

January 2, 2024

Re: Steubing Unit 14

To Whom It May Concern:

About the Bid

Chesmar Homes will receive proposals for construction on the above mentioned project. Steubing Unit 14 subdivision consists of a 20.96-acre tract of land with 120 single-family homes with private roadways, sewer, water, and wall improvements. The project is located within the city limits of the City of San Antonio, east of the Huebner Road and Summer Knoll intersection.

It is to be known that it will be the contractor's responsibility for the wall design, permits, and construction for the proposed retaining walls onsite. The contractor will be responsible for the demolition of the existing pavement and fence. Offerors are to submit a lump sum bid with unit prices listed in the event a change order is required. All bids are to include an estimated construction schedule with construction starting at the end of January. The anticipated construction period is six (6) months.

Sealed proposals should be submitted by email to Adam Rademacher, P.E. (arademacher@pape-dawson.com) by 5 pm local time on Tuesday, January 16, 2024. All formal contact with Pape-Dawson prior to contract award shall be through Mr. Adam Rademacher, P.E., who may be reached by phone at (210) 375-9000, or by email at arademacher@pape-dawson.com.

If any prospective offeror is in doubt as to the true meaning of any part of the proposed contract documents, offeror may submit, to Pape-Dawson Engineers, a written request (arademacher@pape-dawson.com) for an interpretation thereof. Pape-Dawson Engineers must receive all requests by no later than 12:00 pm on Tuesday, January 9, 2024. Any interpretation of the contract documents will be made only by addendum duly issued, and a copy of such addendum will be emailed or delivered to each offeror receiving a set of contract documents no later than Friday, January 12, 2024 at 5:00 pm.

Construction drawings and Specifications are being offered only in digital format and are attached. It shall be the responsibility of the offeror to advise Pape-Dawson of conflicting requirements or omissions of information that are necessary for a clear understanding of the work, before the date set for opening proposals. Those questions not resolved by addendum shall be listed in the offeror's proposal, together with statements of the basis upon which the proposal is made as affected by each question. Please note, questions regarding the plans or specifications will not be accepted after January 9, 2024.

Additional Information to Be Submitted

Chesmar Homes will award the contract to a responsible offeror after analysis and evaluation of the proposals and Chesmar Homes will not be required to award the lowest bid amount. Chesmar Homes reserves not only the right to reject any and all proposals and to waive minor formalities and irregularities, but also the right to evaluate the proposals to determine which, in its judgement, is the best proposal.

Sincerely,
Pape-Dawson Engineers, Inc.



Adam Rademacher, P.E.
Associate Vice President

Attachments

- Specifications
- Steubing Unit 14 Bid Quantities
- Steubing Unit 14 Construction Plans
- Steubing Unit 14 Geotech Report
- Steubing Unit 14 Tree Plan
- CAD File of the Master Plan

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