

# INTERESTED BIDDERS MEMORANDUM

TO: All Interested Bidders

DATE: 02/10/25

RE: Westover Hills – Sage Run Phase 2  
San Antonio, TX  
R&M Estimate #E4309

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Robins & Morton will be accepting bid proposals from site contractors for the project noted above on **March 4th, 2025 at 2:00 PM CST**. Please note that a bid bond will be required for this project; further info is listed below.

Every bidder is responsible for reviewing all contract documents and including all costs associated with the contractor's scope of work. Any questions regarding discrepancies, conflicts or insufficient information are to be directed to Chris Skinner at [cskinner@robinsmorton.com](mailto:cskinner@robinsmorton.com) by no later than seven (7) days prior to bid.

The project is to be bid per plans and specifications. Voluntary alternates, methods and/or substitutions are encouraged, but must be identified and quoted separately from your base bid.

Subcontractors must be properly licensed according to applicable laws and must include with their bid a copy of their State Subcontractor's or General Contractor's license and/or other licensing required by authorities in the state, city, county or other jurisdiction where the project is located.

All Subcontractors providing more than \$1,000,000 in services or are engaged in work associated with the building exterior envelope (ex: glazing, masonry veneer, precast, EIFS, waterproofing, roofing, etc.) are required to provide a Bid Bond (AIA A310) in the amount of 5% of the bid amount. Such Subcontractors will also be required to post a Payment & Performance Bond in the amount of the subcontract from a surety with an A.M. Best Company Rating of A- or better. Others may be required to post a bond as well at Robins & Morton's discretion based on individual facts and circumstances.

Contracts will be awarded to responsible bidders only. The Owner and Robins & Morton reserve the right to reject any and all bids.

The following Supplemental Documents have been issued for this project. Each bidder shall review thoroughly and incorporate any associated requirements into your price proposal accordingly.

- a. Exhibit 1: Robins & Morton Standard Subcontract
- b. Exhibit 2: My COI and Insurance Requirements
- c. Exhibit 3: Insurance Requirement Checklist
- d. Exhibit 4: R&M Prequalification Process
- e. Exhibit 5: Jobsite Rules and Regulations
- f. Exhibit 6: Building Forward Plan