

MEMO – BID ADDENDUM

TO: All Contractors
DATE: 9/12/2025
FROM: Garrett Chubb, P.E.
Senior Project Manager
PROJECT NO.: 30002-69
CC: SouthStar at Mayfair Developer, LLC
RE: Mayfair – Promenade Trl
Bid Addendum No. 1

Bids are due on or before 10:00 a.m. on Tuesday, 9/23/2025, at the office of the engineer located at 1672 Independence Drive, Suite 102, New Braunfels, TX. (Revised Invitation to Bid attached)

Revised bid form is included with this addendum.

The following are clarifications and/or revisions to the Mayfair – Promenade Trl bid.

1. When will a project manual be posted?

Response: Specifications were uploaded to CivcastUSA.com.

2. Will all testing be paid by owner?

Response: Geotech testing will be paid for by owner.

3. Please verify what specifications will be used to build this project.

Response: Specifications were uploaded to CivcastUSA.com.

4. Will topsoil be required on this project? If so, please provide required depth and bid item.

Response: Topsoil is required in accordance with spec book.

5. Will you require sod or seeding? If so, please provide a bid item.

Response: Revegetation is required, refer to Street Improvements bid item No. 6 "Revegetation (Hydromulch) Parkways."

6. Do the bid quantities for the excavation items include the volume of topsoil to be stripped?

Response: Yes.

7. Is there any additional maintenance bond required?

Response: A 2-year maintenance bond will be required for City acceptance.

8. What is the start date for this project?

Response: Within 90 days of the bid due date.

9. What is the project duration?

Response: Schedule shall be provided by the contractor.

10. Did you hold down for topsoil when calculating your earthwork quantities?

Response: Earthwork is calculated from finished grade to existing ground. Earthwork is to be verified by contractor prior to bidding.

11. Please provide the location for the required material to be exported from the project.

Response: Assume the export material will be hauled off. Refer to Grading, Clearing, TPDES & Signage bid item No. 3 “Haul-off.”

12. Will the exported material be stockpiled?

Response: No, assume the export material will be hauled off.

13. Will there be any clearing or erosion control requirements for the exported material site?

Response: No, assume the export material will be hauled off.

14. Please verify the required specification for the flex base.

Response: See Geotechnical report for flex base specifications.

15. Do you have a form you would like us to use on the bond and what is the percentage?

Response: Please refer to spec book.

16. Who will be doing the inspections on the project?

Response: The City of New Braunfels.

17. Are there any items that are subsidiary to an item that we should be made aware of?

Response: Please refer to construction plans and all bid items. Per the included specifications, the bid is lump sum and should include all work to deliver a completed project.

18. Are there any removal items required on this project? If so, please add the items.

Response: Yes, see sheet C3.00 detail “A”. Bid item 10 and 11 has been added to the bid form under Street Improvements.

19. Are there any other forms required other than the Bid Form?

Response: Yes. Refer to specifications uploaded to CivcastUSA.com.

MEMO – BID ADDENDUM NO. 1

Mayfair – Promenade Trl

September 12, 2025

Page 3 of 6

20. Is a Bid Bond, performance bond, and/or maintenance bond required?

Response: Yes. Refer to specifications uploaded to CivcastUSA.com.

21. How do you want to handle the cost for the prime and tack?

Response: Include the cost for the prime and tack in the pavement cost.

22. may a line item for lime tonnage be added

Response: Include in lime treated subgrade cost.

23. Can you please provide the cross sections?

Response: Please refer to sheet C2.11 for cross section.

24. Please verify the required performance grade for the asphalt types.

Response: Please refer to Geotechnical report specifications.

25. Geotech report shows you can use RAP in the asphalt and the plans shows no RAP will be allowed please verify.

Response: Please refer to the approved sections in the construction plans.

26. You have a item for 6" treated subgrade. Please verify that is for lime and provide an application rate per square yard or provide a item for lime by the TON.

Response: Yes, this includes lime. Per Santosh Shrestha with Raba Kistner, "For estimating purposes, the dosage rate for lime treatment may be assumed to be 3 percent of the soil dry unit weight as provided on Treatment of Subgrade section of the report. Therefore, utilizing 3% lime by unit weight, we recommend at least fifteen (15) pounds per square yard for six inches of lime treated subgrade. For construction purposes, we recommend that the optimum lime content of the subgrade soils be determined by laboratory testing with representative samples of the subgrade materials being used for this project."

27. Please define Milestone #1 and Milestone #2 on the bid form.

Milestone #1-Substantial Completion (days):			
Milestone #2-Final Completion (days):			

Response:

28. On plan sheet C3.00 Overall Signage Plan you call out some of the striping, but the crossings and stop bars are not called out. Do you want the contractor to include them in the lump sum Striping item?

Response: Yes, please include.

29. Plan sheet C3.00 Overall Signage Plan shows a detail for and Object Marker Type 4. Will you require them and if so how many?

Response: Yes, they will be required. Per the City of New Braunfels, "A minimum of two markers shall be used and spaced to limit public travel beyond the end of roadway." Please assume five type 4 object markers to be installed.

MEMO – BID ADDENDUM NO. 1

Mayfair – Promenade Trl

September 12, 2025

Page 4 of 6

30. Will armor nosing be required on the inlets?

Response: Yes.

31. Do you need to add an item for the 100 lf of 24" steel casing?

Response: Yes, bid item 12 "24" Steel Casing" has been added to the bid form under Street Improvements.

32. Did the bid opening time change? In the bid docs it shows 3PM and in the summary in civcast it shows 10AM

Response: The bid opening is at 10 AM. The bid docs have been updated accordingly.

33. Just to clarify in section 3.03 E are you asking the contractor to send a survey party out to the site to verify your earthwork quantities before the bid is turned in?

Response: This is not required, however note this is a lump sum contract and discrepancies in earthwork must be resolved during the bid.

34. Please add an item for wheelchair ramps.

Response: Include with sidewalk quantities.

35. Please add removal items for header curb, barricade post, object markers, and asphalt.

Response: Please include cost with bid item 10 "Remove Hammerhead" under Street Improvements.

36. Please verify that this is a tax exempt project.

Response: Yes, this project is tax exempt.

37. In the contract documents and specifications, it mentions that bidders may be requested to submit additional information. Can you provide a list of the required documents that need to be turned in at bid time?

Response: Refer to the instruction to bidders in the spec book.

38. In the pre-bid it was stated that the bid was a unit priced contract. In the bid documents in section 3.03 A and B it states it will be a lump sum contract. Please verify.

Response: This project is a lump sum contract.

39. In the documents under Special Conditions 1.02 B what building permit fees and inspection fees will the contractor be responsible for?

Response: Inspection fees are issued at the end of the project by the City of New Braunfels.

40. In the documents under Special Conditions 1.02 H what percentage of vegetation will need to be established to get acceptance?

Response: This will be at the discretion of the City of New Braunfels.

MEMO – BID ADDENDUM NO. 1

Mayfair – Promenade Trl

September 12, 2025

Page 5 of 6

41. How will the fencing be handled on Kohlenberg Road where Promenade Trail ties into?

Response: Fencing to be removed at Kohlenberg Road and Promenade Trail. Bid item 11 has been added to the bid form under Street Improvements.

42. Bid form has 1656 SY of proposed sidewalk but plan page C0.02 Sidewalk Accessway Notes say sidewalks to be constructed by developer.

Response: All proposed sidewalk shown on C3.00 shall be constructed by the contractor.

43. Are you providing project control points, if so, then would we be required to have a licensed surveyor?

Response: Pape-Dawson will set project control; however, contractor shall provide all construction staking per specifications.

44. Plan sheet C1.11 shows a detail for inlet curb extensions. Will they be acceptable or do you want the 15' curb inlet to be at full depth?

Response: Assume full depth for the bid.

45. During the pre-bid meeting it was stated that we will be given a site to haul off the excess material. Questions 12 and 13 refer to that site. If this has not changed, please verify your answers and let us know what you would like us to do with the excess, if it's not to be stockpiled.

Response: Assume the export material will be hauled off. Refer to Grading, Clearing, TPDES & Signage bid item No. 3 "Haul-off."

46. Will complete precast curb inlets be allowed or must they be cast-in-place?

Response: Yes, complete precast curb inlets are allowed.

The above Q&A have also been addressed on CivcastUSA.com under the Q&A tab.

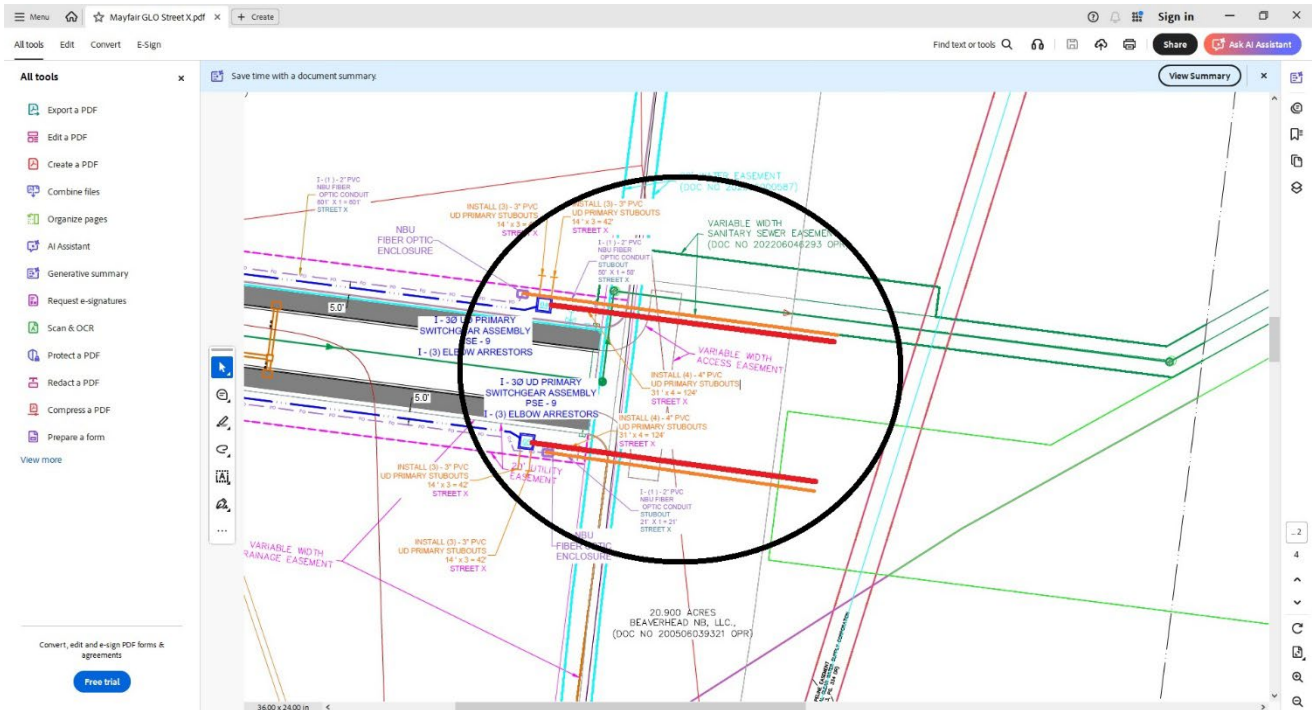
47. The bid form has been revised to include under the Street Improvements section a line item for 1 – 2" PVC SCH 40 (Fiber Optic) / 4 – 4" PVC SCH 40 (UD Primary Stubouts). Exhibit is included herein on the following page.

MEMO – BID ADDENDUM NO. 1

Mayfair – Promenade Trl

September 12, 2025

Page 6 of 6



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