

MEMO – BID ADDENDUM

TO: All Contractors
DATE: 9/19/2025
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. 2

Revised bid form is included with this addendum.

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

1. Plan sheet C6.00 shows an the area outside of the road to be graded at approximately 9,933SY. Your quantity for revegetation is 3,261SY. Do you what to revegetate all the area or just the 3,261SY? If all area is to be revegetated, please adjust the quantity.

Response: *Revegetate all the disturbed area, bid item 7 “Revegetation (Hydromulch)” has been added to the bid form under Grading, Clearing, TPDES & Signage.*

2. Will traffic control be needed?

Response: *No traffic control is anticipated, however if contractor requires traffic control for tie ins, include in cost of road construction. No separate item will be provided.*

3. Please provide a detail for pay item 13 added in addendum 1. Are these conduits required to be concrete encased?

Response: *Please refer to NBU specs for conduit installation.*

4. Please provide a detail for the median concrete.

Response: *Please reference sidewalk detail.*

5. Are the erosion control items required to be removed upon project completion?

Response: *Yes.*

6. There appears to be 14 EA collars required for the storm drain. Based on the detail shown on plan sheet C1.10, the concrete should be closer to 11 CY instead of 3.86 CY. Please verify the bid quantity.

Response: *3.86 CY is correct.*

7. Since this project requires a bid bond and we have not previously worked with the owner, will the owner be able to provide a bank letter confirming that funds have been allocated for this project?

Response: *A bid bond will be required per the spec book.*

MEMO – BID ADDENDUM NO. 2

Mayfair – Promenade Trl

September 19, 2025

Page 2 of 4

8. On plan sheet C2.10, drawing number ST-017 calls out the reinforcing as "6"x6" - W2.0xW2.9 WELDED WIRE FLAT SHEET OR #4 (3/8") 10mm REINFORCING STEEL @ 18" ON CENTER EACH WAY. Which size rebar is required - #4 (1/2") or #3 (3/8")?

Response: Based on direction from City of New Braunfels staff, #3 or #4 bars will be allowed.

9. Can you please provide the Dry Utility exhibit in PDF format?

Response: Please reference addendum No. 1 memo. No other exhibit is to be provided at this time.

10. Will erosion controls be a part of this bid? If so, there is no line item.

Response: Yes, include in the TPDES line item.

11. Is the RCP to be TG or Rubber Gasketed?

Response: Please follow City of New Braunfels specifications.

12. Will SouthStar at Mayfair Developer, LLC require any additional contract documents that are not shown in the issued contract documents and specifications for the Mayfair Promenade project?

Response: The contractor shall follow spec book for contract documents.

13. The bid form has a place for two people to sign. Is it required that two different people sign the the bid or can one person sign.

Response: One person can sign.

14. Do answers to questions submitted during the bidding process become part of the Contract Documents?

Response: Yes.

15. Under General Condition 4.01 A, will a Notice to Proceed be issued?

Response: Yes, refer to spec book.

16. Please confirm that Contractor's review of the dimensions, elevations and quantities in the bid package is made in its capacity as a construction contractor (as opposed to a licensed design professional) and that as a construction contractor, Contractor is not liable for failing to discover design errors or omissions or ascertaining the project's design compliance with applicable laws or codes.

Response: Confirmed.

17. If the Contractor suffers a delay to the critical path caused by a 3rd party, such as a utility company's delay in moving a conflict, will the Owner compensate the Contractor with an extension of time and extended general conditions?

Response: Deviations from the original contract will be evaluated on a case-by-case basis.

18. Will the contractor be compensated for additional costs and allowed additional time due to errors and omissions with the plans and specifications?

Response: Errors will be handled on a case-by-case basis.

MEMO – BID ADDENDUM NO. 2

Mayfair – Promenade Trl

September 19, 2025

Page 3 of 4

19. Will a Certificate of Insurance be sufficient proof of Contractor's insurance policies?

Response: Refer to specs.

20. Have all utility conflicts been cleared in the right- of way of construction?

Response: No, see the attached CCSUD Water Relocation Plans.

21. The plans show on page C2.00 an existing manhole located in mayfair road intersecting with Maytown dr. Where will the manhole adjustment be paid under?

Response: Bid item 14 "Adjust Existing Manhole" has been added to the bid form under Street Improvements.

22. Note on page C1.05 shows removal of 4" waterline, will this be removed by Crystal Clear or by contractor? If by contractor, can you add a bid item?

Response: Removed by contractor, see the attached CCSUD Water Relocation Plans.

23. Can we submit our own letter head?

Response: Contractor must use bid form provided by engineer.

24. In response to the answer to question #53, are there actually 14 EA collars that must be included in our bid?

Response: Yes.

25. In response to question #50, which NBU specification applies, what STANDARD DRAWING DETAIL is to be used, and where can we find these documents? Are these conduits required to be concrete encased?

Response: Please refer to NBU specs for conduit installation.

26. Question 54 was not correctly answered. Can you please answer the question?

Response: A bid bond is required per spec book.

27. On the bid form in section 1.10 change to the work item B, can you clearly define what you are asking for by using an example?

Response: See example below.

1.10 CHANGES TO THE WORK

- A. When Engineer or Owner establishes that the method of valuation for Changes in the Work will be net cost plus a percentage fee in accordance with General Conditions, our percentage fee will be:
1. 10 percent overhead and profit on the net cost of our own Work;
 2. 10 percent on the cost of work done by any Subcontractor.
- B. On work deleted from the Contract, our credit to Owner shall be Engineer-approved net cost plus 10 of the overhead and profit percentage noted above.

25. The TPDE detention pond- to be done by others correct, this is just for the streets and drainage?

Response: There is no proposed TPDE detention pond proposed with this set.

MEMO – BID ADDENDUM NO. 2

Mayfair – Promenade Trl

September 19, 2025

Page 4 of 4

26. Subgrade stabilization- I was reading the geo tech and it referred to lime. However was a bit vague from what I read, is your intention to just moisture condition subgrade, or add lime to stabilize the PI's?

Response: Add 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."

END OF MEMO

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