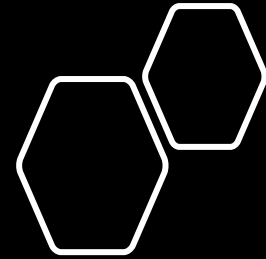


Reporte de Avances

Enero 2024



H&G
HOMES

Licencia de Construcción



Estamos
evaluando
otro despacho
de Ingeniería
para la
Segunda etapa
de nuestro
Proyecto.



Cotizaciones
pendientes de
abogados para la
constitución de la
Asociación de
colonos y los
reglamentos del
fraccionamiento.

Avaluos de las casas MOD A Y B

HYG HOMES LLC

HYG HOMES LLC
84 NE LOOP 410 STE 242.
SAN ANTONIO, TX, 78216

File Number: 231204 8880HEATH - A

In accordance with your request, I have appraised the real property at:

8880 HEATH CIRCLE DRIVE / MODEL A
SAN ANTONIO, TX 78250

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of December 4, 2023 is:

\$455,000
Four Hundred Fifty-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.



DANIEL F. SALCEDO ROMERO

HYG HOMES LLC

HYG HOMES LLC
84 NE LOOP 410 STE 242.
SAN ANTONIO, TX, 78216

File Number: 231204 8880HEATH - B

In accordance with your request, I have appraised the real property at:

8880 HEATH CIRCLE DRIVE / MODEL B
SAN ANTONIO, TX 78250

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of December 4, 2023 is:

\$465,000
Four Hundred Sixty-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.



DANIEL F. SALCEDO ROMERO

USA REQUEST
&
PRELIMINARY ENGINEERING REPORT

Heron Valley Subdivision

PREPARED FOR

SAN ANTONIO WATER SYSTEM
INFRASTRUCTURE PLANNING
DEPARTMENT



April 5, 2023

Acuerdo con el
Departamento
del Sistema de
agua e
infraestructura
de la Ciudad de
San Antonio y
Heron Valley
Subdivision.

SAWS




GENERAL CONSTRUCTION PERMIT SANITARY SEWER SYSTEMS (Rev.02/22/07)

SUBDIVISION: Heron Valley II Enclave
PERMIT NUMBER: GCP-271600 DEVELOPER: HYG Homes, LLC
PLAT ID #: LAND-PLAT-22-11800386 DESIGN ENGINEER: GOMEZ-GARCIA & ASSOCIATES, INC.
SAWS JOB #: 23-1521 USA NAME: Heron Valley Subdivision
PLAN APPROVAL DATE: 2/6/2024 USA NUMBER: USA-34198

GUIDELINES:

1. Sewer treatment service will be provided by the LEON CREEK Recycling Center. This development's sewer system will tie into the existing sewer job # 03-1666, sewer system. This General Construction Permit (GCP) includes sewer services for a total of 42 equivalent dwelling units (EDUs) in accordance with the Heron Valley Subdivision sewer contract/Utility Service Agreement (USA). This GCP is required prior to commencing construction, and construction must commence within twelve months from the Plan Approval Date shown above. If no construction has occurred within twelve months, this GCP shall be void and the Developer must submit a new set of plans for approval. If construction has not received Field Acceptance from the SAWS Inspector within 18 months from the Plan Approval Date shown above, the project will be required to meet all current SAWS requirements and specifications in place at time of Field Acceptance. Any prior exemptions to the SAWS requirements and specifications will be void.
2. The Developer shall be solely responsible that this project is constructed in accordance with Title 30 Texas Administrative Code (TAC) Chapter 217 of the Texas Commission On Environmental Quality (TCEQ) Rules; all applicable ordinances, laws and regulations; the approved final design plans; SAWS Specifications for Water and Sanitary Sewer Construction (latest version at the time this GCP is issued); and SAWS Material Specifications. Projects over the Edwards Aquifer Recharge Zone (EARZ) shall also be constructed in accordance with 30 TAC Chapter 213 of the TCEQ Rules.
3. SAWS review or approval of the Plans shall not constitute an assumption of liability by SAWS for any inaccuracy of computation, deficiency of the design therein, or construction activities. Prior to SAWS approval of the SSAC, all work will be performed at the sole risk of the Developer, including activities performed prior to recordation of the subdivision plat by the City Planning Commission.
4. All work shall be performed by construction companies and/or individuals experienced in this kind of work. The Developer shall require his Contractor to utilize only licensed and/or trained personnel to accomplish the work to ensure that work is done in accordance with the stipulations of this GCP. Failure to meet all requirements, poor safety practices, incomplete, or unacceptable quality of work may be grounds for termination of this permit and rejection of future permit applications until the problems are corrected.
5. The Developer shall require his Contractor to prevent the entry of construction debris into proposed or existing water systems. In order to control silt and debris runoff from the construction area, the Developer's Consultant shall prepare the project Storm Water Pollution Prevention Plan (SWPPP) and the Contractor shall submit it to SAWS Surface Water Resource Protection Division for approval prior to start of work. The Contractor shall be responsible for implementation of the SWPPP.
6. The Developer shall require his Contractor to comply with TCEQ rules and regulations if significant geologic features such as solution cavities, caves or sinkholes are encountered. The Developer shall require his Contractor to contact the TCEQ at 210-490-3096 and SAWS Aquifer Studies at 210-233-3516 if the above are discovered. The Developer shall require his Consulting Engineer (Consultant) to submit a proposed Corrective Action Plan to the TCEQ for approval prior to resuming work.
7. The Developer shall require his Contractor to obtain and pay for all utility clearances, locates, and any permits required for pavement cutting, traffic control, etc. The Developer's Consultant will submit a street cut permit application to the City of San Antonio Department of Public Works (City). Discussions on changes to the scope of work of this permit required by the City shall be resolved directly between the applicant and the City. Any costs / fees required by the City shall be paid by the applicant and are separate from any fees due SAWS.

Issued by  SGR

General Construction Permit - Water Systems Subdivision, SAWS Job# 23-1521

Printed 2/6/2024

Page 1 of 3



File Information

FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK

Document Number: 20230214608
Recorded Date: November 22, 2023
Recorded Time: 3:24 PM
Total Pages: 18
Total Fees: \$85.00

** THIS PAGE IS PART OF THE DOCUMENT **


** Do Not Remove **

Any provision hereon which restricts the sale or use of the described real property because of race, sex, or marital status is hereby rejected and unenforceable under Federal law.

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on: 11/22/2023 3:24 PM




Lucy Adame-Clark
Bexar County Clerk

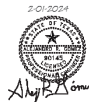
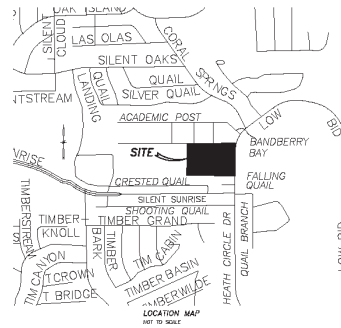
SAWS

PLAT NO. 22-11800386

JOB NO: 23-1020
**HERON VALLEY II ENCLAVE
 WATER PLANS**

INDEX OF DRAWINGS

SHEET	DESCRIPTION
33	WATER COVER SHEET
34	WATER GENERAL NOTES
35	WATER DISTRIBUTION PLAN
35A	WATER DISTRIBUTION PLAN



PROJECT ENGINEER:



GOMEZ-GARCIA & ASSOCIATES, INC.
 19233 STONE CANYON PARKWAY, SUITE 302, SAN ANTONIO, TEXAS 78258
 (210) 832-9608 • (210) 832-9615 FAX
 TBPB FIRM REGISTRATION #5362

DEVELOPER:

HYG HOMES, LLC
 84 NE LOOP 410 SUITE 242, SAN ANTONIO, TEXAS 78215

REVIEWED BY THE
 SAN ANTONIO WATER SYSTEM
 THIS DOES NOT RELIEVE THE DESIGNING ENGINEER,
 CONTRACTOR OR SUB-CONTRACTOR OF THE
 RESPONSIBILITY FOR COMPLYING WITH ALL OF THE
 SAN ANTONIO WATER SYSTEM AND T.C.E.D. RULES
 AND REGULATIONS

BY: _____
 DATE: _____

SAWS PRESSURE ZONE 1111

Developer's Name: HYG HOMES, LLC
 Address: 84 NE LOOP 410, SUITE 242
 City: SAN ANTONIO, State: TEXAS Zip: 78215
 Phone# (210) 832-9608 Fax# ()
 SAWS Block Map # 112-968 Total EDU's 32 Total Acreage 2.883
 Total Linear Footage of Pipe 2260.00 1/2" CHUTE PIPING No. 22-11800386
 Number of Lots 41 SAWS Job No. 23-1020

Heron Valley Mayor Plat Status

2/12/24, 1:36 PM Acosta Citizen Access

Welcome to the City of San Antonio

[Announcements](#) [Register for an Account](#) [Reports \(9\)](#) [Login](#)

[Create an Escrow Account](#) | [Amend Escrow Account\(s\)](#)

22-11800386

[Home](#) [Land Development](#) [Building](#) [Profile](#) [Fire](#) [Code](#)

Search Applications

Record LAND-PLAT-22-11800386:
Major Plat
Record Status: Additional Info Required
Expiration Date: 06/24/2024

[Record Info](#) [Payments](#)

We understand how important customer service is and our employees are here to assist you and to help make your experience with our department a positive one. Go to Record Info / Processing Status to locate the employee(s) currently reviewing your application. Please feel free to reach out to one our team members if you any questions or concerns.

[DSD E-MAIL AND PHONE CONTACT INFORMATION \(PDF\) \(Link to: https://www.sanantonio.gov/DSD/About/Employees\)](https://www.sanantonio.gov/DSD/About/Employees)

Processing Status

- ✔ Application Intake
- ✳ Application Completeness

<https://aca.sanantonio.gov/CitizenAccess/Cap/CapDetail.aspx?Module=LandDevelopment&TabName=LandDevelopment&capID1=22CAP&capID2=0...> 1/3

2/12/24, 1:36 PM Acosta Citizen Access

- ✔ Application Intake
- ✔ Application Completeness
- ✔ Completeness Review - SAWS
- Completeness Review - Bexar County
- ✔ Completeness Review - Office of Historic Preservation
- ✔ Completeness Review - CPS Energy
- ✔ Completeness Review - Parks and Recreation
- ✔ Completeness Review - Addressing
- ✔ Completeness Review - Subdivision
- ✔ Completeness Review - TCI - Storm Water
- ✔ Completeness Review - GIS
- ✔ Completeness Review - Engineering Street Lights
- ✔ Completeness Review - Engineering TIA
- ✔ Completeness Review - Engineering Streets
- ✔ Completeness Review - Engineering Trees
- ✔ Technical Review - SAWS USA
- Technical Review - SAWS Aquifer
- ✔ Technical Review - SAWS Water Quality
- ✔ Technical Review - SAWS Sewer
- ✔ Technical Review - SAWS Water
- Technical Review - Bexar County - Traffic
- Technical Review - Bexar County - General Platting
- Technical Review - Bexar County - OSSF
- Technical Review - Bexar County - SD
- Technical Review - Bexar County - Flood Plain
- ✔ Technical Review - Office of Historic Preservation
- Technical Review - CPS Energy
- ✔ Technical Review - Parks and Recreation
- ✔ Technical Review - Addressing
- ✔ Technical Review - Subdivision
- ✔ Habitat Completeness Review
- Technical Review - TCI - Storm Water
- ✔ Technical Review - GIS
- ✔ Technical Review - Engineering Street Lights
- ✔ Technical Review - Engineering TIA
- ✔ Technical Review - Engineering Streets
- ✔ Technical Review - Engineering Trees
- ✔ SAWS - Letter of Certification
- Bexar County - Letter of Certification
- ✔ Office of Historic Preservation - Letter of Certification

<https://aca.sanantonio.gov/CitizenAccess/Cap/CapDetail.aspx?Module=LandDevelopment&TabName=LandDevelopment&capID1=22CAP&capID2=0...> 2/3

Heron Valley Mayor Plat Status

2/12/24, 1:36 PM

Acacia Citizen Access

- ✔ ▶ Technical Review - CPS Design
- Technical Review - CPS Right of Way
- ✔ ▶ Parks and Recreation - Letter of Certification
- Technical Review - TCI - TIA
- ✔ ▶ CPS Energy - Letter of Certification
- DSD - Letter of Certification
- Plat Approval Completeness Review
- Final Review - CPS Energy
- Final Review - Parks and Recreation
- Final Review - Office of Historic Preservation
- Final Review - SAWS USA
- Final Review - SAWS Water Quality
- Final Review - SAWS Aquifer
- Final Review - SAWS Water
- Final Review - Engineering Trees
- Final Review - Engineering Streets
- Final Review - Engineering TIA
- Final Review - GIS
- Final Review - Subdivision
- Final Review - Addressing
- Final Review - SAWS Sewer
- Final Review - Bexar County - Traffic
- Final Review - Bexar County - General Platting
- Final Review - Bexar County - Flood Plain
- Final Review - Bexar County - OSSF
- Final Review - Bexar County - SD
- Final Review - TCI - Storm Water
- Final Review - Engineering Street Lights
- Planning Commission Meeting
- Bexar County Commissioners Court
- Hold Review
- Plat Recordation
- Closure

City of San Antonio (c) Copyright 2019

Cotizaciones de Urbanizacion

AMERICAN SC.

1343 SW. 35th Street San Antonio, Texas 78237

210-797-3323 office garzaemilio@att.net

August 21, 2023

RE: Adrian Tames
HYG Project LLC.
8880 Health Circle San Antonio, Texas 78250
210-966-2025

First and foremost, American SC. Would like to express its appreciation in submitting a bid for Services to. Adrian Tames (8880 Health Circle Drive., SATX 78250 Sewer & Water tap services.)

THE SCOPE OF WORK:

1. Will saw cut street and remove spoils as per COSA code for 3 sewer manholes in City Street.
2. Will install approximately 11 manholes inside project.
3. Will install 21- 1" inch bull horns for 42 water meters.
4. Will install 41- 6" sewer combo Tee Wye clean outs.
5. Will install 4- Fire hydrants as per plans.
6. Will install approximately 2000' linear feet of 8" sewer main SDR 26.
7. Will install approximately 2000' linear feet of 8"m water main C-900.
8. Will provide street closures while the street as per COSA code.
9. Will provide street plates and shoring for the street work as per SAWS, COSA code.
10. Will provide New hot asphalt type D as per City of San Antonio Right of Way code.

Will comply with all federal, State & local laws and all necessary permits will be obtained.

BID PRICE: \$787,800.00

BID PRICE: \$28,000.00 Contingency on Asphalt Mill & Overlay if Applicable by the COSA Right of Way.

PAYMENT: 1st draw of \$0.00 for the commencement of contract and purchase of all materials along with permits. 2nd draw of \$0.00 for the completion of project and payment made in full with **NO RETAINGE**. If a commencement deal is reach with price and schedule of work a formal Contract will be issued. Again, Thank You for the opportunity to submit a bid proposal for any questions you can reach Emilio Garza by Email at garzaemilio@att.net or by cell phone at 210-797-3323 Thank You

American SC.
\$787,800.00



To: HYG Homes LLC	Contact: Adrian Tames
Address: San Antonio	Phone:
	Fax:
Project Name: Heron Valley II Enclave	Bid Number: 2023-0076 R-1
Project Location: 8830 Heath Cir Drive, San Antonio, TEXAS	Bid Date:

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Site Work Improvements					
1	Sitework Mobilization	1.00	LS	\$11,636.12	\$11,636.12
2	Excavation Paving Areas	3,186.00	CY	\$14.88	\$47,407.68
3	Onsite Embankment	3,186.00	CY	\$5.67	\$18,064.62
4	Subgrade Preparation	6,950.00	SY	\$2.06	\$14,317.00
5	6" Lime Stabilization	6,950.00	SY	\$6.63	\$46,078.50
6	7.5" Flex Base	2,896.00	TON	\$24.87	\$72,023.52
7	Fine Grade Flex Base	6,950.00	SY	\$0.97	\$6,741.50
8	2" Type D HMAC	6,243.00	SY	\$13.43	\$83,843.49
9	6" Concrete Curb	3,822.00	LF	\$11.80	\$45,099.60
10	Silt Fence	1,000.00	LF	\$3.08	\$3,080.00
11	Construction Entrance	1.00	EACH	\$1,965.94	\$1,965.94
12	Mill And 2" Overlay Heath Circle	1,618.00	SY	\$27.96	\$45,239.28
13	6' Sidewalk	247.00	SY	\$64.29	\$15,879.63
14	Street Signage	1.00	LS	\$5,894.97	\$5,894.97
Total Price for above Site Work Improvements Items:					\$417,271.85

Sewer Improvements					
1	Utility Mobilization	1.00	LS	\$5,818.06	\$5,818.06
2	8" PVC SDR 26 (6-8)	1,996.00	LF	\$76.34	\$152,374.64
3	6" PVC SDR 26 Laterals	1,622.00	LF	\$52.40	\$84,992.80
4	Sanitary Manholes	14.00	EACH	\$8,574.18	\$120,038.52
5	Extra Depth Manhole	28.00	VF	\$346.62	\$9,705.36
6	Cleanout	41.00	EACH	\$764.88	\$31,360.08
7	CC T.V.	1,996.00	LF	\$3.49	\$6,966.04
8	Trench Safety	3,658.00	LF	\$2.33	\$8,523.14
9	On Site Embankment	1,150.00	CY	\$5.67	\$6,520.50
Total Price for above Sewer Improvements Items:					\$426,299.14

Water Improvements					
1	2" Copper	123.00	LF	\$85.05	\$10,461.15
2	8" PVC DR 18	1,913.00	LF	\$59.25	\$113,345.25
3	8" Water Tie-in	2.00	EACH	\$2,860.18	\$5,720.36
4	Joint Restraints	1.00	LS	\$13,059.39	\$13,059.39
5	8" Gate Valve	13.00	EACH	\$2,552.78	\$33,186.14
6	Fire Hydrants	6.00	EACH	\$6,773.76	\$40,642.56
7	Cast Iron Fittings	1.11	TON	\$17,593.82	\$19,529.14

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
8	2" Temporary Blowoff	2.00	EACH	\$1,601.05	\$3,202.10
9	Hydrostatic Testing	1.00	LS	\$3,420.06	\$3,420.06
10	Chlorination Injection	1.00	LS	\$1,579.61	\$1,579.61
11	Trench Safety	1,650.00	LF	\$2.33	\$3,844.50
12	On Site Embankment	360.00	CY	\$5.67	\$2,041.20
13	1" Dual Short Service	8.00	EACH	\$983.67	\$7,869.36
14	1" Dual Long Service	41.00	EACH	\$938.84	\$38,492.44
15	Meter Boxes	41.00	EACH	\$403.97	\$16,562.77
16	2" Perm Blowoff	1.00	EACH	\$3,035.14	\$3,035.14
17	Sidewalk Repair For Water Tie-ins	6.00	SY	\$142.06	\$852.36
Total Price for above Water Improvements Items:					\$316,843.53

Administration & Contingencies: \$58,020.72

Total Bid Price: \$1,218,435.24

Notes:

- * P & P Bond Not Included
- * Exclusions: 4 foot sidewalk in the unit. Tree protection, clearing, haul off of spoils generated from site excavation.
- * Revised bid includes: Removal of: Demolition of existing house, Clearing the site, we changed export of spoils to onsite embankment, we add the alternate items to base bid.

<p>ACCEPTED:</p> <p>The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED:</p> <p>D&D Contractors Inc</p> <p>Authorized Signature: _____</p> <p>Estimator: Toby Martinez</p>
--	--

D&D
\$1,218,435.24

Drako Construction Management Services, LLC
 19230 Stone Oak Parkway, Suite 302
 San Antonio, Texas 78258
 phone (210) 454-6686, fax (210) 832-9615



To:	Adrian Tamez	Date:	6/3/2023
Attention:		Project:	Heron Valley
Address:		Location:	San Antonio, Texas
Email:		Ref #:	
Telephone:	210-966-2025	Job #:	2022-017

Item	Description	Quantity	Unit	Unit Cost	Cost Total
10	SITE WORK IMPROVEMENTS				
20	EARTH WORK MOBILIZATION & GENERAL CONDITIONS	1.00	LS	\$ 48,000.00	\$ 48,000.00
30	EXCAVATION PAVING AREAS	3,186.00	CY	\$ 5.32	\$ 16,951.27
40	TRUCKING EXPORT	3,186.00	CY	\$ 12.27	\$ 39,100.65
50	SUBPREP PAVING AREAS	6,950.00	SY	\$ 4.50	\$ 31,282.07
60	6" LIME STABILIZATION	6,950.00	SY	\$ 10.46	\$ 72,676.92
70	7.5" FLEXBASE @ HD HMAC	2,896.00	TN	\$ 28.03	\$ 81,171.25
80	FINISH FLEXBASE @ 7.5" HMAC AREAS	6,950.00	SY	\$ 4.50	\$ 31,282.07
90	HMAC @ 2" HD HMAC	6,243.00	SY	\$ 23.65	\$ 147,663.34
100	6" CONCRETE CURB	3,822.00	LF	\$ 23.65	\$ 90,400.33
110	SILT FENCE	1,000.00	LF	\$ 2.49	\$ 2,489.75
120	CONSTRUCTION ENTRANCE	1.00	EA	\$ 2,738.73	\$ 2,738.73
130	TOTAL SITE WORK IMPROVEMENT				\$ 563,777.77
140	UTILITIES MOBILIZATION & GENERAL CONDITIONS	1.00	LS	\$ 65,000.00	\$ 65,000.00
150	SEWER IMPROVEMENTS				
160	8" PVC SDR 26 (6-8)	1,996.00	LF	\$ 82.02	\$ 163,703.25
170	8" PVC SDR 26 LATERALS	1,622.00	LF	\$ 73.18	\$ 118,700.57
180	SANITARY MANHOLES	14.00	EA	\$ 8,206.09	\$ 114,885.30
190	EXTRA DEPTH MANHOLES	28.00	VF	\$ 2,556.16	\$ 71,572.61
200	CLEANOUT	41.00	EA	\$ 1,690.85	\$ 69,325.05
210	SEWER T.V. INSPECTION	1,996.00	LF	\$ 3.13	\$ 6,245.43
220	TRENCH SAFETY	3,658.00	LF	\$ 3.37	\$ 12,311.96
230	SPOILS HAUL OFF	1,150.00	CY	\$ 12.50	\$ 14,375.00
240	SUBTOTAL SANITARY SEWER IMPROVEMENTS				\$ 571,119.16
250	WATER IMPROVEMENTS				
260	2" COPPER	123.00	LF	\$ 68.50	\$ 8,425.45
260	8" PVC DR 18	1,913.00	LF	\$ 130.74	\$ 250,098.95
270	12" X 8" TAPPING SLEEVE AND VALVE	1.00	EA	\$ 4,003.22	\$ 4,003.22
280	JOINT RESTRAINTS	1.00	LS	\$ 16,143.76	\$ 16,143.76
290	8" GATE VALVE	13.00	EA	\$ 940.80	\$ 12,230.44
300	FIRE HYDRANTS	6.00	EA	\$ 7,390.35	\$ 44,342.08
310	IRON FITTINGS	1.11	TN	\$ 25,582.78	\$ 28,396.89
320	2" TEMPORARY BLOWOFF	2.00	EA	\$ 2,416.99	\$ 4,833.99
330	HYDROSTATIC TEST	1.00	LS	\$ 2,346.86	\$ 2,346.86
340	CHLORINATION INJECTION	1.00	LS	\$ 2,259.17	\$ 2,259.17
350	SERVICE & METER BOX	41.00	EA	\$ 280.51	\$ 11,500.81
360	TRENCH SAFETY	1,650.00	LF	\$ 3.21	\$ 5,288.65
370	SPOILS HAUL OFF	360.00	CY	\$ 13.38	\$ 4,815.48
380	SUBTOTAL WATER IMPROVEMENTS				\$ 394,685.75
390	UTILITY IMPROVEMENTS GRAND TOTAL				\$ 1,030,804.92
400	GRAND TOTAL				\$ 1,594,582.69

DRAKO
\$ 1,594,582.69

Accepted By: Owner/Engineer/GC

Signature _____
 Printed Name/Title _____
 Date Signed _____

Drako Construction Management

Signature _____
 Printed Name/Title _____
 Date Signed _____

Note:

Price is good for 30 days.
 PROPOSAL PRICE CONTINGENT TO CHANGE IF PRICE OF DIESEL GOES ABOVE \$5.00/GAL FUEL SURCHARGES WILL BE APPLY. PRICES SUBJECT TO CHANGE DUE TO CURRENT MARKET VOLATILITY
 PRIOR TO START TOPO WILL BE TAKEN TO VERIFY VOLUMES OF EXCAVATION

EXCLUSIONS INCLUDING BUT NOT LIMITED TO: Tree protection, clearing, geotechnical testing, staking, bonds, registered survey, testing or retesting of work by others, permits fees, saw cutting or any work on right of way, traffic control, signs, barricades, striping and seal coat, sand cushions or capillary fill, structural or retaining wall excavation back fill, plumbing or concrete overruns, hand racking, resurfacing or screening topsoil, imported top soil, slope protection, shoring, clearing for utility assessment, hand clearing, pruning, saw cutting root zone around trees, hiring arborist or geologist for our activities, hazardous or contaminated materials handling or hauling, haul off of existing spoils, haul off or handling off other trades spoils, asphalt repair for utility trenches or hauling operation.

Oakwood Sky

\$ 1,995,298.80

Project:	Heron Valley
Location:	8880 Heath Circle Dr. San Antonio TX 78250
Builder:	Oakwood Sky LLC
Address:	1846 N Loop 1604 W Suite 205, San Antonio TX 78248
Email:	ccastillo@oakwoodsky.com
Telephone:	(210) 970 8180



Item	Description:	Quantity	Unit	Unit Cost	Cost Total
10	SITE WORK IMPROVEMENTS				
20	EARTH WORK MOBILIZATION & GENERAL CONDITIONS	1.00	LS	\$ 37,000.00	\$ 37,000.00
30	EXCAVATION PAVING AREAS	3,186.00	CY	\$ 19.00	\$ 60,534.00
40	TRUCKING EXPORT	3,186.00	CY	\$ 12.00	\$ 38,232.00
50	SUBPREP PAVING AREAS	6,950.00	SY	\$ 31.00	\$ 215,450.00
60	6" LIME STABILIZATION	6,950.00	SY	\$ 15.00	\$ 104,250.00
70	7.5" FLEXBASE @ HD HMAC	2,896.00	TN	\$ 73.00	\$ 211,408.00
80	FINISH FLEXBASE @ 7.5" HMAC AREAS	6,950.00	SY	\$ 13.00	\$ 90,350.00
90	HMAC @ 2" HD HMAC	6,243.00	SY	\$ 15.00	\$ 93,645.00
100	6" CONCRETE CURB	3,822.00	LF	\$ 18.00	\$ 68,796.00
110	SILT FENCE	1,000.00	LF	\$ 6.00	\$ 6,000.00
120	CONSTRUCTION ENTRANCE	1.00	EA	\$ 3,200.00	\$ 3,200.00
130	TOTAL SITE WORK IMPROVEMENT				\$ 928,865.00
140	UTILITIES MOBILIZATION & GENERAL CONDITIONS	1.00	LS	\$ 174,000.00	\$ 174,000.00
150	SEWER IMPROVEMENTS				
160	8" PVC SDR 26 (6-8)	1,996.00	LF	\$ 68.00	\$ 135,728.00
170	6" PVC SDR 26 LATERALS	1,622.00	LF	\$ 42.00	\$ 68,124.00
180	SANITARY MANHOLES	14.00	EA	\$ 8,200.00	\$ 114,800.00
190	EXTRA DEPTH MANHOLES	28.00	VF	\$ 585.00	\$ 16,380.00
200	CLEANOUT	41.00	EA	\$ 315.00	\$ 12,915.00
210	SEWER T.V. INSPECTION	1,996.00	LF	\$ 8.00	\$ 15,968.00
220	TRENCH SAFETY	3,658.00	LF	\$ 6.00	\$ 21,948.00
230	SPOILS HAUL OFF	1,150.00	CY	\$ 33.00	\$ 37,950.00
240	SUBTOTAL SANITARY SEWER IMPROVEMENTS				\$ 423,813.00
250	WATER IMPROVEMENTS				
260	2" COPPER	123.00	LF	\$ 59.00	\$ 7,257.00
260	8" PVC DR 18	1,913.00	LF	\$ 68.00	\$ 130,094.00
270	12" X 8" TAPPING SLEEVE AND VALVE	1.00	EA	\$ 4,000.00	\$ 4,000.00
280	JOINT RESTRAINTS	1.00	LS	\$ 2,400.00	\$ 2,400.00
290	8" GATE VALVE	13.00	EA	\$ 2,400.00	\$ 31,200.00
300	FIRE HYDRANTS	6.00	EA	\$ 5,900.00	\$ 35,400.00
310	IRON FITTINGS	1.11	TN	\$ 1,900.00	\$ 2,109.00
320	2" TEMPORARY BLOWOFF	2.00	EA	\$ 715.00	\$ 1,430.00
330	HYDROSTATIC TEST	1.00	LS	\$ 1,900.00	\$ 1,900.00
340	CHLORINATION INJECTION	1.00	LS	\$ 450.00	\$ 450.00
350	SERVICE & METER BOX	41.00	EA	\$ 1,120.00	\$ 45,920.00
360	TRENCH SAFETY	1,650.00	LF	\$ 8.00	\$ 13,200.00
370	SPOILS HAUL OFF	360.00	CY	\$ 33.00	\$ 11,880.00
380	SUBTOTAL WATER IMPROVEMENTS				\$ 287,230.00
390	UTILITY IMPROVEMENTS GRAND TOTAL				\$ 711,043.00
	TOTAL				\$ 1,813,908.00
	CONTINGENCY			10%	\$ 181,390.80
400	GRAND TOTAL				\$ 1,995,298.80

Accepted By: Owner/Engineer/GC

Signature _____
 Printed Name/Title _____
 Date Signed _____

DocuSigned by:


 Signature: A43A1789L.DCC490
 Carlos A Castillo (CEO)
 Printed Name/Title
 Date Signed: 25/09/2023

Note:

Price is good for 30 days.
 PROPOSAL PRICE CONTINGEN TO CHANGE IF PRICE OF DIESEL GOES ABOVE \$5.00/GAL FUEL SURCHARGES WILL BE APPLY. PRICES SUBJET TO CHANGE DUE TO CURRENT MARKET VOLATILITY
 PRIOR TO START TOPO WILL BE TAKEN TO VERIFY VOLUMES OF EXCAVATION

EXCLUSIONS, INCLUDING BUT NOT LIMITED TO: Tree protection, clearing, geotechnical testing, staking, bonds, registered survey, testing or retesting of work by others, permits fees, saw cutting or any work on right of way, traffic control, signs, barricades, striping and seal coat, sand cushions or capillary fill, structural or retaining wall excavation back fill, plumbing or concrete overruns, hand racking, respreading or screening topsoil, imported top soil, slope protection, shoring, clearing for utility easement, hand clearing, pruning, saw cutting root zone around trees, hiring arborist or geologist for our activities, hazardous or contaminated materials handling or hauling, haul off of existing spoils, haul off or handling off other trades spoils, asphalt repair for utility trenches or hauling operation.



To: HYG Homes LLC	Contact: Adrian Tames
Address: San Antonio, TX	Phone: 210-444-2222
Project Name: Heron Valley II Endave	Bid Number: 23-135
Project Location: Heath Circle Dr, San Antonio, TX	Bid Date: 8/17/2023
Addendum #: 0	

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
20	Earthwork Mobilization & General Conditions	1.00	LS	\$12,236.51	\$12,236.51
30	Excavation For Paving Areas	3,186.00	CY	\$5.56	\$17,714.16
40	Trucking Export	3,186.00	CY	\$13.99	\$44,572.14
50	Subgrade Preparation For Paving Areas	6,950.00	SY	\$2.16	\$15,012.00
60	6" Lime Stabilization	6,950.00	SY	\$5.63	\$39,128.50
70	7.5" Flexbase @ HD HMAC	2,896.00	TON	\$23.25	\$67,332.00
80	Finish Flexbase @ 7.5" HMAC Areas	6,950.00	SY	\$4.51	\$31,344.50
90	HMAC @ 2" HD HMAC	6,243.00	SY	\$21.45	\$133,912.35
100	6" Concrete Curb	3,822.00	LF	\$18.38	\$70,248.36
110	SIR Fence	1,000.00	LF	\$3.98	\$3,980.00
120	6" Sidewalk	247.00	SY	\$66.25	\$16,363.75
120	Mil & Overlay (Heath Circle)	1,618.00	SY	\$29.00	\$46,922.00

Total Site Work Improvements: \$498,766.27

Notes:

SPECIFIC EXCLUSIONS:

- Road Excluded.*
- Any Rock Encountered is excluded from our bid.*
- Haul Off of unsuitable and waste material is excluded from our bid.*
- Excludes any damages done by other contractors.*
- Excludes any and all items not specifically noted above in our line items.*
- Dewatering of jobsite is excluded from our proposal.*
- Staking of Project and Testing of Material is excluded from our proposal.*

The above quantities are estimates. 7 Site & Utility to be paid on actual installed units at the corresponding unit prices.

This proposal, including the exclusions and notes, are to become a part of the contractual agreement between the Owner and 7 Site & Utility, LLC. If there are conflicts between the contract and any notes, the notes shall govern.

Prior to the start of construction, the Owner shall provide a Tax Exemption Certificate. If no certificate is provided, applicable sales tax shall be added to the value of the contract.

Contract Time shall be extended day for day for delays due to inclement weather, permitting, engineering, plotting, surveying, and late payment by the Owner. Additionally, Force Majeure shall apply and relieve the contractor from performance of the work.

The topography of the site at time of agreement shall be verified by 7 Site & Utility. Any discrepancies that exist between the site topography and the contract documents will be the responsibility of the Owner, not 7 Site & Utility, LLC.

Unless otherwise noted in the contract documents, all embankment on the site is priced to TxDOT Specification Item 132. Any deviation from this specification will result in price adjustments. Further, the site fill shall be of on-site material or imported general fill not conforming to any PL, LL, or gradation criteria.

All topsoil to be native on-site material, not screened nor modified, unless specifically noted in the contract documents. 2023.



To: Mint Development	Contact: Ricardo Tumblates
Address: San Antonio, TX	Phone: 1-757-528-3734
Project Name: Heron Valley II Endave - Utilities	Bid Number: 23-135
Project Location: Heath Circle Dr, San Antonio, TX	Bid Date: 8/17/2023
Addendum #: 0	

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
UTILITY Mobilization & General Conditions					
Mobilization					
140	Utilities Mobilization & General Conditions & Admin	1.00	LS	\$77,608.21	\$77,608.21
Total Price for above Mobilization Items:					\$ 77,608.21
Total Price for above Utility Mobilization & General Conditions Items:					\$77,608.21

Sewer Improvements

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Sewer					
160	8" PVC SDR-26 (6-8)	1,996.00	LF	\$48.44	\$96,686.24
170	6" PVC SDR-26 Laterals	1,622.00	LF	\$49.99	\$81,083.78
180	Sanitary Manhole	14.00	EACH	\$11,813.18	\$165,384.52
190	Extra Depth Manholes	28.00	EACH	\$388.56	\$10,879.68
200	Cleanout	41.00	EACH	\$43.24	\$17,729.22
210	Sewer T.V. Inspection And Testing	1,996.00	LF	\$7.68	\$15,329.28
220	Trench Safety	3,658.00	LF	\$3.08	\$11,266.64
230	Spots Haul Off	1,150.00	CY	\$14.60	\$16,790.00
Total Price for above Sewer Items:					\$415,149.36
Total Price for above Sewer Improvements Items:					\$415,149.36

Water Improvements

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Water					
260	2" Copper	123.00	LF	\$59.36	\$7,301.28
260	8" PVC DR-18	1,913.00	LF	\$58.50	\$111,910.50
270	12"x8" Tapping Sleeve And Valve	2.00	EACH	\$13,107.91	\$26,215.82
280	Joint Restraints	1.00	LS	\$6,017.78	\$6,017.78
290	8" Gate Valve	13.00	EACH	\$2,353.87	\$30,600.31
300	Fire Hydrants	6.00	EACH	\$6,493.71	\$38,962.26
310	Iron Fittings	1.11	TON	\$15,175.74	\$16,845.07
320	2" Temporary Blowoff	2.00	EACH	\$760.58	\$1,521.16
330	Hydrostatic Testing	1.00	LS	\$1,900.92	\$1,900.92
340	Chlorination Injection	1.00	LS	\$6,186.02	\$6,186.02
350	Service & Meter Box	41.00	EACH	\$1,649.89	\$67,645.49
360	Trench Safety	1,650.00	LF	\$1.73	\$2,854.50
370	Spots Haul Off	360.00	CY	\$14.60	\$5,256.00
Total Price for above Water Items:					\$322,845.11
Total Price for above Water Improvements Items:					\$322,845.11

Total Bid Price: \$1,314,368.95

Notes:

• **SPECIFIC EXCLUSIONS:**

- Bond Excluded.*
- Any Rock Encountered is excluded from our bid.*
- Removal of unsuitable and waste material is excluded from our bid.*
- Excludes any damages done by other contractors.*
- Excludes any and all items not specifically noted above in our line items.*
- Dewatering of jobsite is excluded from our proposal.*
- Staking of Project and Testing of Material is excluded from our proposal.*

The above quantities are estimates. 7 Site & Utility to be paid on actual installed units at the corresponding unit prices.

This proposal, including the exclusions and notes, are to become a part of the contractual agreement between the Owner and 7 Site & Utility, LLC. If there are conflicts between the contract and any notes, the notes shall govern.

Prior to the start of construction, the Owner shall provide a Tax Exemption Certificate. If no certificate is provided, applicable sales tax shall be added to the value of the contract.

Contract Time shall be extended day for day for delays due to inclement weather, permitting, engineering, platting, surveying, and late payment by the Owner. Additionally, Force Majeure shall apply and relieve the contractor from performance of the work.

The topography of the site at time of agreement shall be verified by 7 Site & Utility. Any discrepancies that exist between the site topography and the contract documents will be the responsibility of the Owner, not 7 Site & Utility, LLC.

Unless otherwise noted in the contract documents, all embankment on the site is priced to TxDOT Specification Item 132. Any deviation from this specification will result in price adjustments. Further, the site fill shall be of on-site material or imported general fill not conforming to any PI, LL, or gradation criteria.

All topsoil to be native on-site material, not screened nor modified, unless specifically noted in the contract documents. 2023.

Site & Utility
\$ 1,314,368.95

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

7 Site & Utility

Authorized Signature: _____

Estimator: **TRIN CHEN**

7 SITE & UTILITY, LLC

Heron Valley II Enclave - Preliminary



DNT Construction

18954 Redland Rd
San Antonio TX 78259

Contact:
Phone: 210-490-6700
Fax: 210-490-6701

Quote To:

Job Name:
Date of Plans:
Revision Date:

Phone:
Fax:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
SITE WORK IMPROVEMENTS					
1010	Mobilization & General Conditions	1.00	LS	175,000.00	175,000.00
1020	Excavation	3,186.00	CY	5.00	15,930.00
1030	Export	3,186.00	CY	14.00	44,604.00
1040	Subgrade Prep	6,950.00	SY	4.00	27,800.00
1050	6" Lime Subgrade (18 LB/SY)	6,950.00	SY	11.00	76,450.00
1060	7.5" Flex Base	2,896.00	SY	14.00	40,544.00
1070	Finish Base	6,950.00	SY	4.00	27,800.00
1080	2" HMAC	6,243.00	SY	21.00	131,103.00
1090	6" Concrete Curb	3,822.00	LF	22.00	84,084.00
1100	Silt Fence	1,000.00	LF	2.25	2,250.00
1110	Construction Entrance	1.00	EA	3,500.00	3,500.00
SITE WORK IMPROVEMENTS SUBTOTAL					629,065.00
WASTE WATER IMPROVEMENTS					
2010	8" PVC SDR 26 6'-8"	1,996.00	LF	86.00	171,656.00
2020	6" Laterals	1,622.00	LF	80.00	129,760.00
2030	Manholes	14.00	EA	12,000.00	168,000.00
2040	Extra Depth	28.00	VF	825.00	23,100.00
2050	Cleanouts	41.00	EA	300.00	12,300.00
2060	Televise	1,996.00	LF	4.00	7,984.00
2070	Trench Protection	3,658.00	LF	7.00	25,606.00
2080	Spoils Haul Off	1,150.00	CY	14.00	16,100.00
SUBTOTAL WASTE WATER IMPROVEMENTS					554,506.00

Page 1 of 3

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
WATER IMPROVEMENTS					
3010	2" Copper	123.00	LF	48.00	5,904.00
3020	8" PVC DR-18	1,913.00	LF	54.00	103,302.00
3035	8" x 8" Cut in Tee	1.00	EA	14,000.00	14,000.00
3040	Joint Restraints	1.00	LS	12,000.00	12,000.00
3050	8" Gate Valve w/ Box	13.00	EA	4,000.00	52,000.00
3060	Standard Firehydrant	6.00	EA	7,500.00	45,000.00
3070	Ductile Iron fittings	1.11	TN	25,000.00	27,750.00
3080	8"x2" Temporary Blowoff	2.00	EA	2,500.00	5,000.00
3090	Hydrostatic Test	1.00	LS	7,500.00	7,500.00
3100	Chlorination Injection	1.00	LS	1,000.00	1,000.00
3110	1" Dual Short	20.00	EA	1,600.00	32,000.00
3112	1" Dual Long	21.00	EA	2,500.00	52,500.00
3114	Meter Box	41.00	EA	450.00	18,450.00
3120	Trench Protection	1,650.00	LF	4.00	6,600.00
3130	Spoils Haul Off	360.00	CY	14.00	5,040.00
SUBTOTAL WATER IMPROVEMENTS					388,046.00
ALTERNATES - NOT ON BID TAB					
ALTERNATES - NOT ON BID TAB SUBTOTAL					
GRAND TOTAL					\$1,571,617.00

NOTES:

*** Excavation and export quantities based on quantities provided. Quantities to be verified at time of contract award. ***

*** Geotechnical testing excluded ***

ALL PRICES SUBJECT TO CHANGE DAILY. If you have any questions regarding this, please feel free to contact Jason Nikkels.

Bid Proposal price valid with Fuel/diesel remain below \$3.50/Gal, if fuel goes above \$3.50/Gal, fuel surcharges will apply.

DNT is relying on the accuracy of the geotech report bore logs. If they are incorrect, then a pricing revision will occur.

Price does not include issues arising from Prairie building. If Prairie building ensues, DNT will need to adjust pricing to account for those issues.

This quote, it's exclusions and notes are to be part of the contract between the owner and DNT Construction, LLC should the pricing be accepted. If any part of the notes are in conflict with the contract, notes shall govern.
Sales Tax exemption certificate required to be provided by owner prior to start of construction. If it is not provided all applicable sales tax will be charged in addition to contract price.
DNT is not responsible for bird baths or ponding on any grades less than 2%

Page 2 of 3

DNT
\$ 1,571,617.00

To:	Adrian Tames	Date:	
Attention:		Project:	Heron Valley
Address:		Location:	San Antonio, Texas
Address:		Ref #:	
Email:		Job #	
Telephone:	210-966-2025		

Item	Description:	Quantity	Unit	Unit Cost	Cost Total
10	SITE WORK IMPROVEMENTS				
20	EARTH WORK MOBILIZATION & GENERAL CONDITIONS	1.00	LS	\$ 1.00	\$ 1.00
30	EXCAVATION PAVING AREAS	3,186.00	CY	\$ 8.00	\$ 25,488.00
40	TRUCKING EXPORT	3,186.00	CY	\$ 10.00	\$ 31,860.00
50	SUBPREP PAVING AREAS	6,950.00	SY	\$ 1.50	\$ 10,425.00
60	6" LIME STABILIZATION	6,950.00	SY	\$ 8.50	\$ 59,075.00
70	7.5" FLEXBASE @ HD HMAC	2,896.00	TN	\$ 9.00	\$ 26,064.00
80	FINISH FLEXBASE @ 7.5" HMAC AREAS	6,950.00	SY	\$ 1.00	\$ 6,950.00
90	HMAC @ 2" HD HMAC	6,243.00	SY	\$ 14.00	\$ 87,402.00
100	8" CONCRETE CURB	3,822.00	LF	\$ 13.00	\$ 49,686.00
110	SILT FENCE	1,000.00	LF	\$ 3.00	\$ 3,000.00
120	CONSTRUCTION ENTRANCE	1.00	EA	\$ 2,500.00	\$ 2,500.00
130	TOTAL SITE WORK IMPROVEMENT				\$ 302,451.00
140	UTILITIES MOBILIZATION & GENERAL CONDITIONS	1.00	LS	N/A	
150	SEWER IMPROVEMENTS				
160	8" PVC SDR 26 (6-8)	1,996.00	LF	\$ 50.00	\$ 99,800.00
170	6" PVC SDR 26 LATERALS	1,622.00	LF	\$ 40.00	\$ 64,880.00
180	SANITARY MANHOLES	14.00	EA	\$ 9,000.00	\$ 126,000.00
190	EXTRA DEPTH MANHOLES	28.00	VF	\$ 650.00	\$ 18,200.00
200	CLEANOUT	41.00	EA	\$ 450.00	\$ 18,450.00
210	SEWER T.V. INSPECTION	1,996.00	LF	\$ 1.00	\$ 1,996.00
220	TRENCH SAFETY	3,658.00	LF	\$ 1.00	\$ 3,658.00
230	SPOILS HAUL OFF	1,150.00	CY	\$ 10.00	\$ 11,500.00
240	SUBTOTAL SANITARY SEWER IMPROVEMENTS				\$ 344,484.00
250	WATER IMPROVEMENTS				
260	2" COPPER	123.00	LF	\$ 25.00	\$ 3,075.00
260	8" PVC DR 18	1,913.00	LF	\$ 55.00	\$ 105,215.00
270	12" X 8" TAPPING SLEEVE AND VALVE	1.00	EA	\$ 4,650.00	\$ 4,650.00
280	JOINT RESTRAINTS	1.00	LS	\$ 3,560.00	\$ 3,560.00
290	8" GATE VALVE	13.00	EA	\$ 2,600.00	\$ 33,800.00
300	FIRE HYDRANTS	6.00	EA	\$ 6,000.00	\$ 36,000.00
310	IRON FITTINGS	1.11	TN	\$ 7,500.00	\$ 8,325.00
320	2" TEMPORARY BLOWOFF	2.00	EA	\$ 1,350.00	\$ 2,700.00
330	HYDROSTATIC TEST	1.00	LS	\$ 4,500.00	\$ 4,500.00
340	CHLORINATION INJECTION	1.00	LS	\$ 1,560.00	\$ 1,560.00
350	SERVICE & METER BOX	41.00	EA	\$ 400.00	\$ 16,400.00
360	TRENCH SAFETY	1,650.00	LF	\$ 1.00	\$ 1,650.00
370	SPOILS HAUL OFF	360.00	CY	\$ 10.00	\$ 3,600.00
380	SUBTOTAL WATER IMPROVEMENTS				\$ 225,035.00
390	UTILITY IMPROVEMENTS GRAND TOTAL				\$ 569,519.00
400	GRAND TOTAL				\$ 871,970.00

Accepted By: Owner/Engineer/GC
 Apostolos Pavlioglou
 Signature
 Apostolos Pavlioglou
 Printed Name/Title
 Date Signed 11/15/2023

Apostolos Pavlioglou
 Signature
 Apostolos Pavlioglou
 Printed Name/Title
 Date Signed 11/15/2023

Note:



YANTIS

Yantis
 \$ 871,970.00

STREETS
SUBDIVISIONS
CONCRETE WORK
COMMERCIAL PAVING



UTILITIES
HIGHWAYS
EXCAVATING
BUSINESS PARKS



To: Adrian Tames	Contact:
Address: San Antonio, TX	Phone: (210) 966-2025
	Fax:
Project Name: Heron Valley	Bid Number: 01
Project Location: Heath Cir. Dr. & Academic Post, San Antonio, TEXAS	Bid Date: 12/8/2023

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Site Work Improvements						
20		Earth Work Mobilization & General Conditions	1.00	LS	\$41,600.00	\$41,600.00
30		Excavation Paving Areas	3,186.00	CY	\$3.95	\$12,584.70
40		Trucking Export	3,186.00	CY	\$11.00	\$35,046.00
50		Subprep Paving Areas	6,950.00	SY	\$0.70	\$4,865.00
60		6" Lime Stabilization	6,950.00	SY	\$10.50	\$72,975.00
70		7.5" Flexbase @ HD HMAC	2,896.00	TON	\$18.40	\$53,286.40
80		Finish Flex Base @ 7.5" HMAC Areas	6,950.00	SY	\$2.45	\$17,027.50
90		HMAC @ 2" HD HMAC	6,243.00	SY	\$17.40	\$108,628.20
100		6" Concrete Curb	3,822.00	LF	\$13.40	\$51,214.80
110		Silt Fence	1,000.00	LF	\$3.20	\$3,200.00
120		Construction Entrance	1.00	EACH	\$7,090.00	\$7,090.00
Total Price for above Site Work Improvements Items:						\$407,517.60

Mobilization & General Conditions						
140		Utilities Mobilization & General Conditions	1.00	LS	\$34,700.00	\$34,700.00
		Clearing (ac)	3.00	ACRE	\$9,750.00	\$29,250.00
Total Price for above Mobilization & General Conditions Items:						\$63,950.00

Sewer Improvements						
160		8" PVC SDR 26 (6'-8")	1,996.00	LF	\$52.00	\$103,792.00
170		6" PVC SDR 26 Laterals	1,622.00	LF	\$51.50	\$83,533.00
180		Sanitary Manhole	14.00	EACH	\$9,560.00	\$133,840.00
190		Extra Depth Manholes	28.00	VF	\$811.00	\$22,708.00
200		Cleanout	41.00	EACH	\$562.00	\$23,042.00
210		Sewer T.V. Inspection	1,996.00	LF	\$2.90	\$5,788.40
220		Trench Safety	3,658.00	LF	\$1.20	\$4,389.60
230		Spills Haul Off	1,150.00	CY	\$11.50	\$13,225.00
Total Price for above Sewer Improvements Items:						\$390,318.00

Water Improvements						
260		2" Copper	123.00	LF	\$21.00	\$2,583.00
270		8" PVC DR 18	1,913.00	LF	\$54.10	\$103,493.30
280		12" X 8" Tapping Sleeve And Valve	1.00	EACH	\$7,030.00	\$7,030.00
290		Joint Restraints	1.00	LS	\$5,900.00	\$5,900.00
300		8" Gate Valve	13.00	EACH	\$2,780.00	\$36,140.00
310		Fire Hydrants	4.00	EACH	\$7,800.00	\$31,200.00
320		Iron Fittings	1.11	TON	\$12,700.00	\$14,097.00

12/8/2023 11:18:06 AM

Page 1 of 2

V.K.K.
\$ 1,120,563.90

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
330		2" Temporary Blowoff	2.00	EACH	\$1,220.00	\$2,440.00
340		Hydrostatic Test	1.00	LS	\$3,400.00	\$3,400.00
350		Chlorination Injection	1.00	LS	\$1,530.00	\$1,530.00
360		Service & Meter Box	41.00	EACH	\$1,130.00	\$46,330.00
370		Trench Safety	1,650.00	LF	\$0.30	\$495.00
380		Spills Haul Off	360.00	CY	\$11.50	\$4,140.00
Total Price for above Water Improvements Items:						\$258,778.30

Total Bid Price: \$1,120,563.90

Alternate : Signage

(R1-1) Stop Sign	6.00	EACH	\$314.00	\$1,884.00
D3-1 9" Street Name Sign	12.00	EACH	\$239.00	\$2,868.00
R4-7 Keep Right Sign (24"x30") (High Intensity)	2.00	EACH	\$490.00	\$980.00
R2-1 SPEED LIMIT 20 Sign (24"x30") (High Intensity)	2.00	EACH	\$314.00	\$628.00
(W14-1) Dead End Street Marker	2.00	EACH	\$270.00	\$540.00
Total Price for above Signage Items:				\$6,900.00

Notes:

- This pricing is good for 30 days from the date of submittal. Signature from Owner must be received and acknowledged as being received by VKK prior to the 31st day.
- In the event of a project delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of V.K. Knowlton Construction & Utilities, Inc., the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order.
- All material is subject to change at any time. Manufacturers are enforcing Force Majeure and suppliers are selling material at market value at time of order. This could cause increases to unit prices accordingly, which will be assessed via a change order when material overages are determined.
- Excluded from this quote are: Payment/Performance Bond or Warranty/Maintenance, Geotechnical/Material Testing, Engineered Staking, Permits/Fees, Rock Excavation/Trenching, Structure Demolition, Site Debris Haul off, Water Well Plugging, Groundwater Mitigation, Fence Removal/Replacement, Landscaping, Irrigation, and/or anything else not specifically listed as a bid item of the quote.

Payment Terms:

Payment due within 30 Days of receipt of invoice.

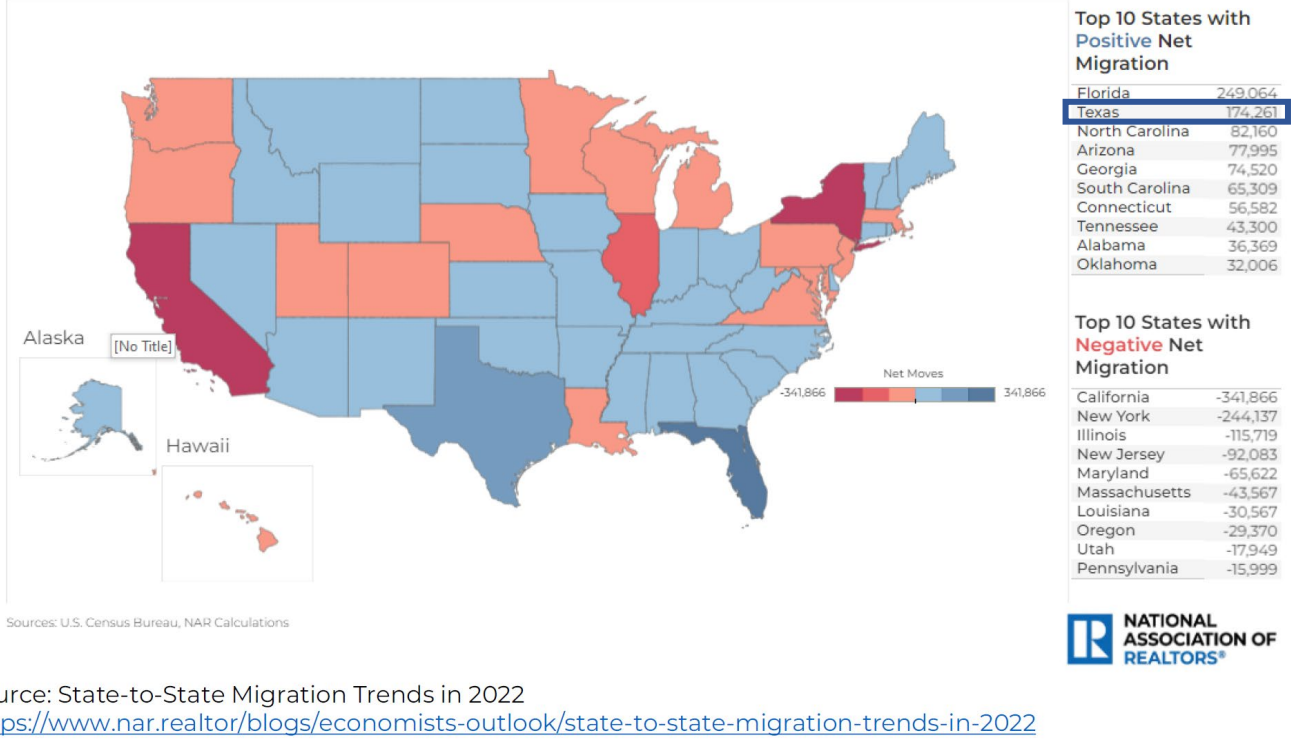
ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.	CONFIRMED: V.K. Knowlton Construction & Utilities, Inc.
Buyer: _____	Authorized Signature: _____
Signature: _____	Estimator: Chase Webb / Steven De Leon
Date of Acceptance: _____	

12/8/2023 11:18:06 AM

Page 2 of 2

Real Estate Forecast 2024

Texas es uno de los estados favoritos para vivir

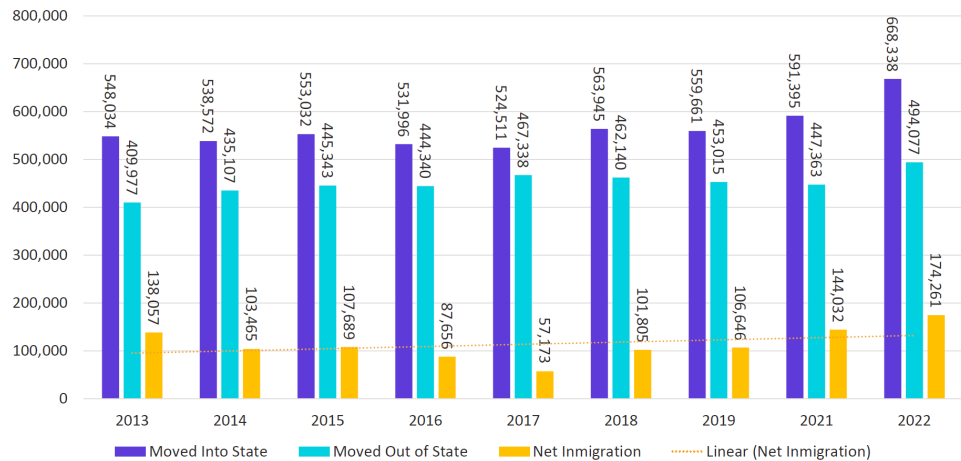


Source: State-to-State Migration Trends in 2022
<https://www.nar.realtor/blogs/economists-outlook/state-to-state-migration-trends-in-2022>

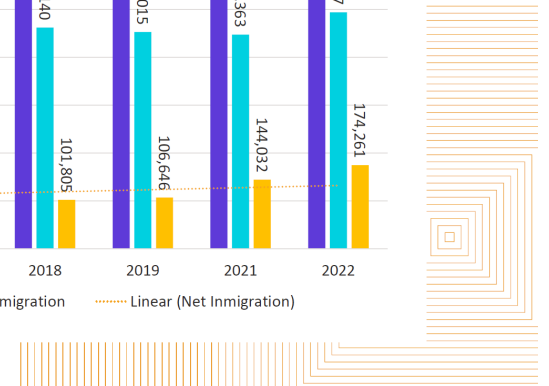
Aumento de la población en Texas en los últimos 10 años

Zonda

International Migration & Californians Dominate New Texas Residents



Source: Census Bureau



Texas Dominates New Home Starts Nationally

Rank	Market	Annual Starts	YOY Change	% Change
1	Dallas-Ft. Worth	43,520	(3,365)	(7.2%)
2	Houston	33,564	(6,624)	(16.5%)
3	Central Florida	31,302	(8,350)	(21.1%)
4	Atlanta	19,123	(5,414)	(22.1%)
5	Phoenix - Tucson	18,636	(13,557)	(42.1%)
6	Southern California	17,052	(2,554)	(13.0%)
7	Austin	14,622	(11,115)	(43.2%)
8	San Antonio	13,698	(9,085)	(39.9%)
9	Denver - Colorado Springs	12,606	(7,874)	(38.4%)
10	Sarasota - Bradenton	12,441	(330)	(2.6%)
11	Tampa	11,904	(2,013)	(14.5%)
12	Raleigh-Durham	11,864	(2,506)	(17.4%)
13	Charlotte	11,685	(1,878)	(13.8%)
14	Philadelphia	11,072	(1,757)	(13.7%)
15	Northern California	10,185	(3,322)	(24.6%)
16	Salt Lake City	9,915	(5,907)	(37.3%)
17	Jacksonville	8,877	(4,012)	(31.1%)
18	South Florida	8,766	(3,118)	(26.2%)
19	Las Vegas	8,760	(3,698)	(29.7%)
20	Nashville	8,559	(1,757)	(17.0%)
21	Central California	8,477	(3,212)	(27.5%)
22	Seattle	7,986	(204)	(2.5%)
23	Northern Virginia	7,710	(1,205)	(13.5%)
24	Suburban Maryland	7,525	(1,425)	(15.9%)
25	Twin Cities	6,398	(2,468)	(27.8%)
Top 25 Totals:		356,247	(106,750)	(23.1%)



8th

San Antonio's Starts Rank

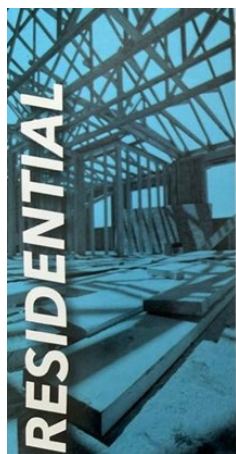
23th

San Antonio's YOY %
Change Rank

25/25

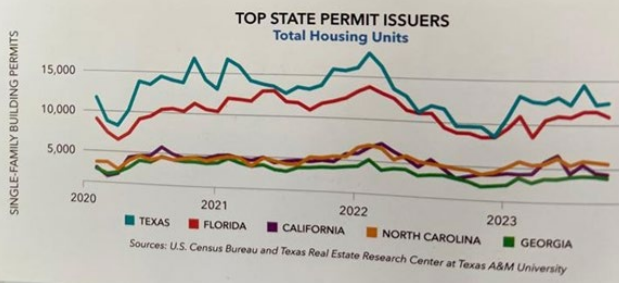
Starts declined YOY in all
top 25 markets

source: Zonda



New Construction

2023 Situation: In Texas, new home construction hammered other U.S. markets. Dallas-Fort Worth, Houston, Austin, and San Antonio are top homebuilding markets in the United States, and are expected to continue that positive trend in 2024.



San Antonio esta dentro de los
primeros 10 lugares en ventas
de casas nuevas a nivel
nacional.

Aumento en ventas de casas nuevas al final del 2023

El mercado de casas nuevas en el 2023 probó ser mas resiliente de lo que se pensaba. A muchos consumidores no les afectó la inestabilidad de la tasa hipotecaria, mientras que los compradores en efectivo aumentaron.

Los consumidores decidieron dejar de rentar y hacerse dueños de una casa.

La dinámica del inventario de casas jugó un papel importante, los constructores dijeron que las razón principal de la gente para comprar una casa nueva fué que no había casas de reventa.



La Asociación Nacional de Agentes de bienes raíces publicó una encuesta que se hizo a los consumidores y nos dice porque compraron casas nuevas el año pasado. Además de la falta de inventario y evitar las renovaciones y problemas, fué la oportunidad de poder escoger y personalizar el diseño; sobretodo las comodidades que ofrecen las nuevas comunidades.



- El aeropuerto de San Antonio tiene un plan de Desarrollo y actualización a partir de este año.
- Contrucción de una nueva terminal, renovación en tecnología, vuelo directo a Frankfurt el cual abre la puerta a mucho más extranjeros.