

Addendum No.1

Project:	Request for Proposal (RFP) for Electrical Infrastructure Development at GBIC Industrial Park	Addendum Date:	August 13, 2025
From:	Greater Brownsville Incentive Corporation	Project No.:	

Purpose of Addendum

This addendum is being issued to correct date discrepancies in the original posting of the **Request for Proposal (RFP) for Electrical Infrastructure Development at GBIC Industrial Park**, to provide official clarification responses to RFI inquiries, and to issue updated project documents.

Clarification to Electrical RFP

The official RFP to be used for all proposal preparations is now dated **August 13, 2025** and is being attached to this Addendum. Please make note of the following changes to this official RFP from the original RFP posted dated July 24, 2025:

- Item #1: The report titled "Greater Brownsville GBIC Industrial Park Power Demand Analysis" has been updated and is now dated August 7, 2025. This date modification has been changed on the Introduction of the RFP to reflect the latest report.
- Item #1: The Introduction of the RFP has been updated to reflect a partnership with the City of Brownsville for the construction of a Public Safety Complex within Phase I East.
- Item #5: Submission deadline is now by **5:00 pm on August 22, 2025**
- Item #6: GBIC will respond to RFIs by **5:00 pm, August 13, 2025**

Responses to Bidder Questions

The following questions were submitted to GBIC by August 4, 2025 for clarification. The following responses are being provided as follows:

1. Temporary Electric Power Requirements: Please provide details regarding temporary electric power requirements for Phase IW, including:
 - The expected electric load to be connected as temporary power
 - The anticipated date when temporary power will be needed on site

Response: *In the event that the permanent power facilities are not in operation by the required date per the report, how will the entity provide power to meet the requirement until the permanent facilities are in operation.*

2. Electric Power Distribution Systems: Please clarify what is meant by the terms “primary” and “secondary” as they are used in this specific context, so we can ensure our interpretation aligns with the intended meaning.

Response: *Primary is the typical medium voltage electric distribution (e.g. 12.5 kV, 24.9 kV, etc.). Secondary is typical voltage delivered to the ultimate customer (e.g. 120/240 V, 120/208 V, 277/480 V, etc.)*

3. Electric Load Timeline Discrepancy: Sections 2.3 and 2.4 of the RFP indicate that 21.78 MW will be required by March 2026. However, Annex B, Table 2 details a quarterly breakdown for 2026: Q1: 6.847 MW, Q2: 6.23 MW, Q3: 4.18 MW, Q4: 4.52 MW, Total: 21.78 MW. Kindly confirm whether the full 21.78 MW capacity is expected by March 2026 or by the conclusion of Q4 2026.

Response: *The electrical infrastructure for Phase I W will need to be in place by March 31, 2026. The load demand is anticipated to be added by quarter as per the report.*

4. Applicability to Future Phases: Similar load projects and quarterly breakdowns appear to follow the same format and sequencing. Therefore, we respectfully request clarification on whether this phased approach to electric load buildout – per quarterly allocation tables – is applicable across all subsequent project phases, or if full capacity is expected by the In-Service Date provided in Section 2.4.

Response: *As noted for Phase I W, the installation of electrical infrastructure for all phases will need to be in place by the In-Service Date noted on the RFP. The loading demands are anticipated to be added by quarter as per the report.*

5. Substation Location: Please confirm the exact location of the proposed electrical substation intended to serve the Industrial Park project. A map or site plan indicating its placement relative to the park boundaries would be appreciated.

Response: *Please see attached map included with this Addendum indicating a potential site for the substation.*

6. KMZ File with Dimensions: Kindly provide a KMZ file detailing the dimension and layout of the proposed infrastructure and substation. This will support our evaluation and ensure alignment with project requirements. Please send the file for our review.

Response: *A KMZ file indicating a potential site for the substation is being provided as an attachment to this Addendum. The size of the area required for the substation will need to be determined and noted on the RFP by the electrical provider based on their design and requirements. The proposed infrastructure will be based on the Master Plan provided in the report.*

7. Grid Integration Strategy: We request clarification on the term “grid integration strategy” as referenced in the proposal. Specifically, please elaborate on its scope, technical approach, and how it facilitates connection to the existing power grid.

Response: *What is meant by “grid integration strategy” is how the entity will provide power to the industrial park and integrate into the existing electric grid.*

8. Industrial Park Developer Confirmation: Please confirm whether GBIC is the official developer of the Industrial Park for Phase IW, or if another entity holds that responsibility.

Response: GBIC is the official developer of the industrial park.

9. Updated Electric Certification Map: The electrical certification map included in the HALFF proposal appears outdated. Please include the most current version of this map for verification and planning purposes.

Response: The electrical certification map provided in the report was provided by BPUB and verified on the BPUB website as the same map. This map was also verified with the electrical service boundaries map viewer provided by the Public Utilities Commission of Texas website and did not find any discrepancies...website: [Texas Legislative Viewer](#).

10. Master Plan Revision – Phase IW: The proposed master plan layout for Phase IW in Annex K shows a greater number of subdivided lots than that shown in Annex J. We request a revised and updated plat for Phase IW to reflect the final lot configuration

Response: The master plan provided in the report has been updated to show the latest lot configuration. The latest Preliminary Plat for Phase IW is also being provided with this addendum as a separate document.

11. Phase Labeling Inconsistencies: Within this analysis, there are conflicting references to the phasing structure, with varying sections identifying different locations for Phase II and Phase III. Specifically, Annex J shows one phase layout, while Annex K shows a different layout. To ensure accurate understanding and alignment, please provide clarity on the locations of each phase.

Response: The layouts within Annex K have been updated to reference the correct phases as shown on the Master Plan. Phase 2 is the area to the east of the existing ditch (running through middle of development), while Phase 3 is south of Phase I. The phases discussed within the narrative report and tables (in Annex E thru I) have also been updated to reflect the correct phasing.

Revisions to the Power Demand Analysis Report

The Power Demand Analysis report for the GBIC Industrial Park has been updated (**dated August 7, 2025**) to reflect the changes noted on questions #10 and #11 above and is being provided as an attachment to this Addendum. The following changes were made:

- The narrative has been updated to reflect the correct phasing areas as shown on the Master Plan
- The tables (within Annex E thru I) have been updated to reflect the correct phasing areas as shown on the Master Plan
- The latest Master Plan showing the correct lot configuration within Phase I West has been updated within Annex J
- The phasing assumption layouts within Annex K have been updated to reflect the correct phasing areas as shown on the Master Plan

Electrical loading demands, usage, and expected timeframe within each phase remain the same and have not been modified.

Acknowledgement

The Bidder shall acknowledge receipt of this addendum by responding to the associated email sent.

END OF ADDENDUM NO. 1

Attachments:

1. Official RFP (dated August 13, 2025)
2. Updated Power Demand Analysis Report (dated August 7, 2025)
3. Substation Location Map
4. KMZ File of Potential Substation Site
5. Preliminary Plat for Phase I West