

June 9, 2026

Re: Guajolote Ranch Unit 6
Invitation to Bid Letter

To Whom It May Concern:

About the Bid

Lennar Homes of Texas Land and Construction, LTD will receive proposals for construction of the above-mentioned project. Guajolote Ranch Unit 6 is located in Bexar County, Texas approximately 0.1 miles north of Babcock and Scenic Loop intersection. Guajolote Ranch Unit 6 consists of street, drainage, basin, sewer and water distribution improvements.

A public bid opening will be held at the Pape-Dawson Office (2000 NW Loop 410, San Antonio, TX 78213) at 10:30am on Wednesday, June 24, 2026. Sealed proposals should be submitted to Mrs. Stephanie Castillo prior to the public bid opening. All formal contact with Pape-Dawson prior to contract award shall be through me, who may be reached by phone at (210) 375-9000, or by email at sscastillo@pape-dawson.com. A mandatory pre-bid meeting will be held at the Pape-Dawson Office (2000 NW Loop 410, San Antonio, TX 78213) at 10:00am on Wednesday, June 10, 2026.

If any prospective offeror is in doubt as to the true meaning of any part of the proposed contract documents, offeror may submit, to Pape-Dawson, a written request (sscastillo@pape-dawson.com) for an interpretation thereof. Pape-Dawson must receive all requests by no later than 2:00pm on Friday, June 19, 2026. Any interpretation of the contract documents will be made only by addendum duly issued, and a copy of such addendum will be emailed to each offeror receiving a set of contract documents.

Contract documents and specifications are being offered only in digital format and are attached. It shall be the responsibility of the offeror to advise Pape-Dawson of conflicting requirements or omissions of information that are necessary for a clear understanding of the work, before the date set for opening proposals. Those questions not resolved by addendum shall be listed in the offeror's proposal, together with statements of the basis upon which the proposal is made as affected by each question. Please note, questions regarding the plans or specifications will not be accepted after 2:00pm on Friday, June 19, 2026.

Sealed bid packages and contractor qualifications are expected to be submitted by offerors prior to the public bid opening meeting. The public bid package will be opened in public and should include a signed Bid Form and a Bid Bond. All construction items related to public improvements (streets, drains, basins, and water) are exempt from taxes. If any change orders are needed for this project, offerors will have to use unit prices from the original bid quantities. No change orders will be accepted for earthwork quantities unless driven by construction plans revisions. Contractors should bid their own earthwork quantities if they disagree with the Engineer's quantities.

Included in the contractor qualifications there must be a statement that the bidders acknowledge and agree that CTR Construction LLC may not be utilized as a subcontractor for any portion of work. Any

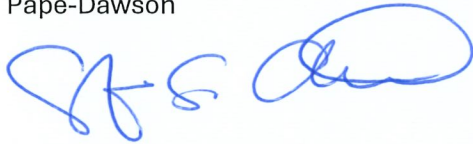
bidder found to have engaged, attempted to engage, or expressed willingness to engage CTR Construction LLC as a subcontractor shall be subject to disqualification.

A separate wall contractor will be responsible for Fill walls and if needed to stabilize cut walls after excavation (this excludes walls identified as concrete walls as those walls will be the responsibility of the bidder) proposed throughout the site as identified on the Contract Documents. It is the contractor's responsibility to coordinate construction schedule with the wall contractor. The wall contractor can be reached at steve@jdkinc.com.

Lennar Homes of Texas Land and Construction, LTD will be responsible for materials testing and geotechnical testing costs (Geotech Engineer is to be determined). Pape-Dawson to stake CPS pins/hubs and final lot pins. The contractor will be responsible for all remaining construction staking. Re-staking due to stakes being "knocked off" will be the offeror's responsibility. Any inspection fees are to be paid by the offeror. The offeror is expected to have a minimum of two (2) crews on-site at all times.

A construction schedule and qualifications should be included in your bid proposal. Following the public bid opening at 10:30am on Wednesday, June 24, 2026, the contractor is expected to be able to mobilize on July 13, 2026, following a mandatory pre-construction meeting held at the Pape-Dawson Office (2000 NW Loop 410, San Antonio, TX 78213). Date and time of the pre-construction meeting to be determined.

Sincerely,
Pape-Dawson



Stephanie S. Castillo
Senior Project Manager

Attachments

- Bid Letter
- Bid Quantities
- Guajolote Ranch Unit 6 Civil Construction Plans
- Guajolote East Force main Plans
- Guajolote Ranch – Geotech Report
- Guajolote Ranch Collector PH 2 Tree Plan
- CAD File – Grading
- CAD File – Guajolote Ranch Unit 6 MP
- CAD File – Guajolote Force main
- Guajolote Force main Specifications
- De-Watering Form
- SA Express News Advertisement
- TxDOT Spead Footing Retaining Wall Detail (Design B)
- Control