



AMENDMENT OF SOLICITATION

City of New Braunfels
Purchasing
551 Landa Street
New Braunfels, Texas 78130

1. Solicitation No. and Title 25-011 South Castell Planning and Visioning	2. Amendment No. 1	3. Effective Date of this Action 2/28/2025
4. Name and Address of Offeror or Contractor	5. For Information Call: (No collect calls or Fax offers accepted) Purchasing: Barbara Coleman Phone No.: 830-221-4389 Email:	6. Amount of Contract/Order is: Increased by: Decreased by: New Total: <input type="checkbox"/> Unchanged

7. THIS BLOCK APPLIES TO AMENDMENTS OF SOLICITATIONS ONLY:

The above numbered solicitation is amended as set forth in Block 8 below.

The date and time specified for receipt of offers IS NOT extended.
 THE DATE AND TIME SPECIFIED FOR RECEIPT OF OFFERS IS CHANGED TO:

Offerors must acknowledge receipt of this amendment prior to the date and time specified in the solicitation or as amended, by one of the following methods:

- (i) By completing Blocks 4 and 9.a,b,c and returning this Addendum in the number of copies specified for the solicitation;
- (ii) By acknowledging receipt of this Addendum on each copy of the bid submitted; or,
- (iii) By separate letter, telegram, or fax referencing the solicitation and addendum.

If by virtue of this Addendum offeror desires to change an offer already submitted, such change may be made by letter, telegram, or fax, provided each such notice makes reference to the solicitation AND this Addendum, and is received prior to the date and time specified.

NOTICE: NON-RECEIPT OF YOUR OFFER AND THIS ADDENDUM AT THE DESIGNATED PLACE WITHIN THE DATE AND TIME SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER.

8. DESCRIPTION OF CHANGES -

a. This amendment supports answers to questions received during the discovery period.

Questions and answers are attached.

Except as provided herein, all terms and conditions of the document referenced above remain unchanged and in full force and effect.

9a. SIGNATURE OF OFFEROR OR CONTRACTOR	10. CITY OF NEW BRAUNFELS, TEXAS		
9b. PRINTED NAME AND TITLE	9c. DATE	Barbara Coleman	2/28/2025
		Barbara Coleman	Date
		Purchasing Manager	

Answers to Questions

1. Please define the need for conceptual plans. In our experience with these projects, we develop the building programs for the new hotel and expansion/improvement of the Civic/Convention Center. These include recommending number of guestrooms, food and beverage outlets, meeting space, and ancillary facilities for the hotel and amounts and types of event space at the Civic/Convention Center. These building programs are what architects and engineers utilize for renderings. Similarly, once the number of parking spaces required is determined for the project, that information is utilized by architects and engineers. Renderings at this early stage is not recommended, as it would substantially increase the cost. Once the market studies are complete, a separate RFQ for technical services related to plans, renderings, and parking is recommended. Please clarify the need for conceptual plans at this stage of the market analysis.

Answer: ***We are not opposed to a process like you have suggested that bifurcates the market analysis and engineering. The scope was left relatively open ended to determine if there were consulting teams that have partnered with engineers/architects in this space and offer an approach that may be more seamless. However, we have certainly followed the process that you suggested on other projects and will do so if that is more in line with industry standard for a project such as this.***

2. Please confirm that the economic impact analysis should include the impacts of both the recommended hotel and recommended Civic/Convention Center. Also what is the geographic area of impact analysis requested? Do you want to know the economic impact on the City of New Braunfels, Comal County, or the State of Texas?

Answer: ***Correct, the economic impact analysis should focus on the direct and indirect impact from increased business travel via an expanded civic/convention center. As it relates to the geographic area for the impact analysis, our assumption would be all direct and indirect impacts coming from the expanded or new business stemming from the Civic/Convention center campus (Center, Hotel, and any restaurant/retail that are ancillary to the site but incorporated into the project). Yes, economic impact should focus on the City of New Braunfels. At this point, I do not see a need to study county impact. State would be useful as we are planning to qualify this development as a Qualified Hotel Project.***

3. Are any budgetary parameters or anticipated funding allocations associated with this project?

Answer: ***Negotiable. As mentioned earlier, the scope was kept relatively broad as we are still shaping what our consultative needs will be on this project from start to finish.***