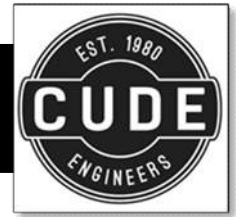


ADDENDUM No. 1

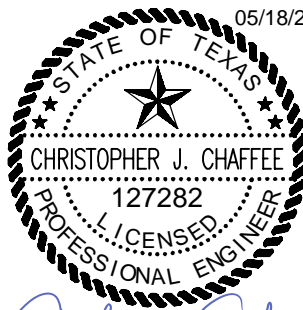
May 18, 2026



Savannah Farms

UNIT 1

05/18/2026



Chris Chaffee

ADDENDUM No. 1

Savannah Farms – Unit 1

**TO ALL PRIME CONTRACT BIDDERS AND ALL OTHERS
TO WHOM DRAWINGS AND SPECIFICATIONS HAVE BEEN ISSUED:**

Receipt of this Addendum shall be acknowledged on the Bid Form.

This Addendum is hereby made a part of the Construction Documents for the above referenced project to the same extent as though it were originally included therein. This addendum shall take precedence over the original Construction Documents where its provisions apply. Each bidder shall make necessary adjustments and submit proposals with full knowledge of all modifications, clarifications, and supplemental data included therein.

GENERAL CONTRACTOR QUESTIONS

- ITEM NO. 1 Control Points:
- i. Can we get the control points “surface coordinates” that match CAD files?
Yes, revised control point excel is included with this bid addenda.
- ITEM NO. 2 Pond Dewatering:
- i. Line item for dewatering existing pond?
A line item has been included for dewatering of the existing wet pond.
- ITEM NO. 3 Overbuild:
- i. Plans note 1’ of overbuild, geotech report notes 3’?
Geotech confirmed 1’ minimum overbuild will be sufficient.
- ITEM NO. 4 Payment and performance bond:
- i. Confirmation that Meritage will be responsible for P&P bond as was stated in prebid meeting?
Meritage will be responsible for P&P bond.
- ITEM NO. 5 Details:
- i. Can we get a detail for the 5’ pilot channel and a detail for the sidewalk boxes in drains?
Corresponding details have been included in the revised sheets. Sidewalk box drain where noted has been revised to drop curb inlet.
- ITEM NO. 6 Testing & Staking:
- i. Who is responsible for staking and testing?
Staking to be done by Cude Engineers and Testing to be preformed by Terradyne.
- ITEM NO. 7 Quantity Verification:
- i. Bid tab shows 111 LF of rock berm, plans are showing 350 LF.
Quantity has been revised to 315. Please bid this quantity.
 - ii. Bid tab shows 28,264 LF of wire backed silt fence, plans are showing 13,930 LF if you do not include homebuilder phase.
Quantity has been verified, please include include homebuilding silt fencing with bid.
 - iii. Bid tab shows 13 EA 8” gate valves for onsite water, plans are showing 15 EA. Bid tab shows 13 EA 6” gate valves for onsite water, plans are showing 15 EA.
Quantity has been revised.

- iv. Bid tab shows 2” temporary blowoff 1 EA for the onsite water, plans show 0 EA. Bid tab shows 2” permanent blowoff 1 EA for the onsite water, plans show 2 EA.
Quantity has been revised.
- v. Bid tab shows 113 LF of 24” steel casing, plans show 100 LF.
Quantity has been revised. Please bid provided quantity.
- vi. Bid tab shows 203 VF of vertical stacks, plans are showing 240 VF.
Quantity has been reviewed. Please bid provided quantity
- vii. Plans show proposed header curb 30 LF by the end of road markers at the end of Irish creek. Where does this get paid?
Header curb has been added.
- viii. Bid tab shows 12” D50 rock rubble in drain A 282 SY, plans are showing 209 SY.
Quantity has been revised. Please bid provided quantity.
- ix. Drain A bid tab shows 974 SY, plans show 930 SY.
Quantity has been revised. Please bid provided quantity.
- x. Drain C bid tab shows 391 SY of concrete rip rap, plans show 552 SY which includes the walls on the U-Channel.
Quantity has been revised. Please bid provided quantity.
- xi. Drain G plans show (1) 7X7 JB and (2) 8x8 JB, bid form has (3) 8x8 JBs.
Bid form has been revised.

CONTRACT DOCUMENTS/BID FORM

Construction Documents

ITEM NO. 1 Grading Plans

- Grading plans have been updated. Retaining wall locations are noted, but not quantified within bid form.

ITEM NO. 2 Street Plans

- Updated Savannah Drive intersection elevations. Revised sidewalk box drain callout.

ITEM NO. 3 Utility Plans (Sewer & Water)

- Included vertical stack notation and information. This has been revised on sheets C3.04-C3.10.
- Steel casing length revised sheet C4.00.

ITEM NO. 4 Drainage Plans

- Revised sidewalk box drains to drop curb inlets.
- Drain “H” plan and profile included sheet C6.17.
- Drain “F” headwall revised.
- Noted rock rubble quantities revised.
- Updates based off contractor questions.

Bid Form

ITEM NO. 1 Clearing

- Dewater line item added.

ITEM NO. 2 Grading

- Removed 1,279 CY Excavation.
- Added 381 CY Embankment.
- Removed 797 CY Excavation (Whispering Creek).
- Added 576 CY Embankment (Whispering Creek).
- Removed 1,370 CY Material Import To Site (From Whispering Creek).
- Added 3,030 CY Material Import To Site.

ITEM NO. 3 Sediment Control

- Added 204 LF Rock Berm.

ITEM NO. 4 Drainage

- Drain 'A'
 - Removed 2 Sidewalk Box Drain.
 - Added 2 ~ 5' Drop Curb Inlet.
 - Added 540 SY Concrete Rip-Rap (6").
 - Removed 68 SY Rock Rubble.
- Drain 'C'
 - Added 144 SY Concrete Rip-Rap (5").
 - Added 50 SY Concrete Rip-Rap (6").
- Drain 'D'
 - Added 38 SY Concrete Rip-Rap (6").
- Drain 'E'
 - Added 54 SY Concrete Rip-Rap (6").
- Drain 'F'
 - Removed 2 Sidewalk Box Drain.
 - Added 1 ~ 5' Drop Curb Inlet.
 - Added 268 SY Concrete Rip-Rap (5").
 - Added 55 SY Concrete Rip-Rap (6").
 - Added 1 LF 5 ~ 8' x 4' M.B.C.
 - Added 47 LF Pipe railing.

- Drain 'G'
 - Added 54 SY Concrete Rip-Rap (6").
 - Added 1 ~ 7' x 7' Junction Box.
 - Removed 1 ~ 8' x 8' Junction Box.
- Drain 'H'
 - Added 1 ~ 5' Sidewalk Box Drain.
 - Added 6 SY Concrete Rip-Rap (5").
 - Added 5' Pipe Railing.

ITEM NO. 5 Water

- Added 2 ~ 8" Gate Valves.
- Added 2 ~ 6" Valve Boxes.
- Removed 1 Temporary Blowoff.
- Added 1 Permanent Blowoff.
- Added 41 LF Steel Casing.

ITEM NO. 6 Paving

- Added 30 LF Header Curb.

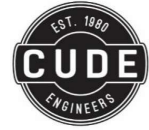
ATTACHMENTS

1. Bid Form Addendum – Savannah Farms Unit 1.
2. Revised Construction Plans.
3. Revised Whispering Creek Grading Plans
4. Digital Files
 - a. Control Points (Excel)
 - b. Bid Form Addendum (Excel)
 - c. Base File – Proposed Linework (DWG)
 - d. Proposed Grading (DWG)
 - e. Proposed Grading Whispering Creek (DWG)

END OF ADDENDUM NO. 1

PUBLIC BID TABULATION

PROJECT SAVANNAH FARMS - UNIT 1
DEVELOPER MERITAGE HOMES OF TEXAS, L.L.C.
Addendum No. 01
DATE 5/15/2026



SAVANNAH FARMS - UNIT 1 PUBLIC CONSTRUCTION ITEMS					
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	SUBTOTAL
CLEARING					
				SUBTOTAL	\$
1	MOBILIZATION	EA	1	\$	\$
2	INSURANCE AND BOND	EA	1	\$	\$
3	PREPARE RIGHT-OF-WAY	EA	1	\$	\$
4	CLEARING/SITE PREP/GRUBBING ROW/EASEMENTS	Ac	44.26	\$	\$
5	CLEARING/SITE PREP/GRUBBING ROW/EASEMENTS (WHISPERING CREEK)	Ac	78.12	\$	\$
6	POND DEWATERING	LS	1	\$	\$
GRADING					
				SUBTOTAL	\$
7	EXCAVATION	CY	19,755	\$	\$
10	EMBANKMENT	CY	132,014	\$	\$
9	EXCAVATION (WHISPERING CREEK)	CY	105,603	\$	\$
10	EMBANKMENT (WHISPERING CREEK)	CY	90,876	\$	\$
11	MATERIAL IMPORT TO SITE (FROM WHISPERING CREEK)	CY	14,730	\$	\$
12	MATERIAL IMPORT TO SITE	CY	97,529	\$	\$
SEDIMENT CONTROL					
				SUBTOTAL	\$
13	CONCRETE WASHOUT PIT	EA	2	\$	\$
14	STABILIZED CONSTRUCTION ENTRANCE/EXIT	EA	2	\$	\$
15	STAGING	EA	2	\$	\$
16	ROCK BERM	LF	315	\$	\$
17	BAGGED GRAVEL INLET FILTERS	LF	150	\$	\$
18	SILT FENCE (WIRE BACKED)	LF	28,265	\$	\$
19	REVEGETATION (RIGHT-OF-WAY & OPEN SPACE)	SY	24,872	\$	\$
20	REVEGETATION (INTERIM UNIT 2)	SY	61,505	\$	\$
21	TREE PROTECTION	LS	1	\$	\$
DRAINAGE					
				SUBTOTAL	\$
DRAIN 'A'					
22	REMOVE AND REPLACE GABION MATTRESS	SY	73	\$	\$
23	3 ~ 4' X 2' M.B.C.	LF	104	\$	\$
24	5' DROP CURB INLET	EA	2	\$	\$
25	CONCRETE RIP-RAP (5" THICK)	SY	974	\$	\$
26	CONCRETE RIP-RAP (6" THICK)	SY	540	\$	\$
27	CONCRETE STRUCTURE (BAFFLE BLOCKS)	CY	1	\$	\$
28	CONCRETE STRUCTURE (HEADWALL)	CY	8	\$	\$
29	12" D50 ROCK RUBBLE	SY	214	\$	\$
DRAIN 'C'					
30	15' CURB INLET	EA	1	\$	\$
31	3.5' X 3.5' 4 - WAY INLET	EA	1	\$	\$
32	4' x 4' CONCRETE JUNCTION BOX (W/ MANHOLE EXTENSION)	EA	2	\$	\$
33	5' X 7' CONCRETE JUNCTION BOX (W/ MANHOLE EXTENSION)	EA	1	\$	\$
34	7' X 7' CONCRETE JUNCTION BOX (W/ MANHOLE EXTENSION)	EA	2	\$	\$
35	24" R.C.P. TYPE III	LF	1,036	\$	\$
36	CONCRETE RIP-RAP (5" THICK)	SY	535	\$	\$
37	CONCRETE RIP-RAP (6" THICK)	SY	50	\$	\$
38	CONCRETE STRUCTURE (HEADWALL)	CY	2	\$	\$
39	12" D50 ROCK RUBBLE	SY	14	\$	\$
DRAIN 'D'					
40	15' CURB INLET (TYPE C-1)	EA	2	\$	\$
41	4' x 4' CONCRETE JUNCTION BOX (W/ MANHOLE EXTENSION)	EA	1	\$	\$
42	5' X 7' CONCRETE JUNCTION BOX (W/ MANHOLE EXTENSION)	EA	1	\$	\$
43	24" R.C.P. TYPE III	LF	1,239	\$	\$
44	30" R.C.P. TYPE III	LF	22	\$	\$
45	CONCRETE COLLAR	EA	9	\$	\$
46	CONCRETE RIP-RAP (5" THICK)	SY	70	\$	\$
47	CONCRETE RIP-RAP (6" THICK)	SY	38	\$	\$
48	CONCRETE STRUCTURE (HEADWALL)	CY	5	\$	\$
49	12" D50 ROCK RUBBLE	SY	76	\$	\$
DRAIN 'E'					
50	15' CURB INLET (TYPE C-1)	EA	2	\$	\$
51	4' x 4' CONCRETE JUNCTION BOX (W/ MANHOLE EXTENSION)	EA	2	\$	\$
52	8' x 8' CONCRETE JUNCTION BOX (W/ MANHOLE EXTENSION)	EA	1	\$	\$
53	30" R.C.P. TYPE III	LF	1,615	\$	\$
54	CONCRETE COLLAR	EA	9	\$	\$
55	CONCRETE RIP-RAP (5" THICK)	SY	121	\$	\$
56	CONCRETE RIP-RAP (6" THICK)	SY	54	\$	\$
57	CONCRETE STRUCTURE (HEADWALL)	CY	6	\$	\$
58	12" D50 ROCK RUBBLE	SY	72	\$	\$

DRAIN 'E'					
59	5 ~ 8'X4' M.B.C.	LF	85	\$	\$
60	5' DROP CURB INLET	EA	1	\$	\$
61	PIPE RAILING	LF	136	\$	\$
62	CONCRETE RIP-RAP (5" THICK)	SY	511	\$	\$
63	CONCRETE RIP-RAP (6" THICK)	SY	55	\$	\$
64	12" D50 ROCK RUBBLE	SY	97	\$	\$
DRAIN 'G'					
65	15' CURB INLET	EA	1	\$	\$
66	4' x 4' CONCRETE JUNCTION BOX (W/ MANHOLE EXTENSION)	EA	1	\$	\$
67	7' x 7' CONCRETE JUNCTION BOX (W/ MANHOLE EXTENSION)	EA	1	\$	\$
68	8' x 8' CONCRETE JUNCTION BOX (W/ MANHOLE EXTENSION)	EA	2	\$	\$
69	30" R.C.P. TYPE III	LF	1,051	\$	\$
70	CONCRETE COLLAR	EA	9	\$	\$
71	CONCRETE RIP-RAP (5" THICK)	SY	116	\$	\$
72	CONCRETE RIP-RAP (6" THICK)	SY	54	\$	\$
73	CONCRETE STRUCTURE (WINGWALL)	CY	6	\$	\$
74	12" D50 ROCK RUBBLE	SY	65	\$	\$
DRAIN 'H'					
75	5' SIDEWALK BOX DRAIN	EA	1	\$	\$
76	CONCRETE RIP-RAP (5" THICK)	SY	6	\$	\$
77	PIPE RAILING	LF	5	\$	\$
DRAIN 'I'					
78	15' CURB INLET (TYPE C-1)	EA	1	\$	\$
79	24" R.C.P. TYPE III	LF	4	\$	\$
80	CONCRETE COLLAR	EA	1	\$	\$
DRAIN 'J'					
81	15' CURB INLET (TYPE C-1)	EA	1	\$	\$
82	24" R.C.P. III	LF	4	\$	\$
83	CONCRETE COLLAR	EA	1	\$	\$
DRAIN 'K'					
84	15' CURB INLET (TYPE C-1)	EA	1	\$	\$
85	30" R.C.P. TYPE III	LF	4	\$	\$
86	CONCRETE COLLAR	EA	1	\$	\$
DRAIN 'L'					
87	15' CURB INLET (TYPE C-1)	EA	1	\$	\$
88	24" R.C.P. TYPE III	LF	9	\$	\$
89	CONCRETE COLLAR	EA	1	\$	\$
WATER				SUBTOTAL	\$
90	8" PVC C-909 WATER MAIN, PC 235	LF	6,587	\$	\$
91	8" GATE VALVE	EA	15	\$	\$
92	6" VALVE BOX, COMPLETE	EA	15	\$	\$
93	STANDARD F.H. COMPLETE W/ VALVE	EA	17	\$	\$
94	CAST IRON FITTINGS	TON	4	\$	\$
95	2" BLOWOFF, PERMANENT	EA	2	\$	\$
96	1" SINGLE LONG SERVICE (1" METER)	EA	10	\$	\$
97	1" SINGLE SHORT SERVICE (1" METER)	EA	9	\$	\$
98	1" DUAL LONG SERVICE (1" METER)	EA	16	\$	\$
99	1" DUAL SHORT SERVICE (1" METER)	EA	22	\$	\$
100	24" STEEL CASING	LF	154	\$	\$
101	TRENCH EXCAVATION PROTECTION	EA	6,587	\$	\$
102	METER BOXES	EA	95	\$	\$
103	HYDROSTATIC TESTING	EA	1	\$	\$
SEWER				SUBTOTAL	\$
104	8" SANITARY SEWER PIPE (6' - 10')	LF	2,179	\$	\$
105	8" SANITARY SEWER PIPE (10' - 14')	LF	2,713	\$	\$
106	12" SANITARY SEWER PIPE (6' - 10')	LF	396	\$	\$
107	12" SANITARY SEWER PIPE (10' - 14')	LF	698	\$	\$
108	15" SANITARY SEWER PIPE (6' - 10')	LF	33	\$	\$
109	6" CONCRETE ENCASEMENT	LF	57	\$	\$
110	TIE INTO EX. MH	LS	1	\$	\$
111	STANDARD MANHOLES	EA	22	\$	\$
112	DOG HOUSE MANHOLE	EA	1	\$	\$
113	EXTRA DEPTH MANHOLE	VF	101	\$	\$
114	8"x 6" WYES	EA	131	\$	\$
115	6" SEWER LATERALS	LF	4,663	\$	\$
116	TELEWISE SEWER MAIN	LF	6,019	\$	\$
117	TRENCH EXCAVATION PROTECTION	LF	10,682	\$	\$
118	VERTICAL STACKS	VF	203	\$	\$

				SUBTOTAL	\$
PAVING					
119	REMOVE HEADERCURB AND GUARD POSTS	LF	30	\$	\$
120	TIE INTO EXISTING ROADWAYS	EA	2	\$	\$
121	3" HMAC, TYPE D	SY	16,852	\$	\$
122	2" HMAC, TYPE D (TEMPORARY TURNAROUND)	SY	1,379	\$	\$
123	PRIME COAT	GAL	3,647	\$	\$
124	TACK COAT	GAL	1,824	\$	\$
125	8" AGGREGATE BASE	SY	19,917	\$	\$
126	8" AGGREGATE BASE (TEMPORARY TURNAROUND)	SY	1,379	\$	\$
127	LIME TREATED SUBGRADE (8" COMPACTED DEPTH)	SY	19,917	\$	\$
128	TX-5 GEOGRID OR BETTER	SY	19,917	\$	\$
129	LIME	TON	418	\$	\$
130	REGULATORY SIGNS	EA	14	\$	\$
131	9 IN. STREET NAME SIGN	EA	22	\$	\$
132	HEADER CURB	LF	30	\$	\$
133	CONCRETE CURB & GUTTER	LF	10,020	\$	\$
134	FIRE HYDRANT BLUE PAVEMENT MARKERS	EA	12	\$	\$
				SUBTOTAL	\$
SIDEWALK					
135	CONCRETE SIDEWALK	SY	459	\$	\$
136	WHEELCHAIR RAMPS (CONTRACTOR RESPONSIBILITY)	EA	3	\$	\$
				SUBTOTAL	\$
ELECTRIC					
137	3 - 2 1/2" PVC CONDUIT	LF	525	\$	\$
138	5 - 2 1/2" PVC CONDUIT	LF	550	\$	\$
139	7 - 2 1/2" PVC CONDUIT	LF	110	\$	\$
140	9 - 2 1/2" PVC CONDUIT	LF	100	\$	\$
141	2 - 4" PVC CONDUIT	LF	1,285	\$	\$
				SUBTOTAL	\$
OFFSITE WATER					
142	OPEN CUT	LF	193	\$	\$
143	4" HMAC, TYPE D	SY	156	\$	\$
144	10" FLEX BASE	SY	156	\$	\$
145	8" PVC C-909 WATER MAIN, PC 235	LF	528	\$	\$
146	8" GATE VALVE	EA	4	\$	\$
147	6" VALVE BOX, COMPLETE	EA	6	\$	\$
148	12" GATE VALVE	EA	2	\$	\$
149	CAST IRON FITTINGS	TON	1	\$	\$
150	TRENCH EXCAVATION PROTECTION	EA	528	\$	\$
151	24" STEEL CASING	LF	53	\$	\$
152	TIE INTO EXISTING WATER MAIN	EA	2	\$	\$
153	CHLORINATION	LS	1	\$	\$
154	TRAFFIC CONTROL - PLANS & IMPLEMENTATION	LS	1	\$	\$
				SUBTOTAL	\$
ALTERNATE					
155	8" CALICHE BASE (ACCESS OPTION 1)	SY	5,395	\$	\$
156	8" CALICHE BASE (ACCESS OPTION 2)	SY	5,765	\$	\$
157	24" C.M.P.	LF	676	\$	\$
158	30" C.M.P.	LF	32	\$	\$
				GRAND TOTAL	\$
				GRAND TOTAL W/ ALTERNATES	\$

Bidder Signature _____