



**DALLAS COUNTY
PURCHASING DEPARTMENT**

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

**Michael Frosch
Purchasing Director**

September 2, 2026

ADDENDUM #3

RFP 2026-043-7128 CONSTRUCTION MANAGER AT RISK FOR THE ROAD AND BRIDGE 4 PROJECT

Whereas,

Question 1: Per Section XXXI. Contract Award (page 21) of the RFP, it is stated that "A sample agreement, with the general terms for the final contract, is attached as Sample Contract for Services. By submitting a proposal, the Proposer agrees to be bound by these terms and conditions unless otherwise noted in the Submittal." There is no SAMPLE contract included in the documents. Can you please provide. Thank you.

Answer 1: We are unable to provide a sample contract for this solicitation. A contract will be negotiated with the highest ranked firm.

Question 2: Can you please verify the date and time of the Pre-Bid meeting? Listed on Construction Bid Source website it shows the date/time as 8/19/2026 at 1:00 pm. Listed on BidNet Direct website site it shows the date/time as 8/19/2026 at 12:00 AM In the RFP, page 11, it shows the date/time as 8/19/2026 at 10:00 AM.

Answer 2: The first pre-proposal meeting occurred on 8/19/26 at 10:00am. This was clarified via Addendum 1.

Question 3: The BidNet pricing schedule includes separate line items for General Requirements and General Conditions. Please confirm the County's intended distinction between the two categories and identify any specific costs the County expects to be included or excluded from each line item.

Answer 3: The Attachment C - Cost Sheet states the following: General Requirements should cover ALL related costs to complete the project with the exception of Cost of Work. General Conditions should take into account all Personnel required to complete the project.

Question 4: Section II requires at least three letters of reference for past CMAR projects of similar size and scope, while the Experience section also requires a minimum of three CMAR projects and current client reference information. Please confirm whether the three required letters of reference must correspond to the same three CMAR projects presented in the Experience section.

Answer 4: No, the CMAR Letters of Reference and Similar Experience CMAR Projects don't need to be the same.

Question 5: The RFP provides specific evaluation criteria for the individual interviews of the Project Manager, Site Superintendent, and Preconstruction Services Lead; however, interviews are not separately identified in the 100-point evaluation matrix. Please clarify how the individual interviews will factor into the final evaluation and ranking of proposers.

Answer 5: Scores will be updated post interviews based on categories listed.

Question 6: The project is pursuing LEED Silver Certification, and the RFP requests commissioning experience and a commissioning plan. Please confirm whether the LEED consultant and Commissioning Agent will be provided by Dallas County/design team or are expected to be provided by the CMAR. If these services are to be provided by the CMAR, please confirm whether associated costs should be included in the current proposal.

Answer 6: The CMAR may choose to provide their own LEED Consultant to handle LEED Submissions from the CMAR's end. The project has been assigned a "LEED Coach" which can help answer specific questions concerning LEED and Credits. The Commissioning Plan and Commissioning Agent will be provided by Dallas County. The CMAR proposal needs to show experience working with commissioning and LEED agents and adjusting building systems to bring into compliance.

Question 7: The RFP includes instructions indicating that Form 1295 and the Certification of Filing are to be provided at the time of solicitation submission. Please confirm whether Form 1295 is required with the initial September 17 proposal submission or only from the selected/highest-ranked proposer prior to contract award.

Answer 7: The 1295 form will only be required from the highest ranked proposal prior to a contract award recommendation.

Question 8: Do we have As Built available for the underground utilities?

Answer 8: The Project Design Team will share the SUE Survey Results and all existing as-built drawings that were found during the course of project design for this site with the awarded vendor.

Question 9: Please confirm costing of pre-construction should be for 6 months

Answer 9: Yes, assume 6 months for pre-construction services.

Question 10: Please advise which email address we can send questions after the deadline today 8/27/26 @2pm.

Answer 10: All emails related to this solicitation must be addressed to benedict.parks@dallascounty.org.

Question 11: Understanding uninterrupted operations of the county is nonnegotiable, is there flexibility in the adjusting of the phasing plan?

Answer 11: The CMAR will be responsible for developing their own Construction Schedule and Sequencing Plan. The Sequencing Plan submitted with the CMAR RFP was intended for reference only, developed by the design team suggest a possible construction sequence and identify the key components that will need to be addressed by the CMAR's own construction schedule and sequencing plan.

Question 12: Will there be a contamination materials report available?

Answer 12: Yes, the contamination materials report will be provided to the awarded vendor.

Question 13: Could you let me know the process to be added to your preferred bidder/vendor/subcontractor list for upcoming projects requiring BIM, VDC, estimating, or drafting support?

Answer 13: There is no preferred vendor list for this solicitation.

Question 14: If you are involved in the procurement or delivery of the BIM/VDC scope for this project, could you please let me know the appropriate process for submitting our qualifications or proposal?

Answer 14: If you would like to subcontract with the selected CMAR, please refer to the attendance lists for the pre-proposal meetings.

The attendance lists for the pre-proposal meetings have been included for review.

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 9/17/2026, @ 2:00pm (CST).



Dallas County Purchasing Department

Sign-In Sheet

Date: 08/19/2026	Type of Meeting: ☐ Agenda ☐ Staff ☒ Other: <u>Pre-Proposal Meeting</u>			Meeting Description: RFP 2026-043-7128 Construction Manager at Risk for the Road & Bridge 4 Project	
	Facilitator: Benedict Parks	Start/End Time: 10:00am	Location: <u>4403 W Illinois Avenue, Dallas TX 75211</u>		

#	Name: (Please print)	Internal Department/ External Organization:	Email Address:	External Client Address:	Phone Number:
1	Clint Peppo	Christman	clint.peppo@christmanco.com		832-457-7695
2	Cartney Kelly	HJ Russell	ckelly@hjrussell.com		225.335.3426
3	Abinaya Rajendran	HJ Russell	arajendran@hjrussell.com		945.278.6330
4	Matt Hare	CHRISTMAN	matt.hare@christmanco.com		972-322-0913
5	KYLE REEDER	GSR-ANDRADE	KREEDER@GSR-ANDRADE.com		214-722-4972
6	Brian Choate	HJ Russell	bchoate@hjrussell.com		905.715.2190
7	Sohail Khan	Omega Contract	SohailK@azteca-omega.com		214-905-0612
8	Edgar Caceres	RLG	ecaceres@rlginc.com		972-322-5072
9	Bradley Thomas	RLG	bthomas@rlginc.com		972-322-5072
10	Robert Miranda	RE4#4	Robert.miranda@dallascounty.org		469-363-7220
11	PAUL HART	Azteca	phart@azteca-omega.com		
12	TED EDMONDS	AZTECA	TEDDE@AZTECA-OMEGA.COM		817-343-5582



Dallas County Purchasing Department

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	Name: (Please print)	Internal Department/ External Organization:	Email Address:	External Client Address:	Phone Number:
13	STANLEY MORGAN	BBL BUILDING CO	SMORGAN@BBLBUILDINGCO.COM		940-891-1234
14	LOIS SPINOLA	AZTECA ENT.	LVISS@azteca-omage.com		(214) 878-2955
15	Jason Avant	HJ RUSSELL	JAVANT@HJRUSSELL.COM		(972) 765-5870
16	Kumar Pilla	Facilities			
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29	Norman Lee K.	Ad. E	nlk@adtec.org		972-670-6012
30	Orlando Mendez	Aztec	vmendez@aztec.org		469-928-3136
31	John Carter	Facilities	jcarter2@adtec.org		214-698-2222
32	Eddie Andrews	Facilities	eddieandrews@adtec.org		214-205-0894
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Dallas County Purchasing Department

Sign-In Sheet

Date:		Type of Meeting: ☐ Agenda ☐ Staff ☐ Other: _____			Meeting Description:	
		Facilitator:	Start/End Time:	Location:		
	Name: (Please print)	Internal Department/ External Organization:	Email Address:	External Client Address:	Phone Number:	
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