

Bashar Kasperkhan

From: Brandon Breazeale <BBreazeale@pape-dawson.com>
Sent: Tuesday, December 23, 2025 3:56 PM
Cc: Adam Rademacher; Bruna Spengler; Adrian Todsen; Buck Nunley; Marcus Walters; Richard Mott; Seth Sepulveda; Becky Carroll
Subject: Guajolote Collector - Phase 1 ADDENDUM #1

Good Afternoon All,

Thank you for attending the Pre-Bid Conference last week and for sending in your questions. You can find the revised bid documents (Construction Plans, CAD File, Bid Tab, etc) issued as ADD 1 available to download in the folder linked below:

[251223 - Guajolote Ranch Collector Phase 1 - ADDENDUM 1](#)

Additionally, please see below for "Bid Questions and Responses", "Explanation of Major Revisions Issued with ADD 1", "Additional Comments", and "Important Dates". **Please read this email thoroughly as it contains important information.**

Bid Questions and Responses:

- Wall Questions:
 - Are we to include the existing design cost of the structural walls in each one of the basins?
 - Or are we going to just give a CY allowance cost that will be assigned to the wall costs after final design is complete?
 - Basically, do we need to have the cost of each wall in the Lump Sum bid items for Basins A, B, C, or do we just give single CY allowance that will be applied later?
 - ***Please calculate the CY of walls per the TxDOT Detail provided and price the walls for each of the Basins based on a CY Unit Cost and the calculated volume of the walls. This Unit Cost will be applied in the future once the actual design of the basin walls has been completed. The Bid Tab has been revised with ADD 1 to reflect this response.***
- Is Recycled Asphalt Pavement Acceptable for pavement?
 - ***Please reference Table 3.6 in the Geotechnical Report prepared by Intec (included below for reference):***

TABLE 3.6: PAVEMENT DESIGN AND CONSTRUCTION RECOMMENDATIONS

Minimum Undercut Depth	6 inches or as needed to remove roots
Reuse Excavated Soils	Must be free of roots and debris and meet material requirements of intended use
Exposed Subgrade Treatment	Proof-roll subgrade with rubber-tired vehicle weighing at least 20 tons. A representative of the Geotechnical Engineer should be present during proof-roll.
Proof-Rolled Pumping and Rutting Areas	Excavate to firmer materials and replace with compacted general or select fill under direction of a representative of the Geotechnical Engineer
General Fill	Materials free of roots, debris, and other deleterious materials with a maximum rock size of 4 inches with a CBR greater than 3
Minimum General Fill Thickness	As required to achieve grade
Maximum General Fill Loose Lift Thickness	9 Inches
Lime Treatment	The lime treatment, if needed, is to be performed in general accordance with COSA Item 108. Subgrade stabilized with lime should achieve a pH of 12.4 or greater.
Flexible Base	COSA Item 200
Maximum Flexible Base Loose Lift Thickness	6 Inches
Hot Mix Asphaltic Concrete	COSA Item 205 Type D

- Will contractor need to provide their own water?
 - **Yes, contractor shall plan on providing their own water for construction.**
- Will clearing for both phases be required to be finished by February 28th?
 - **Yes, it is imperative that ALL clearing is completed by February 28th.**
- Are the TxDOT Headwall Quantities correctly shown as "EA"?
 - **The TxDOT Headwall Quantities have been revised to be a CY Unit Cost in the Bid Tab updated with ADD 1.**
- Project Start Date for Project Schedule?
 - **Construction Schedules shall be prepared with a construction start date of February 2, 2026 per the Bid Letter.**
- Is hydro mulching only required to revegetate the basins?
 - **Hydro mulching will be required to revegetate basins as well as all areas outside of ROW with a final grade greater than 10%. These steep slope areas will also need 4 inches minimum of top soil installed to help facilitate permanent stabilization. This has been revised on the SWPPP Plans and Bid Tab issued with ADD 1.**
- Are we required to plant the trees along the collector road? And are we laying any type of sod?
 - **An item for Tree plantings for the required streetscape trees has been added to the revised Bid Tab issued with ADD 1. Trees are to be 1.5" Caliper Trees and of a species that qualifies as a "Large Shade Tree". These trees shall be priced per the "New Tree Planting Detail" included on the Sheets C2.00 - C2.04.**
- Can you confirm that a bid bond is NOT required?
 - **A bid bond is not required.**
- The bid form calls for 1,293 LF of pedestrian railing that I'm not finding in the plans. Where would that be and do you have a detail for it?
 - **The 1,293 LF of pedestrian railing was previously proposed on the left side of Interceptor Channel G. The design of this channel has been revised with ADD 1 and no longer calls for the pedestrian railing. The Construction Plans and Bid Tab have been revised to reflect this.**

- They're called out as Type C on the plans with a Type II designation on the bid form, are they to be Type C-II curb inlets? If they are Type C-II curb inlets can I ask why not C1 is it something to do with the flow? Since the pipe is coming in on the front and back it'll fit into a smaller Type C1 curb inlet.
 - ***The Bid Tab has been revised to show these as "Type C1" Curb Inlets.***

Explanation of major revisions issued with this Addendum 1:

- The footprint of Basin A has changed in order to significantly decrease the height of the wall on the East side of the basin.
- Drain G no longer has pipe railing proposed along the left side of the channel, but is now to be graded out at 3:1 to existing ground.
- Additional notes have been added to the SWPPP Plans for the requirements of stabilizing slopes outside of the ROW. Contractors will be required to stabilize areas that are graded at a 10% or greater slope outside of the ROW with hydromulch flextera and a minimum of 4 inches of top soil.
- A note has been added to the SWPPP Plans to stall Straw Waddle at the top of walls and at the top of slopes where the grading extends down to existing ground, while also installing straw waddle every 10-ft down the slope.
- Striping has been added to the signage plans to temporarily stripe off 2 of the outgoing travel lanes.
- Stubouts have been identified on the Basin Plans to be installed with the current construction to support future drainage connections.
- Some Construction Plans have been re-printed / re-signed with today's date but do not contain revision clouds. This is due to ensuring the background on all sheets is most up to date.
- Review revised Construction Plans and Bid Tab carefully for all revisions

Additional Comments:

- Spoils from Tree Clearing to be left on-site
- Contractor to coordinate closely with the Separate Wall Contractor for construction schedule and drains punching through walls
- ***Site access for any test pits needed for bid purposes is to be coordinated with Buck Nunley at Lennar (buck.nunley@lennar.com) ASAP (days are limited, Buck is scheduling some site visits for early next week).***
 - Bexar County is requiring the following items to be completed prior to any test pits:
 - Post "SQW FY25_3626" and "PC FY25_3245" Permits (provided in Addendum 1 Documents) on site
 - Submit CSN ASAP to Bexar County (SWQ@Bexar.org) and state your purpose for the visit (Test Pits Only)
 - Provide 48 hours notice as indicated
- Reminder that any change orders needed in the future must match unit prices from this initial bid
- SWPPP Measures to be installed diligently per the Construction Plans and if contractor sees fit during construction, additional SWPPP Measures shall be installed so that every effort is made to ensure there is no sediment runoff onto adjacent tracts

Important Dates:

- Bids Due & Public Bid Opening

- In person at the Pape-Dawson Office (2000 NW Loop 410, San Antonio, TX 78213)
- 3:00 PM on Tuesday, January 6, 2026

Thanks and have a great day,

Brandon Breazeale, P.E. | Project Manager

PAPE-DAWSON

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