



# ADDENDUM NO. 02 (Pre-Proposal)

Date of Issuance: April 17, 2026

Project: **Replacement Elementary on Mustang Rd.**  
Alvin Independent School District

Issued by: Arcadis Inc.  
P.O. Box 891209  
Houston, Texas 77289  
281-286-6605

Texas Arcadis Inc.  
Project No.: 202502 - 30268973

Prepared for: Prospective Proposers

## PART A: NOTICE TO PROPOSERS:

1. Receipt of this Addendum shall be acknowledged on the Proposal Form. Failure to do so may subject Proposers to disqualification. Each proposer shall make necessary adjustments and submit his proposal with full knowledge of all modifications, clarification, and supplemental data included therein.
2. This Addendum forms part of the Contract Documents and shall be incorporated integrally therewith. Where provisions of the following supplemental data differ from those of previously issued documents, this Addendum shall govern.
3. The following Contract Documents have been issued to date delineating the Work (Project).

Contract Documents	April 06, 2026
Addendum 01 (Architectural)	April 13, 2026
4. This Addendum consists of: eight (8) 8-1/2x11 written pages. Total pages: eight (8).

## PART B: GENERAL PROJECT CLARIFICATIONS

4. Pre-Proposal Conference
  - a. Pre-Proposal Sign-In sheet attached for information. (2 pages)
  - b. Pre-Proposal Agenda and Meeting Notes. (4 pages)

## PART C: CHANGES TO PRIOR ADDENDUM

- None.
5. None.

**PART D: CHANGES TO THE PROJECT MANUAL**

6. Section BD – Insurance Certificates and Bonds
  - a. Page 2, Part 2, Article 2.4, Paragraph D. Revise as follows:
    - D. The deductible shall not be over \$1,000.00 without the approval of the Owner. (Deductible losses shall be paid by the Contractor.)  
***Deductibles covered by the Owner include:***
      - 01 Windstorm deductible.***
      - 02 Flood deductible.******Both deductibles for named storms, as declared by the National Weather Service (NWS) and/or FEMA documented natural disasters.***

**PART E: CHANGES TO THE DRAWINGS**

7. None.

**PART F: RE-ISSUED SHEETS**

8. None.

**PART G: NEW ISSUED SHEETS**

9. None.

**END OF ADDENDUM NO. 02**



ARCADIS INC.  
P. O. Box 891209  
Houston TX 77289 USA  
(281) 286-6605  
arcadiseducationtx.com

# Pre-Proposal Conference Agenda

**Project:** Replacement Elementary on Mustang Rd. – Alvin ISD  
**Date of Meeting:** April 16, 2026  
**Time of Meeting:** 10:00 AM  
**Arcadis Inc. Project No.:** 202502 - 30268973

---

**ITEMS TO DISCUSS:** Meeting notes from Pre-Proposal Meeting in bold red:

**I. Introductions**

- II.** Proposal Date: **Tuesday, May 5, 2026**  
Proposal Time: **2:00 PM Receipt of Base Proposals / Qualifications**  
**3:00 PM Receipt of Alternate Proposals / Primary Subs**  
Proposal Location: Alvin ISD Support Services Department  
2200 Stapp Maxwell Bldg A  
Alvin, Texas 77511  
Delivery Method: Competitive Sealed Proposal  
**A. Last date for questions to be accepted is April 21, 2026**  
**B. Last Addendum will be issued April 27, 2026**

**III. Scope of Work: (Section 01 11 00 – Summary of Work)**

- A. Location: The site is located at 5000 Mustang Rd, Alvin, Texas 77511.  
B. New work shall include construction of a new 2-story Elementary School and associated site work as indicated on the Drawings and described in the Project Manual.  
1. Demolition of an existing concrete slab, paved drives, and underground utilities.  
2. Followed by Construction of a new, approximately 107,000 sq. ft. Elementary School, containing a library, dining & food service areas, classrooms, administration, and a gym, with all associated electrical, mechanical, and plumbing systems. The building has a steel frame structure, with face brick and stone exterior and CMU and / or metal stud back up walls. Site improvements include, but are not limited to concrete paving, site utilities, and storm water drainage and detention.

**IV. Project Team Information:**

- A. Owner: Alvin Independent School District  
Director of Planning and Construction: Bill VanWagner  
Coordinator, Planning and Construction: Billie Cunningham  
Project Manager: Shannon Tobias  
B. Architect: Arcadis Inc.  
Managing Principal: Aaron Sanders  
Director of Field Services: Gene Simmons  
Project Manager: Greg Wang (greg.wang@arcadis.com)  
Architect / Assoc. Principal: Elizabeth Westmoreland (elizabeth.westmoreland@arcadis.com)

- Assistant Project Manager: Shirley Salazar (shirley.salazar@arcadis.com)
- Field Representative: Erin Nelson
- C. Civil Engineer: S&G Engineering, Inc.  
Contact: Joel Seybert (joels@SG-CIVIL.COM)
- D. Structural Engineer: CJG Engineers  
Contact: Megan Broderick (mbroderick@cjgengineers.com)
- E. MEP Engineer: CMTA  
Contact: Richard Lopez (RLopez@cmta.com)
- F. Landscape Architect: PEA Group  
Contact: Elizabeth 'Violet' Mak (emak@peagroup.com)
- G. Food Service: FDP  
Contact: Linda Roe (lroe@fdp.org)

**V. Contract Document Availability: (Section AA)**

- A. Contract Documents are available in PDF format on Texas Arcadis Inc. website:  
<https://active.arcadiseducationtx.com/> (MUST COMPLETE the GC's Electronic Disclaimer.)
- B. Hard copies may be purchased through ARC Houston.
- C. Plan Room Availability:
  - C. Virtual Builders Exchange : [virtualbx.com](http://virtualbx.com)
  - D. Dodge Data & Analytics: [dodgeplans.construction.com](http://dodgeplans.construction.com)
  - E. Construction Market Data- Houston Plan Room

**VI. Instructions to Proposers: (Section AB)**

- A. Proposals shall be accepted from Proposers / General Contractors only for the entire scope of work described in the Contract Documents.
- B. CSP evaluation criteria and associated criteria weights are described. Proposers are encouraged to review criteria and weights. (Section AA)
 

Team Orientation & Firm Philosophy	10
Quality of Work	15
Maintaining Schedule	15
Change Order	10
Warranty Work	15
Client Satisfaction	10
Time in Business & Overall Experience	15
Proposed Project Management	10
Proposed On-Site Supervision	10
<u>Experience with Alvin ISD within the Past 10 Yrs.</u>	<u>15</u>
<b>Highest Possible Score</b>	<b>125</b>
- C. Minimum Wage Rates (Section CB): The Contractor and each Subcontractor shall pay to all laborers, workmen and mechanics employed in execution of this Contract not less than rates set forth in Section CB.

**VII. Proposal Phase Procedures: (Section AB)**

- A. Please see Section AB – 04 in specifications for Proposal Procedures.
- B. Please note that proposals must be hand delivered as 1 hardcopy and 2 digital thumb drives per Section AB -01 -B and Section AB -04 -E.**

**VIII. Changes:** All revisions to the Contract Documents made during the proposal / bid phase shall be issued by Addendum.

**IX. Proposal Form:**

- A. Submit Base Proposal in duplicate on Proposal Form (Section AC) in sealed envelope with

authoritative signatures in blue ink.

- B. In order to be a complete proposal, the following documents must be submitted with the Proposal Form per Section AB – 04 - F:
1. Section AC – pg. 5 Proposal Evaluation Waiver.
  2. Section AD Proposal Security Bond in the amount of 5% of the greatest amount proposed.
  3. Section AK Felony Conviction Notification.
  4. Section AM Conflict of Interest Questionnaire.
  5. Section AO Certification of Criminal History Record Information.
  6. Section AR Disclosure of Interested Parties Form 1295.
  7. Section AS Prohibiting Contracts with Companies Boycotting Israel.
  8. Section AT Texas SB 252 – Chapter 2252 Certification.

**X. Insurance Certificates and Bonds: (Section BD)**

- A. Property Insurance (Builder’s Risk) will be revised for these deductibles to be covered by the Owner: Windstorm and Flood for named storms by NWS and FEMA documented natural disaster. Please look for insurance information in a future addendum.

**XI. Allowances: (Section 01 21 00)**

- A. The Base Proposal shall include the allowances listed in the allowance specification 01 21 00.

**XII. Unit Prices: (Section 01 22 00)**

1. Provide Unit Prices as described in specifications and included on Proposal Form.
2. Unit Prices shall be a single amount to be used, if needed, for adding or deleting the described scope of work.
  1. Unit Price 1: Additional Structural Steel
  2. Unit Price 2: Site Fill Haul Off
  3. Unit Price 3: Additional Site Fill
  4. Unit Price 4: Additional Duplex Outlet and Wiring
  5. Unit Price 5: Additional Data (2D) Outlets and Wiring
  6. Unit Price 6: Door Hardware
  7. Unit Price 7: Additional Concrete Placement
  8. Unit Price 8: Additional Reinforcing Steel
  9. Unit Price 9: Additional Metal Deck

**XIII. Alternates: (Section 01 23 00)**

- A. Provide turn-key pricing for Alternates.
- B. Owner has sole discretion of accepting Alternates.
- C. A Proposer’s failure to propose an amount for each alternate will be interpreted as a zero (0) dollar change per Section AB – 04 - C.

**XIV. Construction Schedule:**

- A. Alvin ISD Board Award of Project: **June 9, 2026**
- B. Start of work: A Notice to Proceed will be issued in a timely manner after the Award.
- C. Building Permit Status: In progress. Currently in review at City of Alvin.
- D. Work under this contract must be substantially complete by **February 8, 2028**.
- E. The GC will need to contract/coordinate with a suggested TDI windstorm inspection. The owner does not contract with TDI inspector. TDI inspector is to be engaged by GC right after NTP to review submittals and plans.

**TDI project name is the address: 5000 Mustang Rd, Alvin TX 77511**

F. Existing property fence to be discussed for duration of construction.

**XV. Temporary Facilities: (Section 01 50 00)**

- A. Site Utilities – Water, electricity, internet, heat
- B. Field Office
- C. Sanitary Facilities
- D. Storage Facilities
- E. Contractor Parking

**XVI. Solar Panels Array (Photovoltaic)**





- A. Solar panels array layout and information is shown on **E2.09 – Electrical Power Plan-Roof Plan** as the basis of design. Other electrical information for solar are shown in the one-line diagrams and enlarged plan. Specifications for solar will be added in a future addendum next week.

*End of Meeting.*

## Pre Proposal Conference - Alvin ISD

### Replacement Elementary at Mustang Road

Thursday, April 16, 2026 10:00am

Name	Company	Contact Email	Contact Phone
ERIN D. NELSON	ARCADIS	erin.nelson@arcadis.com	832-835-4678
Greg Wang	Arcadis	greg.wang@arcadis	281-286-6605
Ben Westlake	Brookstone	k.atkinson@brookstone-tx.com	713-683-8800
SHIRLEY SALAZAR	ARCADIS	shirley.salazar@arcadis.com	281-794-3259
GENE SIMMONS	ARCADIS	GENE.SIMMONS@ARCADIS.COM	
Jeff Schaefer	ICI Construction	bids@iciconstructioninc.com	281-355-5151
Julia Warren	Cadence McShane	bids@cadencemcshane.com	713-681-8500
Ryan Getzie	Sterling Structures	bids@sterlingstructures.com	832-277-6169
Elena Gonzalez	Millennium P.S.	estimating@mps-team.com	832-572-0480
TED Tou	Patriot Contracting	ted@patriotllc.us	832 746 0934
Alexis Delgado	Division One Construction	bided1construction.com	713 688 7330
Angel Ortega	IDA Demolition	angel@idrdemo.com	832-707-6797
			

# Pre Proposal Conference - Alvin ISD

## Replacement Elementary at Mustang Road

Thursday, April 16, 2026 10:00am

Name	Company	Contact Email	Contact Phone
Stephanie Northcutt	ALC	Stephanie.northcutt@carrier.com	281-254-2960
Dylan Earl	ALC	dylan.earl@carrier.com	512-317-8743
Ryan Kosmierski	Bosch Building Technologies	RKosmierski@climotec.com	346-556-4461
Clouis Restrepo	Ez Demo	cr@ezdemolitions.com	281-827-3673
PAM HAYNES	ADAMA CONST	PHAYNES@ADAMACONST.COM	717-963-0006
Stephen Schipper	Purcell	Bids@Purcell.com	346-785-6856
John Aguirre	Ez Demolitions	john@ezdemolitions.com	832-909-9177
Dorlin Lollie Gonzalez	Gunny Mechanical	lolliegonzalez@gunnymechanical	281-352-2558-0008
Jack Ellison	Ellison Constructors	jack@ellisoninc.com	281-359-5426
HERMAN DUENAS	PRECISION DEMOLITION	herman.duenas@precisiondemolition.com	713-933-8794
JUSTIN WARD	COMEX CORP. (CO)	JUSTINWARD@COMEXCORP.COM	832-878-3401
		BID@COMEXCORP.COM	281-479-2322
Fayal Ayub	Led lights and Sign	fayal@ledlightsandsigns.com	832-922-1137
Rob Gonzales	Kingdon LLC	RGonzales@KingdonSecurity.com	832-551-7770