

Addendum



City of Dallas

ADDENDUM # 1

Date	September 24, 2021
Advertisement Title	<u>CIZ21-PKR-2014 – Paul D Dyer Administration Building Request for Qualifications Using Design Build Method to Finish the Remaining Construction</u>
Published on	9/15/21 and 9/22/21
Pre-Proposal Meeting	9/23/21 and 9/28/21 at 9:30 AM Multipurpose room, 10031 E Northwest Highway,
Due Date	October 8, 2021, 1 PM
Opening Date	October 8, 2021, 2 PM
Project Manager Contact	Mahbuba Khan AIA, LEED AP Mahbuba.khan@dallascityhall.com
MWBE Compliance	Robert Hall robert.hall@dallascityhall.com

ACTIONS:

The Dallas Park and Recreation Department has issued Addendum #1 to notify bidders:

1. Distribute signup sheet of preproposal meeting held on 9/23/21 (see attached)
2. Remind that we are in the 1st phase – Request for Qualifications (RFQ) of a two-step process to select a Design Build entity to complete the remaining construction . Design Build entity's qualifications are due on 10/8/21. **Please do not provide any pricing information for the current phase.** We will issue Request for Proposal (RFP) in phase 2 of the selection process.

Addendum

3. We intend to use the construction documents produced by Perkins and Will dated 8/25/16. The scope of design team are, value engineering suggestions and construction administration.
4. The new design build entity will provide bonding of the entire contract amount and take on the warranties.
5. Green tags from previous construction and previous vendor names are also uploaded in PKR procurement site.

QUESTION ANSWERS:

1. **Is there a MWBE list?** Yes, the MWBE list is uploaded in the bonfire website
2. **Is there a project budget?** We do not have a project budget.
3. **What is the schedule?** We expect to get a design build entity selected by Dec this year and start construction in Jan 2022.
4. **How about the involvement of the past design firm?** When a design build entity is selected the new team will take on the construction documents and assist completing the construction. City of Dallas will terminate the contract with the past design team before finalizing design build contract.
5. **Who will assume the warranties?** The new design build entity
6. **What is the status of building permit?** The building permit is current, and we will transfer the permit to the design build.
7. **How will the evaluation happen?** It will be based on the team's qualification following the published selection criteria.

Addendum

8. **What kind of water damage happened in the building during the 2021 winter storm?** The water damage was minimal, we detected 2 pipe breaks in the multipurpose hall, swept the water out and removed the wet sheetrock immediately. There is no mold growth.
9. **What is the scope of demo and abatement?** All that scope is completed and not anticipating any other than the possible roof replacement.
10. **Is AV, security, and access control part of scope?** No, City already has separate contract for those items.
11. **Is fire sprinkler system part of the scope?** No
12. **Is fire alarm system part of the scope?** City has a separate vendor.
13. **Are window shades part of the scope?** Yes
14. **Is roof picture available?** No, the new team will be responsible for inspecting before RFP at the next phase.
15. **Will water fountains need to be replaced?** Yes, to touch free with bottle filler. All fixtures and faucets will need to be replaced to touch free.
16. **On Page 4 of 8; Section 3 Scope of Services, 1. Assess the condition of and make recommendations for the items listed in the table below. where can we find 'the table'?** The items are listed in Construction status report by SLS.
17. **The RFQ says PB approval date is in 2018, is this a T.O?** Yes, we are expecting a dec 2021 approval

END OF ADDENDUM

SIGN UP SHEET



Project Name:

Paul D Dyer Admin Building 10031 E Northwest Hwy, Dallas, TX

Date:

Meeting Location:

On site , Multipurpose room

Name/Position	Organization	E-mail Address	Phone Number
Jorge Gomez	Azteca Enterprises	jorgeg@azteca-omega.com	972-591-7891
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