



CAMERON COUNTY PURCHASING

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ADDENDUM # 3 - PAGE 1 of 4

DATE OUT: 06/03/2024

RFP TITLE: POSSIBLE DEVELOPMENT OF A BOUTIQUE HOTEL ON CAMERON COUNTY OWNED PROPERTY LOCATED AT ISLA BLANCA PARK ON SOUTH PADRE ISLAND, TEXAS (Adjacent to the former Helipad Location & D.J. Lermas Pavilion)

RFP NUMBER # 240502

DEADLINE: June 5, 2024 at 3:00 p.m.

(IN ORDER TO AVOID DISQUALIFICATION – ALL ADDENDUMS MUST BE SIGNED AND RETURNED BY DEADLINE AND INCLUDED IN THE SEALED BID PACKAGE SUBMITTED)

1.- Please find response to request for clarifications and/or questions submitted by all participants:

Note:

This addendum shall become part of the RFP and all RESPONDERS/PARTICIPANTS shall be bound by its content. All aspects of the scope of work/services not covered herein shall remain the same.

Company Name _____ Phone # _____

Vendor Signature _____ Date _____

Must include and return with RFP package

RFP No. 240502
ADDENDUM # 3**RFP #240502**
POSSIBLE DEVELOPMENT OF A BOUTIQUE HOTEL ON CAMERON COUNTY OWNED PROPERTY LOCATED AT ISLA BLANCA PARK ON SOUTH PADRE ISLAND, TEXAS (Adjacent to the former Helipad Location & D.J. Lerma's Pavilion)**REVISED ANSWERS BY PARKS DEPARTMENT**
(PREVIOUSLY IN ADDENDUM # 1)

May 29, 2024

Additional Answers to Addendum No.1

#1 Could you please provide the current engineering specifications for the existing pad, including the most recent professional survey? **There was no attachment for the existing slab, there were surveys and boundary surveys but they are not legible. The quality of the pdf is very distorted.**

The survey provided is the latest survey. Unfortunately, there is nothing we can do to make it more legible. We've included a separate survey of the Heli-pad, but it too is distorted and provides limited information (please see attached). This is all the information we have. The only other option would be for the county to have a new survey conducted, and that is something not currently in the works. (County)

#2. Would you kindly furnish the utility as-built documentation, including details of manholes such as inflow and outflow rates noted on the top of the manhole lid, pipe size, and existing manhole configurations with flow specification?

I contacted the South Padre Island Fire Department and spoke with Robert, who mentioned that most of the new developments are utilizing auxiliary tanks to support their buildings. I have left messages for Fire Marshal Juan Martinez and Juan Ramos but have not received a response from them.

All storm water, waste water and potable water utilities are provided by the Laguna Madre Water District, and not the City of South Padre. The information requested can only be provided by the LMWD. This needs to be coordinated solely with the LMWD, and it may first require submitting a set of plans detailing the volume and demand of services needed for the proposed project. (County)

#3. Could you provide any available information regarding the domestic water supply, including known pressure levels and flow rates? **No flow rates are attached.** Please refer to the answer in question #2. (County)

#4. Regarding revegetation, could you please specify the compositions of the vegetation present? Additionally, if our proposal involves removing 80% of the vegetation between the existing slab and the road to improve accessibility to the boardwalk and pavilion, taking into account the protected area? **Answer is to vague.** An existing survey of the area's vegetation does not exist. Mitigation and the extent of it will depend highly on the degree of disturbance. There may also be alternative means and methods for construction which can have an effect on the extent of mitigation required. These things, of course, can not be known until a plan is presented. Presentation of plans is the responsibility of the developer/contractor. For additional information please contact Augusto Sanchez, Natural Resources Director at 956-247-3527.(County)

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#5. Are there any documented environmental hazards or studies conducted for the area that may pertain to environmental (species, plants, or other factors that could potentially pose challenged with permitting) . AMP Constructors LLC will exclude according to your answers of endanger species or hazardous materials are found.

To the best of our knowledge, none exist or have we ever been made aware of any. For additional information please contact Augusto Sanchez, Natural Resources Director at 956-247-3527 (County)

6. In and Outs of Isla La Balance park for the last 5 years. Could you please provide the current figures for rentals and concession annual sales volume to the present date. Following the discussion in the meeting regarding months when the park reaches capacity, I'm interested in knowing the park's maximum capacity. How does Cameron County plan to grant access to guests? Will they issue access cards, and what is the current method used? I am unsure if the data provided includes both park entrances and concession sales, or if it represents the total volume. Clarification on this would be appreciated.

The information previously provided was for concession revenues only, and included rentals and concession sales. Day use entry fees are not included. These concessions are comprised of umbrella rentals, restaurant/food concessions, retail concessions and a bait stand and cumulative for all concessions at Isla Blanca Park. I have included with this response revenues for the last 5 years for concessions located at DJ Lermas Pavilion and Sandpipers Pavilion(please see attached) (County)

7. Are alcohol sales allowed/permitted? Answered

#8. What are hours of operation for the concession / retail? Since operating hours are not fixed and may vary, who is authorized to make these changes?

The Cameron County Commissioners Court is ultimate decision-making authority. The hours of operation for any potential concessionaire need to be offered by the proposer and included in the proposal. If there is a concern on the county's behalf with any part of the proposal, the county will make a concerted effort to remedy the concern in the best interest of the county. (County)

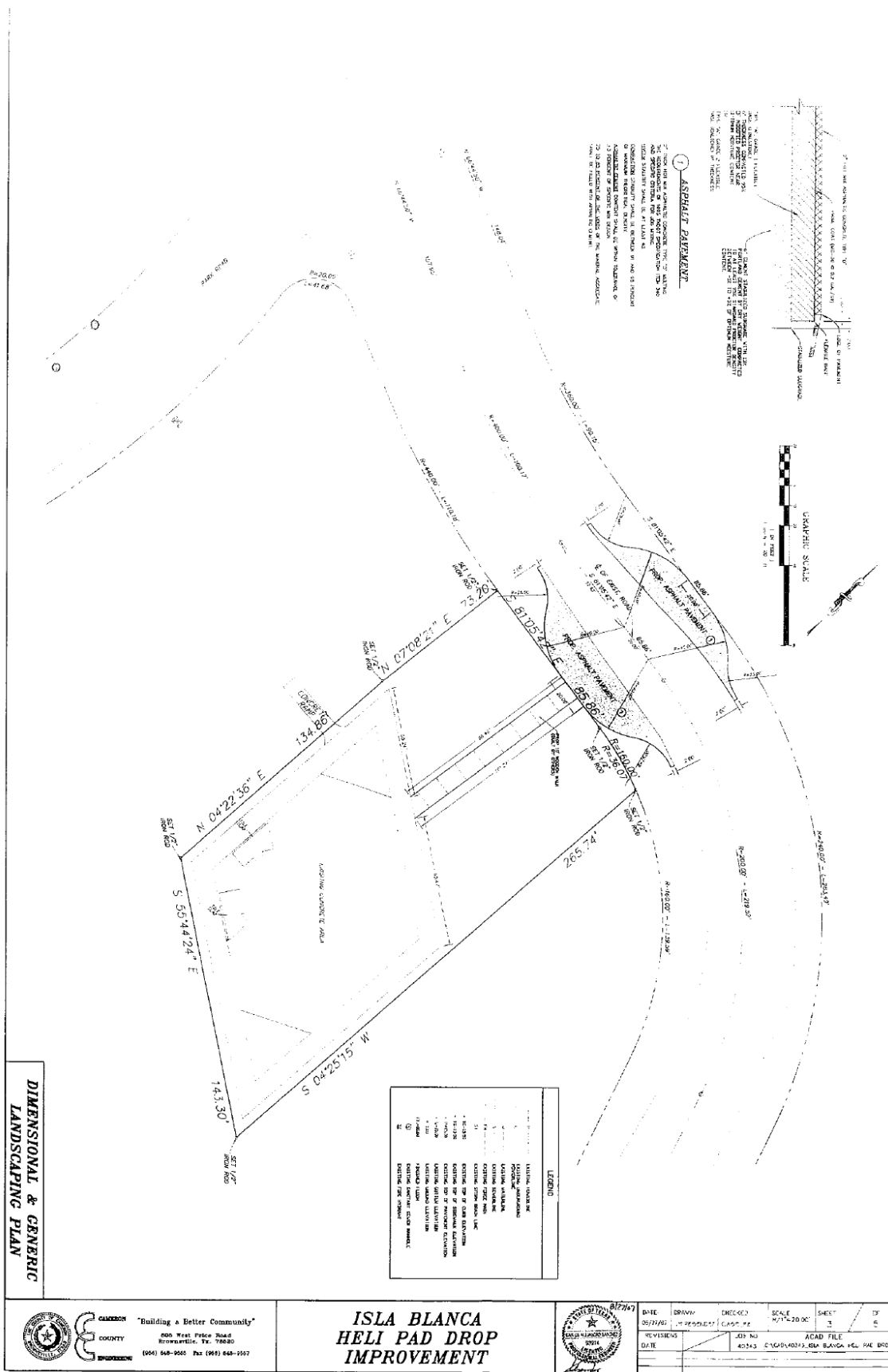
#9. Will the beach be open to the guest of the hotel after it closes? Can the hotel guest be at the beach after 11pm The beach will remain open to hotel guests after hours. Park amenities such as, pavilions, boardwalk, restrooms, etc., will not be available to hotel guests during the park's closed hours. (County)

#10 Who is responsible for property taxes? answered

#11 Will we be limited to the concession? Can there be a full restaurant/bar Yes, I believe the RFP allows for a restaurant and bar.

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ISLA BLANCA HELI PAD DROP IMPROVEMENT



ISLA BLANCA HELI PAD DROP IMPROVEMENT

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ENGINEERING
"Building a Better Community"
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DATE	DRAWN	CHECKED	SCALE	SHEET	OF
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