



ADDENDUM NO. 2

January 14th, 2021

Hidden Palace Subdivision Development
TYLER, TEXAS
Sales Request for proposal
BID No. 21-006

Questions from Bidders regarding the construction RFP.

BIDS TO BE RECEIVED NO LATER THAN 2:00 P.M. LOCAL TIME, February 9th, 2021

1. **Boundary setbacks for each lot:** The properties on Heiress Court are zoned “R-1D”, Single-Family Residential District. The setbacks can be found attached to this email, but “R-1D” zoning has 25 feet setbacks from the front property line, 15 feet from the rear property line, and then it is 0 feet if the property line is a side interior or 12 feet if the side is a corner.
2. **Type, length, and amount of the payment bond:** The bond will be the amount will be the full contract amount. The bond will be required to stay affect for the duration of the contract.
3. **House orientation on each lot:** The back of the homes will face the street and the front will face the green space.
4. **Sidewalks around or each side of the houses:** Common sidewalks that connect to the sidewalks in the green spaces and the sidewalks near the street are permitted. There will not be any individual sidewalks between the lots.
5. **Fences (front, back, and sides):** Fences are not required, however if you would like include fencing options please do so.
6. **Interior finish options:** We would like a grand feel upon entry with cased out windows, crown molding, look of stone, and wood like floors. We want a high end look with an affordable price. High end interior options are permitted if within an affordable price range.
7. **Amount of floor plans:** 1-2 floor plans but the Builder can submit as many or as few floor plans as preferred. Different lot sizes may require different layouts.
8. **Does the contractor need general liability, builder’s risk, and worker’s compensation insurance coverage prior to submitting bids?** No. The bidder will need to secure the insurance coverage and provide proof prior to signing the contracts.
9. **Mailbox requirements and location (brick or wood, front or back of the house, localized covered mailbox?)** Mailboxes are to be placed at the back and attached to the home. Materials are not specified.
10. **Steps on the front porch as seen in the exhibits:** Steps are to a builder’s discretion unless grading requires front steps. The exhibits were for inspirational purposes.



- 11. Sidewalks in the common area in the bid for the construction. Landscaping, Drainage, because of the common area?** The builder can include the bid for the landscaping, sidewalks, and drainage with the home construction bid or the builder can submit a separate bid for the landscaping, sidewalks, and drainage.
- 12. Questions about specific lots or greenspace?** If any individual lot or greenspace requires a significant amount of work above what is anticipated in a house plan, please itemize the extra costs on the associated lot in your bid packet. If a specific lot is not buildable, please indicate that in your bid.
- 13. Easements:** Although all easements are marked on exhibit A, please see exhibit C for clarification.
- 14. Debris currently on site:** The builder will not be responsible for the disposal of the debris currently on site.

Purchasing Office
304 N Border
Tyler, Texas. 75702
ADDENDUM NO. 1

The Sales Request for Proposal Documents for the above-entitled project are hereby amended as follows:

ITEM 1 - PART I. NOTICE TO BIDDERS
Bid opening on Tuesday, December 8th, 2020 @ 2:00 PM

CHANGE: **The bid opening on Tuesday, December 8, 2020 @ 2:00 PM has changed until Tuesday, February 9th, 2021 @ 2:00 PM**