



CAMERON COUNTY PURCHASING

1100 East Monroe St,
Brownsville, Texas 78520
(956) 544-0871 Fax: (956) 550-7219

ADDENDUM # 1 - PAGE 1 of 8

DATE OUT: 05/15/2025

RFP TITLE: CAMERON COUNTY BEACH ACCESS No.3 IMPROVEMENTS PHASE II

RFP NUMBER # 250501

DEADLINE: MAY 28, 2025 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.- Response from Project Architect to request for questions and clarifications submitted by participants during the questions & clarifications phase:

See attached seven (7) pages which will address all eight (8) questions submitted by participating general contractors.

Note:

This addendum is issued for the purpose of answering request for clarifications submitted by participants. 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

May 14, 2024

CAMERON COUNTY BEACH ACCESS #3 – PHASE I
PROJECT # 250501

GMS ARCHITECTS
BROWNSVILLE, TEXAS 78526
(956) 546-0110

ADDENDUM NO. 1

A. PURPOSE AND INTENT

This addendum is issued for the purpose of modifying the plans and specifications for the Cameron County Beach Access #3 – Phase II.

This addendum shall become part of the contract, and all CONTRACTORS shall be bound by its content. All aspects of the specifications and drawings not covered herein shall remain the same.

The General Conditions and the Special Conditions of the specifications shall govern all parts of the work and apply in full force to this addendum.

B. SCOPE

I. CLARIFICATIONS:

- Sign-in Sheet from Pre-Proposal Meeting on Wednesday, May 7, 2025.
- Delete references to Construction Duration being 180 days. Contractor to include their respective construction duration on the bid proposal form.
- Time extension for delays caused by tariffs will be reviewed on a case-by-case basis. Contractor will be responsible for identifying long lead items during the pre-construction meeting after the award of the contract.
- Contractor is responsible for permitting and related fees. Cameron County Buildings and Inspections will be the permitting agency and Laguna Madre Water District will be the agency responsible for water and sewer connections and fees.
- No Mock-up panel will be required on this project.
- Contractor will be responsible for providing a letter stating no asbestos was used during the construction of this project.
- Turtle Nesting Requirements will be discussed at the pre-construction meeting after the project has been awarded.

II. SPECIFICATIONS:

- List of Subcontractors Form
 - Delete Subcontractor Forms and replace with List of Subcontractors Form (Attached).
- Instructions for Submitting RFP's – Part II Required Documentation
 - Tab 1 – Transmittal Cover: Delete RFP MAG Guarantee from submission.
 - Tab 4 - RFP Bond: Bond requirement may be either in the form of a Bid Bond or Cashiers Check.
 - Tab 7 – Time Frame: Duration for Contract will be provided by the Offeror

and included on the bid form. Time extensions will be granted for weather delays.

- Insurance and Liability Requirements
 - Delete Insurance Limits on RFP Page 20 of 51 and replace with limits listed on the Special Insurance Conditions of the Agreement - (Attached).
- Section 067300 – Composite Decking
 - Planks will require fasteners to be countersunk, in lieu of manufacturers' universal hideaway hidden fasteners.

II. PLANS:

- Add BA permit 2022 Dune Impacts Drawings (b/w and color)
 - Contractor will be responsible for approximately 500 C.Y. of Dune Mitigation associated with this project. Cameron County will be responsible for the plantings and certification.
- Sheet S1.1: General Structural Notes
 - Wood Composite Decking – Fasteners shall be Stainless Steel Type 316.
 - Planks will require fasteners to be countersunk, in lieu of manufacturers' universal hideaway hidden fasteners.



Cameron County Purchasing Department Pre-Proposal Meeting

RFP #250501 Cameron County Beach Access No. 3 Improvements Phase II

Location: Parks Department Administration Bldg., 33248 State Park Rd 100, So Padre Island, TX
Wednesday, May 7, 2025 @ 10:00AM

Company Name	Name	Phone	Email Address
CAMERON COUNTY	JOSKE VALDEZ	312-6734	jose.valdez20@co.cameron.tx.us
A+I Custom MFG	Ismael Herrera	956-592-6525	ismael.ai@hotmail.com
CAMERON COUNTY	DANNY VILLARREAL	956-454-1378	danny.villarreal@co.cameron.tx.us
GMS ARCHITECTS	RONW GOMEZ	956 546 010	rgg@gmsarchitects.com
Cameron County Parks	Joshua Schalk	956-243-1974	Joshua.Schalk@co.cameron.tx.us
Cameron County Parks	Javier Hernandez	(956) 545-9699	javier.hernandez2@co.cameron.tx.us
BIS	Daniel Bryant	956-433-9783	DanielBryantIndustrialServices
HWM CONSTRUCTION	JUSTIN HASSON	956-398-9712	jhasson@hwmconstruction.NET

Cameron County Purchasing Department Pre-Proposal Meeting

RFP #250501 Cameron County Beach Access No. 3 Improvements Phase II

Location: Parks Department Administration Bldg., 33248 State Park Rd 100, So Padre Island, TX

Wednesday, May 7, 2025 @ 10:00AM

Print Name	Company/Department	Phone	Email Address
Dan Serna <i>online</i>	Deputy Director	544-0827	Dan.Serna@co.cameron.tx.us
Roberto Luna <i>[Signature]</i>	Purchasing	544-0871	roberto.luna@co.cameron.tx.us
Dalia Loera <i>[Signature]</i>	Purchasing	982-5478	dalia.loera@co.cameron.tx.us
Anthony Velazquez <i>AV</i>	Purchasing	544-0846	anthony.velazquez01@co.cameron.tx.us
Joe E. Vega <i>online</i>	Parks Director	761-3700	JEVega@co.cameron.tx.us
Jaime Lopez <i>[Signature]</i>	Deputy Director	761-3700	J.Lopez@co.cameron.tx.us
Augusto Sanchez <i>Resilience & Natural Resources</i>		247-7695	augusto@co.cameron.tx.us

SPECIAL INSURANCE CONDITIONS OF THE AGREEMENT

The following minimum limits of insurance coverage will be required:

CONTRACTOR shall maintain, at his sole cost, at all times while performing work hereunder, the insurance coverage set forth below with companies satisfactory to the Company with full policy limits applying but not less than as stated. A Certificate evidencing the required insurance and specifically quitting the indemnification provision set forth in this agreement shall be delivered to the Company prior to commencement of the work and shall provide that any change restricting or reducing coverage or the cancellation of any policies under which certificates are issued shall not be valid as respects the Company's interest therein until the Company has received 30 days notice in writing of such change or cancellation.

- (1) **Workman's Compensation Insurance** as required by laws and regulations applicable to and covering employees of **CONTRACTOR** engaged in the performance of the work under this agreement.
- (2) **Employer's Liability Insurance** protecting **CONTRACTOR** against common law liability, in the absence of statutory liability, for employee bodily injury arising out of the master/servant relationship with a limit of not less than \$100,000.
- (3) **Comprehensive General Liability Insurance** including products/completed operation with limits of liability of not less than: Bodily Injury \$500,000. each Person, \$500,000. each occurrence/aggregate; Property Damage \$500,000. each occurrence/aggregate. OR Combined Coverage limit \$5,000,000.
- (4) **Automobile Liability Insurance** including non-owned and hired vehicle coverage with limits of liability of not less than: Bodily Injury \$250,000. each Person, \$500,000. each occurrence; Property Damage \$250,000. each occurrence.
- (5) **Excess Liability Insurance** Comprehensive General Liability, Comprehensive Automobile Liability and coverage afforded by the policies described above, with minimum limits of \$500,000. excess of the specified limits.
- (6) **Builder's "All-Risk Insurance"** protecting the respective interest of Company and **CONTRACTOR** and its "Field Sub-contractors" covering loss or damage during the course of construction of the project described in this agreement and all property at the job site or in transit thereof which shall become a part of such project. Such insurance shall be maintained until such project is completed and accepted. This insurance shall be terminated with respect to portions of such project when such portions are completed and accepted.

MERIDIAN OF THE TEXAS STATE
PLANE COORDINATE SYSTEM,
SOUTH ZONE (N.A.D. 83 2011)

COMBINED F=1.00000962

NOTES:

- 1) THIS TRACT LIES IN FLOOD ZONES AE (EL. 7), AE (EL. 8), VE (EL. 11) AND VE (EL. 13), AS SHOWN HEREON PER THE FNP FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480101, PANEL NO. 0370 F (THAT BEING MAP NUMBER 4801010370F), EFFECTIVE FEBRUARY 16, 2016. PLEASE NOTE THAT THIS TRACT ALSO LIES WITHIN "OTHERWISE PROTECTED AREA" ESTABLISHED NOVEMBER 16, 1991, UNDER THE COASTAL BARRIER RESOURCE SYSTEM (CBRS).
- 2) SPOT AND CONTOUR ELEVATIONS SHOWN ARE REFERENCED TO NGS PUBLISHED SURVEY MARKER "THM SPIC01" BEING A 3" BRASS DISK STAMPED "THM SPIC01 - BLUCHER INSTITUTE CORPUS CHRISTI TEXAS 2009" AND IN A 6" PVC CASING, LOCATED AT THE VICINITY OF THE NORTHEAST CORNER OF AN ASPHALT PARKING LOT OF THE SOUTH PADRE ISLAND CONVENTION CENTER, SOUTH PADRE ISLAND, TEXAS. PUBLISHED NAD 83 TEXAS SPC (SOUTH ZONE 4205) VALUES: N=16,579,075.51, E=1,419,647.38. CALCULATED ELEVATION= 5.93' (N.A.V.D. 88) (NGS PUBLISHED ELEV. 5.9' N.A.V.D. 88).
- 3) THIS SURVEY WAS PERFORMED WITH THE AID OF AN INDEPENDENT GLOBAL POSITIONING SYSTEM (GPS) OBSERVATION METHODS AND IN CONNECTION WITH THE WESTERN DATA SYSTEMS VIRTUAL REFERENCE SYSTEM (VRS) NETWORK.
- 4) NOT ALL SPOT ELEVATIONS ARE SHOWN FOR LEGIBILITY PURPOSES.
- 5) DISTANCES SHOWN ARE GRID DISTANCES.
- 6) THIS TRACT IS SUBJECT TO RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY RECORDED IN VOLUME 32004, PAGE 277, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

PARKING LOT LAYOUT THAT LIES WITHIN FLOOD ZONE "VE" (ELEV. 11) IS ANTICIPATED TO AFFECT A MINIMAL AREA OF NATURAL VEGETATED DUNES THAT LIE BELOW ELEVATION 11.0 FEET ABOVE SEE LEVEL. FOR DUNE MITIGATION, HAVE BEEN PERFORMED AT THIS TIME. THERE ARE A TOTAL OF 155 PROPOSED PARKING STALLS INCLUDING 5 HANDICAP STALL.

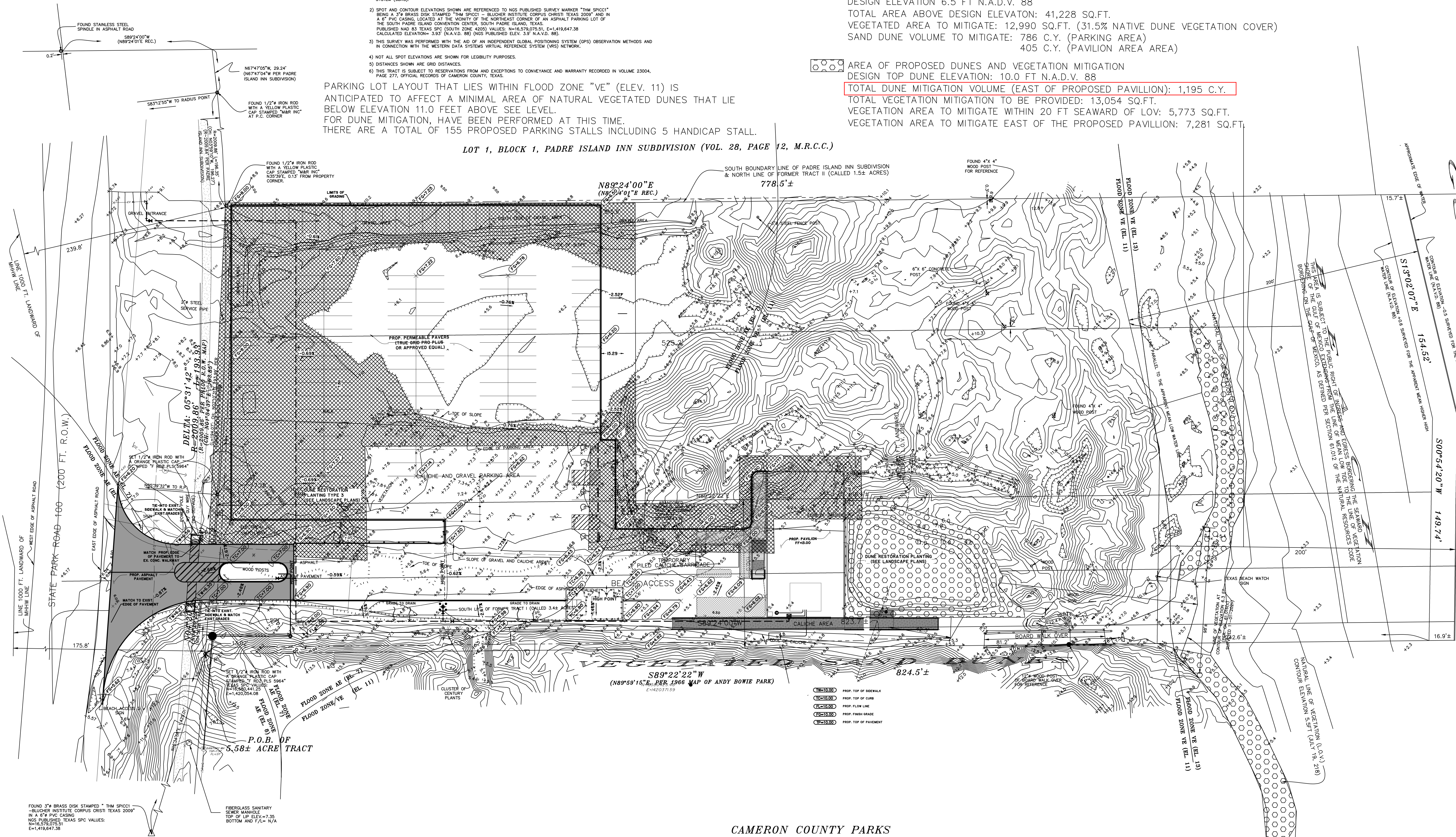
LOT 1, BLOCK 1, PADRE ISLAND INN SUBDIVISION (VOL. 28, PAGE 12, M.R.C.C.)

AREA OF PROPOSED IMPACTS ON DUNES AND VEGETATION
DESIGN ELEVATION 6.5 FT N.A.D.V. 88

TOTAL AREA ABOVE DESIGN ELEVATION: 41,228 SQ.FT.
VEGETATED AREA TO MITIGATE: 12,990 SQ.FT. (31.5% NATIVE DUNE VEGETATION COVER)
SAND DUNE VOLUME TO MITIGATE: 786 C.Y. (PARKING AREA)
405 C.Y. (PAVILION AREA AREA)

AREA OF PROPOSED DUNES AND VEGETATION MITIGATION
DESIGN TOP DUNE ELEVATION: 10.0 FT N.A.D.V. 88

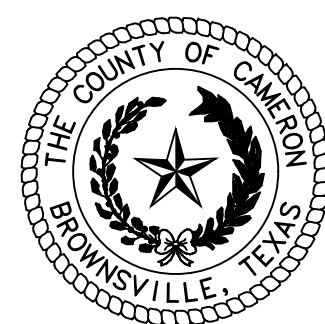
TOTAL DUNE MITIGATION VOLUME (EAST OF PROPOSED PAVILLION): 1,195 C.Y.
TOTAL VEGETATION MITIGATION TO BE PROVIDED: 13,054 SQ.FT.
VEGETATION AREA TO MITIGATE WITHIN 20 FT SEAWARD OF LOV: 5,773 SQ.FT.
VEGETATION AREA TO MITIGATE EAST OF THE PROPOSED PAVILLION: 7,281 SQ.FT.



CAMERON COUNTY PARKS

SCALE: 1"=30' DATE: 01/21/2021

DRAWN BY:
PROPOSED PARKING LAYOUT



CAMERON
COUNTY
ENGINEERING

"Building a Better Community"

1390 W. Expressway 83
San Benito, Texas 78586

(956) 247-3518 Fax (956) 361-8278

SHEET NO.

1
OF 1

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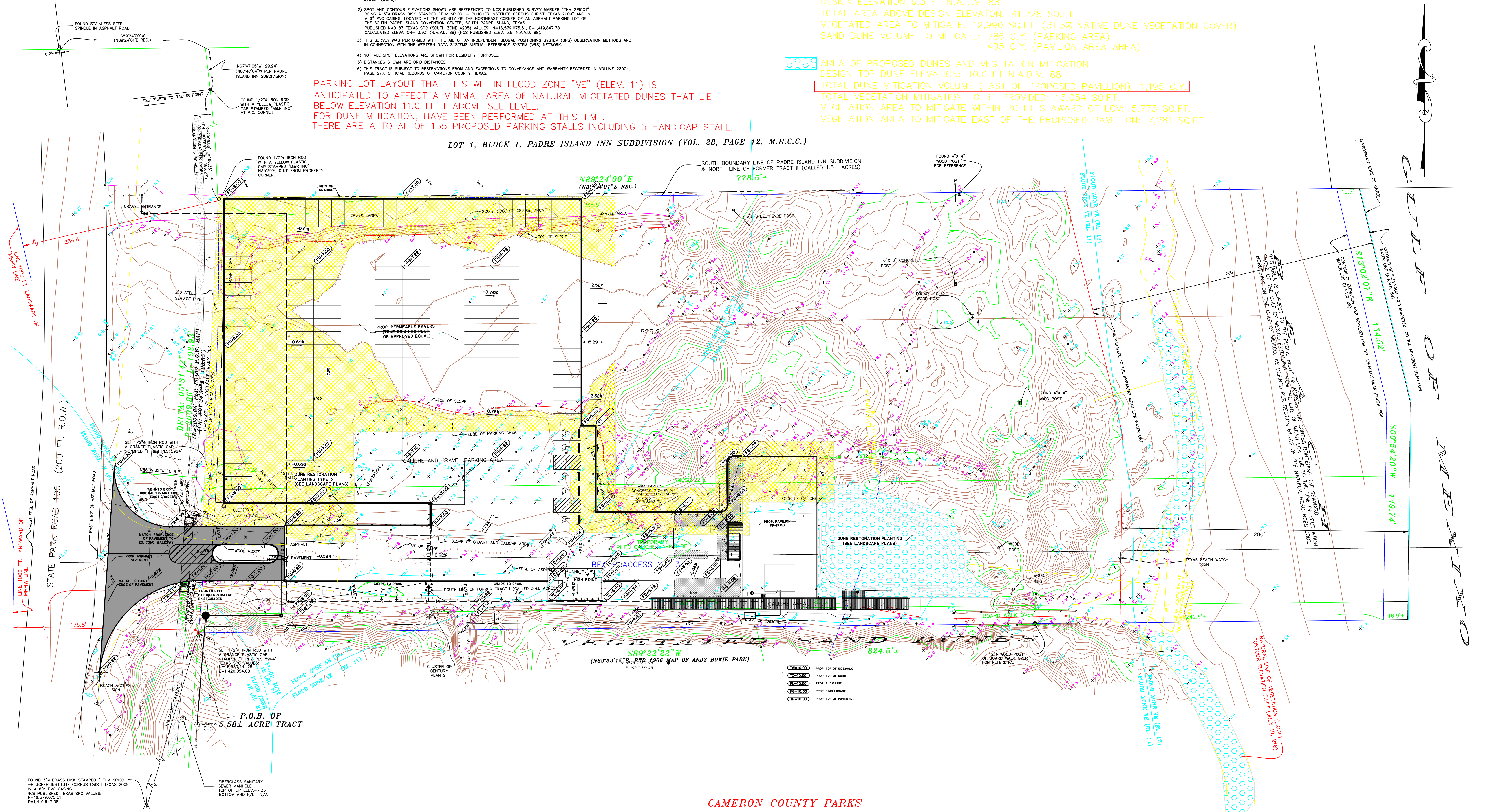
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LOT 1, BLOCK 1, PADRE ISLAND INN SUBDIVISION (VOL. 28, PAGE 12, M.R.C.C.)



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