



**DALLAS COUNTY  
PURCHASING DEPARTMENT**

Records Building, 500 Elm Street, Suite 5500  
Dallas, Texas 75202

**Michael Frosch  
Purchasing Director**

March 26, 2026

**ADDENDUM #1  
RFP 2026-014-7099 JOB ORDER CONTRACTING SERVICES**

Whereas,

Question 1: Will the prebid meeting notes be available for review?

Answer 1: No, the pre-proposal meeting was only an informal meeting.

Question 2: Thank you for the opportunity to request additional SBE vendor information by NAICS codes for the RFP 2026-014-7099 Job Order Contracting Services Contract. I understand from the Pre-Proposal meeting that I can request Technical Assistance from the SBE Department for this information. Please confirm this is acceptable.

Answer 2: The Office of Small Business Enterprise creates a vendor list of certified SBEs. Please send an email to the Contract Specialist and provide the work industry code(s) and a brief description of the services to be performed by the SBE firm.

Question 3: The solicitation requires submission of SBE participation documentation indicating the percentage of work to be performed by SBE firms. Because this procurement is structured as a Job Order Contract, the specific scopes of work and associated values will be determined through individual job orders after contract award. Given that the scope and dollar values are not yet defined, please clarify how proposers should complete the SBE participation forms and indicate percentages of participation at the time of proposal submission.

Answer 3: As a competitive bidder/respondent, it is your responsibility to show proof of your commitment to conduct commercially useful "Good Faith Efforts". Each bidder for a contract or procurement related to Dallas County must complete and submit with its bid a Good Faith Effort Plan and Good Faith Effort Affirmation, signed by an authorized officer or representative of the respondent. If awarded a contract or procurement for Dallas County, a Contractor shall use its Good Faith Efforts to implement and accomplish the objectives with respect to the use of SBEs as set forth in the Contractor's Good Faith Effort Plan. The Good Faith Effort Plan shall be incorporated as part of the contract at the time of award. Contractor further agrees to provide information and/or documentation of SBE participation after contract closeout as requested by Dallas County.

Question 4: Good evening, I wanted to ask if there is a requirement to notify of our intent to bid? If so: - What is the best method to submit that notification? -What is the deadline to submit an intent to bid notification?

Answer 4: There is no requirement to provide notification of an intent to bid for this solicitation.

Question 5: Dallas County Purchasing Department, Good afternoon, EZPro Contractors LLC is currently preparing a proposal in response to the Job Order Contracting Services solicitation. We appreciate the opportunity to participate and respectfully request clarification on the following items prior to the question deadline. Will separate adjustment coefficients be permitted for normal working hours versus non-standard or emergency work hours? Will additional adjustment factors be allowed for work performed in occupied, secure, or operational facilities? Please confirm the specific RSMeans edition and cost index that will be utilized for pricing during the contract term. What is the County's process for reviewing, negotiating, and approving non-pre-priced tasks? Will the County consider relevant project experience of key personnel that was completed while employed with previous firms? Are joint ventures, teaming arrangements, or mentor-protégé structures acceptable for the purpose of meeting minimum experience requirements? Will subcontractor qualifications and project experience be considered as part of the overall evaluation of the proposal? Is bonding required at the time of contract award, or will performance and payment bonds be required at the individual job order level? What bonding limits are typically required for standard job orders issued under this program? For smaller job orders, will the County consider alternative risk management or bonding approaches? In the event of a joint venture or formal teaming agreement, would the County allow bonding capacity to be satisfied through a subcontractor or teaming partner that maintains sufficient bonding limits? Thank you for your time and assistance.

Answer 5: Separate adjustment coefficients will not be permitted for normal working hours versus non-standard hours or emergency work hours. Additional adjustment factors will not be permitted for work performed in occupied, secure, or operational facilities. The 2026 Facilities Construction Costs with RSMeans Data 41<sup>st</sup> annual edition will be the edition at the beginning of the contract, each new edition of RSMeans will replace the previous one. Staff will review pricing for each non-pre-priced task to ensure the item or work is what is requested, negotiations will occur with our JOC coordinator/Manager prior to the final quote being submitted to the Commissioners' Court for approval. The County will not consider relevant project experience of key personnel that was completed with previous firms. Joint ventures, teaming arrangements, or mentor-protégé structures will not be acceptable for meeting minimum experience requirements. The scope of work states the following in Section IV. Proposal Format. 5. Approach d. "Provide a subcontractor management plan which details how you identify, qualify, and coordinate subcontractors on your projects and ensure that subcontractors can meet high standards. Provide information of existing subcontractor relationships if they will be utilized for this contract.". Only the qualifications of the prime contractor and their ability to manage subcontractors will be considered in the evaluation. No bonding is required at the time of contract award as payment and performance bonds are required on a per project basis. The solicitation document states the following in Section I. Introduction Purpose, and Intent "The maximum project cost per job order will be \$1,750,000.00 unless an exception is made by the Dallas County Commissioners Court.". Qualified firms must have the minimum capacity to provide payment and performance bonds for an individual project up to \$1,750,000.00. Texas Government Code Section 2253.021 requires a performance bond if the contract is in excess of \$100,000.00 and a payment bond if the contract is in excess of \$25,000.00

at 100% of the contract value. Only projects less than \$25k are omitted from the bonding requirements. No, joint venture/teaming is not allowed.

Question 6: 1. Will separate adjustment coefficients be permitted for normal working hours versus non-standard or emergency work hours? 2. Will additional adjustment factors be allowed for work performed in occupied, secure, or operational facilities? 3. Please confirm the specific RSMeans edition and cost index that will be utilized for pricing during the contract term. 4. What is the County's process for reviewing, negotiating, and approving non-prepriced tasks? 5. Will the County consider relevant project experience of key personnel that was completed while employed with previous firms? 6. Are joint ventures, teaming arrangements, or mentor-protégé structures acceptable for the purpose of meeting minimum experience requirements? 7. Will subcontractor qualifications and project experience be considered as part of the overall evaluation of the proposal? 8. Is bonding required at the time of contract award, or will performance and payment bonds be required at the individual job order level? 9. What bonding limits are typically required for standard job orders issued under this program? 10. For smaller job orders, will the County consider alternative risk management or bonding approaches? 11. In the event of a joint venture or formal teaming agreement, would the County allow bonding capacity to be satisfied through a subcontractor or teaming partner that maintains sufficient bonding limits?

Answer 6: 1. Separate adjustment coefficients will not be permitted for normal working hours versus non-standard hours or emergency work hours. 2. Additional adjustment factors will not be permitted for work performed in occupied, secure, or operational facilities. 3. The 2026 Facilities Construction Costs with RSMeans Data 41st annual edition will be the edition at the beginning of the contract, each new edition of RSMeans will replace the previous one. 4. Staff will review pricing for each non-pre-priced task to ensure the item or work is what is requested, negotiations will occur with our JOC coordinator/Manager prior to the final quote being submitted to the Commissioners' Court for approval. 5. The County will not consider relevant project experience of key personnel that was completed with previous firms. 6. Joint ventures, teaming arrangements, or mentor-protégé structures will not be acceptable for meeting minimum experience requirements. 7. The scope of work states the following in Section IV. Proposal Format. 5. Approach d. "Provide a subcontractor management plan which details how you identify, qualify, and coordinate subcontractors on your projects and ensure that subcontractors can meet high standards. Provide information of existing subcontractor relationships if they will be utilized for this contract." Only the qualifications of the prime contractor and their ability to manage subcontractors will be considered in the evaluation. 8. No bonding is required at the time of contract award as payment and performance bonds are required on a per project basis. 9. The solicitation document states the following in Section I. Introduction Purpose, and Intent "The maximum project cost per job order will be \$1,750,000.00 unless an exception is made by the Dallas County Commissioners Court.". Qualified firms must have the minimum capacity to provide payment and performance bonds for an individual project up to \$1,750,000.00. 10. Texas Government Code Section 2253.021 requires a performance bond if the contract is in excess of \$100,000.00 and a payment bond if the contract is in excess of \$25,000.00 at 100% of the contract value. Only projects less than \$25k are omitted from the bonding requirements. 11. No, joint venture/teaming is not allowed.

Question 7: Can you provide a list of trade publications and advocacy organizations for us to solicit?

Answer 7: There are several local contractor associations (i.e. regional contractors associations), business chambers, and small business certification agencies (which membership is a requirement in order to access their membership database).

The following are advocacy groups to consider:

- Greater Dallas Asian American Chamber of Commerce
- Greater Dallas Black Chamber of Commerce
- Greater Dallas Hispanic Chamber of Commerce
- U.S. Pan Asian American Chamber of Commerce
- Asian American Contractors & Professional Association
- Regional Black Contractors Association
- Regional Hispanic Contractors Association
- DFW Contractors Growth Alliance

Question 8: Will the County reimburse the contractor's bond costs when bonding is required for a project?

Answer 8: The holder of our contract will be required to satisfy all bonds on their own. All bonding costs will be paid by the County. Bond cost must be shown in the proposal as a separate line item.

Question 9: Will project-specific permits be reimbursed by the County?

Answer 9: All project specific permits will be reimbursed by the County. All project specific costs must be shown in the proposal as a separate line item.

Question 10: Are the Project Management and Coordination line items in Division 01 31 of the RS Means data allowed to be used in line item estimates?

Answer 10: Project Management and Coordination line items in Division 01 31 of the RS Means data are allowed to be used in line item estimates.

Question 11: Can the contractor use any cost estimating software as long as the basis of the software is RS Means data?

Answer 11: Yes, the contractor can use any cost estimating software as long as the basis of the software is the RS Means data.

Question 12: Will the contractor use the then-current quarterly RS Means City Cost Index when preparing line item estimates?

Answer 12: Yes, Current Quarter information should be used for pricing. Historical and Predictive Quarters are not permitted to be used.

Question 13: The Sample Contract references Exhibit A, but it appears there is currently just a placeholder in the contract document for Exhibit A. Is there an Exhibit A form that offerors are to provide with their bid?

Answer 13: The Exhibit A form will be determined through final negotiations with the highest ranked firms.

Question 14: Please confirm that the coefficients are to be submitted directly into the portal, and no separate documents need to be uploaded for the price proposal.

Answer 14: It has been noticed that Bidnet only allows decimals to be carried to two decimal places. We have now provided a spreadsheet, Attachment A – Cost Sheet, for vendors to provide responses.

Question 15: Paragraph II.B.7 of the RFP states that the proposer's coefficient shall be carried to three decimal places. However, the portal only appears to allow coefficients to two decimal places. Please confirm that it is acceptable for coefficients to be carried to only two decimal places.

Answer 15: Since Bidnet limits decimal places to only two decimal places, we have attached a spreadsheet, Attachment A – Cost Sheet, to provide pricing information. Coefficient decimal places can be carried to however many places the vendors feel are necessary.

Question 16: Will the pricing points be allocated such that the low bidder receives the full 20 points and all other bidders receive a prorated portion of the points based on their coefficients (e.g., evaluated contractor's points = low coefficient / evaluated coefficient x 20)?

Answer 16: Yes, the formula will be (lowest coefficient / evaluated coefficient) \* 20.

Question 17: Will the standard and non-standard hours coefficients be combined to create a single evaluated coefficient for the purposes of determining each contractor's pricing points? If so, what weightings will be used for the standard and non-standard hours coefficients?

Answer 17: Yes, the standard and non-standard hours coefficients will be combined to determine each contractor's price points. Each coefficient will be rated equally.

Question 18: This is a multiple-award IDIQ contract with specific projects not yet assigned. It is not possible to accurately identify the full scope of subcontractor involvement. Please confirm it is acceptable to fill out the Subcontractor Intent Forms with "best guess" percentages and mark those percentages as "Anticipated, pending work orders"

Answer 18: The minimum aspirational SBE or certified sub-contractor goal on all assigned projects is 40% and is expressed as a percentage of the total dollar amount of the contract going to SBE or certified Sub-Contractor for those areas which the Contractor has sub-contracted or anticipates sub-contracting. The aspirational goal shall also apply to contract amendments that require work beyond the scope of services originally required to accomplish the project. As per the Good Faith Effort Affirmation, the respondent agrees to employ good faith efforts, through the award of subcontractor to eligible certified SBE firms, to the fullest extent possible.

Dallas County's Good Faith Effort Plan (GFEP) will be used to determine post award project assignments. However, all subcontractors and/or supplier, whether certified or not, must be listed in the GFEP provided.

This form is required for all assigned projects and shall be reviewed and approved by the Office of Small Business Enterprise prior to project work commencing.

Question 19: Please confirm we will be permitted to revise the SBE documentation accordingly once scopes of work have been provided by Dallas County.

Answer 19: Yes, the Prime will be able to revise the SBE forms once a work order has been issued.

Question 20: Please confirm that we are permitted to ask for a "courtesy review" of SBE documents sending them to Benedict Parks who will forward them to the SBE office.

Answer 20: Correct.

Question 21: Please confirm the pricing is submitted only through the BidNet site. If this is not correct, please clarify how pricing should be included in our proposal.

Answer 21: Since Bidnet limits decimal places to only two decimal places, we have attached a spreadsheet, Attachment A – Cost Sheet, to provide pricing information. Coefficient decimal places can be carried to however many places the vendors feel are necessary.

Question 22: Please confirm that a bid security (bid bond) is not required.

Answer 22: No bid security or proposal bond is required for this solicitation.

Question 23: Please confirm that the discussion of organizational structure and the Organization Chart requested in #2 of Section IV. Proposal Format (p13) is intended as separate from, not included in, the Letter of Transmittal

Answer 23: Yes, these two are intended to be submitted separately.

Question 24: Page 5, Section 13 States that the contractors adjustment factor must include work that may be done in a secured facility. So that we can develop the correct adjustment factor, can you tell us the percentage of work under the current Job Order Contracts have occurred in secured facilities and/or areas?

Answer 24: The percentage of work varies each year based on internal projections, unknown external factors such as weather or changes in the law, as well as formal direction from Court Administration and the Commissioners Court.

Question 25: 2. Page 14, Section V States "Documents submitted with proposal or upon request" subsection 1. Attachment S-Small Business Enterprise (SBE) Forms (mandatory must be submitted

with proposal). The SBE forms all in indicate and correlate to a set percentage and value for a specific contract and contract value. Being this is an IDIQ contract, and we don't know what trades will be required of us to solicit specific participation from at this juncture or values of projects and work to be subcontracted, are you looking proposers to give a narrative (our SBE Plan) on how we go about ascertaining SBE participation and meeting goals on the Exhibit C SBE Participation Plan form or shall we list the SBE firms we plan to solicit to without dollar values and percentage of work?

Answer 25: The prime contractor will determine how the SBE subcontractor will be utilized for this project.

Whereas,

**Except as provided herein/above, all other specification requirements of the original solicitation referenced shall remain unchanged in full force and effect. This addendum should be signed and returned with your Solicitation package on or before 4/9/2026, @ 2:00pm (CST).**