

FROM: LJA Engineering, Inc.
SUBJECT: Timms Subdivision Unit 4 & 5, Consisting of 144 lots
DATE: May 22, 2025
CC: Davidson Homes

INVITATION TO BIDDERS

Davidson Homes ("Developer") would like to invite your company to submit a proposal for work on Timms Subdivision Unit 4 & 5. A non-mandatory virtual pre-bid meeting will be held on Thursday, May 29, 2025 at 9:30 a.m. LJA Engineering will provide a link for accessing the construction files electronically and a link for the virtual meeting.

Project: Timms Subdivision Units 4 & 5 in City of San Antonio, Bexar County, Texas

Owner: Davidson Homes

Engineer: LJA Engineering, INC.
Seamus MacFarland, PE- Project Manager
9830 Colonnade Blvd, Suite 300
San Antonio, TX 78230
Office: 210.503.2700
Email: smacfarland@lja.com

Geotech Engineer: InTEC of San Antonio
12028 Radium
San Antonio, TX 78216
Office: 210 525 9033
Email: muralis@intec-sa.com

Project Description: wastewater and water improvements, drainage facilities, and public streets for a 144-lot single family subdivision, consisting of 26.70 acres.

Contract Time: 240 calendar days, with a construction start date of August 1, 2025.

E-MAIL Bids Due By: Friday, June 13, 2025 @ 5:00 pm.
Email bids to: galarcon@davidsonhomes.com ; smacfarland@lja.com

Questions: All questions to be sent via email to smacfarland@lja.com no later than end of business day, Thursday, June 5, 2025.

INSTRUCTION TO BIDDERS

1. Engineered quantities will not be provided to bidders. Each bidder shall prepare and provide their own quantity estimates. Bids will be awarded on a plan and lump sum basis with the bidder's quantities and unit prices used for schedule of values of progress payments or plan changes requiring a change order. No change orders will be accepted and approved unless bid-set plans are changed.
2. Bidders shall provide with their bid a detailed schedule for project completion and will be required to comply with contract duration (240 calendar days to acceptance by all governing agencies).
3. Bidders are to provide cut and fill quantities with their bid and disclose any estimated surplus or shortage of excavated materials required to complete the project including all lot grading. A stockpile is located within the overall development approximately 1500' from the proposed site. All additional fill needed for the site is assumed to be available from this stockpile.
4. Grade tolerances will be + 0.10' and will be verified by Engineer/Developer one time. Contractor shall provide a letter verifying that grades are within tolerance.
5. All lot fill testing shall be conducted by a geotechnical engineer selected by Owner/Engineer. Contractor shall give Geotech engineer 48 hr. notice.
6. Contractor to coordinate with Geotech and provide 79g certification for all filled lots.
7. Developer will be contracting directly with Geotech testing firm for all testing. Contractor to coordinate with InTEC for all testing to be completed.
8. Contractor shall provide a bid item for CPS conduit installation per the designs provided in the bid package. Contractor to install all conduits at all drains and street crossings per CPS preliminary design. Contractor to coordinate with Engineer and CPS prior to installation to ensure proper conduit location and sizing.
9. Contractor is responsible for all construction surveying, staking and replacement of any missing or damaged property pins and guard stakes throughout completion of Project and shall utilize Engineer of Record: LJA Engineering, Inc.
10. Successful bidder must comply with the applicable storm-water permit. Contractor acknowledges that they will be considered "in control of the site" and will coordinate and comply with owner provided weekly stormwater compliance inspections so that any deficiencies are corrected within 5 days of inspection
11. Upon request, Contractor shall meet with the Developer or Engineer to provide an update on the progress of the Project and discuss any changes to the project schedule.
12. 10% retainage will be withheld on all pay items and will be released upon acceptance of project by City of San Antonio.
13. Performance Bond will be provided by the Developer.
14. Contractor shall include as a separate line item in their base bid the cost of providing a warranty/maintenance bond equal to 10% of the final construction costs for the benefit of Owner during the period prior to acceptance by all governing agencies. This shall be a condition for the final field inspection and payment of the contract retainage.