guerra Underground	Daniel@guerraundersound.com	312-839 7732
7.	JONATHAN PERZ	BELL CONTRACTORS	Jpervez@bellcontractors.com	254 654 1365
8.	Vincent Alcorn	RL JONES	Vincent@RLJONESLLP.COM	210 331-1924
9.	Clayton Kiestling	DNT Construction	ckiestling@dntconstruction.com	210 563-4805
10.				
11.				
12.				
13.				
14.				
15.				
16.				



ADDENDUM #1

Bidder Questions and Answers

- Question 1** *Mandatory Pre-bid date and time has not been set*
Answer 1 date and time were updated.
- Question 2** *Will HDPE be allowed for the complete waterline in lieu of PVC?*
Answer 2 HDPE will not be allowed in lieu of PVC. Only HDPE is allowed at the horizontal drilling.
- Question 3** *What is the estimated cost range?*
Answer 3 No engineer's estimate is being provided.
- Question 4** *is there a geotech for the offsite waterline? if not, what type of material are we expected to see? if we hit rock, would you like to see an alternate for it.*
Answer 4 A Geotech report is not available along the alignment of the water main. Contractor should anticipate rock. Please coordinate with Meritage Homes for pot holing.
- Question 5** *Is this a unit price contract or lump sum based on the quantities provided.*
Answer 5 Lump sum contract.
- Question 6** *Could the waterline be sent diagonally across Bat Cave Road to avoid bends?*
Answer 6 Per the county's request to conserve the recent re-pavement as much as possible, the waterline will remain perpendicular to the ROW.
- Question 7** *What are the restoration requirements for the properties that the waterline is crossing?*
Answer 7 Conditions should be brought back to existing or better with revegetation where depicted on the SWPPP.
- Question 8** *Is this project tax exempt?*
Answer 8 Project is sales tax exempt. Certificate was provided in the contract document.
- Question 9** *Are there any restrictions on the properties?*
Answer 9 There are no existing restrictions on the properties.

Question 10 *Will C909 pipe material be used or C900?*

Answer 10 Contractor to use what is called out on the plans.