

## **Addendum No. 1**

### **Lennar Homes of Texas Land and Construction, LTD Parkside South Unit 1**

This Addendum No. 1 shall provide clarification and/or modification to the existing Bid Documents, Plans, and Specifications representing Lennar Homes of Texas Land and Construction, LTD, Parkside South Unit 1

The following are included in Addendum 1:

*Meeting Minutes:*

1. Bid Opening: April 28, 2026 at 11 AM.
2. Questions are due by Noon on Friday, April 24, 2026
3. Contract duration is 270 calendar days.
4. SHSUD and GBRA has not approved yet; GVEC has current approval
5. Contractor is responsible for doing independent quantity take off; if quantity discrepancy is over 3% then notify HMT.
6. Excess material will go to future Unit 2 of Parkside South.
7. No bid bond for this contract.
8. Lennar will pay for staking and initial testing; Contractor is responsible for failed testing and subsequent staking.
9. When you submit the sealed bid, please provide acknowledgement of addenda found at the back of the contract documents.
10. Pieper Road is the main point of access to Parkside.
11. This project connects into the Parkside Unit 2 which be the primary access to the site.
12. Covered bid form for the project.
13. Construction Staking – Lennar is paying
14. Revegetation is to be performed in the channels and detention basin
15. This is under the Guadalupe County review
16. Maintenance will be performed by the HOA
17. Storm drains E & F have brick plugs on the end of the lines for future Unit 2 Stormwater.
18. Existing detention outfall modification can be found in a separate plan set that will be reviewed and inspected by the City.
19. Onsite detention and subdivision construction will be reviewed and inspected by Guadalupe County.
20. Tax exempt for materials
21. Warranty period will be 1 year
22. Estimated start date: June 1, 2026
23. Please provide schedule with submittal.

24. Building pad updates to be provided with next addendum
25. Pad grading will be finished dirt elevations, not elevations of slab/FFE.
26. Lab for testing: TTL is who did the Geotech report.
27. Can we use construction water from previous phase? Yes, you can but contractor will need to coordinate with SHSUD for meter.
28. No revegetation in residential lots; only vegetate the channels and drainage lots.
29. How many pounds of lime is needed per sqyd for the lime? 6% lime (Geotech states 44lb).
30. Is the erosion control matting required in the 3:1 sloped channel? No.
31. Is there a stockpile for excess dirt? Put on unit 2 and put a silt fence around it.

*Clarifications:*

1. Lennar will pay for the original construction staking of the project. This has been updated in the bid form.
2. Line Item added to the bid form for site work to include removal of existing structures within the property.
3. Please see sheet C6.11 for the (3) – 3'x2' boxes used for the pond outfall.

There will be at least one more addendum issued tomorrow, April 22, 2026. The due date for seal bids is still April 28, 2026 at 11 AM to HMT offices, ATTN: Riess Doerr. Please feel free to reach out with any more questions.



*Chris Van Heerde, PE*  
*4/21/26*