

## Pre-Bid Agenda

**Project:** Jaro North Subdivision, Unit 4

**Date:** April 27<sup>th</sup>, 2026

### 1. Introduction

- a. Developer: Lennar Homes of Texas Land and Construction, LTD., Contact Info: John Ortiz at (210) 334-5435 or [john.ortiz@lennar.com](mailto:john.ortiz@lennar.com)
  - a. Regarding Questions about Project: Josh Kelsey at (830) 625-8555 or [joshk@hmtnb.com](mailto:joshk@hmtnb.com)
  - b. Regarding Access to Bid Documents: Daniel Sanchez at [daniels@hmtnb.com](mailto:daniels@hmtnb.com)

### 2. Project Description/Location

- a. Construction Document Review/Plan Review
- b. Dates – Bids due on May 4<sup>rd</sup>, 2026 by 1:00 pm, physical bids need to be delivered to HMT's office located at 8122 Data Point, Suite 400, San Antonio, TX 78229. Bids must be accompanied by a 2% bid bond.
- c. Bids delivered after 1:00 pm will not be accepted.
- d. Clarifications to the construction documents need to be requested by 5 pm on April 30<sup>th</sup>, 2026.
- e. Bids will be assessed based on contractor schedule, bidder's qualifications, and price.
- f. Contract duration is 300 working days
- g. This project is a MUD and is tax exempt.

### 3. Utilities

City of Seguin Sewer, Crystal Clear SUD Water, and GVEC Electric

### 4. Specific Discussion Items

- a. Contractor is to perform an independent quantity take-off prior to bid opening, to verify that the quantities given in the bid proposal are within three percent (3%) of the actual quantities required to complete the construction represented by the plans and specifications. If any quantity is found to be in error of more than three percent (3%), the Contractor shall notify the Engineer seventy-two (72) hours prior to bid opening.
- b. Contractor is to verify site elevations and cut/fill quantities. Access to the site is available for surveying/site evaluation.
- c. Excess material to be embanked at Navarro Ranch Unit 10 to a final design grade per project specifications as directed by the Owner and provide a 79G letter.
- d. Record Drawings will be provided by HMT based on survey points provided by contractor.
- e. Public bid will require a 2 year maintenance bond.
- f. A 2% bid bond is required for this project.
- g. The owner is responsible for staking and initial testing on the property.
- h. Contractor to install T-post and orange fence around installed valves and meter boxes for protection prior to acceptance
- i. Contractor must cover the cost of ADA ramp inspections.