



The Woodlands Township

Short Golf Course RFP

Addendum 1

January 16, 2026

Contract Number: C-2025-0503

Note: This Addendum shall be included as part of RFP submittal documents. Acknowledge receipt of this Addendum in the space provided in the RFP documents. Failure to do so may subject the Bidder to Disqualification.

1. Do you have a more specific boundary for the 50 acres? I see multiple references to the "north 50 acres", but we are working on a full routing as part of our proposal and a survey, or at least a description, of the proposed would be helpful
 - a. See attachment A for an outline of the "north 50 acres."
2. Where do you propose ingress and egress to the site, assuming it is interior?
 - a. See Attachment B to this Addendum, which identifies potential ingress and egress. Note that any ingress/egress will need to be approved by Harris County.
3. Do you have a soils report?
 - a. A soil report that would be suitable for building has not been conducted. Please see the various environmental reports that reference soil types for a general understanding of the soils at this site.
4. Finally, where does the water come from? Could we drill a well or should we assume City water?
 - a. The RFP states, the proposer shall *"Demonstrate understanding of available utilities in the area (water- potable and non-potable; wastewater, gas, electricity, fiber, etc.)"*. With that stated, please note that this is a **raw piece of land** and there are limited, if any, utilities on site.
 - i. Well Water- The Woodlands Land Development Company/Howard Hughes retained the parcel's water rights.
 - ii. Montgomery-Harris County MUD 386/7- This parcel of land is not currently in a MUD District but is adjacent to a MUD 387 wastewater treatment plant. There is the potential to have the parcel served (with or without annexation of the parcel) with potable and/or effluent water. Currently, the effluent from the plant is roughly 1 million gallons per day, which would require it to be held in a pond, prior to use, per various regulatory guidelines.
 1. Per the Engineer from MUD 386 *"Permitting and design phase for use of reclaimed water would be 18 months or so. Construction will take another 12 months roughly. Potable could be in place in time. Non-potable (reuse) would lag. You could use potable for irrigation in the near-term and roll to non-potable when available. You would likely want access to both for redundancy anyway"*
 - iii. Electrical service is provided by CenterPoint. While there is electrical service being provided to the entrance signage, an analysis would need to be conducted to determine the size of the transformer required.
 - iv. Gas/Fiber- Unknown at this time
5. Note- There is an existing 9-hole golf course to the south of the South Gosling Tract of land. The course is called The [Spring Country Club](#) and features 9 holes of golf, a driving range and 30 holes of disc golf.

6. There are multiple studies that need to be done, will the Township be covering this expense (SO)
 - a. Environmental Site Assessment (the current one expired 5/6/2024)
 - b. Archeological Study
 - c. Consultation will be needed with both USFWS and TPWD
 - i. Response- The Woodlands Township will provide these studies as part of the development process. Note: 6C is a component of the studies that would be carried out through the studies.
7. On attachment D, page 36, there are areas of SWAP/MARSH and FRESHWATER FORRESTED/SHRUB WETLAND. Can both of these designations be utilized for golf, and /or can they be mitigated?
 - a. From Halff: *The map on page 36 purely represents what is shown on the NWI map. This map does not reflect what was identified in the field. Pages 21 and 22 reflect the aquatic features delineated on the site. The delineation is the more appropriate assessment of the aquatic features on the property. That said, the wetlands delineation was not submitted to the USACE for official jurisdictional determination. The wetland determination is typically associated with a permit application to the USACE. Based on the delineation, these aquatic features bear a direct surface connection to Spring Creek and, therefore, would fall under USACE jurisdiction. Any placement of fill in jurisdictional features would require a USACE permit and the related wetland mitigation plan (purchase of mitigation credit). If the forested wetlands are to be converted, permitting will be required to mitigate for the lost functions. This same applies to the streams. The acreage of impact to WOTUS would determine the permitting and mitigation necessary.*
8. On attachment D, page 36 at the northernmost part of the property, there is a Riverine. Is it a concern?
 - a. The area identified is the actual creek (Spring Creek).
9. For the retention area, is there an opportunity to dig deeper and increase the volume it can hold (WWTP)?
 - a. Please note that WWTP is not owned by The Woodlands Township but by MUD 387. If this area were to be part of the plan for the course, easements would need to be acquired by the Township and our proposer.
 - b. If there is to be a "pond" as part of the plan, this would be subject to your cut/fill plan, which would be reviewed by Harris County and Harris County Flood Control.
10. We noticed the break in the trees for the outflow to the creek, can this area be utilized for the golf course?
 - a. The break in the trees is a drainage/ditch that carries overflow from the Wastewater Treatment Plan. Underneath the ditch is the primary discharge from the detention pond.
11. Will the effluent water be available for irrigation on the course from the WWTP?
 - a. See Question 4
12. Seeing the site is deed restricted for recreational use, does this affect Food & Beverage?
 - a. No, as it is related to the provision of "recreation."
13. Can you please provide a detailed outline of the exact 50 acres that are being allocated for the project? We understand it's on the north end, but how far south can the project go? Will the 50-acre parcel exclude the riparian zone within the banks of Spring Creek?
 - a. See Attachment A for a rough estimate of the "50 acres." We are providing a rough estimate to permit proponents' creativity on how to use the land to the concept's maximum benefit
 - b. Please note that between the 150' mark and Spring Creek there will be the [Spring Creek Greenway](#) a 14-16 foot asphalt trails which is planned to be built by Harris County. See page 93 of the link. This amount of space is being afforded to minimize user conflict. Per Halff, *the riparian area is not important with regard to USACE jurisdiction in the current regulatory environment. However, the aquatic species associated with the riparian corridor (alligator snapping turtles, etc.) may have habitat restrictions associated with the near shore environments that would need to be considered for species permitting with USFWS. That may require design considerations that allow for a setback away from the shoreline of Spring Creek (potentially +/- 330 feet).*
14. Will the Township make the infrastructure improvements at the ROW?

- a. Please see RFP- Scope of Work Section 2a(1) and 2(a)(ii), as the level of commitment for “infrastructure” improvements that may or may not be made by The Woodlands Township shall be included in the proposal.
- 15. Will the Township cover the site prep and tree clearing scope?
 - a. Please see RFP- Scope of Work Section 2a(1) and 2(a)(ii), as the level of commitment for “site prep and tree clearing scope” that may or may not be made by The Woodlands Township shall be included in the proposal.
- 16. Who is the permitting authority? The Woodlands or Spring?
 - a. The Woodlands Township does not have “permitting” authority with respect to building codes, fire codes, or utilities, as these may be the responsibility of the following entities: Harris County, Harris County Flood Control, MUD 386/387, Harris County Fire Marshal. The Woodlands Township may require the building plans to be reviewed by the Development Standards Committee (DSC).
- 17. On page 2 of the RFP, it states that proposals submitted via email will be accepted; however, on page 6 two (2) copies of the submittal are requested, including one unbound copy. Is it correct to read this that hard copy submittals are required even if an email submittal is made?
 - a. Please submit two (2) copies of the submittal, including one unbound copy
- 18. Could you clarify if the golf course and related facility construction work will need to be contracted at prevailing wage?
 - a. Yes, per [Section 2258.02 of the Texas State Statutes](#). See the following link to the current [prevailing wages of The Woodlands Township](#).

ACKNOWLEDGMENT - Please sign below indicating that you, the Contractor, received and reviewed the Addendum and included additions or deletion herein in the final bid. This form shall be submitted with the Bid Tabulation Form. This form shall be submitted with the proposal.

Proposer:

By: _____

Title: _____

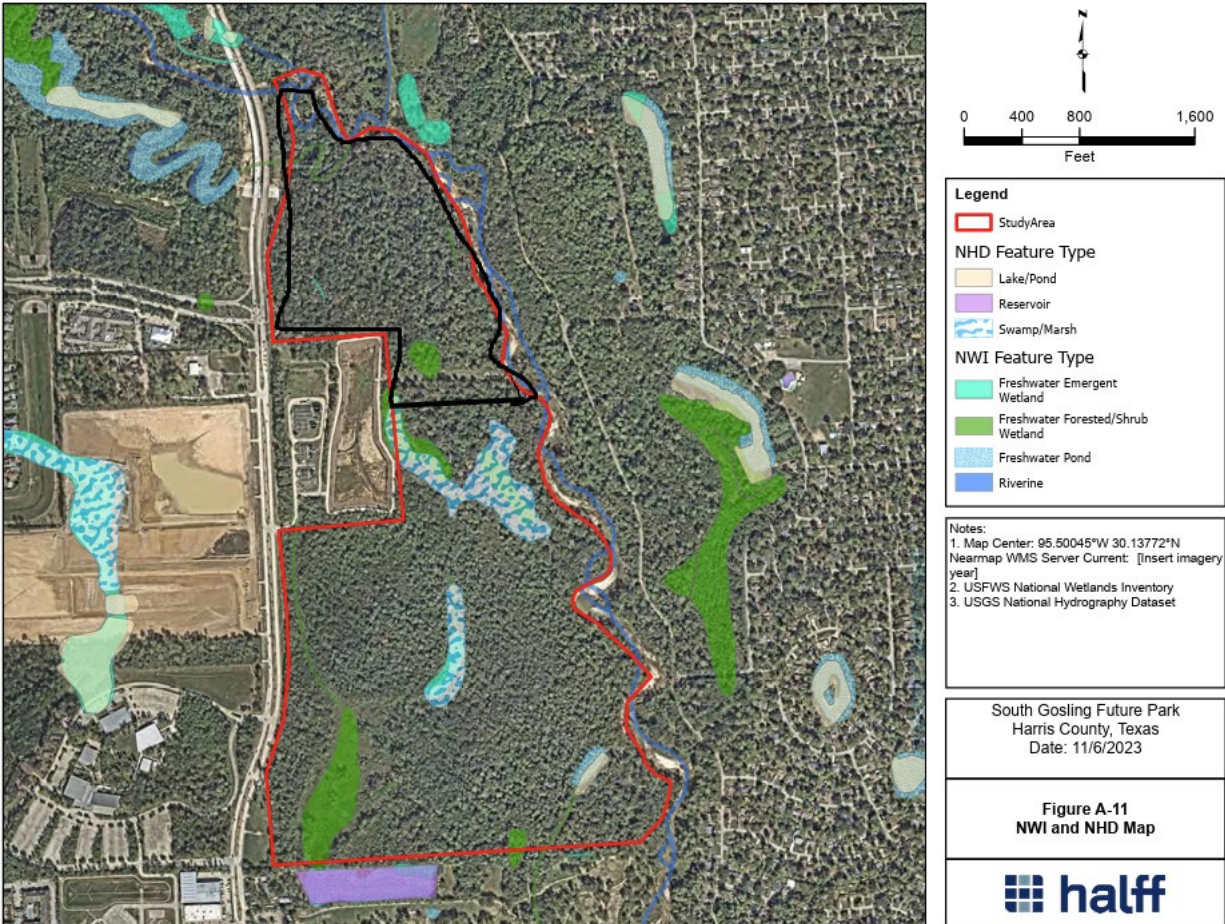
Date: _____

Telephone: _____

Attachment A

“North 50 Acres”

Note: The Woodlands Township Board of Directors has identified that 50 +/- acres are to be utilized for a proposed “Short Golf Course” and its related amenities, which is located in the upper section of the South Gosling tract of land. At this time, there is no survey of the “50 acres”.



Attachment B

Potential Ingress/Egress Locations

Note: Red marks have been identified as potential locations in access the site. The location across from Creekside Forest Drive would require extensive landscape modifications, including a community entrance sign, signalization modifications, and the potential of the reconfigurations of turning lanes. The southern most access site would most likely connect to the norther section, by crossing the MUD 386/387 tract of land (existing waste water plan).

