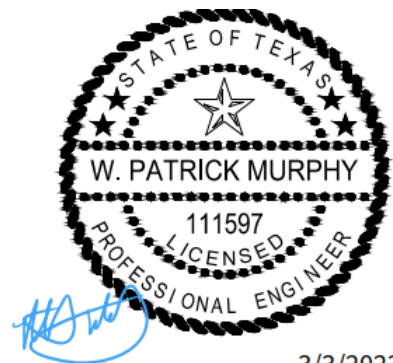


ADDENDUM NO. 2  
TO  
PLANS AND SPECIFICATIONS FOR  
PAVING, GRADING & UTILITIES FOR GEORGE'S RANCH UNIT 1  
FOR  
LOOKOUT DEVELOPMENT GROUP, L.P. ON BEHALF OF KENDALL COUNTY WATER  
CONTROL AND IMPROVEMENT DISTRICT NO. 4A

JOB NO. 03546.001

March 3, 2023

M.W. Cude Engineers, LLC  
4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78231  
Phone: (210) 681-2951  
Fax: (210) 523-7112  
TBPE FIRM #455



3/3/2023

**M.W. Cude Engineers, LLC**  
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San Antonio, Texas 78231  
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**CIVIL ADDENDUM NO. 2**

**DATE:** March 3, 2023

**PROJECT:** Paving, Grading & Utilities for George's Ranch Unit 1

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To: All Prime Contract Bidders and all others to whom drawings and specifications have been issued.

This Addendum is hereby made a part of the Construction Documents to the same extent as though it were originally included therein. This addendum shall take precedence over the original Construction Documents where its provisions apply.

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**ATTACHMENTS**

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**CONTRACT:**

1. Updated contractor Bid Form

**PLANS:**

1. OVERALL CONSTRUCTION PLANS COVER SHEET
2. STREET & DRAINAGE CONSTRUCTION PLANS COVER SHEET
3. C1 - OVERALL MASTER DRAINAGE & GRADING PLAN
4. C2 - OVERALL MASTER DRAINAGE & GRADING PLAN
5. C9 - STREET PLAN & PROFILE - EASY MONEY
6. C22 - DRAIN INDEX SHEET
7. C29 - DRAINAGE PLAN & PROFILE - DRAIN 'H' & DRAIN 'I'
8. C34A - DRAINAGE PLAN & PROFILE - DRAIN 'N'
9. C36 - POND DETENTION PLAN - POND 2
10. C37 - DETENTION POND DETAILS
11. C39 - CURB INLET DETAILS - TYPE 'C'
12. C40 - CURB INLET DETAILS - TYPE 'C'
13. C44A - 4-WAY INLET STANDARD DETAILS
14. C59 - WATER DISTRIBUTION PLAN
15. C63 - UTILITY LAYOUT PLAN
16. 2023-03-03 George's Ranch Unit 1 Grading Plan

**MISCELLANEOUS:**

1. Updated contractor Bid Form
  2. Bomanite Coloration Systems Color Chart
  3. Updated CAD files
  4. Updated Composite Proposed Ground Surface (.xml format)
  5. 2023-03-03\_GeorgesRanch\_CLOMR- Unit 1 Grading Exhibit
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## CLARIFICATIONS

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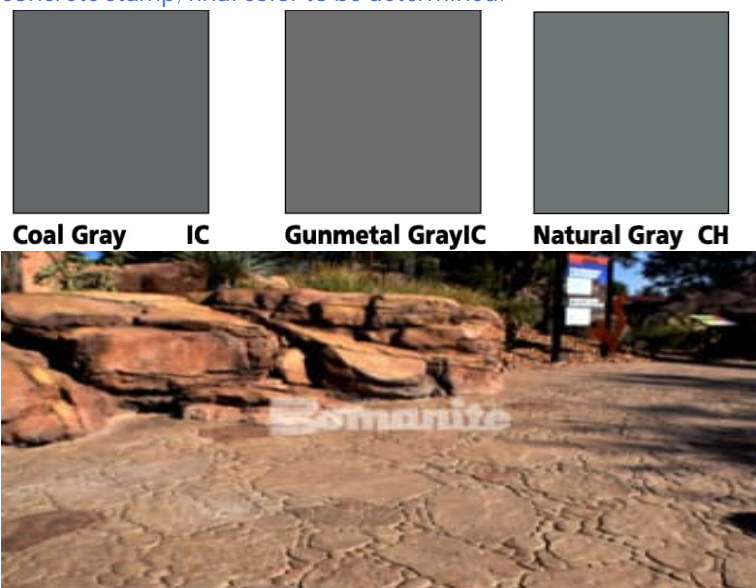
- ITEM NO 1. Are there any locations, other than outside project limits, that we are not to dig?  
Contractors may coordinate test hole locations with developer's representative. Contact Patrick Murphy with Cude Engineers for developer's representative contact information.
- ITEM NO 2. Is there any current access to water on site or will we have to source water offsite?  
Contractors must bid the project getting all construction water from an offsite location. The owner is open to digging a temporary well for use of construction water but all costs, approvals (which may or may not be allowed by Cow Creek Groundwater District) and permitting shall be up to the contractor.
- ITEM NO 3. The reinforcement information is not provided for the 6" stamped concrete in the Geotech report or plans, and the pavement widths are different than the Kendall County 404 conc. paving design. Are we following the reinforcement size/spacing from Kendall County table 404 anyways, or is there a different reinforcement design we need to price?  
Reinforcement shall be in accord with the Table 404 in the Kendall County Rules and Regulations provided with this bid.
- ITEM NO 4. The downstream headwall for Drain A culvert has interior wingwalls drawn. This is not standard for the TxDOT SW-0 detail on page C53. Should we price these headwalls as drawn?  
There is no downstream headwall for Drain A. The boxes are to be mitered to the conc. rip-rap fill slope.
- ITEM NO 5. The concrete riprap thickness and reinforcement information at the Drain A culvert is not provided, should we assume 5" thick with #3@18in ocev?  
All concrete rip-rap to be used on this project shall be 5" thick with #3/bars at 18" O.C.B.W.
- ITEM NO 6. The pond overflow weirs have wingwalls drawn extending beyond the riprap limits. Can we get a detail showing the wall and footing design for these unsupported walls?  
The rip-rap for these has been extended to the limits of the wingwalls. These headwalls and wingwalls are to be constructed to the standard of the TxDOT detail for concrete wingwalls for straight wings for 0 degree skew box culverts (SW-0).
- ITEM NO 7. The bid form has "weathered finish" in the description for all of the concrete riprap, headwalls, and baffle blocks. Can we get an example picture and/or design information for "weathered finish" concrete?  
There is a picture included on the drainage standard detail sheet (C55) that shows the weathered finish.
- ITEM NO 8. The header curb quantity on the bid tab does not include all that is shown on plans, appears the 30' run at the end of the water access road on C16 was left out.  
The quantity for header curb does not include any header curb in TxDOT ROW. This total has been checked and confirmed to be accurate and includes the 30 LF of header curb adjacent to the water tank access road.
- ITEM NO 9. We are coming up with a higher CY for the two pond wingwall units, 44.5 CY vs the bid tab's 16.5 CY?  
The quantity for headwalls has been updated to be in accord with TxDOT detail SW-0 and new quantities are shown on the bid proposal. Please note, these quantities reflect pipe openings being excluded from the quantities.

- ITEM NO 10. The quantity of header curb at the two Hwy 46 entries we calculated as 306 L.F.; However, the bid tab has 130 L.F?  
The quantity for header curb does not include any header curb in TxDOT ROW. This total has been checked and confirmed to be accurate and includes the 30 LF of header curb adjacent to the water tank access road.
- ITEM NO 11. Would it be acceptable to bid all storm drain in H.D.P.E. dual wall instead of RCP?  
This would not be acceptable, please bid all pipes as shown on the plans.
- ITEM NO 12. Can you please provide the location and quantity of streetlights? or is this work to be done by others?  
There will be no streetlights associated with this project.
- ITEM NO 13. Please confirm that secondary conduit stub-outs from the meter pedestal into each lot will be installed in the future after member applies for electric service.  
This secondary conduit stub-out needs to be included in the scope of this work and is included in the quantities.
- ITEM NO 14. Are qualifications due post bid, within 5 days, at owner's request?  
Qualifications shall be provided within 5 days of bid due date, at owner's request. Please reference page II-1(3.) of the construction contract for further details.
- ITEM NO 15. The bid form does not provide a total project line item. Can you provide a total which the contractor selection will be based on? is it (Roadway + Drainage + Domestic Water + Misc.) and (SWPPP + Electric, and Gas Items) = Project Total Base Bid?  
The bid form now includes a total base bid project line item which shall include the totals for Roadway Items, Drainage Items, Domestic Water Items, Misc. & SWPPP Items, and Electric Items.
- ITEM NO 16. Are the alternate bid items provided replacing their respective base bid items? or are these alternates additives (in addition to base bid)? This is for items 1 and 6 of the alternate section.  
There are two alternate bid items that if used, would replace the base bid items. Those items are Roadway and Drainage Haul-off and Clearing and Grubbing of ROW and lots. These alternate bid items are to haul and dispose of these items off-site as opposed to on-site.
- ITEM NO 17. What are the limits of item 20 Revegetation of ROW w/Temp Irrigation? Is this for parkways only? What are the expected revegetation requirements?  
This item is for revegetation of parkways only. There are other bid items for revegetation at other locations. Revegetation shall be in accord with City of San Antonio Item No. 520 – Hydromulching.
- ITEM NO 18. Clearing Item and Haul Off item is duplicated within Roadway and alternate? How should this item be bid/handled?  
Please see item 16 clarification found on the previous page.
- ITEM NO 19. How many fence gates are expected to be installed per Fence Note on sheet 57? Where will this item be paid for??  
This will be installed with home construction and is not a portion of the scope of this project.
- ITEM NO 20. Will a pay item be provided for waterline fittings? This is typically a per Ton item.  
Waterline fitting cost shall be included in the cost of the watermain itself as described in the bid items for the water main.
- ITEM NO 21. What is driving the requirement for rubber gasket on the RCP for this unit? Generally, a lot more expensive than standard tongue and groove pipe.

Kendall County requires drainage pipe to be installed to TxDOT specifications. Please reference TxDOT Item 464 for requirements on rubber gasketing.

- ITEM NO 22. Is this a non-taxable project? This is regarding the future gate at the entrance.  
Please reference Item (26) found on page II-10 of the contract.
- ITEM NO 23. Base Bid Clearing item states Clearing and Grubbing, Disposal as directed by Owner within George's Ranch. Can you clarify what exactly is required for clearing and where we are to take the cleared material?  
Contractor shall be allowed to burn organics as the result of clearing activities within the project at a location subject to review and approval by owner and subject to Kendall County rules and regulations. Contractor to ensure that no burn ban is in effect for Kendall County prior to burning.
- ITEM NO 24. Bid addendum confirmed flex base limits behind the curb to be 2.5" per the Kendall County Development Rules and Regulations. Curb Detail taken from the Kendall Rules and Regulations, shows flex base limits to be 2' from face of curb (15" behind the curb). If the 2.5" is correct, can you clarify where this is shown in the specs?  
The contractor shall extend flex base to 1' behind face of curb as shown on current plans. This has been confirmed with Kendall County.
- ITEM NO 25. Is there a plan sheet showing the Bid tab Conduit Bundles located under the Roadway Items?  
Sheets 63-65 show these conduit bundles as "IRR." crossings.
- ITEM NO 26. What is the depth of topsoil required for all the Revegetation areas?  
A minimum of 3" of topsoil shall be required as stipulated in the special specifications – general requirements portion of the contract,
- ITEM NO 27. Are you requiring the Drainage Concrete Riprap to be 5" or 6" thick?  
Please see clarification to item No. 5 on the previous pages of this addendum.
- ITEM NO 28. Can you double check your Drainage Concrete Rip-Rap quantity of 2,625 SY? Does this quantity include the toedowns? We are coming up with 2291 SY without toedowns?  
Our quantities do include toe-downs. Revised quantities are included do to minor plan revisions.
- ITEM NO 29. Can you confirm what channel areas are included in your Drainage Hydromulch bid item of 7,728 SY? Bottom of the earthen channels and side slopes only, or the full grading contour limits as shown on the grading plan (if so, quantity would be about 13,600 SY)?  
The area for hydromulch includes the limits of the earthen channel and 2' on either side of the earthen channel only.
- ITEM NO 30. Bid tab call for 16.5 CY of Concrete Headwalls/Wingwalls under the Detention Pond Items. We are coming up with 37 CY. This is figuring from sheet C37A, Pond 1 Headwall to be 25' Wide with Wingwalls to be 21.55 LF, and Pond 2 Headwall to be 30 LF with Wingwalls to be 29 LF?  
The quantity for headwalls has been updated to be in accord with TxDOT detail SW-0 and new quantities are shown on the bid proposal.
- ITEM NO 31. Where does the 43 LF of 24" Steel Casing and 17 LF of 30" Steel casing required at the water main duct downs get paid for?  
The pay for steel casing shall be included in the bid item for the water mains. Please refer to bid item for the water main that includes this description.

- ITEM NO 32. CLOMR plans show improvements outside of our Scope of work, within future drainage structures. CLOMR bid tab quantities look to be less than what the plans area showing. Can you confirm or provide an exhibit showing the limits required in our scope of work and reflected in the bid tab quantities?  
[An exhibit is provided with this addendum showing which portion of the CLOMR are included in the scope of this project. Additionally, CAD file previously provided for this bid only shows proposed contours only at locations included in the scope of this project.](#)
- ITEM NO 33. Sheet C61, sideview and front elevation show a full concrete slab as tank foundation, but the detail show sand fill. Which one is right?  
[This sheet shows a ring-beam slab with sand sill inside of the ring-beam slab.](#)
- ITEM NO 34. Do you require filter fabric as shown in C44 for all the pipe trenches?  
[Filter Fabric shall be required as shown on the detail on page C44.](#)
- ITEM NO 35. Are the concrete collars for RCP incidental to drainage bid items? or will you add bid item for these?  
[Concrete collars shall be required on all drainage pipe connections to pre-cast structures only. They will not be required on connections to cast-in-place structures. If the contractor elects to utilize pre-cast structures for this project, the cost of the concrete collars shall be included in the cost of the pre-cast structure.](#)
- ITEM NO 36. Will you require any Metal Guard Railing on the street of Brave Company, due to the box culverts?  
[No metal beam guard fence shall be required at this location.](#)
- ITEM NO 37. 6" Stamped Concrete –
- Are we to use Kendall County Concrete Paving specs, (3000 psi and rebar requirements)?  
[Contractor shall using Kendall County Concrete Paving specs, \(3000 psi and rebar requirements\).](#)
  - Will the proposed curb be monolithic or separated from the concrete paving?  
[The curb for the stamped concrete areas shall be poured separately and doweled into the stamped concrete at 18" on center.](#)
  - Does the owner request any special coloring of the paving (integral color)?  
[Contractor to use attached Bomanite Coloration Chart to bid grey colored cobble stone concrete stamp; final color to be determined.](#)



- ITEM NO 38. Drain "A" – Will there be any S.E.T.'s required for the sloped sections of the 10'x5' Box Culverts??  
[No S.E.T. will be required at this location.](#)
- ITEM NO 39. Total 42" RCP Length – We are coming up with 572.80 LF verses the Engineer's quantity of 1,099.89 LF. Please verify.  
[Pipe quantities have been verified and are updated in the bid proposal.](#)
- ITEM NO 40. Total 48" RCP Length – We are coming up with 681.56 LF verses the Engineer's quantity of 154.47 LF. Please verify.  
[Pipe quantities have been verified and are updated in the bid proposal.](#)
- ITEM NO 41. Can we add an additional Construction Entrance to the quantity for the other entrance into the unit?  
[Please add this as an alternate bid item if it is desired.](#)
- ITEM NO 42. Can we expect any existing water wells on the property? And if so, will this item need to be covered under the "Demolition" item, or can we add a "Water Well Plugging" item to bid tab?  
[All water wells within the limits of the scope of this project have been previously plugged. .](#)
- ITEM NO 43. "Revegetation of Utility Easements" – Can the option of drill seeding be used here? Any specifics on the type of seeding?  
[Contractor may elect to drill seed this area in lieu of hydromulch application. 85% vegetative growth shall be required. Seeding shall be in accord with City of San Antonio Item No. 520 – Hydromulching.](#)
- ITEM NO 44. On the items listed as "LOT" quantity. Do you want the price of those items, (Bedding Sand, Concrete Facilities, Aggregate Gravel and Ground Rod Clamps) to show for each LOT individually, or a Lump Sum for entire project?  
[These quantities are not intended to be priced on a lot by lot basis, rather a lump sum amount shall be entered for this work. .](#)
- ITEM NO 45. [The limits of unit 1 and the limits of the quantities presented under this contract do not include any improvements within the Highway 46 Right-of-Way.](#)



BY: \_\_\_\_\_