

WOODMONT: HAVENWOOD @ HELOTES

REQUEST FOR GENERAL CONSTRUCTION BID & ACKNOWLEDGEMENT

February 10, 2026

Woodmont invites you to submit Lump Sum Proposal(s) for the following, new development:

Helotes Build-To Rent – 13930 FM 1560 N (approx 5± Acres / 50+ units)

PROJECT NEEDS & DESCRIPTIONS

- Civil Site Work for a new Haven Townhome development...with more to come.
- Project and Site Work application is currently under review with COSA
 - Project #COM-PRJ-APP25-39802396

PROPOSAL/BID DUE DATE: FEBRUARY 27, 2026

- Email in **PDF & Excel** Formats to Program Manager using the included bid form.

PROGRAM MANAGER

- Woodmont: Jennifer Chatman / 817.732.4000 / jchatman@woodmont.com & bidding@woodmont.com

ARCHITECT

- Jon Nystrom / 860.707.4872 / jonnystrom1@yahoo.com

CIVIL ENGINEER

- Meals & Myers / Tyler Meals / 210.740.2483 / tyler@mealsmyers.com

RFIs

- Email all RFIs to jchatman@woodmont.com & bidding@woodmont.com

Cost Savings / VE Items

VE/Cost Savings: Owner is interested in any and all; and expecting savings and all suggestions will be considered. All VE Items/any additional suggestions you have are to be listed as an alternate and, if available, the price. These suggestions should be below your bid total. DO NOT include assumed cost savings in your total price. If General Contractor does any "self-perform" work on the project, please indicate which scopes of work will be "self-performed".

Submittal of Bid Form

Bids are to be presented using the provided Woodmont bid form. Provide a price in your cost breakdown for General Requirements (do not include in your General Conditions). Please provide as separate line items, and include in your total price items such as: a) General Conditions, b) Cost for Insurances, c) Contractor's OH&P/Fee for Mark-up, Etc.

Provided Documents for Bidding: PLANS, DRAWINGS, REPORTS, ADDITIONAL DOCUMENTS

- | | |
|--|---|
| ▪ ARCHITECTURAL: STC | ▪ Landscape Tree Preservation Plan |
| ▪ Civil Plans: _WM HELOTES_RESIDENTIAL_IFP | ▪ Geo for the BTR Development |
| (2025 10 31) – please note these are preliminary | ▪ Other Misc. Plans / Documents: Survey, Topo |

Additional Items/Information

The selected General Contractor will also be responsible for but not limited to the following to be further discussed:

- Site Security
- SWPPP & BMP requirements during construction
- Any permits as necessary and outlined in the Owner Construction Agreement (info below)
- Site Testing / Special Inspections: please include pricing for the testing that will be needed for the project, following City requirements.

Construction Schedule

Submit a draft, outline Construction Schedule with your proposal. Schedule does not need to be elaborate at this time. Mainly interested in the duration of off-site work, duration of grading and on-site work; and duration of building shell and interior improvements. Once selected, the general contractor will be expected to generate a comprehensive schedule.

Administrative

- Form of Agreement: Owner Issued Construction Contract (in link)
 - Come time to review, track any changes and provide redlines back for Owner review
- Insurance: Please fill in the questionnaire and submit with your proposal along with a **sample** Certificate of Insurance
 - Please also send the Additional Insured Endorsements (AIEs) that go with your policy
- Monthly Invoicing: G702/703 Pay Application Format w/subcontractor backup & releases required
 - More detailed info re: PayApps in Construction Contract
- Construction Management Software: The selected General Contractor shall utilize construction management type software such as ProCore and provide Owner (and its consultants, project managers, etc.) access to the software for the specified project.
- Scheduling Software: Use of Microsoft Project or a similar scheduling software must be utilized by the selected General Contractor.

Questions / Inquiries

Please submit questions and /or inquiries via email to Jennifer Chatman (contact information above). Any inquiries received directly from a subcontractor will not be responded to. Questions received close to the bid due date may or may not be responded to in time for inclusion in your proposal. **THANK YOU**

It is acknowledged that I, _____ (Contractor) has received, read and reviewed the plan sets, specific reports and back up documentation listed in this Request For Bid package.

Signature

Name, Title

Company

Date