



Date: April 15, 2025
To: All Vendors
Subject: Addendum #4

REFERENCE: B048-25, OCELOT SUBSTATION SITE GRADING

This Addendum forms part of the contract and clarifies, corrects or modifies original bid document.

Question 1: Are there any quantities for the bid items?

Answer 1: The bid quantities are provided on drawing "E3-1" titled, OCELOT SUBSTATION – CLEAR AND GRUB – SITE GRADING PLAN. See the General Notes section on each drawing; specifically Note #1 and Note #2 on drawing "E3-1" as they relate to the estimated bid quantities.

Question 2: Brownsville PUB is requesting only unit price and extended price, but there are no quantities. Is this considered a lump sum bid?

Answer 2: Yes, the Ocelot Substation site grading is a lump sum bid.

Question 3: Is there a similar completed project that I could look at?

Answer 3: The most recent is the Rio Grande Substation located at 75 Power Plant Drive, Brownsville, TX. A second reference will be at FM802 Substation located at 1654 Ruben M. Torres Blvd., Brownsville, TX

Question 4: The technical specifications do not mention any driveway, however, the drawing E2-1c make reference as part of the construction.

Answer 4: This is not part of the scope at the moment. Do not include driveway as part of your cost.

Question 5: Would you like for the bidders to remove all trees and brush from the full 800' x 200' area or would you prefer that the trees outside of the substation footprint be left in place and removed later, if needed?

Answer 5: Please include the removal of all the trees and brush within the BPUB property (≈810' x 200'). No landscaping is required for this project.

Question 6: Please clarify if the entire lot (200 x 800) will be grubbed?

Answer 6: The clear-and-grub estimated bid quantity of 2,270 YD3 from drawing E3-1 is only for the 510' x 180' area ($510' \times 180' \times 0.667' = 61,230 \text{ FT}^3 = 2,270 \text{ YD}^3$). The clear-and-grub for the driveway area on the north end of the property will be completed at a later date and this is not part of the scope of this bid. Please note that the clear-and-grub activity also includes the removal of trees and brush as described in technical specification sections 1.2 and 3.2.2.

Question 7: Are we providing Lime Treated Subgrade with elevations given on sheet **E3-1 (B)**, "**CLEAR AND GRUB SUB GRADING PLAN**" as per geotechnical report noted on page 24, under **LIME TREATMENT OF SUBGRADE**?

Answer 7: The Lime Treatment of Subgrade is dependent upon the stability of the existing subgrade at the time of construction. Page 24 of the Geotechnical Engineering Study recommends to avoid construction activities during times of inclement weather when the existing subgrade soils may become difficult to work with.

The only lime treatment that may be needed for this portion of the project would be for when weak or soft subgrade areas are identified during proof-rolling. This is further described in the technical specification section 3.4.2 and on pages 20 and 22 of the Geotechnical Engineering Study.

The discussion of lime treatment in technical specification sections 2.2.2, 3.5.9, and Geotechnical Engineering Study pages 23, 24, 25, and 27 are specific to the driveway and pavement areas which are not included in this scope.

Question 8: Please Clarify, Pavement Construction of the Vehicular Drive area, if it will be constructed on a separate bid? Please note sheet 6 of 12, under SITE PREPARATION SPECIFICATION, 2.2.2 states Lime Treatment of subgrade or replaced with select fill for the pavement area, as also noted on 3.5.9.

Answer 8: The "Vehicle Drive Path" shown, which the boundary of the substation perimeter fence on reference drawings E2-1 and E2-2 is intended to represent, that the necessary clearances and turning radii are provided for traffic inside the substation. There are no "pavement" areas, flexible or rigid (asphalt or concrete, respectively), within the fenced-in area.

The entrance driveway and parking area north of the substation fence, along Morrison Road, will require both flexible and rigid pavement sections; however, this will be completed at a later time with a separate bid. Technical specification sections 2.2.2 and 3.5.9 are only relating to the driveway pavement areas and not for the area inside the 510' x 180' pad.

Question 9: Please provide a topo elevation sheet for the 510 x 180 pad.

Answer 9: Please find attached the existing topographic survey (BPUB OCELOT SUB STATION FINAL.pdf).

The signature of the company agent, for the acknowledgement of this addendum, shall be required. **Complete information below and return via e-mail to: hlopez@brownsville-pub.com.**

I hereby acknowledge receipt of this addendum.

Company: _____

Agent Name: _____

Agent Signature: _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Phone Number: _____ **E-mail address:** _____

If you have any further questions about the Bid, call 956-983-6375.

BY: Hugo E. López
Purchasing

5.00 Acres
(Document #2021-50118, Official Records)

Block "B", Brownsville Land and Improvement Company Subdivision (Volume 1, Page 18, Map Records)

Being 3.614 Acres out of Lots 4, 5 and 6, Block "B", Brownsville Land and Improvement Company Subdivision in the City of Brownsville, Cameron County, Texas according to the plat recorded in Volume 1, Page 18 of the Cameron County Map Records and being out of a 7.01 Acre Tract designated as Tract II in deed from Center Land Company of Texas Inc. to Joe G. Rivera and wife Anna Rivera recorded in Volume 3665, Page 1 of the Cameron County Official Records

Surveyed for:
Brownsville Public Utilities Board



Job No. 7086

lamaya@rgy.rr.com

4.093 Acres Nopalito Townsite (Drain Ditch) Cameron County Drainage District No. 1
(Volume 4612, Page 207, Official Records)