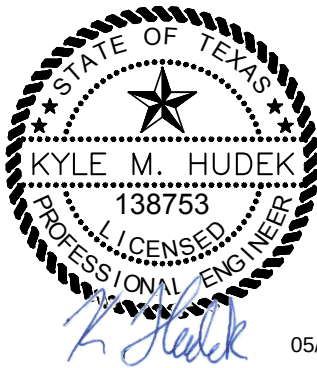


GRACE VALLEY RANCH, PHASE 6

ADDENDUM #2



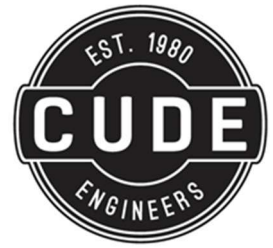
05/16/2025

PREPARED BY:

CUDE ENGINEERS
4122 POND HILL ROAD
SAN ANTONIO, TX 78231
TBPE NO. 455

PREPARED FOR:

LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216



ADDENDUM #2

Grace Valley Ranch, Phase 6

TO ALL PRIME CONTRACT BIDDERS AND ALL OTHERS
TO WHOM DRAWINGS AND SPECIFICATIONS HAVE BEEN ISSUED:

Receipt of this Addendum shall be acknowledged on Page 2 of this Addendum.

This Addendum is hereby made a part of the Construction Documents for the above referenced project 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. Each bidder shall make necessary adjustments and submit proposals with full knowledge of all modifications, clarifications, and supplemental data included therein.

GENERAL

ITEM NO. 1	Bidder Questions and Answers
ITEM NO. 2	Pre-bid Meeting Agenda
ITEM NO. 3	Pre-bid Meeting Sign-in Sheet
ITEM NO. 4	Bid Form Updates Demolition of existing buildings within the grading limits will be part of contractor's scope of work. Earthwork has been updated to separate the offsite earthwork. Sediment Control Fence, Rock Berm, 21.5" Flexible Base, 6" Lime Treated Subgrade, 2.5" HMAC, 42" RCP, 15' Type II Inlet, 6" Sanitary Sewer Lateral, and Vertical Stack quantities have been corrected.
ITEM NO. 5	Revised Construction Plans – C4.00, C4.02-C4.07, C6.07 Corrects vertical stack and sanitary sewer lateral quantities. Adds inverts on existing manholes. Shows 4'x4' 4-way inlet.
ITEM NO. 6	Hydromulch Exhibit

ATTACHMENTS

1. Bidder Questions and Answers
2. Pre-bid Meeting Agenda
3. Pre-bid Meeting Sign-in Sheet
4. Bid Form
5. Revised Plans
6. Hydrolmulch Exhibit

THIS ACKNOWLEDGMENT MUST BE SIGNED AND RETURNED WITH THE BID PACKAGE

COMPANY NAME: _____

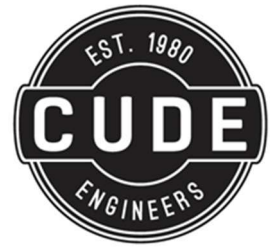
ADDRESS: _____

DATE: _____

SIGNATURE: _____

PRINT NAME, TITLE: _____

END OF ADDENDUM NO. 2



ADDENDUM #2

Bidder Questions and Answers

Question 1 Will electronic bids be accepted?

Answer 1 *No, sealed bids must be submitted in person at the office of Cude Engineers.*

Question 2 Who will pay for testing? And who is responsible for staking?

Answer 2 *The owner will pay for all geotechnical and materials testing, and Cude Engineers will provide construction staking. For more details, please refer to the Instructions to Bidders document uploaded on Civcast.*

Question 3 There are structures that look to be just outside our grading area (large building with what looks like a white roof). Do these need to be included in our demo price or not?

Answer 3 *Yes, any structures located within the grading area are to be removed and included in the contractor's sitework scope. The building in question is within the grading limits, so it is to be included in the demo price.*

Question 4 What are the maintenance bond requirements?

Answer 4 *No maintenance/warranty bond is required.*

Question 5 How much are liquidated damages, if any?

Answer 5 *\$1,000 per day.*

Question 6 Is this project tax exempt?

Answer 6 *All public improvements will be sales tax exempt.*

Question 7 How much is retainage?

Answer 7 *10%.*

Question 8 Who is responsible for preparing (not installing or maintaining) the baseline SWPPP?

Answer 8 *The owner will develop the Storm Water Pollution Prevention Plan for the project and will provide the SW3P and related documents to the Contractor.*

Question 9 Is this lump sum or unit rate bid?

Answer 9 *This is a unit rate bid.*

Question 10 Is construction water available?

Answer 10 *It is the contractor's responsibility to provide and maintain, at the contractor's own expense, an adequate supply of water for his use for construction and domestic consumption. Any connections and piping that the Contractor deems necessary shall be installed at their expense and at locations approved by the GVSUD.*

Question 11 Is this tax exempt?

Answer 11 *All public improvements are sales tax exempt.*

Question 12 Do we need to provide a schedule with the bid? Do we have to provide our own days?

Answer 12 *Yes, bids will not be considered without a construction schedule. The substantial completion time is 270 days.*

Question 13 Do we need to include the bond in the base bid?

Answer 13 *Yes, a minimum of a 2% bid bond with the submittal of the bid proposal is required.*

Question 14 What number will be read aloud? Will the alternates be considered for awarding the project?

Answer 14 *The base bid total amounts will be read out loud. Only the base bid will be considered.*

Question 15 Can we stockpile our utility spoils onsite? If so, can you provide a stockpile exhibit?

Answer 15 *This project will require import, so there will be no need to stockpile spoils on site. Utility spoils may be used for embankment purposes.*

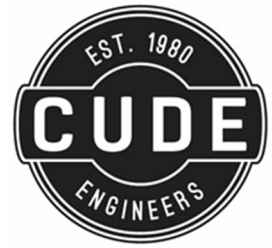
Question 16 In the case of import, is there an existing stockpile from which to obtain the material? Is the material processed? Can you provide an exhibit?

Answer 16 *There is an existing stockpile located to the west of the site. See area circled in red in the aerial image below. This material was excavated from the nearby existing development. The project is open to construction activity so it is encouraged to visit the stock pile to provide an accurate bid.*



- Question 17** Where is the lot grading paid for?
Answer 17 *This grading is part of the street excavation and street embankment line items.*
- Question 18** Are we to grade to the proposed contours for the future street grading area, or do we need to cut to cut to subgrade for them?
Answer 18 *The future areas, grade to the proposed contours provided.*
- Question 19** Bid tab calls for 3307 LF of Sediment Control Fence. Plans show 2770 LF.
Answer 19 *Bid form has been revised to 2,736 LF of Sediment Control Fence with Addendum #2.*
- Question 20** Bid tab calls for 1286 LF of Rock Berm. Plans show 1519 LF
Answer 20 *Bid form has been revised to 1,554 LF of Rock Berm with Addendum #2.*
- Question 21** Can we get an exhibit showing the Disturbed Open Space areas that are included in the 83,983 SY of Hydromulching?
Answer 21 *An exhibit is included with the limits of Hyrdromulch. Quantities have been updates accordingly in the Bid Form included with Addendum #2.*
- Question 22** Bid tab calls for 276 SY of Sidewalk. Plan show 127 SY.
Answer 22 *The additional sidewalk in the bid form is located at the entry near the Volantis Way/Danforth Way intersection. This sidewalk not fronting or siding residential lots is included in the bid form.*
- Question 23** Plans show 28 LF of Header Curb and Posts removal. Where does this get paid for?
Answer 23 *The header curb and posts at Sta 20+00.00 of Danforth Way should be installed, not to be removed.*
- Question 24** Is there a traffic control plan for the Weil Road Reconstruction and Turn lane? If not, what type of traffic control is required?
Answer 24 *There is not a traffic control plan prepared. The contractor is to prepare and submit a traffic control plan to City of Santa Clara and Guadalupe County for review/approval as needed to complete the Weil Road reconstruction.*
- Question 25** For the reconstruction of Weil Road, can we close down the street or do we have to figure half at a time?
Answer 25 *Reconstructing Weil Road half at a time to keep Weil Road open to thru traffic is preferred.*
- Question 26** Plans show 76 LF of 42" RCP. Bid tab does not have this item. Where does it get paid for?
Answer 26 *This 42" RCP line item has been added to the bid form included with Addendum #2.*
- Question 27** Bid tab calls for (2) 4x4 4-way inlet. Plans show (1).
Answer 27 *Sheet C6.07 has been revised with Addendum #2 showing the second 4-way inlet. Bid form has been adjusted to reflect this inlet.*

- Question 28** Bid tab calls for (6) 15' Type II Inlets. Plans show (7).
- Answer 28** *The Bid Form has been revised to reflect seven (7) 15' Type II curb inlets with Addendum #2.*
-
- Question 29** Bid tab calls for 5843 SY of 5" Concrete Rip rap. Plans show 5190 SY.
- Answer 29** *Quantity of concrete in the Bid Form has been verified. Contractor to ensure to include the following toedowns for all concrete rip-rap used for drainage structure stabilization.*
- 24" toedown for the downstream side of the concrete rip-rap
 - 36" toedown for the upstream side of concrete rip-rap
 - 18" toedown for the side of all slopes concrete rip-rap
-
- Question 30** Bid tab calls for 16406 SY of Turf Reinforcement Matting. Plans show 17659 SY.
- Answer 30** *That 16,406 SY of Turf Reinforcement Matting has been confirmed and is the correct value for Channel A and the Main Channel.*
-
- Question 31** Bid tab calls for 3663 LF of 8" main. Plans show 3613 LF.
- Answer 31** *The bid tab and plans show 3,663 LF of 8" sanitary sewer main.*
-
- Question 32** Are we required to recoat the existing manholes that we are required to reconstructed and if so, can we get the profiles showing how deep those existing manholes are?
- Answer 32** *Yes, include recoating of the existing manholes in your bid.*
- The existing manhole at the end of Line Q is 10.7' deep overall.
 - The existing manhole at the end of Line I is 20.5' deep overall.
-
- Question 33** Bid tab calls for 10649 LF of 6" sewer lateral. Plans call for 10855 LF..
- Answer 33** *The Bid Form has been revised to correct the amount of 6" sewer laterals to 10,523 LF. Sheets C4.03-C4.07 have been revised showing correct lateral lengths. All corrections are included in Addendum #2.*
-
- Question 34** Bid tab calls for 162 VF of Vertical Stacks. Plans call for 182 VF.
- Answer 34** *The Bid Form has been revised to correct the amount of Vertical Stacks 213 VF. Sheet C4.07 has been revised showing additional vertical stacks. All corrections are included in Addendum #2.*
-
- Question 35** What type of pipe is the existing 6" water main we need to tie into?
- Answer 35** *The existing 6" pipe is PVC.*
-
- Question 36** What are the depths of the 15 existing manholes we are required to reconstruct/adjust, since we need to recoat?
- Answer 36** *The existing manhole inverts have been shown on revised sheets C4.00 and C4.02 included with Addendum #2.*



PRE-BID MEETING AGENDA

Project Name: Grace Valley Ranch, Phase 6
Date: May 15th, 2025
Time: 10:00 AM
Location: Cude Engineers 4122 Pond Hill Road, Suite 101, San Antonio, Texas 78231

1. Introductions

- a. Cude Engineers
 - i. Chris Chaffee, PE – Vice President
 - ii. Kyle Hudek, PE – Senior Project Manager
 - iii. Regina Barrera – Project Engineer
- b. Developer/Owner Representative
 - i. Gustavo Garcia – Lennar Homes
 - ii. Stephen Tilghman – Lennar Homes
- c. Sign-in Sheet

2. Project Description

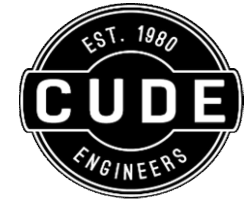
- a. Name: Grace Valley Ranch, Phase 6
- b. Location: Santa Clara ETJ, Texas. Approx. 1.5 miles east of FM 1103 along Weil Road.
- c. Infrastructure for a 210 lot Single-Family residential subdivision.
- d. Site Visit – there will be no formal site visit. Bidders are encouraged to visit the site
- e. Existing conditions –undeveloped with treed and open space areas. Utility and street connections will be to existing infrastructure along Weil Rd. to the south of the site. The main sanitary sewer connection will be made to flow towards the existing 24-inch main located to the south and east of the site.
- f. Scope of work
 - i. Lot grading
 - ii. Streets
 - iii. Drainage
 - 1. Detention Pond
 - 2. Culvert Crossing
 - 3. Main Channel
 - iv. Sanitary Sewer
 - v. Water
 - vi. Electric conduits
 - vii. Telecom conduits
 - viii. Gas conduits
 - ix. SW3P
- g. Jurisdictions
 - i. Streets – City of Santa Clara
 - ii. Drainage – City of Santa Clara/Guadalupe County
 - iii. Water – Green Valley SUD
 - iv. Sewer – Green Valley SUD
 - v. Electrical – GVEC

- vi. Telecom – AT&T/Spectrum-Charter/Hotwire
- vii. Gas – Center Point Operations
- h. Permits
 - i. Contractor responsible for all permits (TPDES, etc.)
- i. Substantial Completion timeline = 270 days
- j. Final Completion timeline = 300 days
- k. Miscellaneous
 - i. Pending dry utility designs. Add alternate preliminary conduit quantities provided.
 - ii. Pending Guadalupe County, City of Santa Clara, and GVSUD approval.
 - iii. Contractor to borrow excess material from Grace Valley Ranch stockpile.
- 3. Bid Information
 - a. Questions
 - i. In writing only
 - ii. Submit all questions through email to rbarrera@cudeengineers.com or to khudek@cudeengineers.com. Questions can also be submitted through CivCast.
 - iii. Questions due by Friday, May 16th, 2025 @ 5:00 PM
 - iv. Questions received after the deadline may not be answered.
 - v. Previously received questions
 - 1. Is there an estimated cost range?
 - *A cost estimate will not be provided for this bid.*
 - 2. Will electronic bids be accepted?
 - *No, sealed bids must be submitted in person at the office of Cude Engineers.*
 - b. Bid Opening
 - i. Date: Wednesday, May 21st, 2025
 - ii. Time: 2:00 PM
 - iii. Location: Cude Engineers 4122 Pond Hill Road, Suite 101, San Antonio, Texas 78231
 - iv. **Sealed bids will be submitted in person to the address above. Electronic bids will not be accepted.**
 - c. All bid documents are available on www.civcastusa.com
 - d. This is an optional pre-bid meeting
 - e. Instructions to bidders are available on CivCast
 - i. Bid Form/Schedule of values
 - ii. Bid Bond is required with the submittal of bid proposal.
 - iii. Contractor to provide a Construction Schedule with their bid.
 - iv. Contractor to provide statement of qualifications with bid. Template uploaded to Civcast.
 - v. Interested Party Disclosure Act/TEC Form 1295 to be provided by the awarded bidder.
 - vi. Public improvements are sales tax exempt.
 - vii. Cude to provide survey services which are outlined in the Instructions to Bidders.
 - viii. Payment and Performance bonds will be required for awarded bidder.
 - ix. A minimum of a 2% bid bond is required and must be included with the submitted bid proposal.
 - f. The Successful Bidder, if any,
 - i. Will be the responsible Bidder which in the Owner's judgment will be most advantageous and result in the best and most economical completion of the Project.
- 4. Addendum No. 1 (Uploaded to Civcast on May 12th, 2025)
 - a. Questions & Answers

- b. Construction Sheets
 - c. Bid form
- 5. Addendum No. 2 (To be uploaded to Civcast by 5:00 P.M. May 16th, 2025)
 - a. Pre-bid meeting agenda
 - b. Pre-bid sign in sheet
 - c. Questions & Answers
- 6. Summary
 - a. Sign in sheet
 - b. Questions due by Friday, May 16th, 2025 @ 5:00 PM
 - c. Addendum #1 issued Monday, May 12th, 2025
 - d. Addendum #2 to be issued Friday, May 16th, 2025 @ 5:00 PM
 - e. Bid opening Wednesday, May 21st, 2025 @ 2:00 PM
- 7. Key Contacts
 - a. Kyle Hudek, PE, Cude Engineers, khudek@cudeengineers.com, 210-681-2951
 - b. Regina Barrera, Cude Engineers, rbarrera@cudeengineers.com, 210-681-2951
 - c. Chris Chaffee, PE Cude Engineers, cchaffee@cudeengineers.com, 210-681-2951
 - d. Gustavo Garcia, Lennar Homes, gustavo.garcia@lennar.com, 210-319-9829
 - e. Stephen Tilghman, Lennar Homes, stephen.tilghman@lennar.com, 210-931-8245
- 8. Questions

PRE-BID SIGN-IN SHEET

PROJECT NAME: GRACE VALLEY RANCH, PHASE 6
PROJECT NO. R03499.008.0
MEETING DATE: THURSDAY, MAY 15TH, 2025 @ 10:00 A.M.



REPRESENTATIVE	COMPANY	ADDRESS	PHONE #	EMAIL



BID FORM (SCHEDULE OF VALUES)					
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT BID PRICE	EXTENDED AMOUNT
1	MOBILIZATION	1	L.S.		\$ -
2	PREPARE RIGHT-OF-WAY/CLEARING	105	Ac.		\$ -
3	REMOVAL & DISPOSAL OF EXISTING STRUCTURES WITHIN GRADING LIMITS	1	L.S.		\$ -
4	CURB INLET GRAVEL FILTERS	275	L.F.		\$ -
5	CONCRETE WASHOUT PIT	1	EA.		\$ -
6	CONSTRUCTION EXITS (INSTALL/REMOVE)	1	EA.		\$ -
7	TEMPORARY SEDIMENT CONTROL FENCE	2,736	L.F.		\$ -
8	ROCK BERM	1,554	L.F.		\$ -
9	HYDROMULCHING (DISTURBED OPEN SPACE)	167,847	S.Y.		\$ -
10	OFFSITE GRADING HYDROMULCHING (DISTURBED OPEN SPACE)	5,869	S.Y.		\$ -
11	HAULING OF ON-SITE FILL MATERIAL	27,771	C.Y.		\$ -
12	OFFSITE STREET EXCAVATION	10,780	C.Y.		\$ -
13	OFFSITE STREET EMBANKMENT	62,363	C.Y.		\$ -
SITEWORK SUBTOTAL					\$ -
MINOR STREETS					
1	STREET EXCAVATION	67,781	C.Y.		\$ -
2	STREET EMBANKMENT	176,352	C.Y.		\$ -
3	FLEXIBLE BASE (12" COMPACTED DEPTH)	23,819	S.Y.		\$ -
4	6" LIME TREATED SUBGRADE (24 LB/S.Y.)	22,830	S.Y.		\$ -
5	HOT MIX ASPHALTIC PAVEMENT, TYPE D (2.5" COMP. DEPTH)	20,189	S.Y.		\$ -
6	CONCRETE HEADER CURB	336	L.F.		\$ -
7	CONCRETE STANDARD CURB	11,623	L.F.		\$ -
9	ADA CURB RAMPS (DEVELOPER RESPONSIBILITY)	31	EA.		\$ -
10	CONCRETE SIDEWALKS	276	S.Y.		\$ -

BIDDER SIGNATURE _____



BID FORM (SCHEDULE OF VALUES)					
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT BID PRICE	EXTENDED AMOUNT
11	TIMBER GUARD POSTS	60	EA.		\$ -
12	R1-1 STOP (30")(HIGH INTENSITY)	12	EA.		\$ -
13	OM-4 END OF ROAD MARKER (18"X18")	36	EA.		\$ -
14	9 INCH [229mm] STREET NAME, BLOCK NUMBER (VARIES x9")(HIGH INTENSITY)	24	EA.		\$ -
15	TYPE II BLUE RAISED PAVEMENT MARKER	11	EA.		\$ -
WEIL ROAD TURN LANE					
1	REMOVE EXISTING PAVEMENT AND SUBGRADE	1,875	S.Y.		\$ -
2	FLEXIBLE BASE (8" COMPACTED DEPTH)	1,784	S.Y.		\$ -
3	FLEXIBLE BASE (17.5" COMPACTED DEPTH)	1,113	S.Y.		\$ -
4	6" LIME TREATED SUBGRADE (24 LB/S.Y.)	1,113	S.Y.		\$ -
5	HOT MIX ASPHALTIC PAVEMENT, TYPE D (2" COMP. DEPTH)	1,784	S.Y.		\$ -
6	HOT MIX ASPHALTIC PAVEMENT, TYPE D (3" COMP. DEPTH)	937	S.Y.		\$ -
7	4" WIDE SOLID DOUBLE YELLOW LINE W/ REFLECTIVE PAVEMENT MARKERS (TYPE II-A-A)	1,300	LF		\$ -
8	WHITE "ONLY" PAVEMENT MARKER	1	EA		\$ -
9	YELLOW MEDIAN NOSE W/ REFLECTIVE PAVEMENT MARKERS (TYPE II-A-A)	1	EA		\$ -
10	8" WIDE SOLID WHITE LINE W/ REFLECTIVE PAVEMENT MARKERS (TYPE I-C)	200	LF		\$ -
11	8" WIDE BROKEN WHITE LINE	50	LF		\$ -
12	24" WIDE SOLID YELLOW DIAGONAL LINE	1	LS		\$ -
13	LEFT WHITE ARROW	3	EA		\$ -
14	TRAFFIC CONTROL PLAN	1	LS		\$ -
15	HYDROMULCHING (WEIL ROAD RIGHT-OF-WAY)	2,243	S.Y.		\$ -
STREET SUBTOTAL					\$ -
1	DRAINAGE EXCAVATION	142,450	C.Y.		\$ -
2	DRAINAGE EMBANKMENT	10,067	C.Y.		\$ -

BIDDER SIGNATURE _____



BID FORM (SCHEDULE OF VALUES)					
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT BID PRICE	EXTENDED AMOUNT
3	24" R.C.P.	611	L.F.		\$ -
4	30" R.C.P.	694	L.F.		\$ -
5	36" R.C.P.	452	L.F.		\$ -
6	42" R.C.P.	76	L.F.		\$ -
7	48" R.C.P.	289	L.F.		\$ -
8	6 - 9'x5' MULTIPLE BOX CULVERTS	121	L.F.		\$ -
9	JUNCTION BOX (COMPLETE) (6'x6')	1	EA.		\$ -
10	4'x4' '4-WAY INLET (9' DEPTH)	1	EA.		\$ -
11	4'x4' '4-WAY INLET (10' DEPTH)	1	EA.		\$ -
12	INLET TYPE II (COMPLETE)(10 FT)	2	EA.		\$ -
13	INLET TYPE II (COMPLETE)(15 FT)	7	EA.		\$ -
14	INLET TYPE II (COMPLETE)(20 FT)	2	EA.		\$ -
15	TxDOT INLET TYPE 6' WIDTH (COMPLETE)(10 FT)	1	EA.		\$ -
16	CONCRETE HEADWALL	63	C.Y.		\$ -
17	CONCRETE BAFFLE BLOCKS	37	C.Y.		\$ -
18	CONCRETE RIPRAP (5" THICK)	5,843	S.Y.		\$ -
19	TURF REINFORCEMENT MAT (LANDLOK)	16,406	S.Y.		\$ -
20	HYDROMULCHING (EARTHEN CHANNELS AND DETENTION POND)	92,224	S.Y.		\$ -
21	PIPE RAILING	226	L.F.		\$ -
22	8"x12" ROCK RUBBLE	129	S.Y.		\$ -
23	GABION MATTRESS	872	S.Y.		\$ -
DRAINAGE SUBTOTAL					\$ -
1	TRENCH EXCAVATION SAFETY PROTECTION	17,630	L.F.		\$ -
2	8" PVC SANITARY SEWER LINE (8' - 10')	2,568	L.F.		\$ -

BIDDER SIGNATURE _____



BID FORM (SCHEDULE OF VALUES)					
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT BID PRICE	EXTENDED AMOUNT
3	8" PVC SANITARY SEWER LINE (10' - 12')	591	L.F.		\$ -
4	8" PVC SANITARY SEWER LINE (12' - 14')	355	L.F.		\$ -
5	8" PVC SANITARY SEWER LINE (14' - 16')	144	L.F.		\$ -
6	8" PVC SANITARY SEWER LINE (16' - 18')	5	L.F.		\$ -
7	10" PVC SANITARY SEWER LINE (8' - 10')	55	L.F.		\$ -
8	10" PVC SANITARY SEWER LINE (10' - 12')	290	L.F.		\$ -
9	10" PVC SANITARY SEWER LINE (12' - 14')	449	L.F.		\$ -
10	10" PVC SANITARY SEWER LINE (14' - 16')	378	L.F.		\$ -
11	10" PVC SANITARY SEWER LINE (16' - 18')	120	L.F.		\$ -
12	12" PVC SANITARY SEWER LINE (10' - 12')	521	L.F.		\$ -
13	12" PVC SANITARY SEWER LINE (12' - 14')	757	L.F.		\$ -
14	12" PVC SANITARY SEWER LINE (14' - 16')	254	L.F.		\$ -
15	15" PVC SANITARY SEWER LINE (8' - 10')	570	L.F.		\$ -
16	15" PVC SANITARY SEWER LINE (10' - 12')	50	L.F.		\$ -
17	4' DIA. SANITARY SEWER MANHOLE (0'-6')	20	EA.		\$ -
18	4' DIA. DROP SANITARY SEWER MANHOLE	1	EA.		\$ -
19	4' DIA. EXTRA DEPTH MANHOLES (>6')	105	VF		\$ -
20	RECONSTRUCT EXISTING MANHOLE TOP	10	EA.		\$ -
21	MH RING ENCASEMENT	14	EA.		\$ -
22	6" SANITARY SEWER LATERAL W/ CLEANOUT	10,523	L.F.		\$ -
23	VERTICAL STACKS	213	VF		\$ -
24	SEWER MAIN TELEVISION INSPECTION (8" - 20")	7,107	L.F.		\$ -
25	EXISTING MANHOLE CONNECTION	2	EA.		\$ -
SANITARY SEWER SUBTOTAL					\$ -

BIDDER SIGNATURE _____



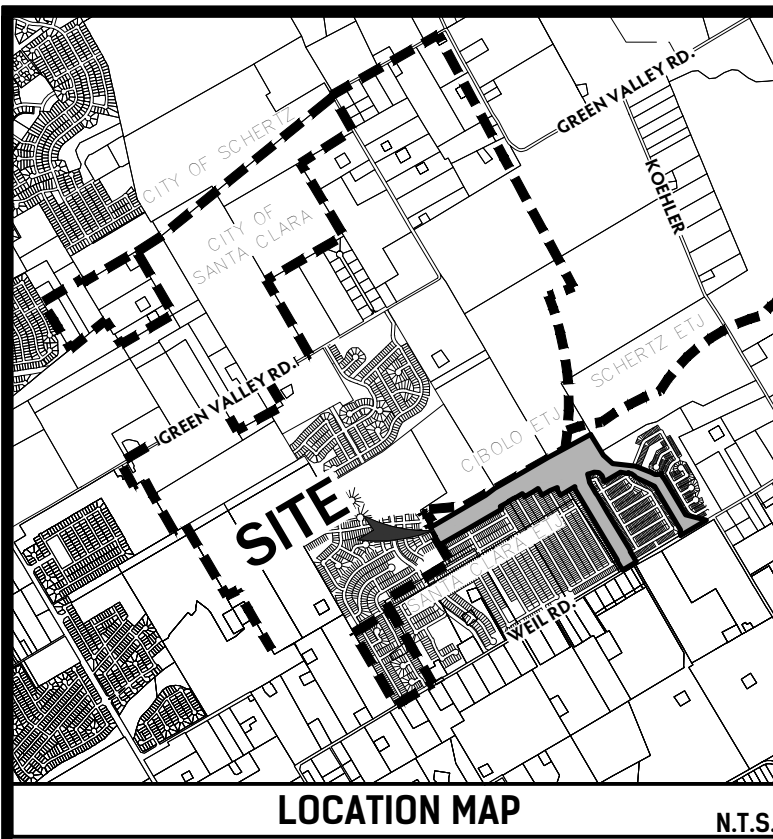
BID FORM (SCHEDULE OF VALUES)					
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT BID PRICE	EXTENDED AMOUNT
1	TRENCH EXCAVATION PROTECTION	6,057	L.F.		\$ -
2	8" C-909, PC235 PIPE	5,406	L.F.		\$ -
3	12" C-909, PC235 PIPE	449	L.F.		\$ -
4	8" D.I., C-151 PIPE	202	L.F.		\$ -
5	12" D.I., C-151 PIPE	20	L.F.		\$ -
6	1" SINGLE WATER SERVICE - LONG	8	EA.		\$ -
7	1" SINGLE WATER SERVICE - SHORT	8	EA.		\$ -
8	1" DUAL WATER SERVICE - LONG	34	EA.		\$ -
9	1" DUAL WATER SERVICE - SHORT	63	EA.		\$ -
10	1" SINGLE IRRIGATION SERVICE - SHORT	1	EA.		\$ -
11	6" GATE VALVE & BOX, COMPLETE	1	EA.		\$ -
12	8" GATE VALVE & BOX, COMPLETE	19	EA.		\$ -
13	12" GATE VALVE & BOX, COMPLETE	4	EA.		\$ -
14	METER BOXES	211	EA.		\$ -
15	STANDARD F.H. COMPLETE W/ VALVE	11	EA.		\$ -
16	CAST IRON FITTINGS	7.05	TON		\$ -
17	CUT-IN TEE	1	EA.		\$ -
18	DISINFECTION & HYDROSTATIC TESTING	1	EA.		\$ -
19	2" PERMANENT BLOWOFF	9	EA.		\$ -
20	2" TEMPORARY BLOWOFF	1	EA.		\$ -
21	24" STEEL CASING	73	L.F.		\$ -
WATER SUBTOTAL					\$ -
TOTAL BASE BID AMOUNT					
TOTAL BASE BID AMOUNT					\$ -

BIDDER SIGNATURE _____



BID FORM (SCHEDULE OF VALUES)					
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT BID PRICE	EXTENDED AMOUNT
<u>ADD ALTERNATE ITEMS</u>					
1	JOINT TRENCH CONDUIT CROSSING (3-2.5" SCH 40 PVC - GVEC)	100	L.F.		\$ -
2	JOINT TRENCH CONDUIT CROSSING (5-2.5" SCH 40 PVC - GVEC)	100	L.F.		\$ -
3	CONDUIT CROSSING (1-4" SCH 40 PVC - CENTERPOINT)	100	L.F.		\$ -
4	JOINT TRENCH CONDUIT CROSSING (2-4" SCH 40 PVC & 1-4" SCH 80 PVC - AT&T, SPECTRUM, HOTWIRE)	100	L.F.		\$ -
ADD ALTERNATE TOTAL AMOUNT					\$ -

BIDDER SIGNATURE _____



- KEYNOTES
- 20" ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
 - 15" ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
 - 15' R.O.W. DEDICATION
 - 15' R.O.W. RESERVATION

LEGEND

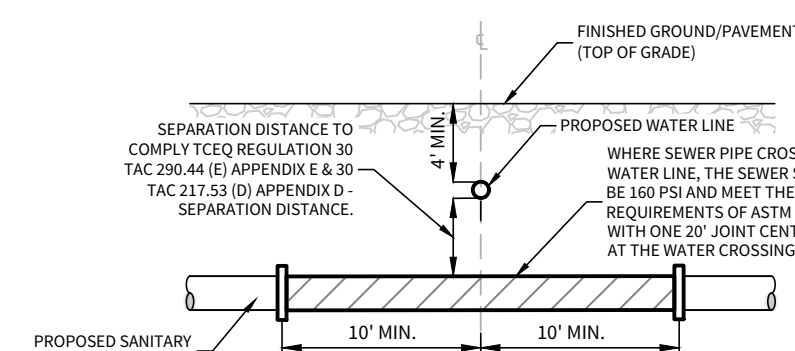
- EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
EXISTING WATER MAIN
PROPOSED WATER MAIN
PROPOSED STANDARD FIRE HYDRANT
PROPOSED SANITARY SEWER LATERAL
ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS

CAUTION!!!

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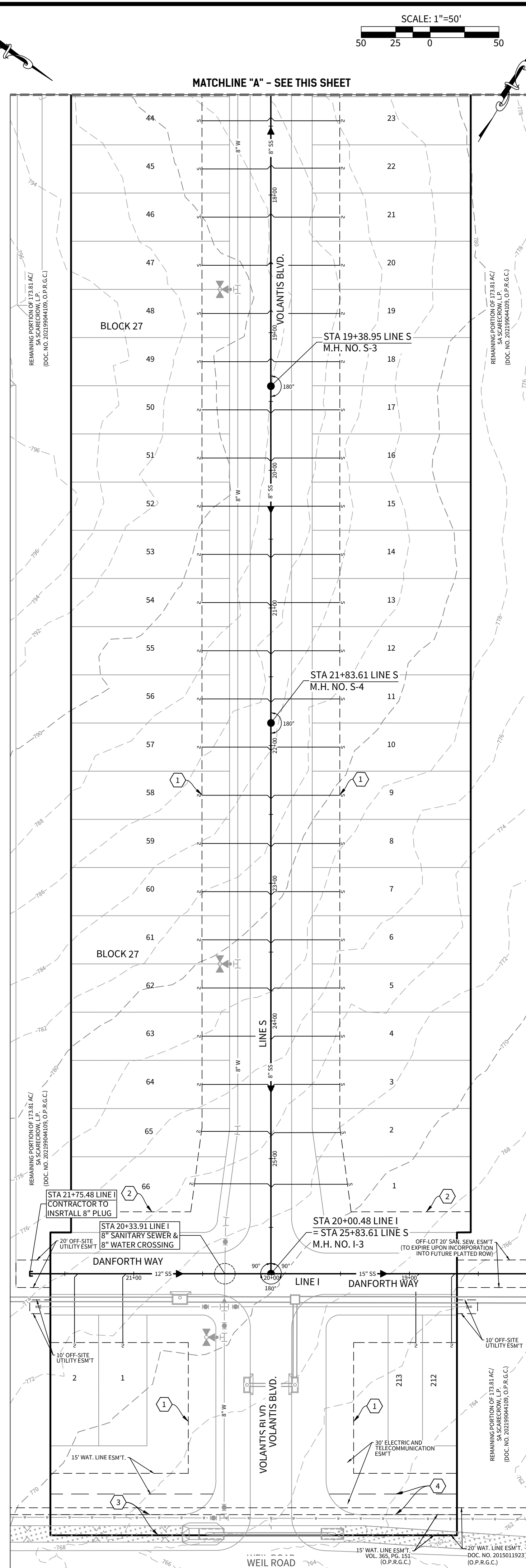
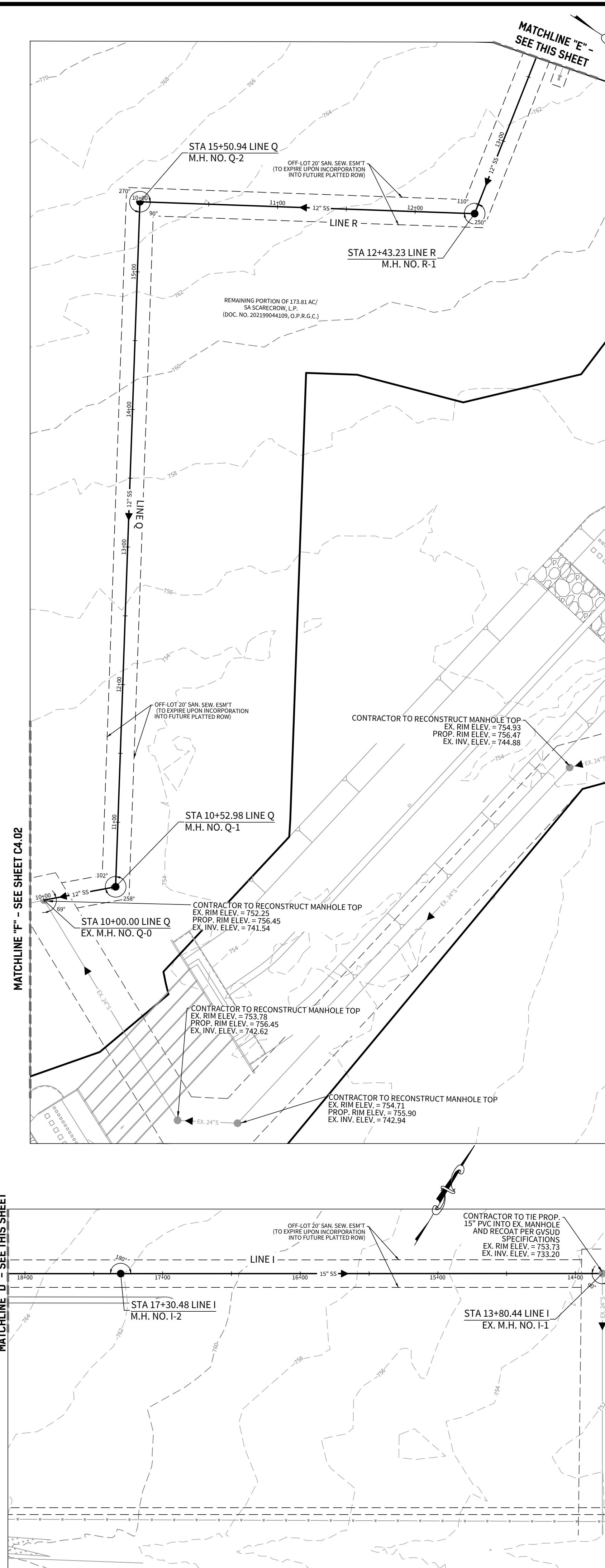
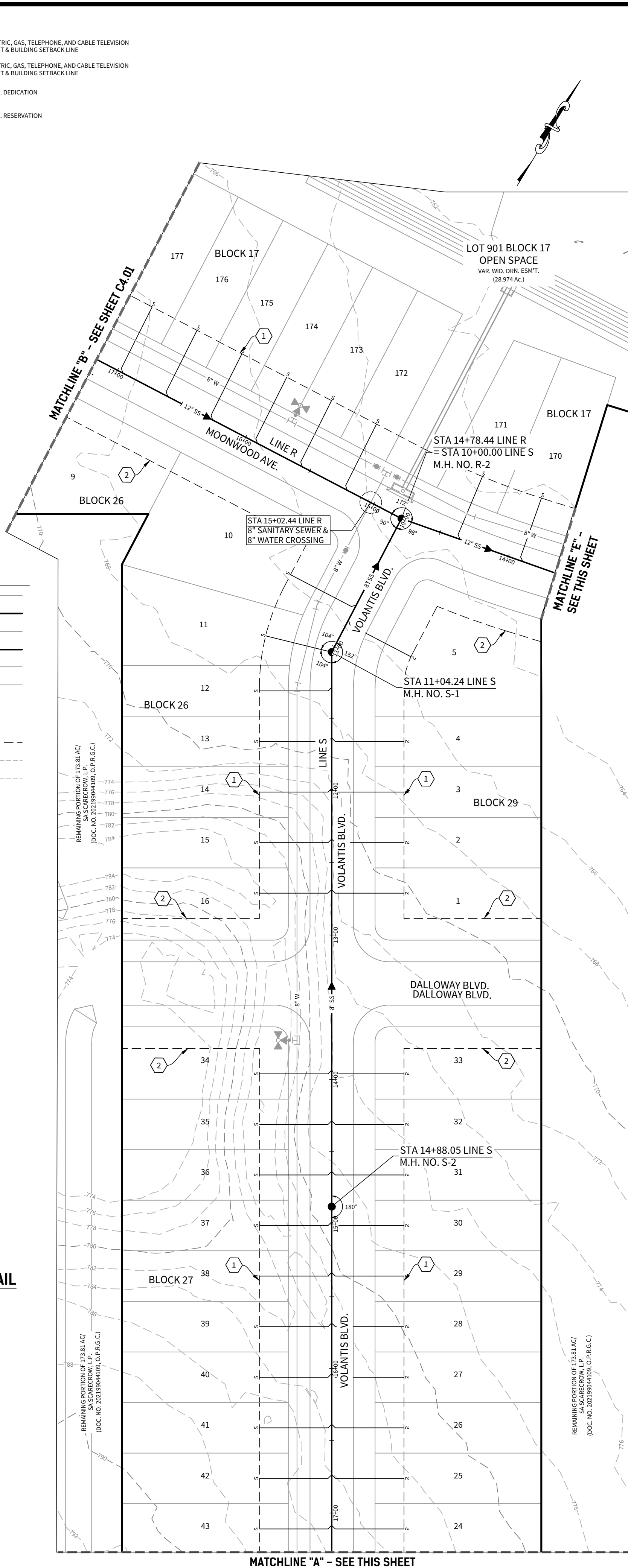
TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

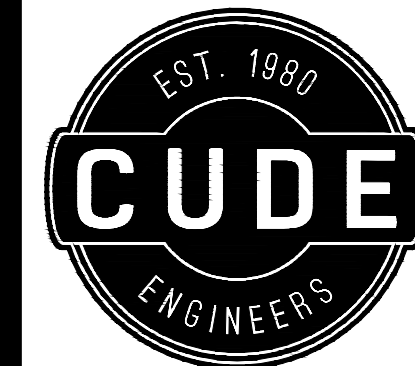


TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

N.T.S.



CUDEENGINEERS.COM



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F:(210) 523.7112

GRACE VALLEY RANCH PHASE 6

SANITARY SEWER MASTER PLAN

DATE

05/16/2025

PROJECT NO.

03499.008

DRAWN BY

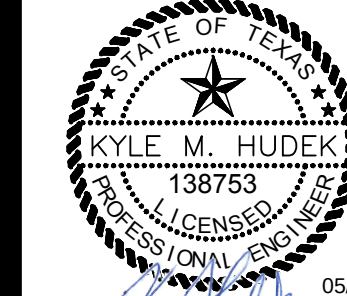
AG/BK/SG/RB/JF

CHECKED BY

K.M.H.

REVISIONS

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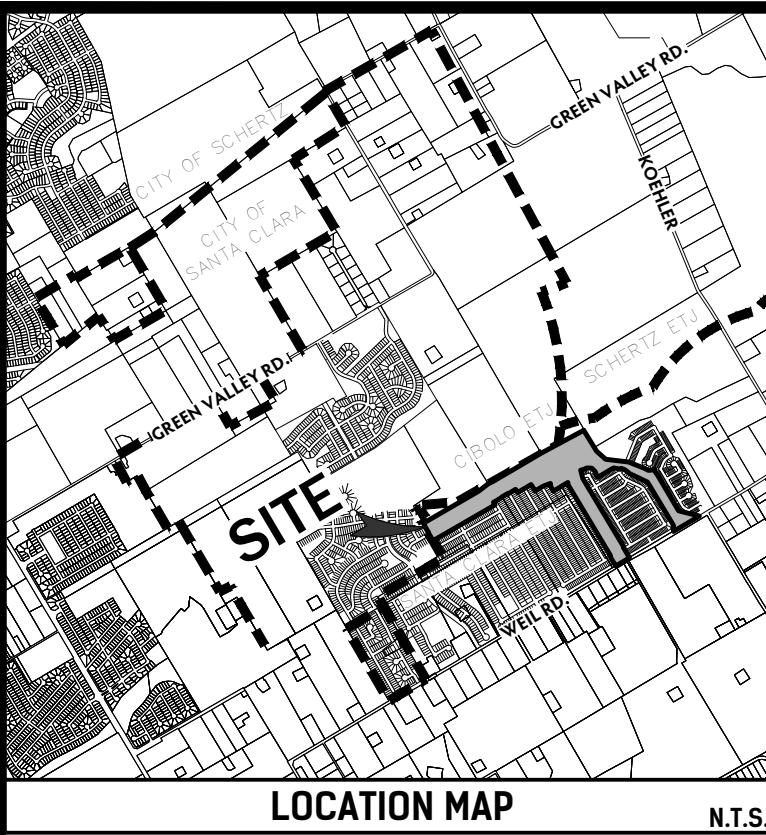
05/16/2025

CUDE ENGINEERS

TBPE No. 455

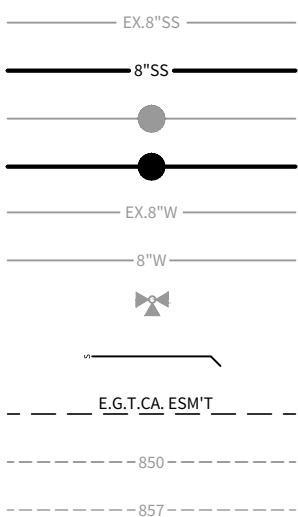
TBPLS No. 10048500

C4.00



LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED STANDARD FIRE HYDRANT
- PROPOSED SANITARY SEWER LATERAL
- ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS



KEYNOTES

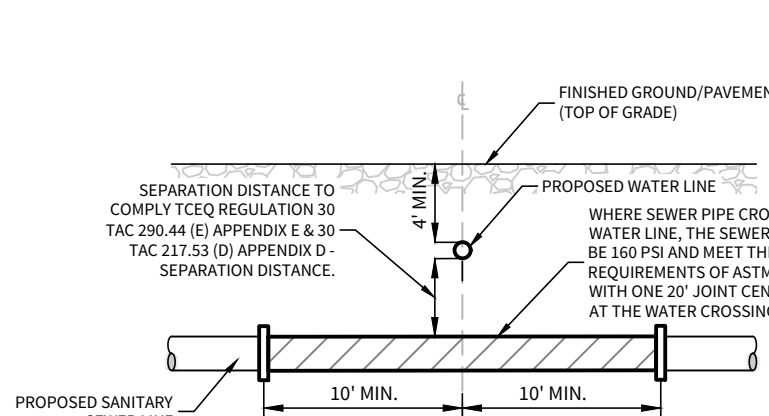
- 1 20" ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
- 2 12" ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE

CAUTION!!!

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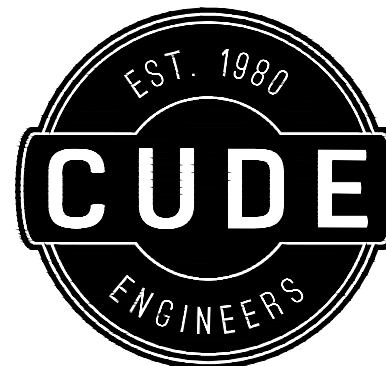
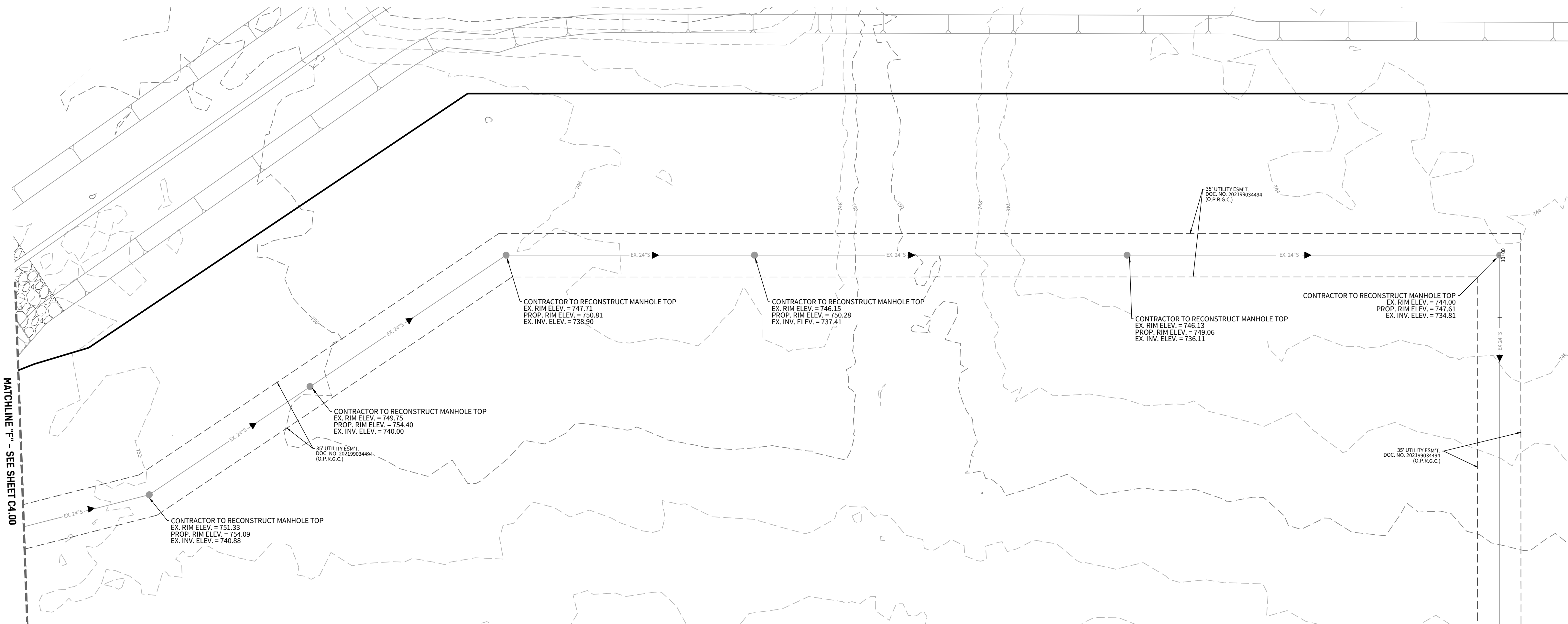
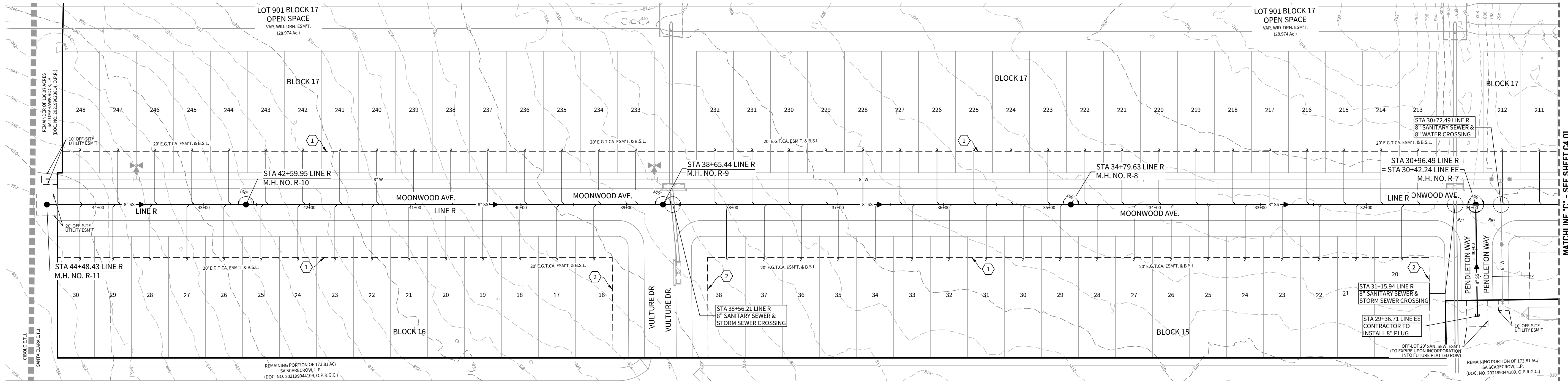
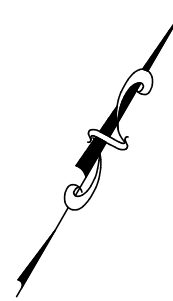
TRENCH EXCAVATION SAFETY PROTECTION

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TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL N.T.S.

SCALE: 1"=50'



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San Antonio, Texas 78231
P:(210) 681.2951 F:(210) 523.7112

GRACE VALLEY RANCH
PHASE 6

SANITARY SEWER MASTER PLAN

DATE

05/16/2025

PROJECT NO.

03499.008

DRAWN BY

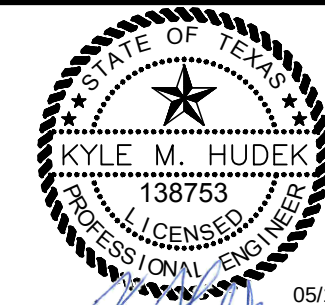
AG/BK/SG/RB/JF

CHECKED BY

K.M.H.

REVISIONS

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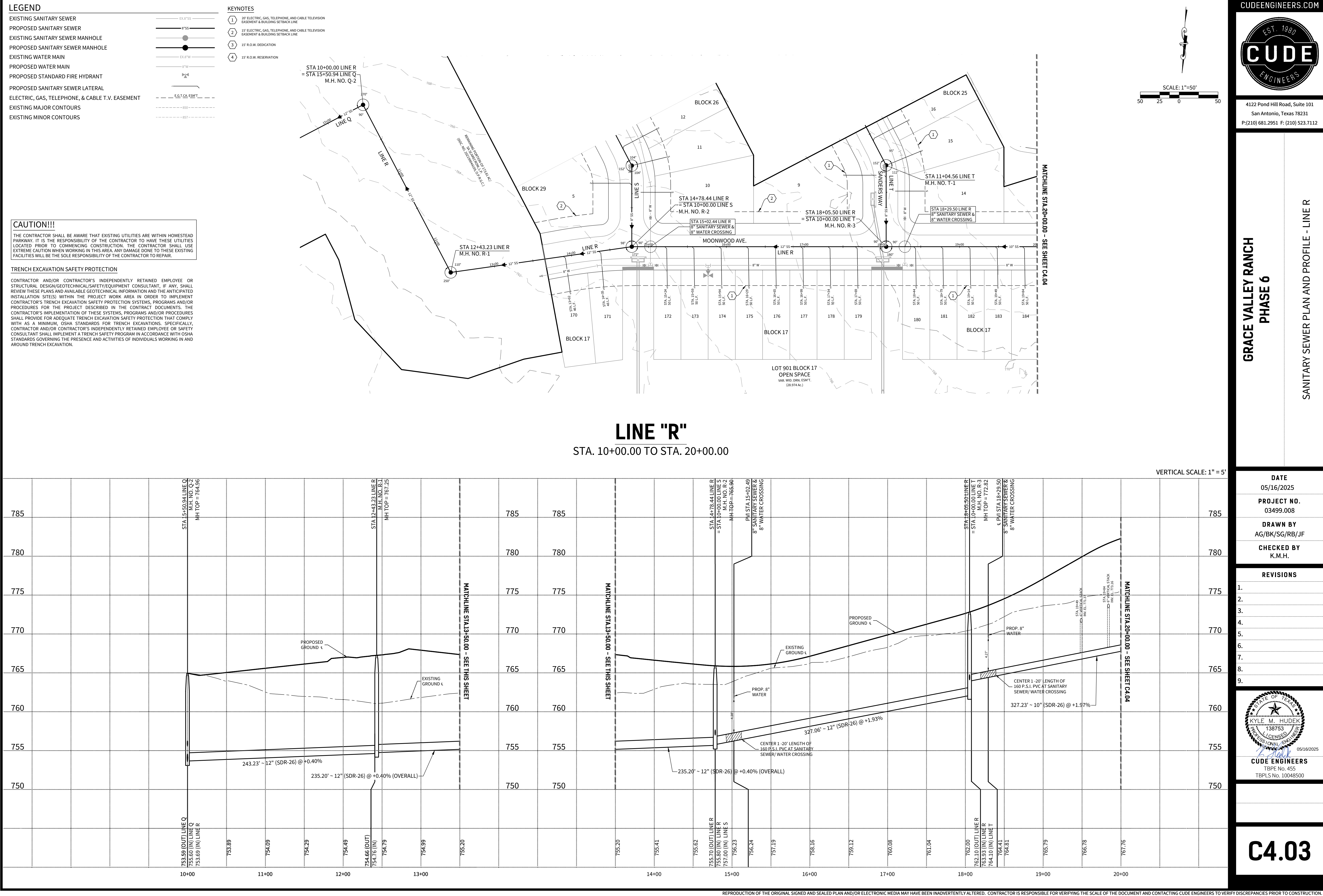
05/16/2025

CUDE ENGINEERS

TBPE No. 455

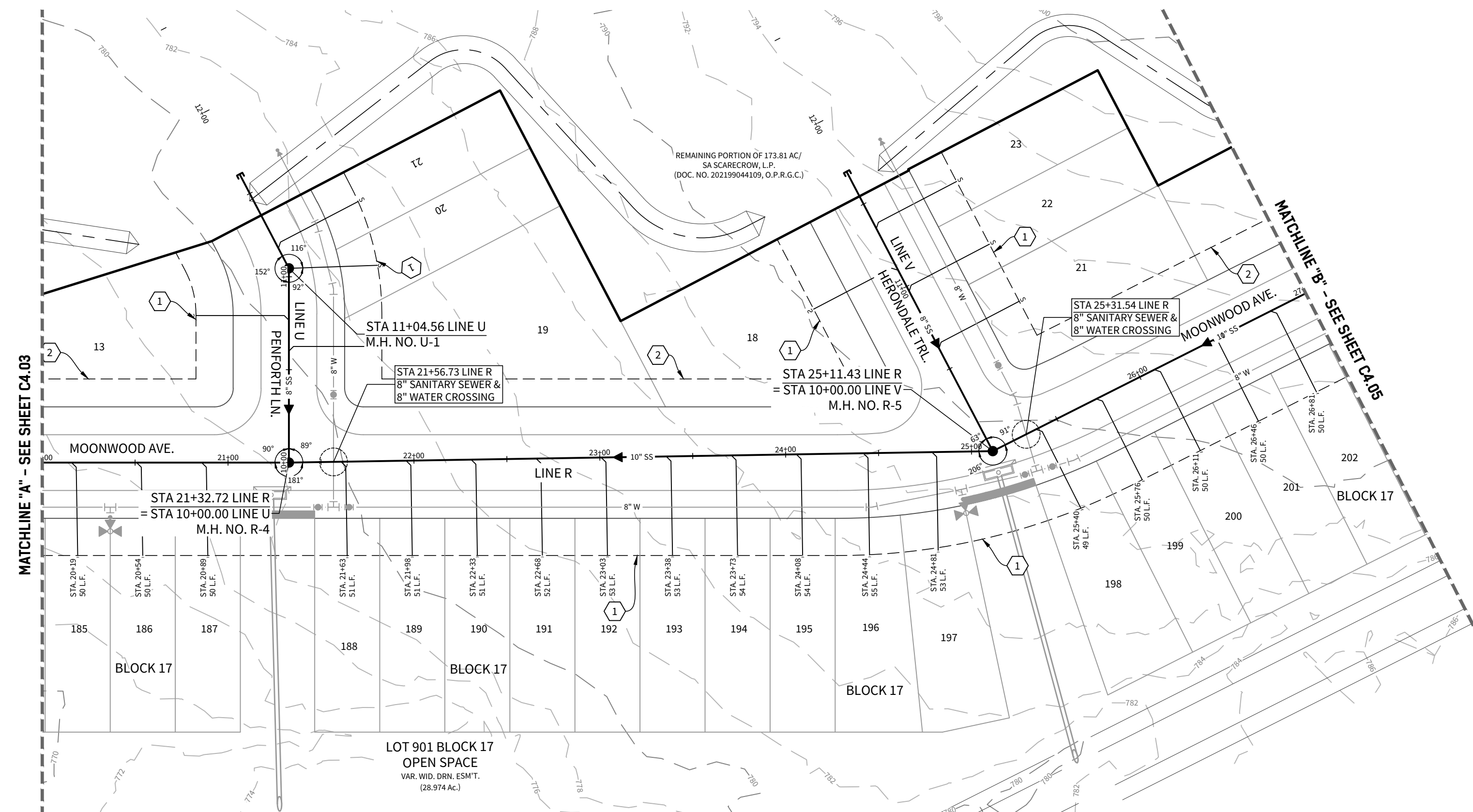
TBPLS No. 10048500

C4.02



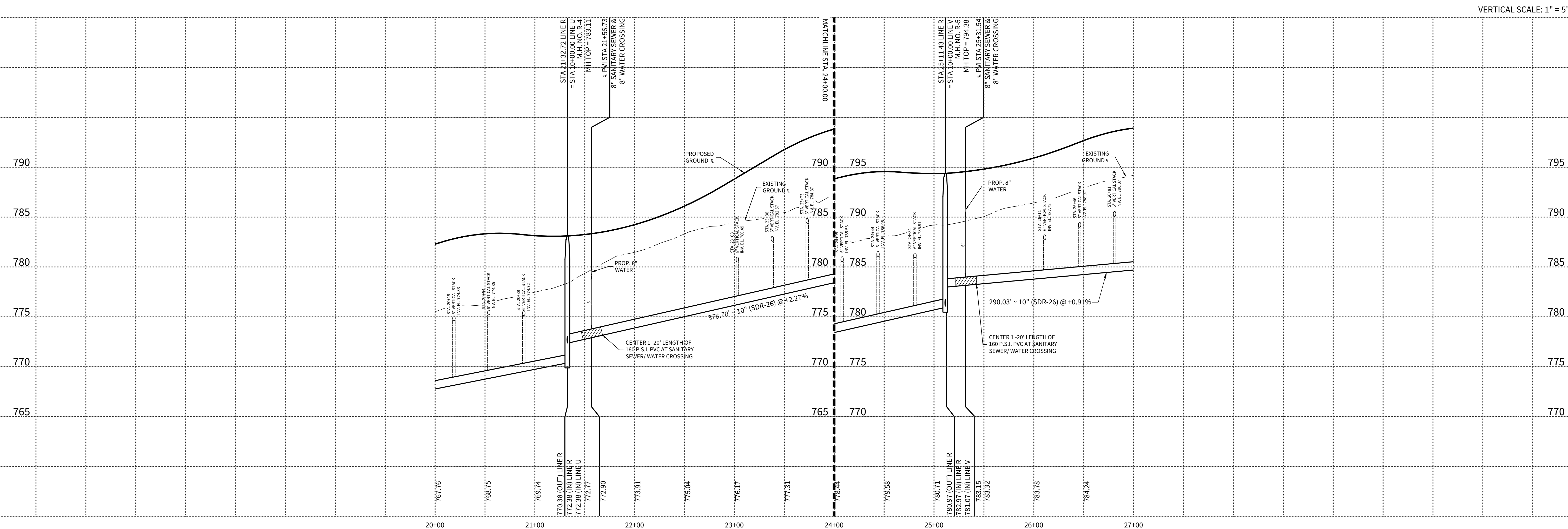
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
EXISTING WATER MAIN
PROPOSED WATER MAIN
PROPOSED STANDARD FIRE HYDRANT
PROPOSED SANITARY SEWER LATERAL
ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS

1	20' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
2	15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
3	15' R.O.W. DEDICATION
4	15' R.O.W. RESERVATION



LINE "R"

STA. 20+00.00 TO STA. 27+00.00



VERTICAL SCALE: 1" = 5'



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San Antonio, Texas 78231
P:(210) 681.2951 F: (210) 523.7112

**GRACE VALLEY RANCH
PHASE 6**

SANITARY SEWER PLAN AND PROFILE - LINE R

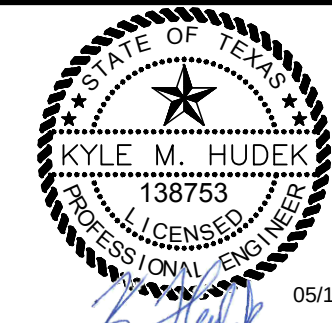
DATE
05/16/2025
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PROJECT NO.
03499.008

DRAWN BY
AG/BK/SG/RB/JF

CHECKED BY
K.M.H.

REVISIONS

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CODE ENGINEER:
TBPE No. 455
TBPLS No. 10048500

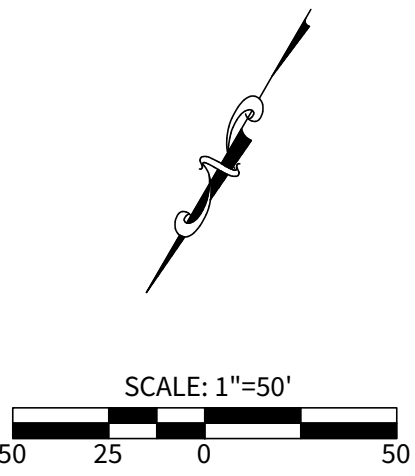
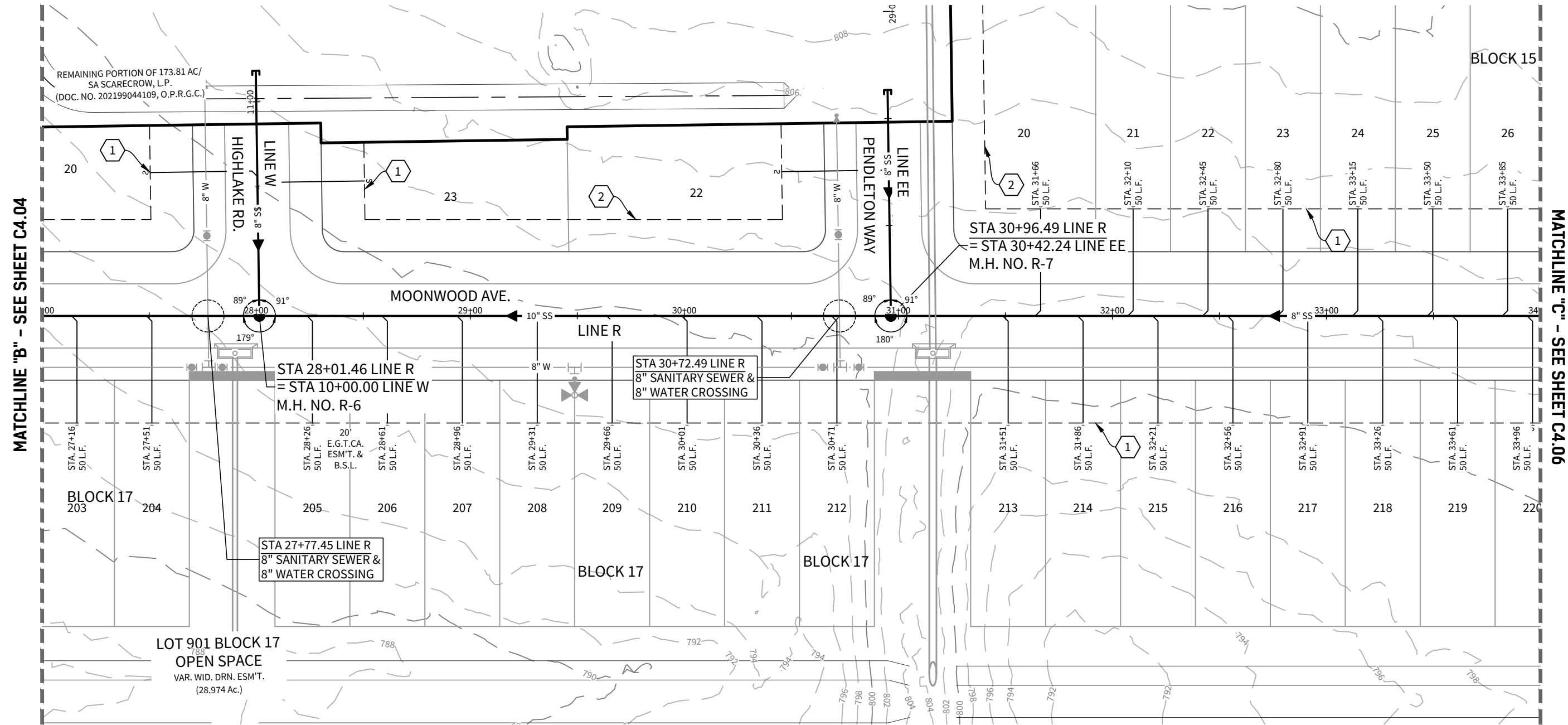
C4.04

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

LEGEND

EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
EXISTING WATER MAIN
PROPOSED WATER MAIN
PROPOSED STANDARD FIRE HYDRANT
PROPOSED SANITARY SEWER LATERAL
ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS

- KEYNOTES
- 20' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
 - 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
 - 15' R.O.W. DEDICATION
 - 15' R.O.W. RESERVATION



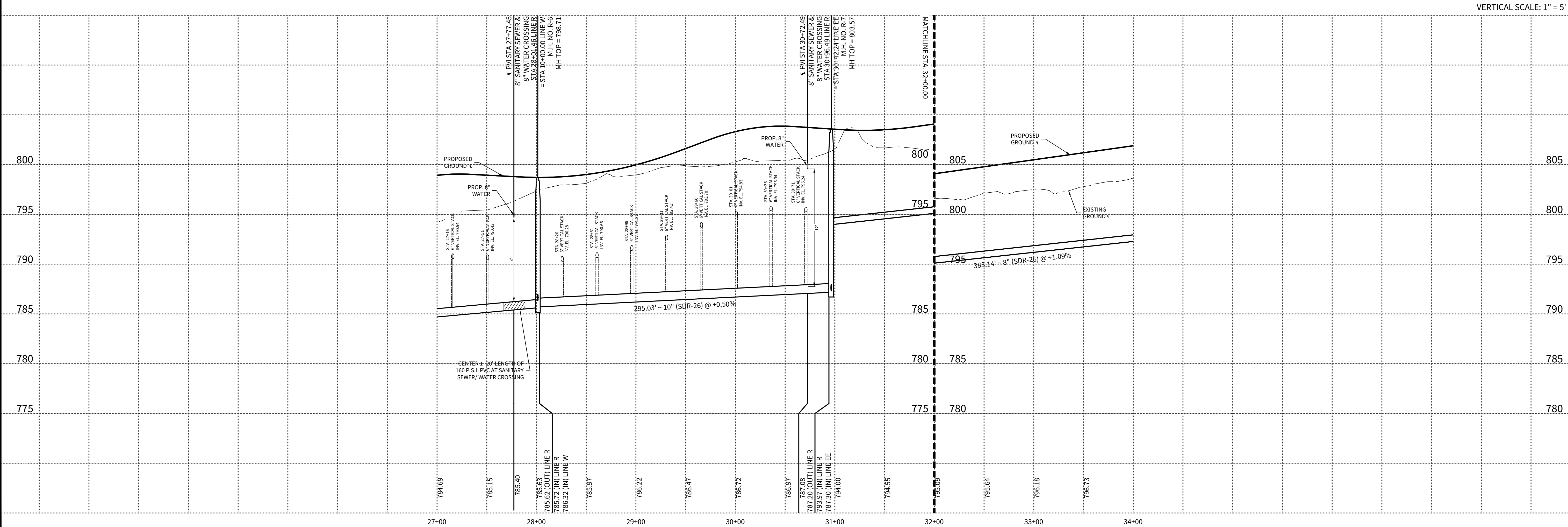
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TRENCH EXCAVATION SAFETY PROTECTION

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LINE "R"
STA. 27+00.00 TO STA. 34+00.00



CUDEENGINEERS.COM

EST. 1980
CUDE
ENGINEERS

4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F:(210) 523.7112

GRACE VALLEY RANCH
PHASE 6
SANITARY SEWER PLAN AND PROFILE - LINE R

DATE
05/16/2025
PROJECT NO.
03499.008
DRAWN BY
AG/BK/SG/RB/JF
CHECKED BY
K.M.H.

REVISIONS
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STATE OF TEXAS
KYLE M. HUDEK
138753
PROFESSIONAL ENGINEER
05/16/2025
CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

C4.05

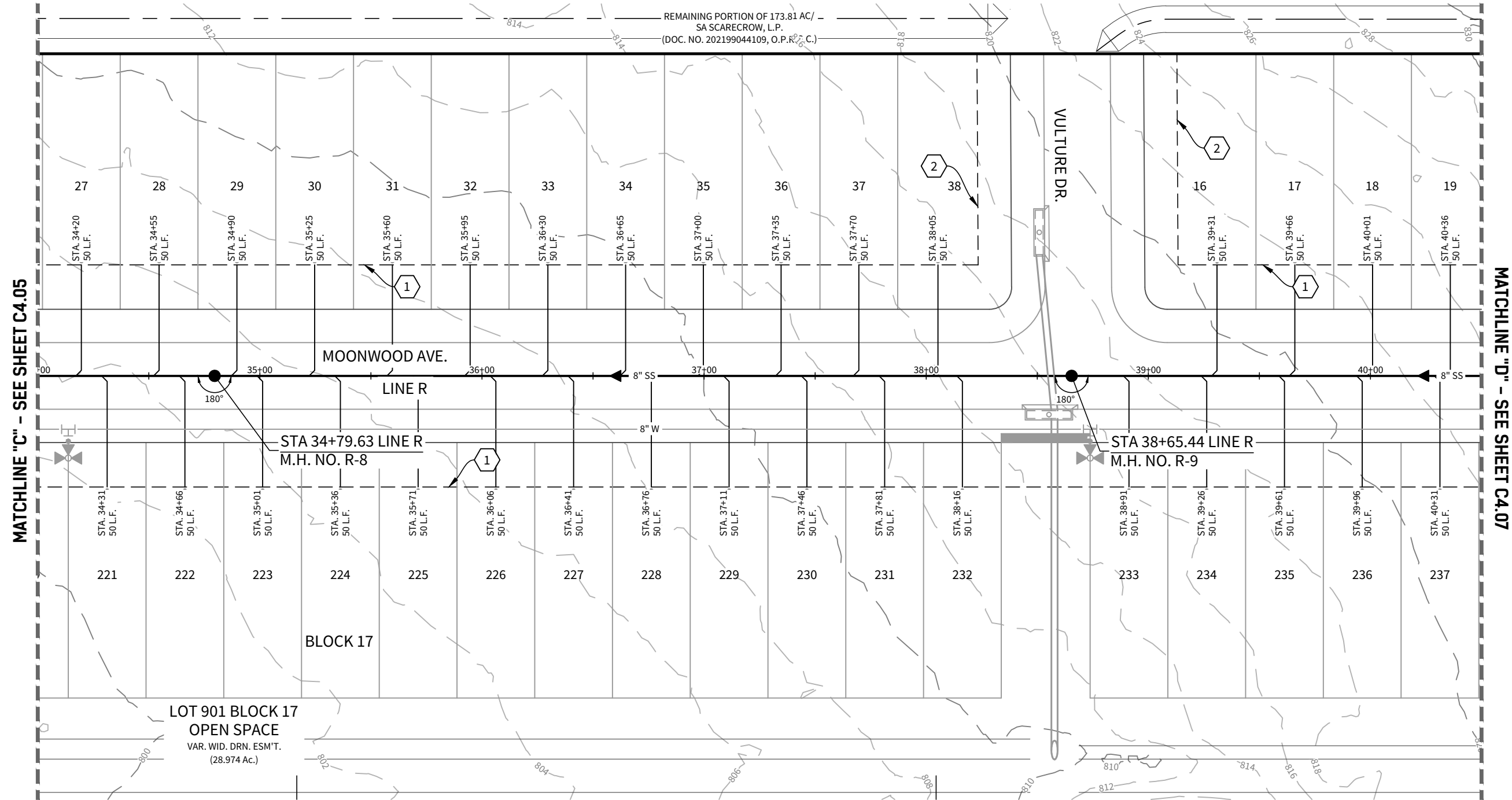
LEGEND

EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
EXISTING WATER MAIN
PROPOSED WATER MAIN
PROPOSED STANDARD FIRE HYDRANT
PROPOSED SANITARY SEWER LATERAL
ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS

EX. 8" SS
8" SS
EX. 4" W
8" W
6.6" CA FBM
857

KEYNOTES

1 20' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
2 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
3 15' R.O.W. DEDICATION
4 15' R.O.W. RESERVATION



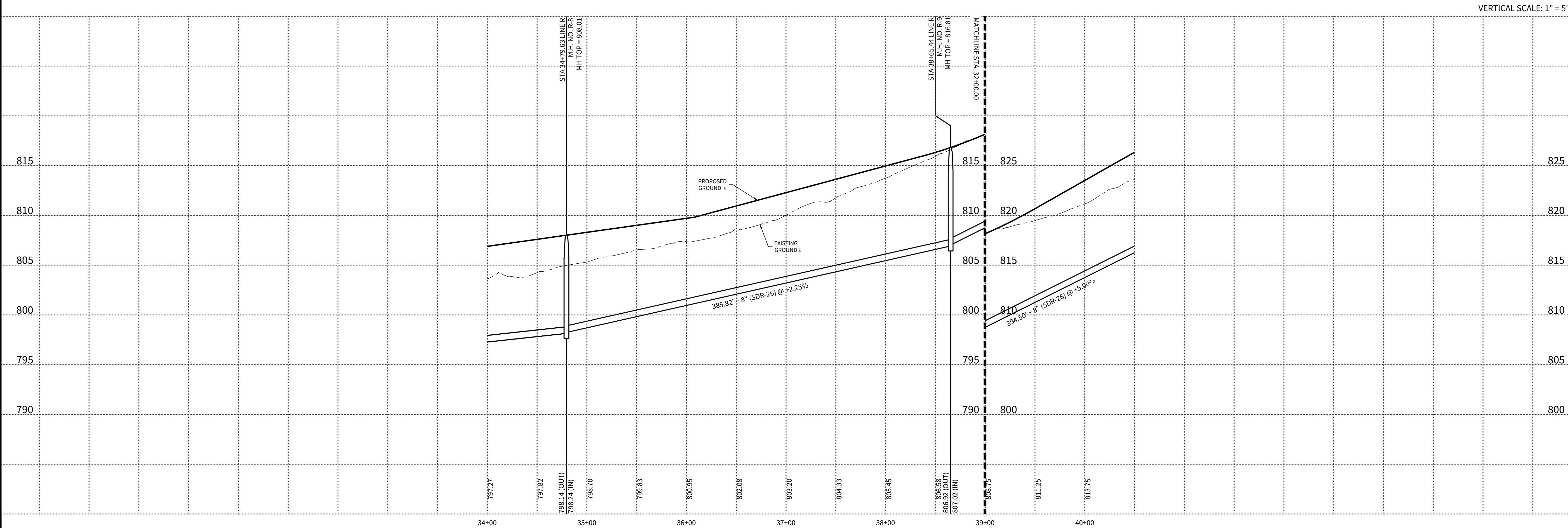
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LINE "R"
STA. 34+00.00 TO STA. 40+50.00



CUDEENGINEERS.COM

EST. 1980
CUDE
ENGINEERS

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San Antonio, Texas 78231
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GRACE VALLEY RANCH
PHASE 9
SANITARY SEWER PLAN AND PROFILE - LINE R

DATE
05/16/2025

PROJECT NO.
03499.008

DRAWN BY
AG/BK/SG/RB/JF

CHECKED BY
K.M.H.

REVISIONS
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STATE OF TEXAS
KYLE M. HUDEK
138753
PROFESSIONAL ENGINEER
05/16/2025
CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

C4.06

- LEGEND**
- EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
EXISTING WATER MAIN
PROPOSED WATER MAIN
PROPOSED STANDARD FIRE HYDRANT
PROPOSED SANITARY SEWER LATERAL
ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS

KEYNOTES

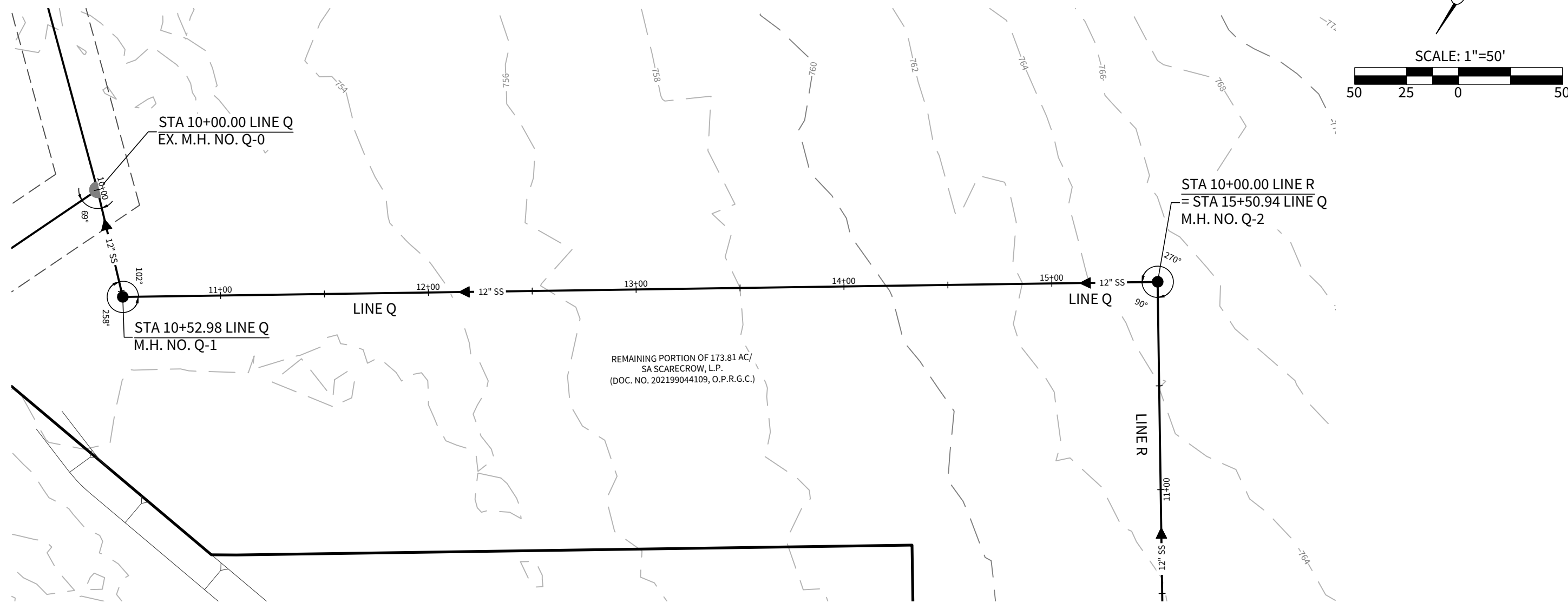
- 20' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
- 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
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- 15' R.O.W. RESERVATION

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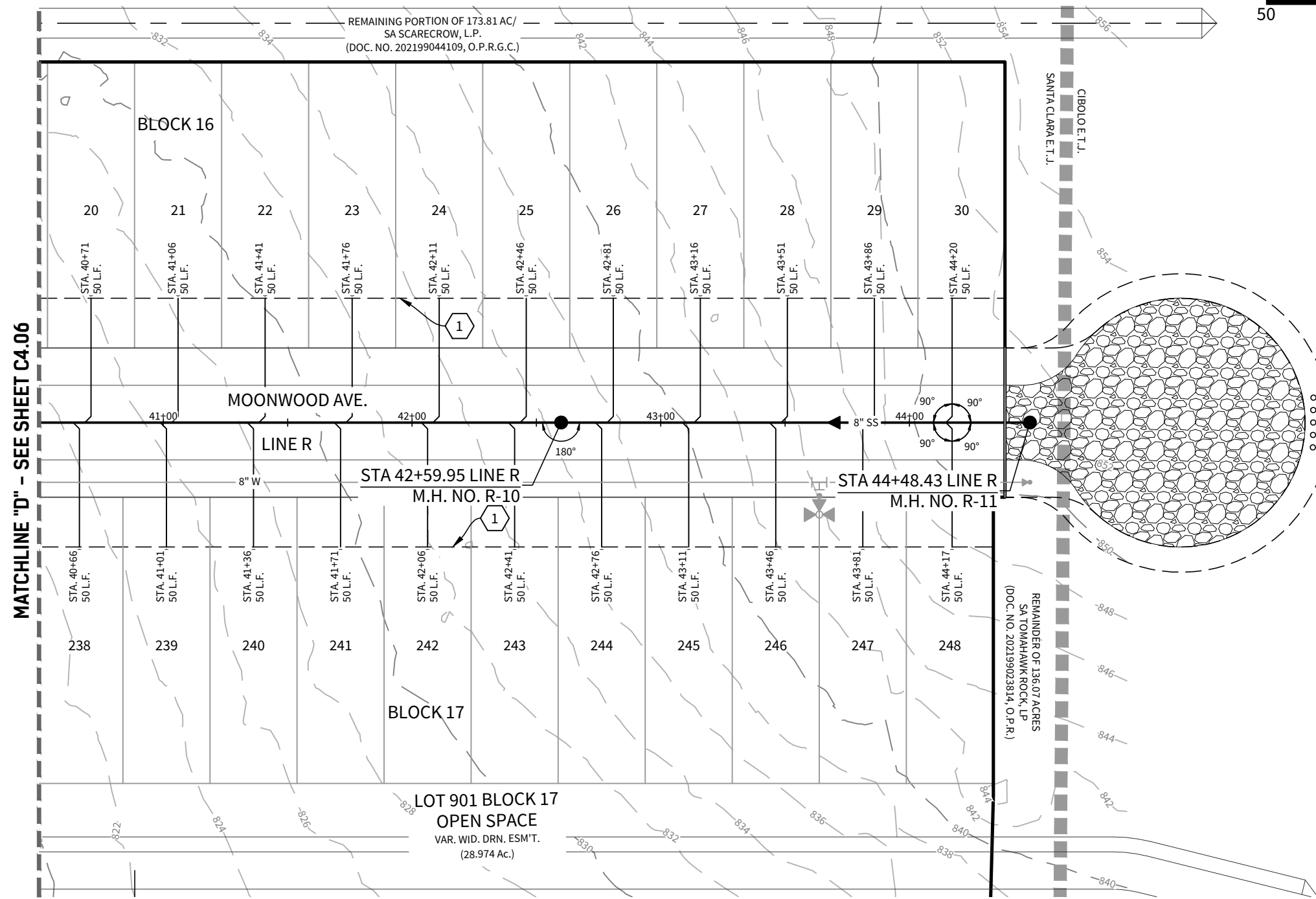
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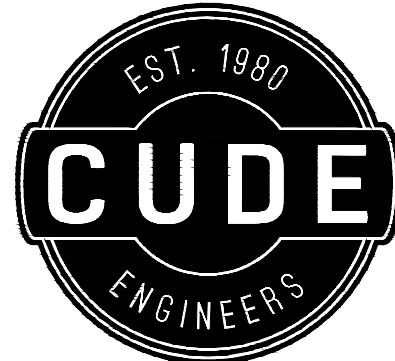
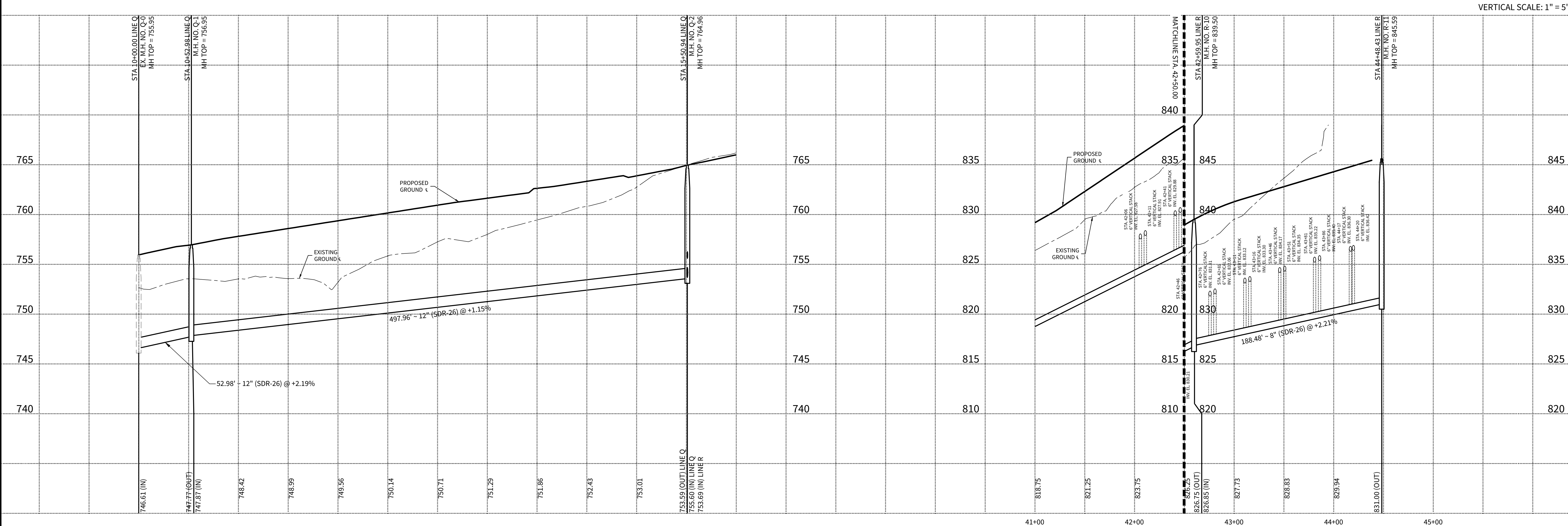
LINE "Q"

STA. 10+00.00 TO STA. 15+50.94



LINE "R"

STA. 40+50.00 TO STA. 44+53.00



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
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GRACE VALLEY RANCH
PHASE 6
SANITARY SEWER PLAN AND PROFILE - LINES Q & R

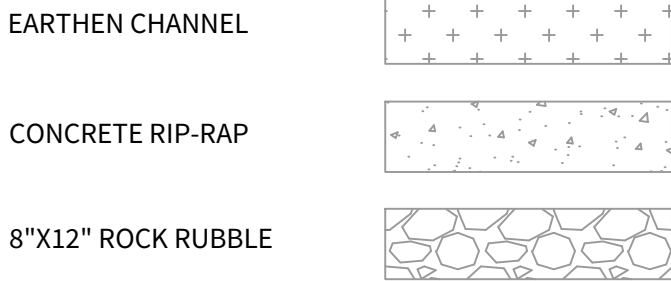
DATE
05/16/2025
PROJECT NO.
03499.008
DRAWN BY
AG/BK/SG/RB/JF
CHECKED BY
K.M.H.

REVISIONS
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STATE OF TEXAS
KYLE M. HUDEK
138753
PROFESSIONAL ENGINEER
05/16/2025
CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

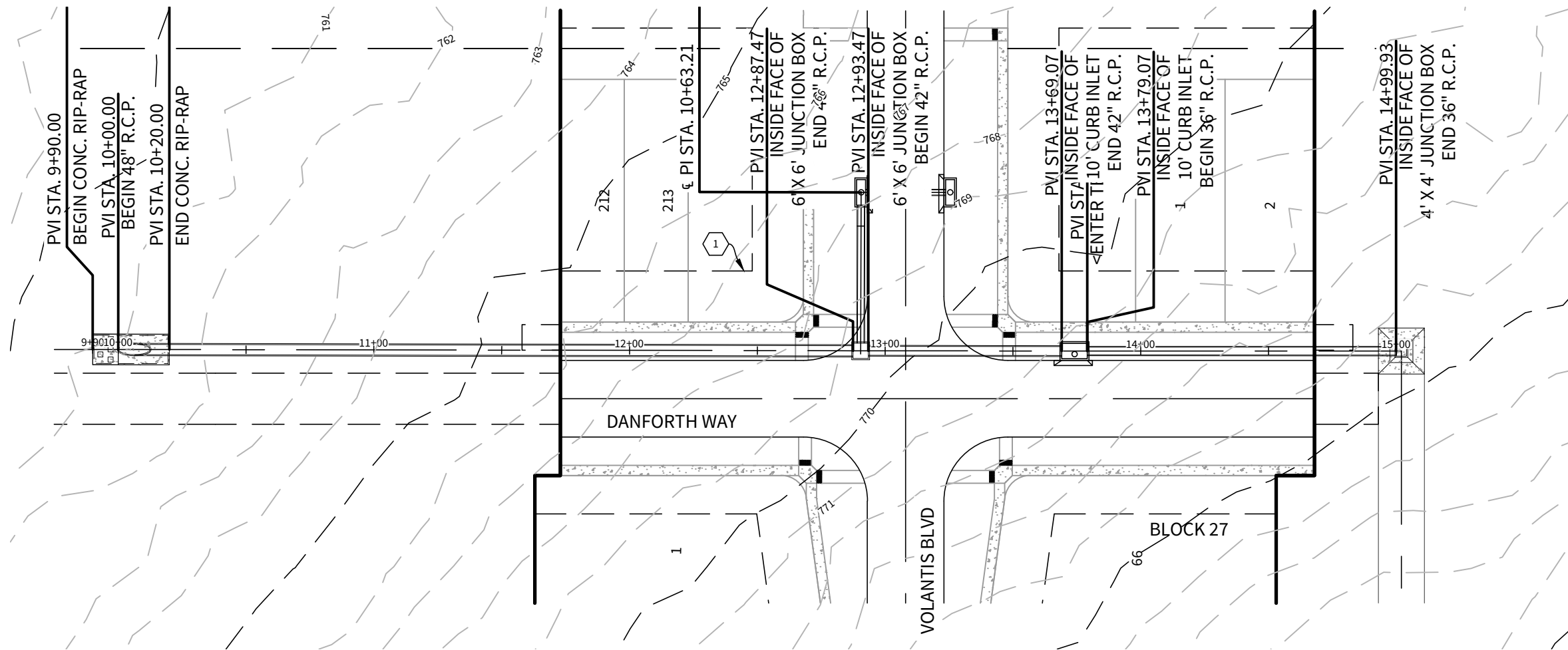
C4.07

LEGEND



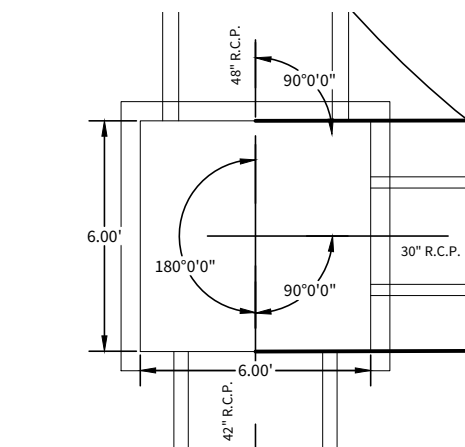
KEYNOTES

- 1 20' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
- 2 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE

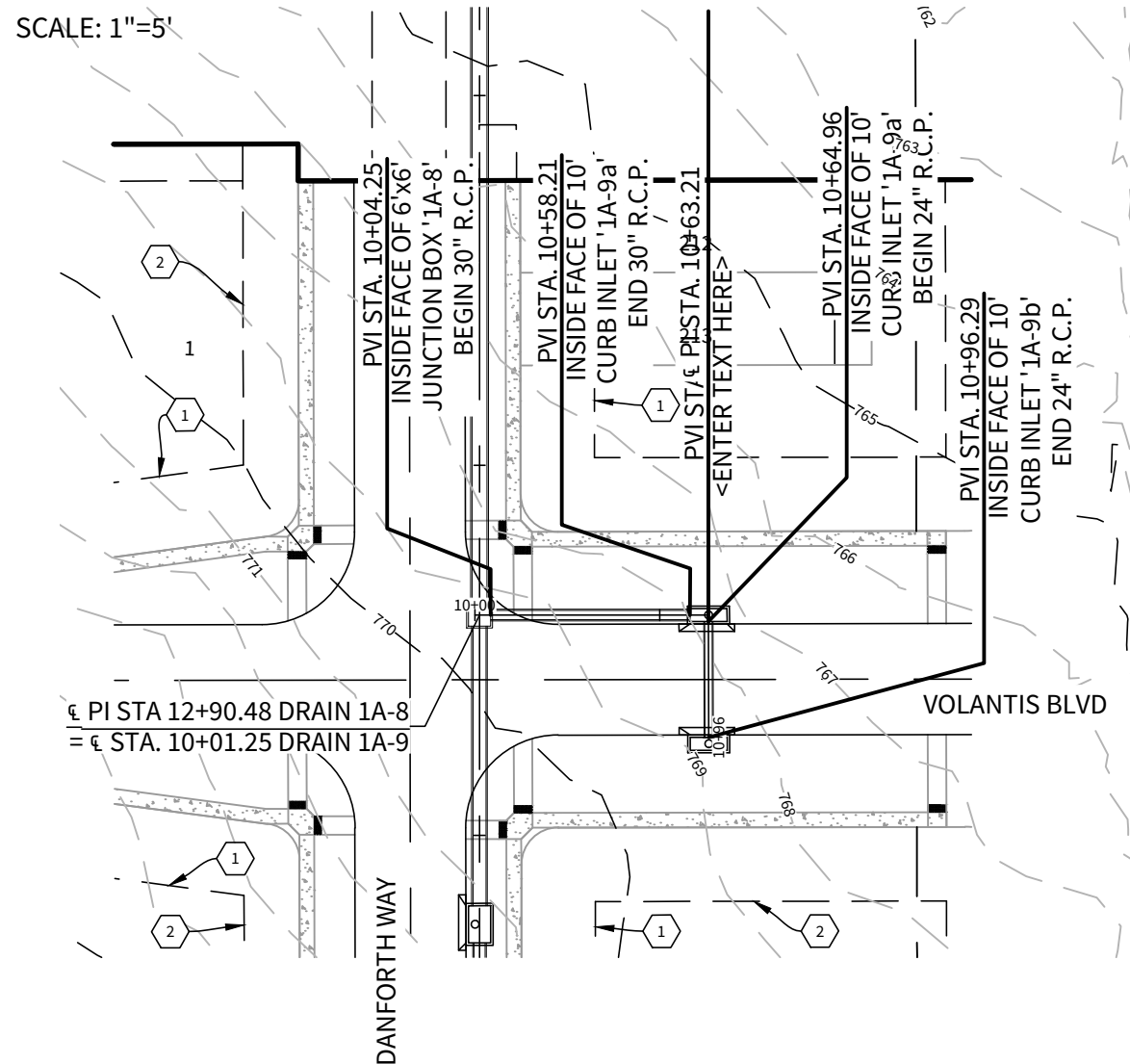
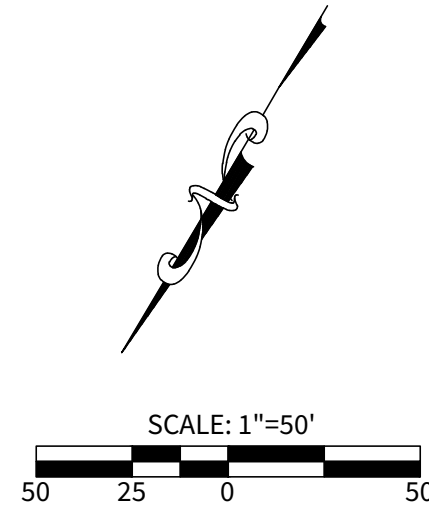


DRAIN 1A-8

STA. 9+90.00 TO STA. 15+00.01



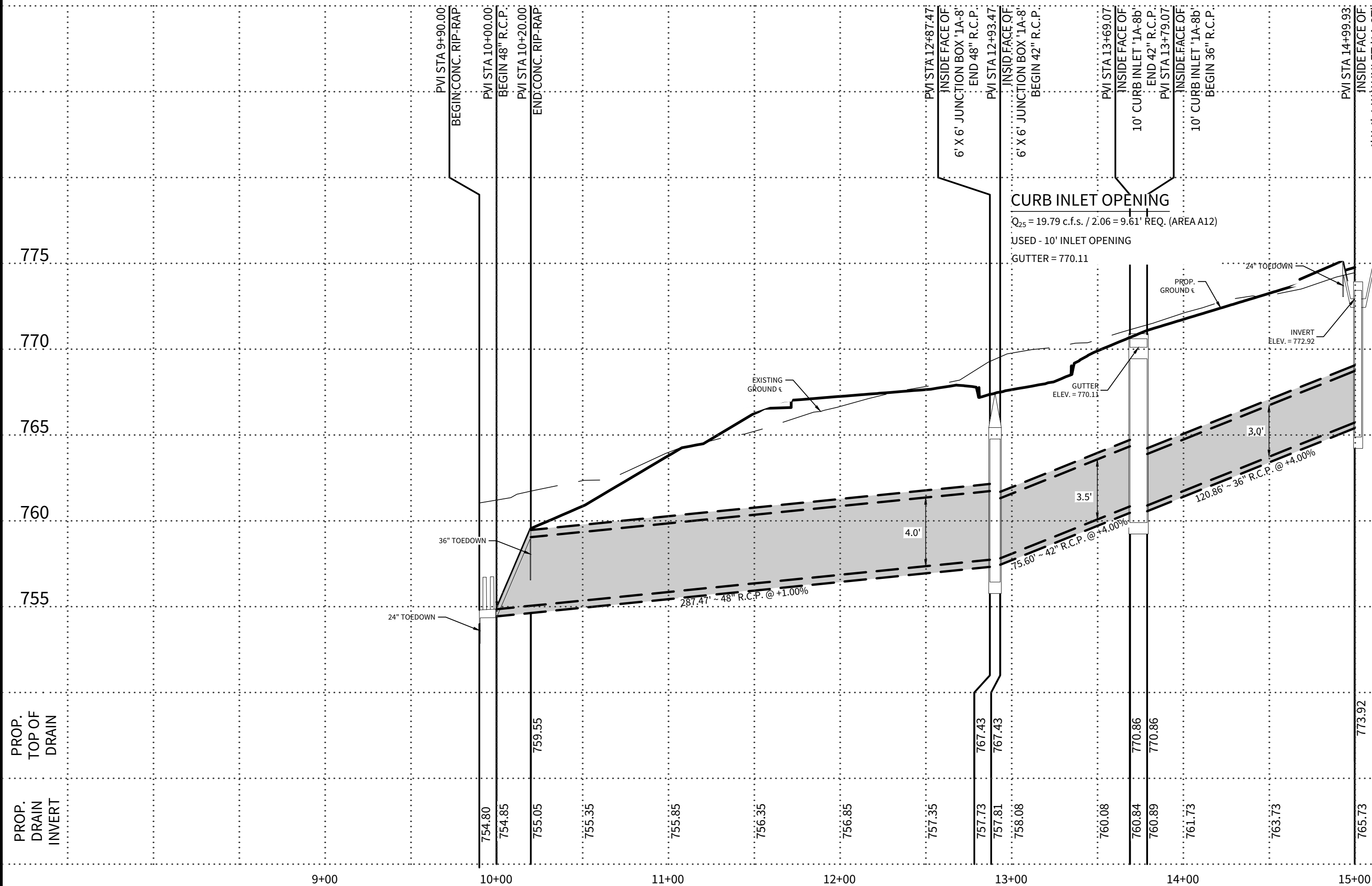
6'x6' JUNCTION BOX '1A-8'
DETAIL



DRAIN 1A-9

STA. 10+00.00 TO STA. 10+96.29

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



4-WAY INLET OPENING

$Q = CA(2gh)^{1/2}$
 $C = 0.70$
 $g = 32.2 \text{ ft/s}^2$
 $h = 1 \text{ ft}$
 $Q_{25} = 15.42 \text{ c.f.s. (PROP. AREA A1)}$
 $A = 15.42 / 0.70(2 \times 32.2)^{1/2} = 2.74 \text{ ft}^2$
USED - 8 ft² (4'x4') INLET OPENING

CURB INLET OPENING

$Q_{25} = 19.79 \text{ c.f.s.} / 2.06 = 9.61' \text{ REQ. (AREA A12)}$
USED - 10' INLET OPENING
GUTTER = 770.11

775

770

765

760

755

CURB INLET OPENING

$Q_{25} = 19.79 \text{ c.f.s.} / 2.06 = 9.61' \text{ REQ. (AREA A12)}$
USED - 10' INLET OPENING
GUTTER = 765.96

775

770

765

760

755

CURB INLET OPENING

$Q_{25} = 19.79 \text{ c.f.s.} / 2.06 = 9.61' \text{ REQ. (AREA A12)}$
USED - 10' INLET OPENING
GUTTER = 765.96

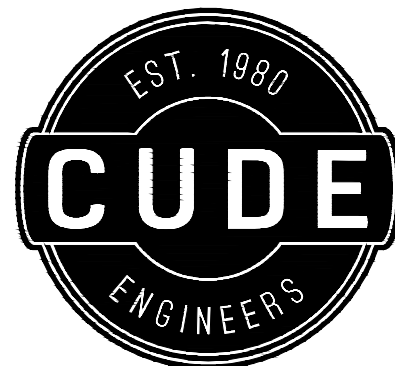
775

770

765

760

755



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F:(210) 523.7112

GRACE VALLEY RANCH
PHASE 6

DRAINAGE PLAN & PROFILE - DRAIN '1A-8,1A-9'

DATE

05/16/2025

PROJECT NO.

03499.008

DRAWN BY

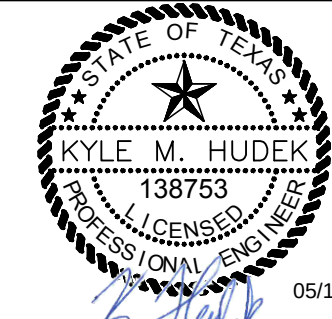
AG/BK/SG/RB/JF

CHECKED BY

K.M.H.

REVISIONS

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.



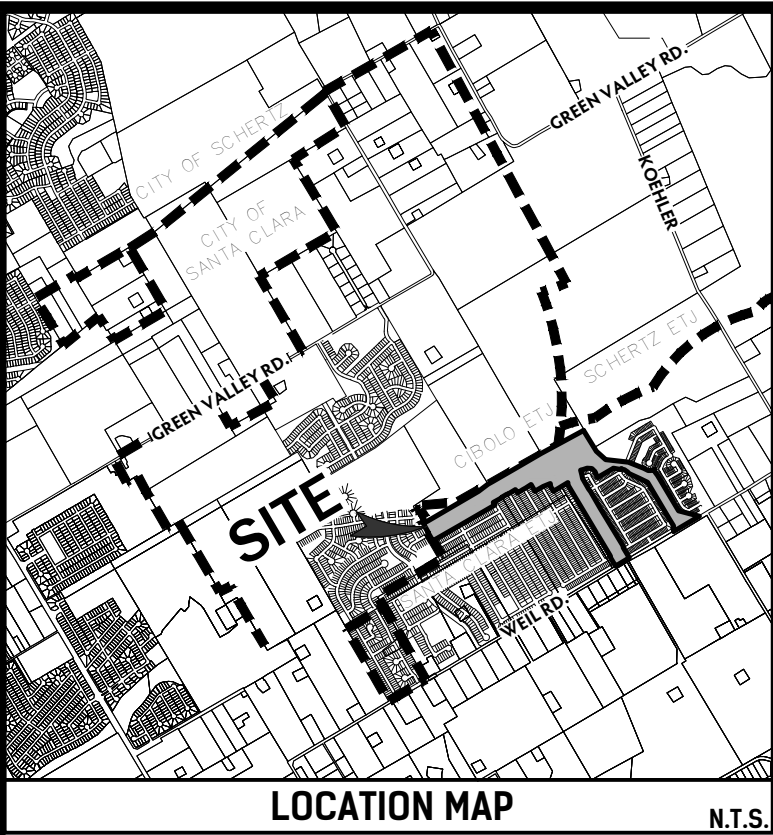
05/16/2025

CUDE ENGINEERS

TBPE No. 455

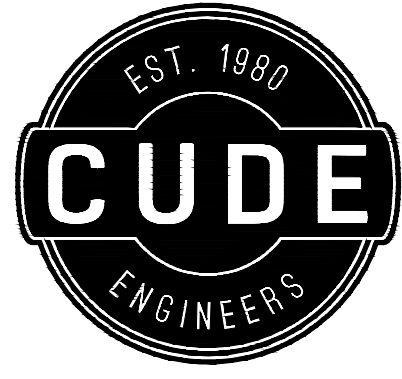
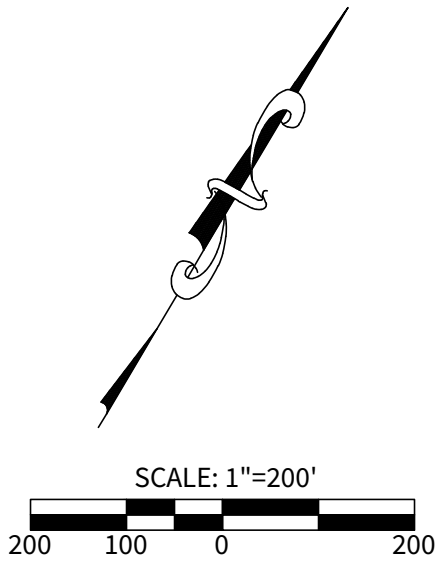
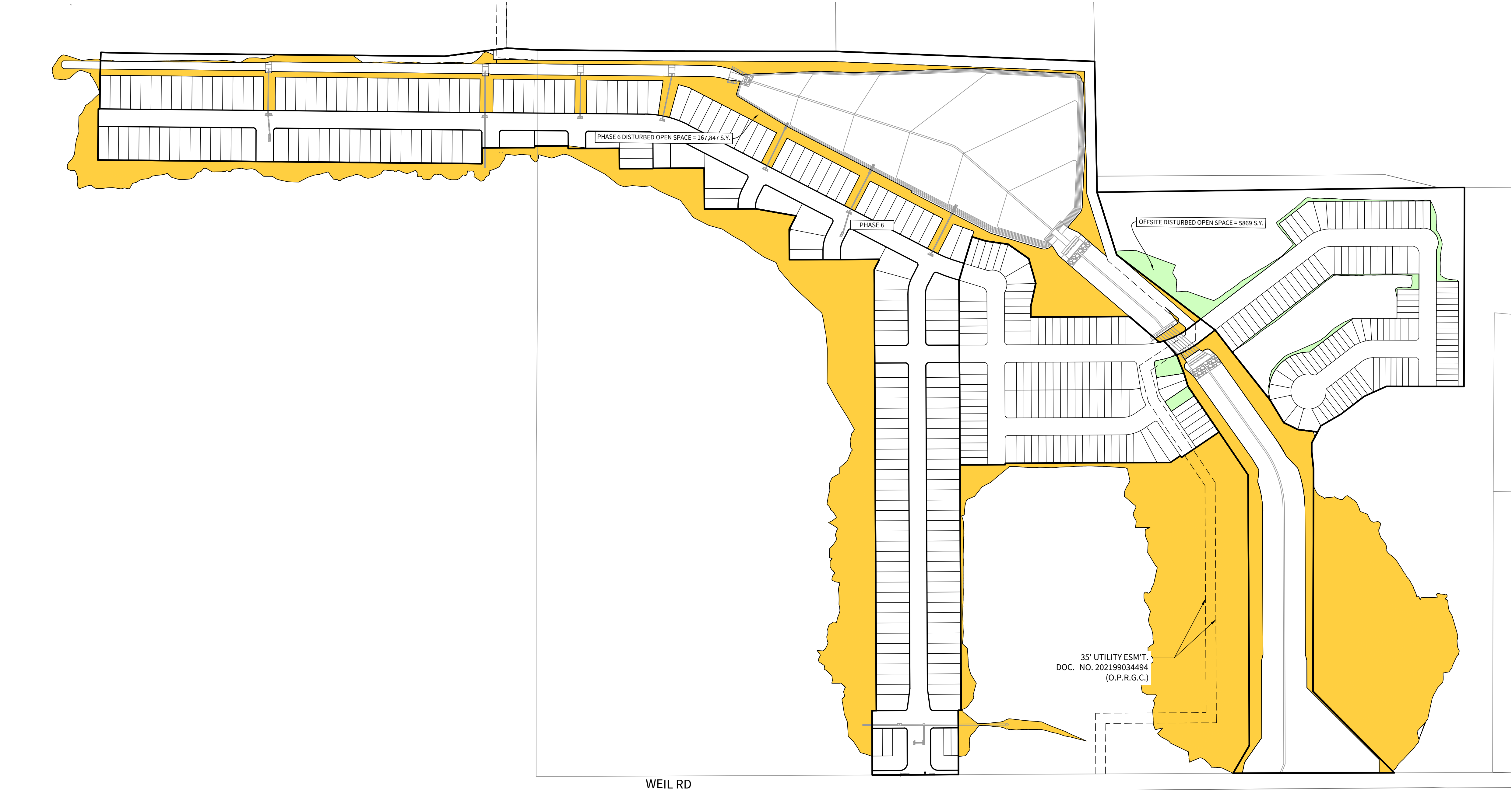
TBPLS No. 10048500

C6.07



LEGEND

- UNIT BOUNDARY
- PHASE 6 DISTURBED OPEN SPACE
- OFF-SITE DISTURBED OPEN SPACE



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GRACE VALLEY RANCH
PHASE 6
DISTURBED OPEN SPACE AREA
EXHIBIT

DATE
05/16/2025

PROJECT NO.
03499.008

DRAWN BY
RB

CHECKED BY
K.M.H.

REVISIONS
1.
2.
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CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

E1