

INVITATION TO BID

PART 1 GENERAL

1.01 PROJECT IDENTIFICATION

- A. Project Name: Mayfair - Promenade Trl, located north of Kohlenberg Road in New Braunfels, Comal County.
- B. Project Number: 30002-69.
- C. The Owner, hereinafter referred to as Owner: SouthStar at Mayfair Developer, LLC on behalf of Comal County Water Improvement District No. 3 Master
- D. Owner's Representative: Pape-Dawson
Attn: Hayden Fowlkes, P.E.
1672 Independence Drive, Suite 102
New Braunfels, TX 78132
O: (830) 632-5633
E: HFowlkes@pape-dawson.com

1.02 BID OPENING

- A. Sealed Bids, in duplicate, addressed to SouthStar at Mayfair Developer, LLC on behalf of Comal County Water Improvement District No. 3 Master, Attention Mr. James Tipton, will be received at the office of Pape-Dawson, located at 1672 Independence Drive Suite 102, New Braunfels, Texas 78132 **until 10:00 a.m. local time, 23rd day of September 2025**, and then publicly opened and read via teleconference for "Construction of Mayfair - Promenade Trail, New Braunfels, Comal County, Texas." Bidders may view the public open by **logging on to Microsoft Teams app, enter Meeting ID: 210 308764 376 3 and Passcode: jt6Gb7FP** or by calling **210-926-0892 and use Conference ID: 191 577 976#**. Electronic bid submittals will not be accepted. Bids received after the closing time will be returned to bidder unopened.

1.03 SCOPE OF WORK

- A. Scope of Work of the Contract includes the construction of site clearing, sedimentation & erosion, street, and water improvements, all appurtenances and general construction work.

1.04 PRE-BID CONFERENCE

- A. A pre-bid conference will be held **remotely on the 4th day of September, 2025, at 10:00 a.m. local time**, via teleconference. Prospective bidders are invited to attend by **logging on to Microsoft Teams app, enter Meeting ID: 294 619 721 578 0 and Passcode: gt9Ai2Qb** or calling **210-926-0892 and use Conference ID: 994 605 046#**.
- B. Copies of the bidding documents may be **reviewed and obtained from www.CivcastUSA.com: search "MAYFAIR - PROMENADE TRAIL". Bidders must register on this website in order to view and/or download specifications, plans, soils report, and all other related bid documents for this project. There is NO charge to view or download documents.**
- C. Bidding documents may be examined at the above location(s) or may be obtained by prospective bidders or suppliers via an electronic download from the Engineer's website.

1.05 REJECTION

- A. The Owner reserves the right to reject any or all bids and to waive all defects and irregularities in bidding or bidding process except time of submitting a Bid. The successful Bidder, if any, will be the responsible Bidder which in the Owner's judgement will be most advantageous to the District and result in the best and most economical completion of the Project.

1.06 DELIVERY OF PROPOSALS

- A. Each bid must be accompanied by a Bid Bond or a certified cashier's check, acceptable to the Owner, in an amount not less than five percent (5%) of the total bid amount, as a guarantee that the successful bidder will enter into the contract and execute the bonds on the forms provided, and provide the required insurance certificates within ten (10) days after the date Contract Documents are received by the Contractor.

1.07 TIME OF COMPLETION

- A. Each Bidder shall indicate on his bid the number of calendar days he will require to complete the entire work under the Contract with all possible diligence within the time limit as stipulated in the bid proposal. The Owner considers it imperative that the work be completed at the earliest possible date and consideration will be given to the proposed completion date in determining the Bidders to whom the Contract will be awarded.

END OF SECTION