

WALLER COUNTY



Danny R. Rothe, CCCA
County Construction Manager

CM @ Risk Pre-Submittal Addendum #1 – CM @ Risk Questions and Answers Pct. 4 Annex Project

Meeting Purpose: Pre-Submittal Conference for CM @ Risk RFQ
Meeting Date: June 7, 2018 **Time:** 10:00 -11:30 am

Meeting Location: Commissioners Courthouse – Waller County
836 Austin Street
Hempstead, TX 77445

Response to CM @ Risk Questions and Answers

Date: June 12, 2018
Prepared by: Danny Rothe

NOTICE TO PROPOSERS:

- A. Receipt of this Addendum shall be acknowledged revisions to Requests for Qualifications (RFQ) dated May 30, 2018 for above referenced project.
- B. Where provisions of the following supplemental data differ from those of the original RFQ, this Addendum shall govern.
- C. **Due Date for Proposal is being changed by two hours. Still due on Monday, June 18, 2018, but now at 4:00 p.m.**
- D. **Waller County is closed on Tuesday, June 19th for a State Holiday.**
- E. Proposals will still be opened in Commissioner's Court on June 20th. Only names of proposers will be read. There is no requirement to attend this proposal opening. However, it can be viewed live on the County web-site.
- F. T/D and County will meet on Thursday the 21st to select "short list" Firms.
- G. All Firms will be notified on Friday the 22nd.
- H. **It is anticipated that "short list" Firms will be interviewed on Thursday, June 28th. Possibly starting as early as 9:00 a.m. Location for the Interviews is anticipated to be at Judge Krenek's Pct. 4 Office. 3410 1st Street, Pattison, TX. 77466.**
- I. Recommended Firm will be presented to Commissioner's Court on July 3rd.

ATTACHMENTS

1. PDF of Meeting Agenda
2. PDF Sign in Sheets
3. PDF of this Addendum 1

STATUS OF TYPICAL DOCUMENTS AT THE TIME OF CMR PRE-SUBMITTAL CONFERENCE

Waller County has located copies of the following documents.

These documents **are not** included in this Addendum. These documents **are not** required for the CM @ Risk RFQ.

1. Legal Description of the Site – Yes, complete.
2. Construction Survey – In Progress.
3. City Plat – No, but site is in the Brookshire ETJ.
4. Geotechnical Soils Report – Not done at this time.
5. Soils Borings – Not done at this time.
6. Phase 1 – Yes, complete.
7. Water and Waste Water availability letter. No, currently working with Brookshire Municipal Water District.

Meeting Notes

Project Name: Waller County Pct. 4 Annex Building

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Additional Documents that Waller County and Civil Engineer are researching regarding the Pct. 4 Site:

- Clearer Plans showing Utilities and locations?
 - Water
 - Sewer
 - Power
 - Gas
- TxDOT and Hwy 90 Requirements.

CM @ Risk QUESTIONS AND RESPONSES

1. What is best guess for the following:
 - Design Documents (SD, DD, CD)
 - T/D expects CD's in October or November.
 - Bidding to subs in October or November.
 - Construction Start in Early December or January 2019. For budget reasons the County would like to start construction in 2018. However, we will respect the holiday season.
 - Construction schedule.
 - This will be a typical construction project with a typical schedule.
 - No Phasing Plan required. Phasing was a typo.
 - Define the Project Time Line:
 - We would expect the project to take 10-14 months.
2. Has an Architect been selected?
 - Yes, Turner Durant out of Katy.
 - Engineer is EHRA out of Houston.
3. Geotech, Surveyor, etc..... Who's responsibility?
 - Waller County will contract directly with the following:
 - Geotechnical Engineer
 - Materials Testing Lab
 - EHRA is currently responsible for Construction Survey
4. What is the Budget for the Project?
 - There is currently limited design information to establish an accurate budget.
 - The County would like the budget to be in the \$3 to 4 Million range.
5. Page 7 – Regarding the section “Interested firms shall submit 3 copies of the following...” Are you asking for these three items to be bound separately, or in same package but under different tabs?
 - WC is requesting three (3) separate and complete copies of the final proposal for each firm. How each copy is bound is up to the firms, but even a three-ring binder is acceptable.
 - WC is requesting that tabs be used to separate sections within each binder.
 - It was offered to include a thumb drive or CD with a PDF copy of the proposal.
 - Yes, an electronic copy would be appreciated but is not mandatory. We will either be scanning each proposal, or using a PDF copy, that will be sent to each Committee member.
6. Page 8 – Section II Corporate Information E. Is this a statement you are looking for or a form? I ask because some entities require a Conflict of Interest Form.
 - WC will accept a simple statement from each firm to disclose any local relationship or conflicts, or if there is no conflict.
 - WC did not provide a form.
 - WC understand that there is little chance that any firm will come from this County, have a relationship with a County official, or pays taxes in this County. However, if such a relationship exists, please state so.
7. Will a sample Construction Contract be provided?
 - No, at this time WC will entertain a standard CM @ Risk AIA Contract.
 - However, WC will also be open to looking at a non-AIA Contract with the successful CMR, if suggested by CMR.
8. Will the Court be involved with the design?
 - Yes and No. The Commissioner's Court is taking more of an oversight approach to the design. Not directly hands on for every detail.
 - However, the Court will monitor the A/E's design progress, and will have final approval of the SD, DD, & CD's. At each design phase, there will be a presentation of the design (by T/D) and an updated cost estimate (by CMR) to Commissioner's Court.
 - The Court or members of the Court may attend some Construction meetings.

Meeting Notes

Project Name: Waller County Pct. 4 Annex Building

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9. When will a GMP be turned in?
 - A true GMP cannot be done until CD's are completed and Bidding. Somewhere around November of 2018.
 - The contract with the CMR will be adjusted at that time.
10. Approximate Square Footage of Pct. 4 Annex?
 - 13,000 to 17,000 Sq. Ft.
 - 150 to 180 Parking Spaces.
11. Three very important aspects to the entire process:
 - Very accurate Cost/Budget Estimate
 - Future Expansion of Facility and Master Plan will be critical
 - Transparency with Waller County Community

END OF ADDENDUM No 1