



**ADDENDUM #2**

**to**

**REQUEST FOR QUALIFICATIONS (RFQ) FOR**

**DESIGN-BUILD SERVICES**

**ROCKWALL COUNTY – COUNTY ANNEX**

**RFQ No.: 23-11-003**

**Dated 11/16/2022**

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# SECTION 1

## RESPONSES TO RFI QUESTIONS

### 1.1 Requests for Information Received as of 5:00 pm, November 14, 2022

Below is a summary of the Requests for Information received from prospective submitters for the planned Rockwall County Annex project.

Question	Answer
<p><u>Question #1</u>: Regarding the Rockwall County Annex Proposal, we are requesting a copy of the contracts, Consensus Document #400 - Owner and Design Builder Preliminary Agreement and #410 Owner and Design Builder Agreement (Cost of Work plus Fee with a Guaranteed Maximum Price (“GMP”). Can you please share a copy of these contract documents with us?</p>	<p>County customized ConsensusDocs contracts will only be provided to the Design-Build firms selected to move on to Phase 2 – Request for Proposal.</p>
<p><u>Question #2</u>: Where is the site located? Address?</p>	<p>The proposed site is located in Rockwall, Texas in close proximity to the County Courthouse and Rockwall Library. The site is bordered by East Yellow Jacket Lane on the northwest, TL Townsend Drive on the northeast, and Interstate—30 Frontage Road on the southeast. The County Courthouse address is 1111 E. Yellow Jacket Lane, Rockwall, TX 75087. The County Library address is 1215 E Yellow Jacket Lane, Rockwall, TX 75087.</p> <p>Refer to Section 2 Project Site Information of this addendum for an annotated site aerial view.</p>
<p><u>Question #3</u>: How big is the site?</p>	<p>The site is approximately 9 acres in size, although the intent is to use only a fraction of the available land, thereby retaining much of the existing County Fitness Trail 2017. There may be sufficient parking serving the nearby Courthouse and Library to serve the parking needs of the Annex.</p>
<p><u>Question #4</u>: Is there anything on the site now that will need to be removed?</p>	<p>The proposed site includes part of the Rockwall County Fitness Trail 2017, a mostly open green space. Modification of the existing trail routing will likely be part of this project.</p>
<p><u>Question #5</u>: Which County Departments will office in the Annex?</p>	<p>Refer to Section 3 Preliminary Program of this addendum for the current list of departments. Part of the role of the Design-Builder will be to help validate the program to align with current ARPA funding requirements.</p>

Question	Answer
<u>Question #6:</u> What other government facilities or commercial properties are near the site? Homes?	See response to Question #2 above. In addition to the two government buildings referenced, there is a motel, the Inn of Rockwall, located on the southwest side of the proposed site. There are no homes within close proximity of the site.
<u>Question #7:</u> Will a copy of the Pre-Qualification Conference sign-in sheets be made available?	Addendum #1 issued on 11/9/2022 included the Pre-Qualification Conference sign-in sheets.
<u>Question #8:</u> Regarding the 100-page limit, would the 3-years of audited financial statements be included or excluded from that count?	No, the 3-years of audited financial statements will not be included against the 100-page limit. As this is sensitive data, we recommend including the financial statements in a separate sealed envelope as an Exhibit, and referencing the location of the information in Section 6 of your Statement of Qualifications.
End of RFI Responses	

## SECTION 2 PROJECT SITE INFORMATION

### 2.1 Annotated Aerial View of Proposed Project Site



## SECTION 3 PRELIMINARY PROGRAM

### 3.1 Preliminary Program – County Departments to be Housed in the Annex

Description	GSF
First Floor	
Treasurer	1,338
Small Conference Room	240
Staff Lobby	192
GIS	444
Filing Rooms	288
Human Resources	888
Environmental Health	684
Indigent Health	684
Veteran's Services	444
Public Lobby	298
Commons / Circulation	4,347
County Auditor	2,178
Small Conference Room	240
Breakroom	297
Storage	192
Workroom / Copy	225
Mechanical / Electrical	360
Medium Conference Room	360
Restroom	135
Restroom	135
Restroom	144
Audio Visual / IT	355
Elections Office	1,110
Restroom	650
Election Storage	2,880
Tax Assessor	2,772
<b>First Floor Total</b>	<b>21,880</b>
Second Floor	
Shell Space or Multi-function	12,465
<b>Building Total</b>	<b>34,345</b>
Assumed GSF in Budget	36,700
<b>Delta</b>	<b>2,355</b>