



CAMERON COUNTY PURCHASING

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

ADDENDUM # 1 - PAGE 1 of 6

DATE OUT: 05/17/24

**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: May 29, 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.

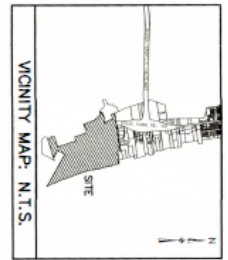
Company Name _____ Phone # _____

Vendor Signature _____ Date _____

Must include and return with RFP package

**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)**

1. **Question:**
Could you please provide the current engineering specifications for the existing, including the most recent professional survey?
Answer: Specifications for existing What? See attached most recent surveys.
2. **Question:**
Would you kindly furnish the utility as-built documentation, including details of manhole such as inflow and outflow rate noted on the top of the manhole lid, pipe size, and existing manhole configurations with flow specification?
Answer: Information regarding flow rates and volume would need to be requested from the Laguna Madre Water District. Please see attached map showing water main and manhole locations.
3. **Question:**
Could you provide any available information regarding the domestic water supply, including know pressure levels and flow rates?
Answer: The park is supplied with a 10" main line which runs down Park Rd. 100 and is in close proximity to the Hotel location.
4. **Question:**
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: The percentage of native dune vegetation present shall be determined by the survey that is required for the permit application. please refer to the County Erosion Response Plan for further details (<https://www.glo.texas.gov/coast/coastal-management/forms/files/cameron.pdf>).
Cameron County Natural resources department will work with the awardee to select the location of the dune mitigation within the Isla Blanca Park Complex
5. **Question:**
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 post challenged with permitting)
Answer: The only environmental permit identified is the Beachfront Construction Certificate and Dune Protection Permit. please refer to the County Erosion Response Plan for further details (<https://www.glo.texas.gov/coast/coastal-management/forms/files/cameron.pdf>)
6. **Question:**
In and out of Isla La Blanca Part for the last 5 years. Could you please provide the current figures for rentals and concession annual sales volume to the present date?
Answer: FY19 \$1,395,534; FY20 \$1,072,511; FY21 \$1,457,915; FY22 \$1,881,973; FY23 \$1,847,131
7. **Question:**
Are alcohol sales allowed/permitted?
Answer: Yes, with appropriate state licensing.
8. **Question:**
What are the hours of operation? What are the hours of operation for the concession/retail?
Answer: Hotel concessionaire and its occupants would have 24/7 access to the property but hours are subject to change.
9. **Question:**
Will the beach be open to the guest of the hotel after it closes?
Answer: The beach is open to the public after the hotel closes but the park amenities such as pavilions, boardwalks and beach parking areas will be closed after the park closes at 11:00 p.m.
10. **Question:**
Who is responsible for property taxes?
Answer: Concessionaire is responsible for paying property taxes.
11. **Question:**
Will we be limited to the concession?
Answer: Limited how? Question needs more context in order to provide appropriate answer.

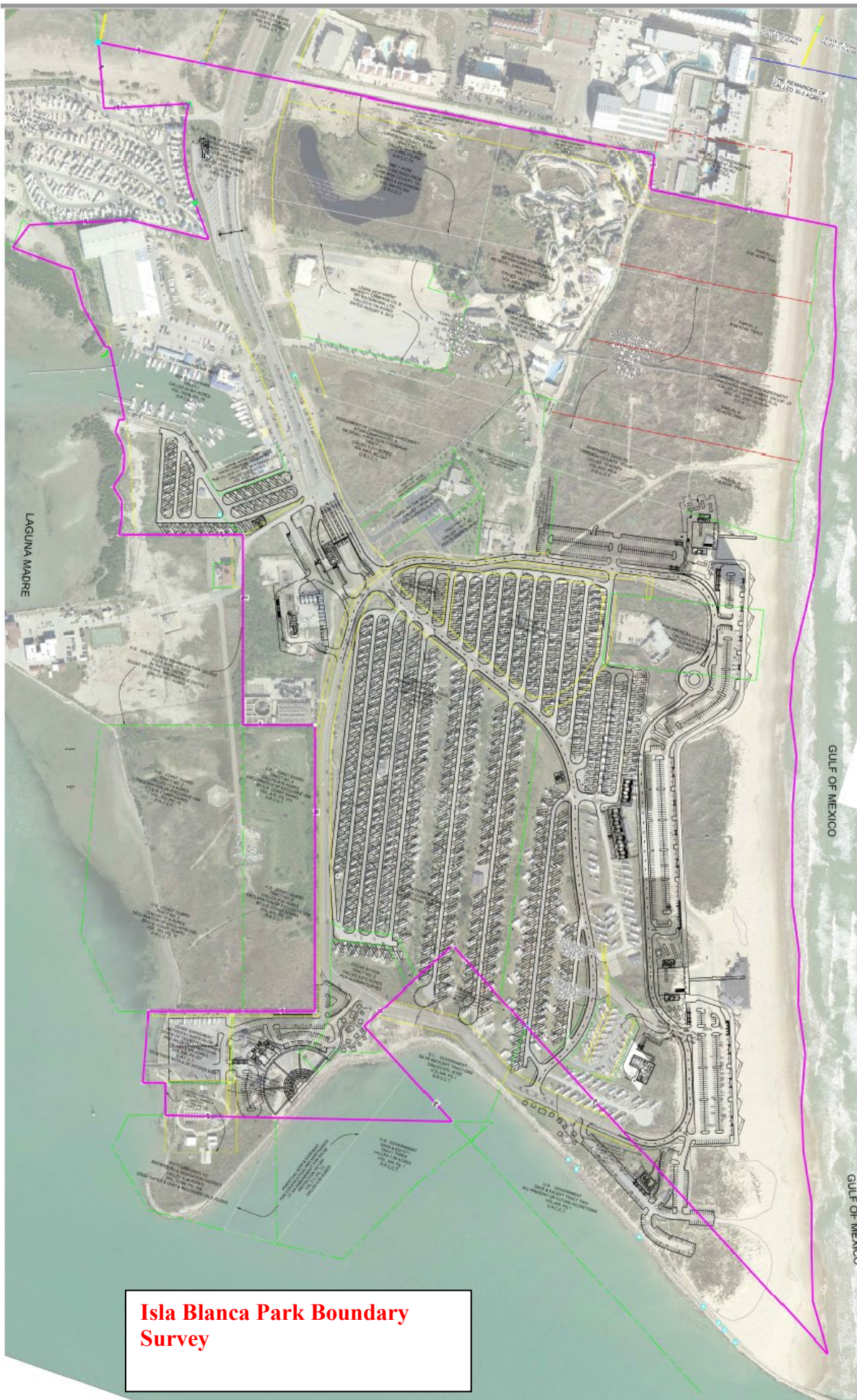


LEGEND

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- 1/84249844633135992177889444711155555552" HOUSING UNIT 2000 G.P.S. CO

LMWD Map Manholes & Water Main





Isla Blanca Park Boundary Survey