

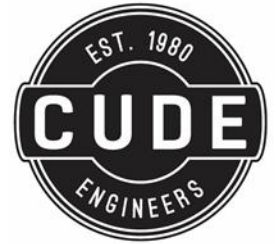
FLYING W UNIT 2

ADDENDUM #1

PREPARED BY:
CUDE ENGINEERS
4122 POND HILL ROAD
SAN ANTONIO, TX 78231
TBPE REGISTRATION NO. 455
TBPLS NO. 10048500

PREPARED FOR:
FLYING W MUD





ADDENDUM #1

Project Name: FLYING W UNIT 2
 Bid Opening Date: MAY 14, 2026
 Time: 2:00
 Virtual Link for Bid Opening: See bidder Q&A

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 Agenda..... 3 pages
2. Pre-Bid Sign-in Sheet..... 1 page
3. Bidder Questions and Answers..... 2 pages
4. Stockpile location exhibit 1 page

THIS ACKNOWLEDGMENT MUST BE SIGNED AND RETURNED WITH THE BID PACKAGE

COMPANY NAME: _____
 SIGNATURE: _____
 PRINT NAME, TITLE: _____
 DATE: _____

PRE-BID MEETING AGENDA



Project Name: Flying W Unit 2

Meeting Date: Tuesday April 28, 2026

Meeting Time: 2:00 pm

Meeting Location: 1290 Wonder World Dr., Suite 1240, San Marcos, TX 78666

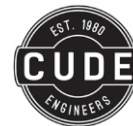
1. Introductions

- a. Design Engineer – Cude Engineers
 - i. Jose Lozano, PE
 - ii. Tory Miller, PE
- b. Developer – Pulte Homes
 - i. Derek Moczygamba
 - ii.
- c. District/Owner – Flying W MUD
 - i. Jeffrey McKinnie, PE
 - ii.

2. Bid Information

- a. This is a NON-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 tmiller@cudeengineers.com and jmckinnie@cudeengineers.com
 - iii. Due 7 days prior to opening or May 7, 2026 @ 5:00
 - iv. Questions submitted after the deadline will not be answered.
- d. Bid Opening
 - i. Date: May 14, 2026
 - ii. Time: 2:00 p.m.
 - iii. Location: Cude Engineers 1290 Wonder World Dr., Suite 1240, San Marcos, TX 78666
 - 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 of any Addendums
- e. Award

PRE-BID MEETING AGENDA



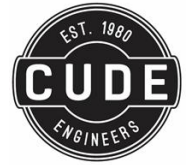
- i. Recommendation of Award is expected within 30 days of bid opening.
 - ii. The Successful Bidder, if any, will be the responsible Bidder which in the District's and/or Developer's judgment will be most advantageous to the Project and result in the best and most economical completion.
 - iii. The apparent most qualified, responsible bidder must submit to Owner, as requested, within five (5) calendar days of notification of award of the Contract, 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. Failure to timely submit the statement of qualification will, at Owner's option, disqualify the bidder from consideration in the award of the Contract. Evidence of out-of-state incorporation to conduct business in the state in which the Work is to be performed, along with state contractor license number, must also be provided and is a consideration in the award of the Contract.
 - 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. 1-year, 10% Maintenance Bond
 - iv. Construction Schedule
 - 1. Start = June 1, 2026
 - 2. Substantial Completion timeline = 260 days
 - 3. Final Completion timeline = 30 days
 - 4. Liquidated Damages = n/a
3. Project Description
 - a. Project Location – Project is located generally northwest of the intersection of FM1103 and Watson Ln W in Comal County, Texas
 - b. Site Visit
 - i. There will be no formal site visit but Bidders are encouraged to visit the site.
 - ii. Access to the site is through Unit 1 which is under construction
 - iii. Test pits are allowed
 - c. Existing conditions –
 - i. Site will be pre-graded with Unit 1
 - ii. Utilities have been extended to and through the site with Unit 1.
 - d. Scope of work
 - i. SW3P
 - ii. Lot grading
 - iii. Streets
 - iv. Drainage
 - v. Waste Water
 - vi. Water
 - vii. Electric
 - viii. Telecom
 - e. Permits
 - i. NOI
 - ii.
 - f. Opinion of Probable Cost = n/a

PRE-BID MEETING AGENDA



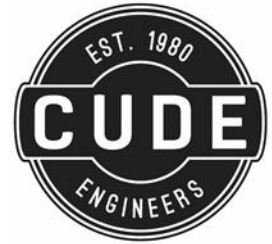
- g. Construction Specifications
 - i. Streets – City of New Braunfels, Comal County, TxDOT
 - ii. Drainage – City of New Braunfels, Comal County, TxDOT
 - iii. Water – CCSUD
 - iv. Wastewater – CCSUD
 - v. Electrical – NBU
 - h. Construction Acceptance Authority
 - i. Streets – Flying W MUD, Comal County
 - ii. Drainage – Flying W MUD, Comal County
 - iii. Water – CCSUD
 - iv. Wastewater – Flying W MUD
 - v. Electrical – NBU
 - 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 Tory Miller
4. Addendum #1
- a. To be issued no later than Thursday April 30, 2026, by 5:00
 - b. Issued with this agenda and sign-in sheet
 - c. Questions and answers
5. Summary
- a. Sign in sheet
 - b. Questions due by May 7, 2026 @ 5:00
 - c. Addendum to be issued April 30, 2026, by 5:00
 - d. Bid opening May 14, 2026, @ 2:00
6. Questions?

PRE BID MEETING



PROJECT NAME: Flying W Unit 2
 CUDE PROJECT NUMBER: R04024.018.0
 BID OPENING DATE: April 28, 2026
 LOCATION: CUDE ENGINEERS, 1290 Wonder World Dr., Suite 1240, San Marcos, TX 78666
 MANDATORY/NON-MANDATORY: NON-MANDATORY
 ENGINEER'S ESTIMATE: N/A

	NAME	COMPANY	EMAIL	PHONE
1.	Juan D. Rangel	7 Site & Utility	Juan.rangeljr@7siteutility.com	210-606-0855
2.	Joe Pavelka	Joe Bland Construction	Jbc.estimated@joeblanconstruction.com	512-821-2808
3.	Riley Helbert	Liberty Civil	estimating@libertycivil.com	512-550-4745
4.	Clayton Kiesling	DNT Construction	ckiesling@dntconstruction.com	210-563-4805
5.	Heriberto Pena	SACC	Heriberto.pena@legacysitework.com	
6.	Oscar Jaramillo	CC Carlton	estimating@cccarlton.com	512-476-4282
7.	Owen Link	5 Star Civil	estimating@5starcivil.com	770-576-9576
8.	Bashar Kasperkhan	VK Knowlton Construction & Utilities, Inc.	bashar@vkk.com	
9.	Daniel Saenz	Yantis Company	Dsaenz@yantiscompany.com	
10.	Chris Peel	Joe Bland Construction	cpeel@joeblandconstruction.com	817-925-9028
11.				
12.				
13.				
14.				
15.				
16.				



ADDENDUM #1

Bidder Questions and Answers

Question 1 *What is the estimated cost range?*

Answer 1 An engineer's estimate is not available.

Question 2 *We have a bid item for private retaining walls but the legend in the plans says they are by others. Please advise if we are to provide pricing for this line item?*

Answer 2 Bidders are to provide a price for retaining walls as described in the bid form.

Question 3 *How much are the liquidated damages.*

Answer 3 There is no provision for liquidated damages.

Question 4 *Can a Zoom or Teams link be sent for the Pre Bid?*

Answer 4 Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/212819338352282?p=I6P0ikaNNcvbKJwcXG>

Meeting ID: 212 819 338 352 282

Passcode: PD2NB2Vv

Question 5 *Will a bid opening link be provided for those that submit the bid through Civicast?*

Answer 5 Please find link for Microsoft Teams meeting below.

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/244236727810175?p=QCYvusBcunVSDWjgg3>

Meeting ID: 244 236 727 810 175

Passcode: 68is7Uj3

Question 6 *Who do we need to coordinate with to access the site?*

Answer 6 Please contact Derek Moczygamba (Derek.Moczygamba@PulteGroup.com) to coordinate site access no less than 24 hours in advance of required access. Please copy Tory Miller (tmiller@cudeengineers.com) on all access requests.

Question 7 *Can we get an exhibit that shows where the stockpile location is from Unit 1?*

Answer 7 A location exhibit of the stockpile location has been included with Addendum #1.

Question 8 *Can we get a control plan sheet?*

Answer 8 Control points and control plan will be set/created prior to construction.

Question 9 *Can you please confirm how the dry utilities are to be taken into account for this project? The bid form has dry utilities section yet no plans were provided for the layout.*

Answer 9 The dry utility plan is available on CivCast and labeled as “NBU Plans and Standards”. The Contractor will be responsible for all conduit installation.

Question 10 *What is the dirt balance?*

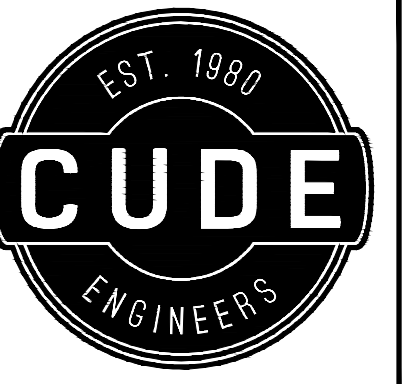
Answer 10 The dirt quantities can be found on sheets C2.00 & C2.01. Please note that there is a stockpile of material on site that can be used as fill material. This material is being stockpiled as a result of the mass grading done with the Unit 1 construction.

Question 11 *Can bids be emailed or do they have to be delivered?*

Answer 11 Bids can be emailed to tmiller@cudeengineers.com or submitted electronically through CivCast. While electronic bid submittals are preferred, hand delivered bids can be submitted at the Cude Engineers office located at
1290 Wonder World Dr., Ste. 1240
San Marcos, TX 78666

Question 12 *Will a Teams link be provided for the bid opening as well?*

Answer 12 Please see answer 5 above.



**FLYING W
UNIT 2**

STOCKPILE ACCESS EXHIBIT

DATE

04/29/2026

PROJECT NO.

04024-018

DRAWN BY

C7

CHECKED BY

JL/TM

REVISIONS

1. _____

2. _____

3. _____

4. _____

5. _____

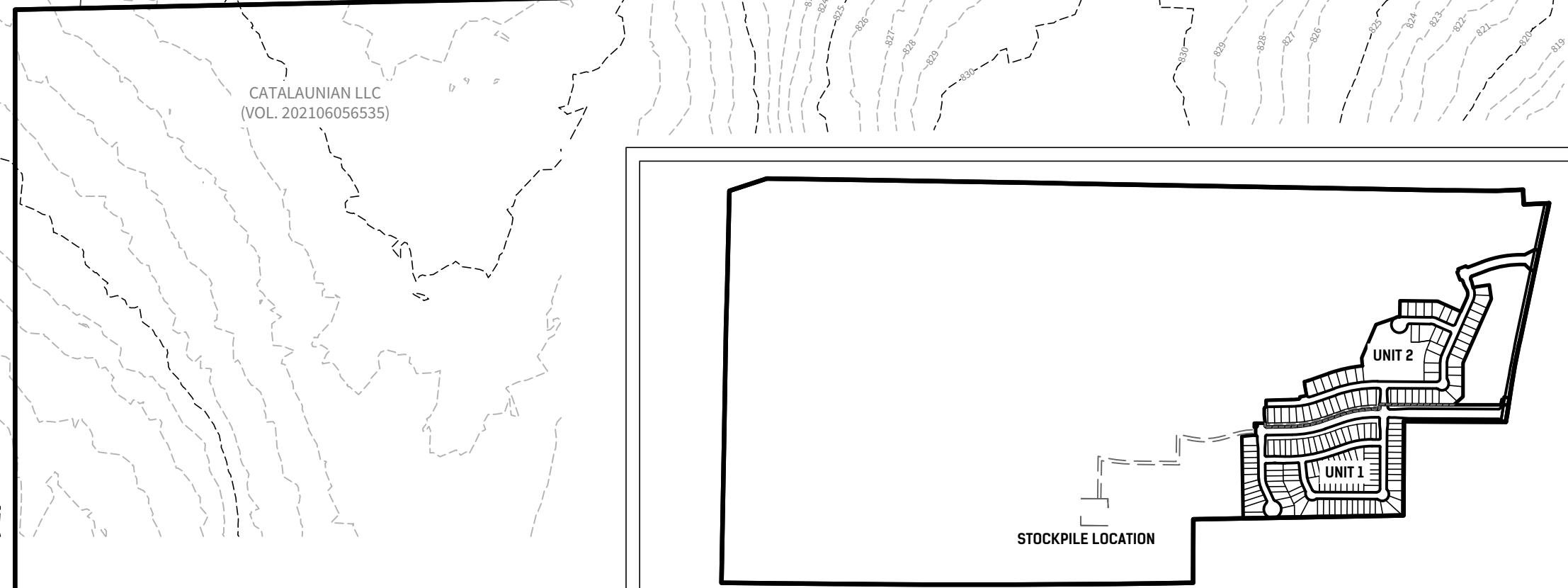
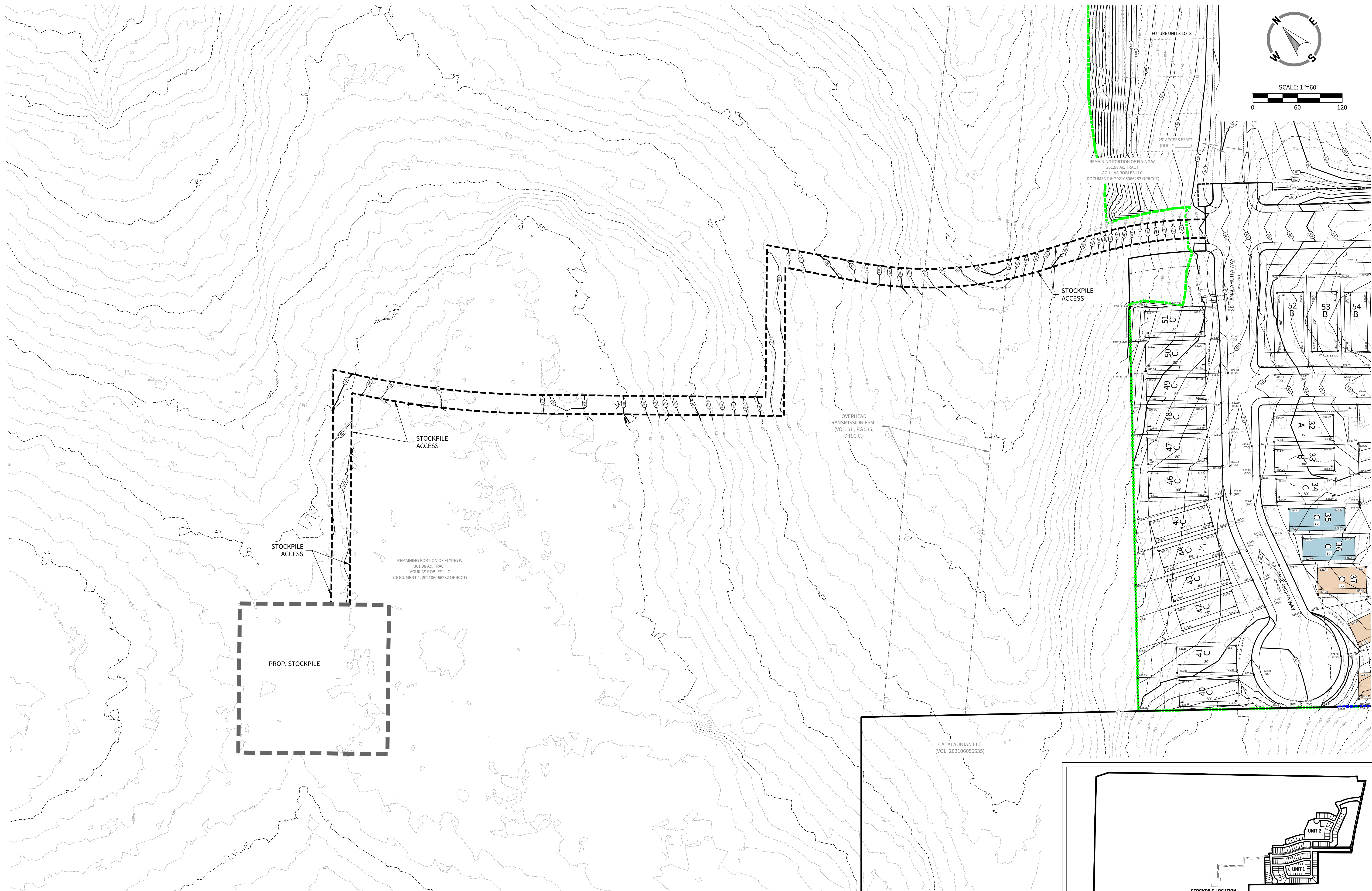
6. _____

7. _____

8. _____

CUDE ENGINEERS
TBPELS No. 10048500

EXH



LOCATION MAP
N.T.S.