

Addendum No. 1
to
Guajolote Ranch Unit 6
Specifications and Plans

June 12, 2026

This addendum, applicable to work designed above, is an amendment to the bidding documents and as such shall be a part of and included in the Contract. Acknowledge receipt of this addendum by entering the addendum number and issue date in the spaces provided on all submitted copies of the proposals.

1.0 Addendum Purpose

The purpose of this addendum is to make clarifications regarding the Bid construction plans, quantities, and questions received by plan holders.

2.0 Clarifications

See below for plan holder Bid questions and responses:

Q: Can we get a basin exhibit similar to what was provided in Collector Ph1 for which area general contractor is doing versus wall contractor?

A: **General contractor is only responsible for walls shown in blue. Wall contractor cut walls (shown in red) and fill wall (shown in green) have associated details in the plans. These details show the general contractor responsibility associated with cut and fill only.**

Q: Where is nearby water to be brought in?

A: **The closest fire hydrant is on Scenic Loop in the main Guajolote Ranch entrance.**

Q: Is there a phasing that is required to do the mass grading with the temporary measures shown on plan?

A: **Contractor shall phase the mass grading so not more than 10 acres are graded at once without temporary stabilization. The contractor is to establish the best strategy for phasing.**

Q: Do we need to do temporary vegetation after mass grading or after project is complete?

A: **Yes, after mass grading is completed, contractor to hydroseed as shown on SWPPP.**

Q: What is the timing of Collector Ph1 construction, and will this affect entrance/access into site?

A: **Estimated January 2027 paving date. Coordination between contractors for site access will be handled by Lennar and Yantis.**

Q: Similar to question above if the culvert is under construction for Ph 4, how does contractor get access to Unit 6?

A: **There are other access routes around the property that allow access. See access routes exhibit.**

- Q: Do we have a temporary crossing detail while culvert is being constructed?
A: **No, see access routes exhibit. If needed, another temporary bridge crossing will be proposed.**

Plan Revisions

- a. None.

Cad Revisions

- a. None.

3.0 Bid Quantity Revision

Changes in the bid quantities are due to the plan holder questions and TPDES measures breakdown. Earthwork numbers were also updated. The site has already been cleared and TPDES measures installed. The existing SWPPP plan sheets have been included in this bid addendum. A few of the TPDES measures will have to be removed and a few will stay in place but will have to be maintained by the selected contractor. See bid quantity notes.

Revisions are highlighted in yellow and are included with this addendum.

Please use the attached bid quantities in lieu of the bid quantities provided with the initial bid package.

As stated in the bid cover letter, the last day to submit bid questions is June 19, 2026.

END OF ADDENDUM NO. 1

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