

BID PROPOSAL SCHEDULE SKY RANCH UNIT 1B

BIDDER'S NAME: _____

ADDRESS: _____

SIGNATURE AND TITLE: _____

DATE: _____

BID SUMMARY

1300.2550 GRADING IMPROVEMENTS	\$ -
1300.2555 EROSION AND SEDIMENTATION CONTROL	\$ -
1300.2750 SANITARY SEWER IMPROVEMENTS	\$ -
1300.2850 WATER IMPROVEMENTS	\$ -
1300.3000 DRAINAGE IMPROVEMENTS	\$ -
1300.3316 STREET IMPROVEMENTS	\$ -
TOTAL BASE BID:	\$ -

No shrinkage or swelling factor is accounted for in the engineering excavation and embankment quantities. Contractor to adjust unit price as he deems necessary to account for shrinkage and swelling.

- * Total bid amount shall include performance and payment bond, and a 2-year maintenance bond for street, drains, and pond improvements for the MUD as stipulated in the instruction to bidders section of the contract documents.
- * Total bid amount shall include warranty assignments or bonds, Per City of New Braunfels, and NBU Requirements.
- * Contractor is to perform an independent quantity take-off prior to signing the contract, to verify that the quantities given in the bid proposal are within three percent (3%) of the actual quantities required to complete the construction represented by the plans and specifications. If any quantity is found to be in error of more than three percent (3%), the Contractor shall notify the Engineer forty-eight (48) hours prior to signing the contract.
- * Bids shall include all Unit Price costs as indicated by the Contract Documents and Bid Form. The bid price submitted by the Contractor shall be the sum of the unit prices times the estimated quantity of each item shown in the bid form. However, the Contractor shall guarantee himself of the accuracy of the quantities shown in the bid form. The quantities shown are estimates only and indicate only the magnitude of the project and a basis for bid comparison. Any discrepancies in quantity or work necessary to fulfill the intent of the plans shall be included, whether a bid item is included or not. Any work required for which a bid item is not shown shall be considered subsidiary to other work items.
- ** No separate payment shall be made for utility excavation. Excess material generated from excavation shall be processed and used to meet the fill requirements for the project or hauled off and disposed of by the contractor. Include costs in related bid items.

Bidders Initials _____
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BID PROPOSAL SUMMARY
SKY RANCH UNIT 1B

7.29.25
Job No. 337.050

1300.2550 GRADING IMPROVEMENTS

NO.	DESCRIPTION	UNIT OF MEASURE	APPROX. QUANTITIES	UNIT PRICES	COST
1	Excess Material (Drainage)	CY	663	\$ -	\$ -
2	Excess Material (Streets)	CY	179	\$ -	\$ -
				TOTAL COST	\$ -

- * **All final lot grading shall be compacted in accordance with notes on the Lot Grading Plan, see sheets C3.0, C3.1, C3.2.**
- * Contractor is to perform an independent quantity take-off prior to signing the contract, to verify that the quantities given in the bid proposal are within three percent (3%) of the actual quantities required to complete the construction represented by the plans and specifications. If any quantity is found to be in error of more than three percent (3%), the Contractor shall notify the Engineer forty-eight (48) hours prior to signing the contract.
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- * Contractor to field verify and survey the existing site topography and submit information to engineer prior to submitting final bid for verification. No shrinkage or swelling factor is accounted for in the engineering excavation and embankment quantities. Contractor to adjust unit price as he deems necessary to account for shrinkage and swelling.
- * All embankment areas shall be placed and compacted in accordance with the project specification. 79G letters will need to be provided for embankment in proposed and future residential lot areas.

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BID PROPOSAL SUMMARY
SKY RANCH UNIT 1B

7.29.25
Job No. 337.050

1300.2555 EROSION AND SEDIMENTATION CONTROL

NO.	DESCRIPTION	UNIT OF MEASURE	APPROX. QUANTITIES	UNIT PRICES	COST
1	Stabilized Construction Entrance	EA	2	\$ -	\$ -
2	Concrete Washout Pit	EA	1	\$ -	\$ -
3	Silt Fence Phase 1	LF	1,620	\$ -	\$ -
4	Silt Fence Phase 2 with Safety Caps	LF	1,665	\$ -	\$ -
5	Earthen Check Berm	LF	512	\$ -	\$ -
6	Rock Berm	LF	78	\$ -	\$ -
7	Curb Inlet Protection (Filter Dike)	LF	72	\$ -	\$ -
8	Clearing & Grubbing Lots	AC	12.70	\$ -	\$ -
9	Revegetation of Disturbed Lot Area	AC	12.70	\$ -	\$ -
				TOTAL COST	\$ -

**

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**** Commence of Construction:**

1. Initial project clearing will need to be limited to the locations of the proposed temporary SWP3 Best Management Practices (BMP) designed by the engineer. These BMPs may include, but are not limited to: Stabilized Construction Exit(s), Silt Fence, Discharge Point Rock Berms/Check Dams, Trash containment, Temporary Sediment Basins (if applicable), Demarcation of protected site features for example; Wetlands, Environmental Buffers, Caves or Solution Features, and Habitats,

2. Prior to commencement of additional clearing or earth disturbing activities, the proposed BMPs will need to be installed by the Contractor and inspected by a Lennar Representative. Contractor must provide at minimum, 48-hours of notice to Lennar when the BMPs are scheduled to be installed and completed. The Lennar Representative will coordinate the Land Development Manager to release the project for construction.

When the project is located within the Bexar County controlled MS4, the Contractor must provide 48-hours of notice to the assigned Bexar County SWP3 Inspector noted on the Storm Water Quality (SWQ) permit letter.

3. When a Temporary Sediment Basin is required for the project, limited clearing of the proposed basin location and any material borrow areas to construct the Temporary Sediment Basin may occur during the initial BMP installation period. The Temporary Sediment Basin must be completely constructed to Engineer's design. This may include the following; Construction of the dewatering structure (Riser Pipe or Fair Cloth Skimmer and pump), Construction of the Emergency Overflow Structure, Installation of a sediment depth marker. Note-Once accessible to appropriate equipment, the only the Temporary Sediment Basin berms/slopes shall be temporarily stabilized.

4. General Contractor is to maintain all pollution control measures in effective operating condition throughout the contract period to the extent achievable. To ensure BMPs are operating effectively, and in accordance with the Construction General Permit, Lennar will provide regular and if applicable, post-rain event BMP inspections and inspection reports. The General Contractor will be provided an electronic copy of the BMP inspection report via email. weekly regarding issues with BMPs at the project through the Lennar SWP3 Inspection process. Items noted in the BMP Inspection report must be addressed by the General Contractor as soon as possible, and within 7 calendar days. General Contractor shall provide documentation to the assigned Lennar Land Development Project Manager to include:

- a. Actions taken in response to the BMP inspection report and date(s) the actions were completed or,
- b. Statement of extenuating circumstance as to why an item could not be completed within the 7-day timeframe and proposed scheduled date of completion.

5. Contractor to maintain Spill Response Supplies/Kit at the project location while actively working onsite.

6. When dewatering activities discharge into onsite creeks or rivers, or discharge outside the limits of construction, daily dewatering inspections must be documented in accordance with the 03.05.2023 TCEQ Construction General Permit. Daily report must be sent to Lennar within 24-hours.

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**BID PROPOSAL SUMMARY
SKY RANCH UNIT 1B**

7.29.25
Job No. 337.050

1300.2750 SANITARY SEWER IMPROVEMENTS

NO.	DESCRIPTION	UNIT OF MEASURE	APPROX. QUANTITIES	UNIT PRICES	COST
1	8" Sanitary Sewer Pipe				
	8" SDR 26 ASTM 3034 (0'-6')	LF	182	\$ -	\$ -
	8" SDR 26 ASTM 3034 (6'-8')	LF	1276	\$ -	\$ -
	8" SDR 26 ASTM 3034 (8'-10')	LF	695	\$ -	\$ -
	8" SDR 26 ASTM 3034 (10'-12')	LF	443	\$ -	\$ -
2	Sanitary Sewer Lateral w/ Cleanout	EA	123	\$ -	\$ -
3	Standard Sanitary Manhole	EA	6	\$ -	\$ -
4	Extra Depth Manhole	VF	8	\$ -	\$ -
5	Connect to Existing Stub-out	EA	2	\$ -	\$ -
6	Trench Excavation Protection	LF	2,596	\$ -	\$ -
7	Mandrel and Vacuum Testing	LS	1	\$ -	\$ -
8	TV / Video Sewer Line	LF	2,596	\$ -	\$ -
9	Vertical Stacks	LF	48	\$ -	\$ -
10	Vented Manhole	EA	1	\$ -	\$ -
11	Adjust Existing Manholes	EA	2	\$ -	\$ -
12	Utility Shroud	EA	123	\$ -	\$ -
13	Cap and Mark End Sewer	EA	1	\$ -	\$ -
				TOTAL COST	\$ -

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**BID PROPOSAL SUMMARY
SKY RANCH UNIT 1B**

7.29.25
Job No. 337.050

1300.2850 WATER IMPROVEMENTS

NO.	DESCRIPTION	UNIT OF MEASURE	APPROX. QUANTITIES	UNIT PRICES	COST
1	8" C-900 PVC Pipe	LF	2713	\$ -	\$ -
2	12" C-900 PVC Pipe	LF	537	\$ -	\$ -
3	Trech Excavation Protection	LF	3250	\$ -	\$ -
4	8" Gate Valve MJ with box	EA	9	\$ -	\$ -
5	12" Gate Valve MJ with box	EA	3	\$ -	\$ -
6	5/8" Short Single Service with Casing	EA	81	\$ -	\$ -
7	5/8" Long Single Service with Casing	EA	54	\$ -	\$ -
9	Meter Boxes	EA	135	\$ -	\$ -
10	Fire Hydrant Assembly with 6" Gate Valve	EA	6	\$ -	\$ -
11	Ductile Iron Fitting	TN	1.1	\$ -	\$ -
12	8" Permanent Blowoff	EA	1	\$ -	\$ -
13	12" Permanent Blowoff	EA	1	\$ -	\$ -
14	Tie-in to Existing Main	EA	2	\$ -	\$ -
15	Hydro Static Testing	EA	1	\$ -	\$ -
16	Machine Chlorination	LF	3250	\$ -	\$ -
17	18" Steel Casting with Spacers	LF	12	\$ -	\$ -
TOTAL COST					\$ -

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**BID PROPOSAL SUMMARY
SKY RANCH UNIT 1B**

7.29.25
Job No. 337.050

1300.3000 DRAINAGE IMPROVEMENTS

NO.	DESCRIPTION	UNIT OF MEASURE	APPROX. QUANTITIES	UNIT PRICES	COST
Total Drainage Improvements					
1	Drainage Excavation	CY	679	\$ -	\$ -
2	Drainage Embankment	CY	16	\$ -	\$ -
3	Revegetation	AC	.96	\$ -	\$ -
4	Clearing and Grubbing	AC	.96	\$ -	\$ -
STORM CHANNEL E					
5	10' Sidewalk Bridge	EA	1	\$ -	\$ -
6	8" Rock Rip-Rap	SY	26	\$ -	\$ -
7	Handrail	LF	31	\$ -	\$ -
8	6" Concrete Rip-Rap	SY	13	\$ -	\$ -
STORM CHANNEL M					
9	15' Sidewalk Bridge	EA	1	\$ -	\$ -
10	8" Rock Rip-Rap	SY	26	\$ -	\$ -
11	Handrail	LF	36	\$ -	\$ -
12	6" Concrete Rip-Rap	SY	13	\$ -	\$ -
TOTAL COST					\$ -

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BID PROPOSAL SUMMARY
Sky Ranch Unit 1B

7.29.25
Job No. 337.050

1300.3316 STREET IMPROVEMENTS

NO.	DESCRIPTION	UNIT OF MEASURE	APPROX. QUANTITIES	UNIT PRICES	COST
1	Street Excavation	CY	15,708	\$ -	\$ -
2	Street Embankment	CY	14,867	\$ -	\$ -
3	12" Flex Base (Local)	SY	11,576	\$ -	\$ -
4	3" HMAC Type "D" (Local)	SY	9,555	\$ -	\$ -
5	6" Lime Stabalized Subgrade (Local)	SY	11,576	\$ -	\$ -
6	Prime Coat (Local)	GAL	1,911	\$ -	\$ -
7	Remove Existing Emergency Access Road	SY	1,174	\$ -	\$ -
8	Fire Access Gate (Relocate Existing Gate)	EA	1	\$ -	\$ -
9	Fire Access Road Striping & Signage	LS	1	\$ -	\$ -
10	End of Road (Bollards and Markers)	EA	1	\$ -	\$ -
11	Header Curb	LF	27	\$ -	\$ -
12	Concrete Curb and Gutter (Local)	LF	6,063	\$ -	\$ -
13	4' Sidewalk	SY	85	\$ -	\$ -
14	ADA Ramps	EA	16	\$ -	\$ -
15	Signage Striping	LS	1	\$ -	\$ -
16	R.O.W. Clearing and Grubbing	AC	3.56	\$ -	\$ -
17	R.O.W. Revegetation	AC	0.74	\$ -	\$ -
18	Mail Box Pad	EA	2	\$ -	\$ -
19	Remove Unit 1A Header Curb & Bollards	LS	1	\$ -	\$ -
TOTAL COST					\$ -

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** Street sections provided above are directly from the City of New Braunfels "One & Two Family Residential Local" detail. The Geotechnical Engineer has provided alternate options involving geogrid and lime stabilization that result in reduced base sections. Please note that even if instructed to use an alternate street section, that all requirements in the City of New Braunfels detail shall be met, including, but not limited to, the base being extended 1 foot beyond the back of curb with a 6" minimum thickness.

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**BID PROPOSAL SUMMARY
SKY RANCH UNIT 1B**

7.29.25
Job No. 337.050

ALTERNATE BID ITEMS

NO.	DESCRIPTION	UNIT OF MEASURE	APPROX. QUANTITIES	UNIT PRICES	COST
1	3" PVC Conduit (Street Crossing Only)	LF	1230	\$ -	\$ -
2	Haul Excess Material off Project Site*	CY	841	\$ -	\$ -

* This item is for establishing that embankment onsite is cheaper than hauling off site. This is for MUD purposes.

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SKY RANCH SUBDIVISION UNIT 1B MUNICIPAL UTILITY DISTRICT (MUD)

STREETS, DRAINAGE, WATER & WASTEWATER

ACKNOWLEDGMENT OF RECEIPT OF ADDENDUM

ADDENDUM NO. 1 _____
Signature Date

ADDENDUM NO. 2 _____
Signature Date

ADDENDUM NO. 3 _____
Signature Date

ADDENDUM NO. 4 _____
Signature Date

ADDENDUM NO. 5 _____
Signature Date

ADDENDUM NO. 6 _____
Signature Date