

**NOTIFICATION OF ADDENDUM  
ADDENDUM NO. ONE  
DATED: April 15, 2022**

**PR North, Inc. Or Assignee on behalf of Northwest Williamson County Municipal Utility  
District No. 2**

**Parmer Ranch Phases 9 & 10  
City of Georgetown Williamson County, Texas**

**NOTICE TO ALL BIDDERS:**

This Addendum is issued to correct/clarify/modify the CONTRACT DOCUMENTS and SPECIFICATIONS and to provide additional information to the Bidder for the above referenced project as follows:

**Plan Revisions:**

- No Sheets Revised with the Addendum #1.

**Contract Documents and Specification Revisions:**

- The following sections were updated in Addendum #1:

<b>Section</b>	<b>Title</b>
00020	Invitation to Bid
00300	Bid Form
00410	Bid Bond
00510	Notice of Award

**Questions/Clarifications:**

1. Included with Addendum One are the following:
  - a. Pre-Bid Meeting Agenda, Notes and Clarifications.
  - b. Pre-Bid Attendance Sheet
  - c. Current Plan Holders List
2. Will excess material be placed, and compacted in lifts?
  - a. Yes.
3. Will there be a grading plan for the area to be filled?
  - a. Yes, the lot between the pond/lift station and future middle school site will be filled per a future grading plan. 7.81 acres of area has been added to the clearing and grubbing quantity for Parmer Ranch Blvd Phase 2.

4. Will the contractor be required to re-pin any lots following construction?
  - a. No, lots will be pinned/re-pinned through Steger Bizzell survey by owner.

You are required to acknowledge receipt of this addendum by entering the date, which appears at the top of this letter on the addendum acknowledgement portion of your BID FORM.

Failure to acknowledge receipt of this or any other addendum in your BID FORM will result in your bid not being read.



---

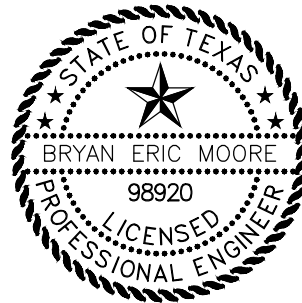
Bryan E. Moore, P.E.  
Steger Bizzell, Georgetown, TX

---

April 15, 2022

Date

Attachments



# Addendum #1

## INVITATION TO BID

Sealed bids will be received by the **PR North, Inc. Or Assignee** on behalf of **Northwest Williamson County Municipal Utility District No. 2** at the offices of **Steger Bizzell, 1978 South Austin Avenue, Georgetown, TX 78626**, on **Tuesday May 3, 2022 at 3:30 p.m.** and immediately thereafter publicly opened and read, for constructing the following project:

**Parmer Ranch Phases 9 and 10**  
**City of Georgetown**  
**Williamson County, Texas**

The project consists of furnishing, installing, and providing all labor and materials associated with the drainage, paving, wastewater and water systems infrastructure improvement associated with Parmer Ranch Phases 9 & 10 of the Parmer Ranch subdivision as more fully described in the Drawings and contract documents.

Bids must be submitted on the complete project. Bids must be enclosed in a sealed envelope, addressed to **PR North, Inc. Or Assignee – Northwest Williamson County Municipal Utility District No. 2 ATTN: Project Engineer, Steger Bizzell, 1978 South Austin Avenue, Georgetown, Texas 78626** and the outside of the envelope must be marked **Parmer Ranch Phases 9 & 10**. All bids must be made on blank forms provided and included in the bound document. The name, address, and license number of the Bidder must be plainly marked thereon.

Bidding Documents will only be made available electronically. To obtain access to the files for no charge, please contact Steger Bizzell – [bids@stegerbizzell.com](mailto:bids@stegerbizzell.com), 1978 S. Austin Ave, Georgetown, TX 78626, (512) 930-9412. Bids not accompanied by cashier's check or bid bond will not be considered.

Each bid must be accompanied by cash or a certified cashier's check, drawn on a bank or trust company authorized to do business in the State of Texas, payable to **PR North, Inc. Or Assignee** in an amount at least equal to five percent (5%) of the total amount of the bid, as a guarantee that a contract will be entered into within ten (10) days of the award of the contract. In lieu of cash or a certified check, the Bidder may submit a bid bond in the form prescribed in the Instructions to Bidders.

Performance and Payment Bonds, when required, shall be executed on forms furnished by OWNER. Each bond shall be issued in an amount of one hundred percent (100%) of the Contract Amount by a solvent surety or insurance company licensed to do business in the State of Texas and as specifically prescribed in the General Conditions and Supplemental Conditions.

# Addendum #1

Minimum insurance requirements are specified in the General Conditions and Supplemental Conditions. The successful Bidder and its subcontractors shall pay to laborers, workmen, and mechanics the prevailing wage rates as required by the Supplemental Conditions.

The right is reserved to reject any or all bids, to waive minor technicalities, and to award a contract or contracts which, in the opinion of the Owner, appear to be in its best interest. A minor technicality is one that does not affect the competitiveness of the Bid. The Owner reserves the right to hold any or all proposals for the period of time from the opening of bids as specified in Section 00300, Bid Form.

A **non-mandatory pre-bid video/teleconference** for this project will be held on Tuesday, April 12, 2022, at 9:30 a.m. local time (CST) hosted by Steger Bizzell. The project site will be available for inspection by prospective bidders immediately following the pre-bid conference.

To obtain information on the bid, pre-bid conference and to register for the bid list, email [bids@stegerbizzell.com](mailto:bids@stegerbizzell.com).

## **Publication Dates:**

Williamson County Sun:

Sunday, April 3, 2022

Wednesday, April 6, 2022

Sunday, April 10, 2022

# Addendum #1

SECTION #00300

BID FORM

**PROJECT IDENTIFICATION:**

**PR North, Inc. Or Assignee  
on behalf of  
Northwest Williamson County Municipal Utility District No. 2**

**Parmer Ranch Phases 9 & 10  
City of Georgetown  
Williamson County, Texas**

**THIS BID IS SUBMITTED TO:**

**Steger Bizzell  
1978 South Austin Avenue  
Georgetown, Texas 78626**

- 1.01** The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.
- 1.02** BIDDER understands and agrees that the OWNER has the right to reject any or all Bids and to waive any minor technicalities.
- 2.01** Bidder accepts all of the terms and conditions of the Advertisement or Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. The Bid will remain subject to acceptance for 90 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of OWNER.
- 3.01** In submitting this Bid, Bidder represents, as set forth in the Agreement, that:
  - A.** Bidder has examined and carefully studied the Bidding Documents, the other related data identified in the Bidding Documents, and the following Addenda, receipt of all which is hereby acknowledged.

# Addendum #1

Addendum No.

Addendum Date

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and is satisfied as to all federal, state and local laws and regulations that may affect cost, progress and performance of the Work.
- D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site which have been identified in the Supplementary Conditions as provided in paragraph 4.02 of the General Conditions.
- E. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents to be employed by Bidder, and safety precautions and programs incident thereto.
- F. Bidder does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Bidding Documents.
- G. Bidder is aware of the general nature of work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Bidding Documents.
- H. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the Site, reports and drawings identified in the

# *Addendum #1*

Bidding Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Bidding Documents.

- I. Bidder has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by ENGINEER is acceptable to Bidder.
- J. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

**4.01** Bidder further represents that this Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any individual or entity to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over OWNER.

**5.01** Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

**BID:**

**PARMER RANCH PHASES 9 AND 10 - BASE BID - ADDEDNDUM ONE**

<i>Item</i>	<i>Description</i>	<i>Qty</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
	<b><i>Erosion and Sedimentation Control</i></b>				
	SWPPP Preparation and Monitoring	1	LS		
	Silt Fence	7,581	LF		
	Stabilized Construction Entrance	3	EA		
	10' Curb Inlet Protection	55	EA		
	Area Inlet Protection	2	EA		
	Tree Protection Fence	1,044	LF		
	Tree Protection Planks	640	LF		
	Clearing and Grubbing (Outside ROW)	31	AC		
	<b><i>Rough Excavation/Subgrade/Base</i></b>				
	3" R.O.W. Stripping	33,904	SY		
	Excavation	1	LS		

# Addendum #1

Embankment	1	LS		
Subgrade Preparation	24,615	SY		
8" Flexible Base	24,615	SY		
8" Lime stabilized Subgrade (As Required)	24,615	SY		
Street Name Signs w/Stop Signs	8	EA		
24-inch White Stop Line	192	SF		
Speed Limit Sign	3	EA		
Backfill Behind Curb	10,972	LF		
2" HMAC Type D (Locals)	20,131	SY		
Tree Well	123	SF		
<b>Water</b>				
8" Waterline - C900	5,573	LF		
8" Gate Valve & Box	22	EA		
12" Waterline - C900	215	LF		
12" Gate Valve & Box	2	EA		
5-1/4" Fire Hydrant Assembly	12	EA		
Blue Reflectorized Buttons	12	EA		
Single Service Water Connection	25	EA		
Dual Service Water Connection	58	EA		
Trench Safety	5,750	LF		
Testing	5,750	LF		
4" SCH 40 PVC Irrigation Sleeves	150	LF		
Air Release Valves per W12 and W13	-	EA		
<b>Wastewater</b>				
8" SDR 26 WW 0-8' DEPTH	320	LF		
8" SDR 26 WW 8-10' DEPTH	3,318	LF		
8" DR-18 WW 8-10' DEPTH	100	LF		
8" SDR 26 WW 10-12' DEPTH	1,168	LF		
8" DR-18 WW 10-12' DEPTH	40	LF		
8" SDR 26 WW 12-14' DEPTH	275	LF		
8" SDR 26 WW 14-16' DEPTH	45	LF		
STD 4' Dia.WW Manhole	31	EA		



# Addendum #1

	Extra Depth on 4' Dia. Manhole	48	LF		
	Single WW Service Connection	10	EA		
	Dual WW Service Connection	64	EA		
	Trench Safety	5,266	LF		
	WW MH and Pipe Testing	5,266	LF		
	<b>Drainage</b>				
	18" CL III RCP	2,031	LF		
	24" CL III RCP	353	LF		
	30" CL III RCP	958	LF		
	36" CL III RCP	1,384	LF		
	42" CL III RCP	1,125	LF		
	48" CL III RCP	176	LF		
	54" CL III RCP	702	LF		
	66" CL III RCP	229	LF		
	Trench Safety	6,958	LF		
	Stormwater Manhole (Std. 3' x 3' x 5' J-Box)	2	EA		
	Stormwater Manhole (Std. 4' x 4' x 5' J-Box)	4	EA		
	Stormwater Manhole (Std. 5' x 5' x 5.5 J-Box)	2	EA		
	Stormwater Manhole (Std. 6' x 6' x 5.5' J-Box)	2	EA		
	Stormwater Manhole (Std. 7' x 7' x 6' J-Box)	1	EA		
	Std. 10' x 4' Curb Inlet	55	EA		
	5'x5' Area Inlet TxDOT PAZD RC	4	EA		
	<b>Concrete</b>				
	4" Roll Curb & Gutter with 2 - #4 Rebar	11,063	LF		
	Exp. Jt. 40' O.C. in Curb	277	EA		
	ADA Ramp at Street Intersection	32	EA		
	5' Sidewalk - Common Areas	1,636	LF		
	<b>Base Bid Total</b>				

## PARMER RANCH PHASES 9 AND 10 - ADD ALTERNATE BID - ADDENDUM ONE

Item	Description	Qty	Unit	Unit	Total
------	-------------	-----	------	------	-------

# Addendum #1

				Price	
<b>Add Alternate Bid Items</b>					
Export Excess Material Off-Site	1	LS			
Haul, Place and Compact In Lifts Excess Material On-Site, as Directed	1	LS			
<b>Electric Improvements</b>					
1Ø Transformer Pad	21	EA			
56 P.S.E. & Combo Pad	1	EA			
57 P.S.E. & Combo Pad	2	EA			
Secondary Enclosures	74	EA			
3" Conduit PVC	13,937	LF			
STLT Conduit, 2" & Light Wire	933	LF			
Street Lights	16	EA			
Trench	9,952	LF			
<b>Gas Improvements</b>					
3/4" Poly Pipe	3,771	LF			
2" Poly Pipe	5,476	LF			
4" Poly Pipe	172	LF			
Service Tap	73	EA			
Poly Tie-Ins	3	EA			
2" Sleeve	1,548	LF			
4" Sleeve	323	LF			
6" Sleeve	43	LF			
2" Valve	7	EA			
4" Valve	1	EA			
Non-joint Trench	9,419	LF			
<b>Alternate Bid Total</b>					

TOTAL (Base Bid) \$ \_\_\_\_\_ (in Figures)

\_\_\_\_\_ (in Words)

# Addendum #1

TOTAL (Add Alternate Bid)

\$ \_\_\_\_\_

(in Figures)

\_\_\_\_\_  
(in Words)

Unit Prices have been computed in accordance with paragraph 11.03.B of the General Conditions. Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid items will be based on actual quantities provided, determined as provided in the Contract Documents.

- 6.01** Bidder agrees that the Work will be substantially complete within 180 calendar days after the date of the written Notice-to-Proceed and to fully complete project and ready for final payment within 210 calendar days after the date of the written Notice to Proceed.
- 6.02** Bidder accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work within the times specified above, which shall be stated in the Supplemental Conditions.
- 6.03** The following documents are attached to and made a condition of this Bid:
- A. Required Bid security in the form of \_\_\_\_\_;
  - B. Section 00400, Statement of Bidder's Experience, including Attachments.

# Addendum #1

7.01 The terms used in this Bid with initial capital letters have the meanings indicated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

SUBMITTED on \_\_\_\_\_, 20\_\_\_\_.

If Bidder is:

## An Individual

Name (typed or printed): \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
*(Individual's signature)*

Doing business as: \_\_\_\_\_

Business address: \_\_\_\_\_

Phone No.: \_\_\_\_\_ FAX No.: \_\_\_\_\_

# Addendum #1

## A Partnership

Partnership Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
(Signature of general partner -- attach evidence of authority to sign)

Name (typed or printed): \_\_\_\_\_

Business address: \_\_\_\_\_

Phone No.: \_\_\_\_\_ FAX No.: \_\_\_\_\_

## A Corporation

Corporation Name: \_\_\_\_\_ (SEAL)

State of Incorporation: \_\_\_\_\_

Type (General Business, Professional, Service, Limited Liability): \_\_\_\_\_

By: \_\_\_\_\_  
(Signature -- attach evidence of authority to sign)

Name (typed or printed): \_\_\_\_\_

Title: \_\_\_\_\_

(CORPORATE SEAL)

Attest \_\_\_\_\_  
(Signature of Corporate Secretary)

Business address: \_\_\_\_\_

Phone No.: \_\_\_\_\_ FAX No.: \_\_\_\_\_

Date of Qualification to do business is \_\_\_\_\_.

# Addendum #1

## A Joint Venture

Joint Venturer Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
(Signature of joint venture partner -- attach evidence of authority to sign)

Name (typed or printed): \_\_\_\_\_

Title: \_\_\_\_\_

Business address: \_\_\_\_\_

Phone No.: \_\_\_\_\_ FAX No.: \_\_\_\_\_

Joint Venturer Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
(Signature -- attach evidence of authority to sign)

Name (typed or printed): \_\_\_\_\_

Title: \_\_\_\_\_

Business address: \_\_\_\_\_

Phone No.: \_\_\_\_\_ FAX No.: \_\_\_\_\_

Phone and FAX Number, and Address for receipt of official communications:

\_\_\_\_\_  
\_\_\_\_\_

(Each joint venturer must sign. The manner of signing for each individual, partnership, and corporation that is a party to the joint venture should be in the manner indicated above.)

# Addendum #1

## SECTION #00410

### BID BOND

BIDDER (Name and Address):

SURETY (Name and Address of Principal Place of Business):

OWNER (Name and Address):

PR North, Inc. Or Assignee  
6706 W Courtyard  
Austin, Texas 78730

BID NO:

BID DUE DATE: Tuesday May 3, 2022 at 3:30 p.m.

PROJECT:

Parmer Ranch Phases 9 & 10  
City of Georgetown  
Williamson County, Texas

BOND

BOND NUMBER:

DATE (Not later than Bid due date):

PENAL SUM:

(Words)

(Figures)

IN WITNESS WHEREOF, Surety and Bidder, intending to be legally bound hereby, subject to the terms printed on the reverse side hereof, do each cause this Bid Bond to be duly executed on its behalf by its authorized officer, agent, or representative.

BIDDER

SURETY

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

Bidder's Name and Corporate Seal

Surety's Name and Corporate Seal

By: \_\_\_\_\_

By: \_\_\_\_\_

Signature and Title

Signature and Title  
(Attach Power of Attorney)

Attest: \_\_\_\_\_

Attest: \_\_\_\_\_

Signature and Title

Signature and Title

---

Note: (1) Above addresses are to be used for giving required notice.  
(2) Any singular reference to Bidder, Surety, OWNER or other party shall be considered plural where applicable.

# Addendum #1

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to pay to OWNER upon default of Bidder the penal sum set forth on the face of this Bond.

2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by OWNER) the executed Agreement required by the Bidding Documents and any Performance and Payment Bonds required by the Bidding Documents.

3. This obligation shall be null and void if:

3.1. OWNER accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by OWNER) the executed Agreement required by the Bidding Documents and any Performance and Payment Bonds required by the Bidding Documents, or

3.2. All Bids are rejected by OWNER, or

3.3. OWNER fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by paragraph 5 hereof).

4. Payment under this Bond will be due and payable upon default by Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from OWNER, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.

5. Surety waives notice of and any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by OWNER and Bidder, provided that the total time for issuing Notice of Award including extensions shall not in the aggregate exceed 90 days from Bid due date without Surety's written consent.

6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in paragraph 4 above is received by Bidder and Surety and in no case later than one year after Bid due date.

7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.

8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier or by

United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.

9. Surety shall cause to be attached to this Bond a current and effective Power or Attorney evidencing the authority of the officer, agent or representative who executed this Bond on behalf of Surety to execute, seal and deliver such Bond and bind the Surety thereby.

10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.

11. The term "Bid" as used herein includes a Bid, offer or proposal as applicable.



# Addendum #1

## Notice of Award

Date: \_\_\_\_\_

Project: Parmer Ranch Phases 9 & 10	
Owner: PR North, Inc. Or Assignee	Owner's Bid No.:
Contract:	Engineer's Project No.: 22223
Bidder:	
Bidder's Address:	

You are notified that your Bid dated May 3, 2022 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for Parmer Ranch Phases 9 & 10 City of Georgetown Williamson County, Texas.

The Contract Price of your Contract is \_\_\_\_\_ Dollars and \_\_\_\_\_ Cents (\$\_\_\_\_\_).

4 copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

3 sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within 15 days of the date you receive this Notice of Award.

1. Deliver to the Owner 4 fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security [Bonds] as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).
3. Other conditions precedent:  
\_\_\_\_\_

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

\_\_\_\_\_  
PR North, Inc. Or Assignee  
Owner

By: \_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Title

Copy to Engineer

# *Addendum #1*

This page intentionally left blank.



## **PR North, Inc. Or Assignee**

**on behalf of Northwest Williamson County Municipal Utility District No. 2**

### **Parmer Ranch Phases 9 & 10**

**Pre-bid Meeting Agenda & Minutes, 9:30 a.m. April 12, 2022**

#### **Agenda & Meeting Minutes**

1. Introduction of Owner and Engineers Contacts Present
2. Basic Overview of Project
  - a. Basic Project Information
  - b. Project Scope
  - c. Deadline for Questions
  - d. Bid Deadline and Opening
  - e. Additional Information
3. Open Questions

#### **Basic Project Information**

Location: The project site is south of Parmer Ranch Blvd and north of Ronald Reagan Blvd and east of F.M. 2338. Georgetown, Texas 78633

Owner: PR North, Inc. Or Assignee/Northwest Williamson County MUD District No. 2

Engineer: Steger Bizzell  
Contact: Bryan Moore, P.E., 512-930-9412

#### **Project Scope**

The project consists of furnishing, installing, and providing all labor and materials associated with the drainage, paving, wastewater and water systems infrastructure improvement associated with the Parmer Ranch Subdivision as more fully described in the Drawings and contract documents.

#### **Deadline for Questions**

- All questions shall be directed to **Bryan Moore, Steger Bizzell:**  
[bmoore@stegerbizzell.com](mailto:bmoore@stegerbizzell.com).
- The deadline for questions is **Friday, April 15, 2022 at noon.**

### **Bid Deadline and Opening Information**

Sealed bids will be received by the **PR North, Inc. Or Assignee on behalf of Northwest Williamson County Municipal Utility District No. 2** at the offices of Steger Bizzell, **1978 South Austin Avenue, Georgetown, TX 78626, on Thursday, April 21, 2022 at 3:30 p.m.** and immediately thereafter publicly opened and read.

### **Additional Information and Clarifications**

- Plans and contract documents are only available digitally, and for no cost, from Steger Bizzell. Electronic files may be provided by the Engineer upon Contractor request and execution of the required release.
- The primary site access shall be from Ronald Reagan Blvd. and RM 2338 with construction entrances as directed by the Owner and shown on the plans.
- As noted in Section 300 of the contract document, the work shall be substantially complete **180** calendar days from the Notice-to-Proceed, and fully complete in **210** calendar days. Allowances for inclement weather is described in the General Conditions, Section 00700, 12.03.C. Rain days will only be given at the discretion of the Owner.
- If required, owner will perform the testing. Contractor shall pay for failed tests. Contractor shall notify and coordinate with owner testing lab when tests are required.
- These meeting minutes, sign-in sheet and current plan holder list will comprise the first Addendum, to be issued shortly. A second addendum may be issued if questions are received prior to the deadline mentioned above.
- The project site is partially located within a master planned development with overlapping projects and limits of construction. Coordination with the owner, engineer and other contractors will be required as noted in the General Conditions, Section 00700, Article 7.
- City of Georgetown and Williamson County will provide inspections.
- Contractor will provide surveying.
- Any remaining processed spoils will be hauled off or may be placed at a location within Parmer Ranch as specified by the owner. Add Alternate Bid Items have been included to haul off excess material as well as place it on-site.
- An engineer's estimate will not be provided.

- A two-year, 10-percent maintenance bond is required for the project per the plans and should be included as part of Bid Item One.
- Retainage will be ten-percent.
- Payment and performance bond is required.
- The project is tax exempt.
- PR North, Inc. Or Assignee and Northwest Williamson County Municipal Utility District No. 2 should be named on all bonds.
- Contractor shall be responsible for providing SWPPP and inspections. General contractor shall maintain silt fence and other controls to owner and/or Municipal standards.
- Construction is planned to begin early-June.
- The site is available for test pits following written email permission from Joe Owen or Nathaniel Klugman.
- Contractor shall write out the total bid amount in Figures and Words in the space provided on the Bid Form.
- Landscape is not included as part of this bid/contract.
- Add Alternate Bid Items have been included for gas and electric. Preliminary gas and electric plans are posted on the project bid website.



**PR North, Inc. Or Assignee on behalf of  
Northwest Williamson County Municipal Utility District No. 2**

**Parmer Ranch Phases 9 & 10 - Georgetown, Texas**

**Pre-Bid Meeting  
Tuesday, April 12, 2022 @ 9:30 a.m.**

<b>Initial</b>	<b>Name</b>	<b>Representing</b>	<b>Phone Number</b>	<b>E-mail Address</b>
	Joe Owen	Parmer Ranch Partners, LP	972-679-5545	joe@owenholdings.com
	Nathaniel Klugman	Parmer Ranch Partners, LP	512-350-6906	nathaniel@klugmanco.com
	Bryan Moore	Steger Bizzell	512-930-9412	bmoore@stegerbizzell.com
	Roman Molina	Liberty Civil		estimating@libertycivil.com
	Cole Barrett	JL Gray Construction		cbarrett@jlgray.com
	Hector De La Cruz	Cash Construction		Hector.DelaCruz@cashconstruction.com
	Benjamin Halko	Joe Bland Construction		<a href="mailto:JBC.estimating@joeblandconstruction.com">JBC.estimating@joeblandconstruction.com</a>
	Clay Crocker	CC Carlton Industries Ltd		<a href="mailto:ccrocker@cccarterton.com">ccrocker@cccarterton.com</a>
	Gary Gutierrez	Cornerstone Site Services		<a href="mailto:ggutierrez@cornerstoness.com">ggutierrez@cornerstoness.com</a>

**PR North, Inc. Or Assignee**  
**Northwest Williamson County**  
**Municipal Utility District No. 2**  
**Parmer Ranch, Phases 9 & 10**

Engineer's Project # 22223

**Bid Opening:** Tuesday, May 3, 2022: at 3:30 p.m. @ Steger Bizzell at 1978 South Austin Avenue, Georgetown, Texas 78626

**Bid Documents List**  
(as of April 15, 2022)

<p><b>Chasco</b> Rick Risener 2801 E. Old Settlers BLVD. Round Rock, Texas 78680 512-244-0600 <a href="mailto:bids@chasco.com">bids@chasco.com</a></p>	<p><b>Liberty Civil</b> Haley Polk 2937 HERO WAY LEANDER, TX 7864 512-577-6431 <a href="mailto:estimating@libertycivil.com">estimating@libertycivil.com</a></p>	<p><b>Cash Construction</b> Cristina Martinka 217 Kingston Lacy Blvd Pflugerville, Texas 78660 (512) 771-0909 <a href="mailto:cristina.martinka@cashconstruction.com">cristina.martinka@cashconstruction.com</a></p>
<p><b>CC Carlton</b> Ali Cleveland 3102 Bee Caves Rd, Ste. 200 Austin, Texas 78746 512-476-4282 ext 120 <a href="mailto:estimating@cccarrlton.com">estimating@cccarrlton.com</a></p>	<p><b>Dodge Data</b> Milica J. Yurong 413 -507- 3174 <a href="mailto:Milica.Yurong@construction.com">Milica.Yurong@construction.com</a> <a href="mailto:dodge.bidding@construction.com">dodge.bidding@construction.com</a></p>	<p><b>Construct Connect</b> Erika Margate 323.602.5079 ext. 75312 <a href="mailto:Erika.Margate@ConstructConnect.com">Erika.Margate@ConstructConnect.com</a></p>
<p><b>AMTEK</b> Kaylan Wardlaw <a href="mailto:amtek.austin@amtekusa.com">amtek.austin@amtekusa.com</a></p>	<p><b>Bruce Flanigan Construction</b> Bruce Flanigan 5114 Lampasas Lane Belton, Texas 76513-7373 (254) 718-3543 <a href="mailto:bwflanigan@gmail.com">bwflanigan@gmail.com</a></p>	<p><b>Smith Contracting</b> Hunter Smith 15308 Ginger Street Austin, TX 78728 (512) 990-7640 <a href="mailto:huntersmith@sccitx.com">huntersmith@sccitx.com</a></p>
<p><b>ProDirt Services, LLC</b> Blaise Bratton (512)680-5985 <a href="mailto:estimating@prodirtservices.com">estimating@prodirtservices.com</a></p>	<p><b>Joe Bland Construction</b> Joe Pavelka <a href="mailto:jbc.estimating@joeblandconstruction.com">jbc.estimating@joeblandconstruction.com</a></p>	<p><b>JL Gray Construction</b> Cole Barrett 325.320.7608 <a href="mailto:cbarrett@jlgrayco.com">cbarrett@jlgrayco.com</a></p>
<p><b>Cornerstone</b> Gary Gutierrez 4801 University Blvd, Ste. 410 Round Rock, TX 78665 512-905-7578 <a href="mailto:ggutierrez@cornerstoness.com">ggutierrez@cornerstoness.com</a></p>		