



OFFICIAL DATE OF ADDENDUM: **SEPTEMBER 19, 2006**

**ADDENDUM NO. 2 - issued by the
TEXAS DEPARTMENT OF TRANSPORTATION**

REQUEST FOR QUALIFICATIONS AND PROPOSALS (RFQ/RFP)

PROPERTY EXCHANGE:

THE EXISTING ROCKWALL MAINTENANCE FACILITY

FOR A NEW REPLACEMENT FACILITY

PROJECT CBC4704-00-604

PRE-SUBMITTAL CONFERENCE: **SEPTEMBER 7, 2006 – 8:30 AM**

RFQ/RFP SUBMITTAL DEADLINE: **OCTOBER 16, 2006 – 2:30 P.M.**

Project by Texas Department of Transportation

Facilities Management – MNT Division

CONTACT INFORMATION:

TIM POWERS, Director of Administration, 214-320-6105

TxDOT DALLAS DISTRICT HEADQUARTERS

4777 E. Highway 80, Mesquite, Texas 75150

RFQ/RFP DUE: 2:30 P.M., local time, OCTOBER 16, 2006

AT 4777 E. Highway 80, Mesquite, Texas 75150, ATTN: Tim Powers, Dir. of Admin.

NOTE: THIS ADDENDUM SHALL BECOME AN OFFICIAL PART OF THE RFQ/RFP.

NOTICE TO BIDDERS:

This Addendum shall be considered as part of the Contract Documents for the above mentioned project as though it had been issued at the same time and incorporated therewith. Where provisions of the following supplementary data differ from those of the original Contract Documents, this Addendum shall govern and take precedence. Work not specifically deleted, modified, changed or altered by this Addendum shall remain in effect as a part of the Contract Documents.

All who are submitting proposals are hereby notified that they shall make any necessary adjustment(s) in their estimates based on this Addendum. It will be construed that each proposal is submitted with full knowledge of all modifications and supplemental data specified herein.

Total pages to this Addendum: 8

Attached – Interview Schedule,
Pre-Submittal Attendee List,
Asbestos Surveys for Rockwall Maintenance Facility

TxDOT GARLAND RFQ-P ADDITIONAL INFORMATION

Item 1 – Submittal Due Date and Milestone Dates, Proposal Evaluations and Interviews:

The Due Date for RFQ-P submittals is changed from September 25, 2006 at 2:30PM to October 16, 2006 at 2:30PM.

Evaluations will be done during the week of October 16, 2006 and will be assessed to determine the top three proposals. Firms selected for interviews will be contacted by telephone after the first round evaluations.

Interviews will be limited to two people from each firm. The proposed Project Manager and one senior officer of the firm will be invited to attend. Interviews will be held the week of October 23, 2006. Please refer to the attached Interview schedule for interview times. All interviews will be held at the TxDOT Waco District Headquarters.

MILESTONE DATES

The following dates provided to assist the D-B in scheduling and planning:

Issue RFQ/RFP (90 calendar days) - July 26, 2008

RFQ/RFP Pre-submittal Conference - September 5, 2006

RFQ/RFP Deadline - October 16, 2006

Select “Best Value” Proposals by Rank - October 17-20 2006

Interviews with Top Three Rank D-B (4 working days) - October 24-27, 2006

TxDOT Commission (Awards Contract) - December 14, 2006

Execute DEA (24 calendar days) - January 5, 2006

Issue Notice to Proceed (5 Working Days) - January 10, 2006

Substantial Completion (360 Calendar Days) - January 10, 2007

Transfer Property (30 Calendar Days) - February 9, 2008

Item 2 – Replace the first paragraph of the Introduction from Addendum 1 with the following paragraph:

The Texas Department of Transportation (TxDOT), an agency of the State of Texas, is issuing this **REQUEST FOR QUALIFICATIONS AND PROPOSALS (RFQ/RFP)** to select from prospective qualified Design-Build Firms (**D-B**), who can construct a design/build TxDOT Dallas Northeast Area Engineer/Maintenance facility in Garland Rockwall County, Texas hereinafter referred to as the project (**PROJECT**), on new state-owned property (**NEW SITE**), in exchange for the existing Rockwall Maintenance facility, hereinafter referred to as (**TxDOT PROPERTY**).

Item 3 – None of the Dallas District sites currently have underground fuel tanks. There were underground fuel tanks at the facility but they were removed and the area returned to TCEQ standards.

Item 4 – Utilities by site: Both sites are currently on city power and water and electric. Please refer to the Environmental Phase I assessments for additional information.

Item 5 – Some asbestos occurs in several of the existing buildings at the Grand Prairie site. An asbestos survey for all the buildings affected was procured by TxDOT in 1994 and is included with this addendum. However, some of the asbestos may have been abated during the ensuing 12 years. The D-B is responsible for any asbestos abatement requirements after the land exchange is completed.

Item 6– The Texas Legislature has approved this method of land exchange for TxDOT and the documents and relevant information have been reviewed and approved by the Office of General Council, TxDOT administration and the TxDOT Commission. For additional questions regarding TxDOT authority to conduct these exchanges please refer to the Introduction section of each RFQP.

Item 7 - TxDOT cannot accept a land value that is less than the appraisals included in the RFQ-P documents. The land appraisals were completed within the last 6 months.

Item 8 – In order to open the competition to a wider audience, all Pre-Submission conferences are declared as non-mandatory (optional).

Item 9 – TxDOT will consider all proposals that qualify even if there is only one proposal submitted.

Item 10 – Any additional questions must be presented in writing to the appropriate contact person listed in the RFQ-P. No Addenda will be issued less than 5 calendar days prior to the submittal deadline.

Item 11 – If any additional visits to the site are required please contact the respective Maintenance supervisors:

Rockwall – Rusty Walker – 972-771-9911

Grand Prairie – Travis Bartlow – 972-263-138

Dallas District RFQ-P Interview Schedules

Dallas District - Rockwall/Garland AE&M

Tuesday October 24, 2006 AM

- first interview 8:15 AM (1 hour)
- second interview 9:30 AM (1 hour)
- third interview 10:45 AM (1 hour)
- fourth if needed at 1:15 PM (1 hour)

Tuesday October 24, 2006 PM - Evaluation tool to determine final best value candidate

Dallas district Grand Prairie/Cedar Hill AE&M

Wednesday October 25, 2006 AM

- first interview 8:15 AM (1 hour)
- second interview 9:30 AM (1 hour)
- third interview 10:45 AM (1 hour)
- fourth if needed at 1:15 PM (1 hour)

Wednesday October 25, 2006 PM - Evaluation tool to determine final best value candidate

TEXAS DEPARTMENT OF TRANSPORTATION
LIST OF ATTENDEES PRE-SUBMITTAL

GARLAND - CBC4704-00-604

***PRE-SUBMITTAL CONFERENCE: SEPTEMBER 7, 2006 – 10:00 AM
AT ROCKWALL MNT. FACILITY, 901 EAST I-30, ROCKWALL**

**RFQ/RFP SUBMITTAL DEADLINE: OCTOBER 16, 2006 – 2:30 P.M.
*SEE PROJECT INFORMATION FOR LOCATION OF FINAL SUBMITTAL**

.
Cohesive Automation, 3001 Skyway Circle North, Suite 140, Irving, TX 75038 ---972-659-0401, FAX 972-659-9586,
Bryan Weidenbach, bw@cohesiveautomation.com (at Cedar Hill not at Garland)

Schwob Building Company, Ltd., 2349 Glenda Lane, Dallas, TX 75229 ---972-243-7674, FAX 972-243-7710,
Kelly Horak, khorak@schwob.com

PenaCo Industries Construction, 3015 Main St., Dallas, TX 75226 ---214-724-7092, FAX 214-748-7619,
Scott Bazan, skb7527@aol.com

Huitt-Zollars, Inc., 500 West 7th, Suite 700, Ft. Worth, TX 76102 ---817-335-3000, FAX 817-335-1025,
James Fullmer, jfullmer@huitt-zollars.com

Mitchell Enterprises, Ltd., 700 North Crockett, Sherman, TX 75091 ---903-893-6593, FAX 903-868-0679,
Rachel Green, rgreen-nwsc@sbcglobal.net ; Tim Mitchell, tim@mitchellgc.com

Harrison, Walker & Harper, 222 East Hickory, Paris, TX 75460 ---903-785-1653, FAX 903-784-1471, Chip Harper,
Hunter Moore, hmoore@webuild-hwy.com

Brown Reynolds Watford Architects, 3535 Travis St., #250, Dallas, TX 75204 ---214-528-8704,
FAX 214-528-8707, Gary DeVries, gdevries@brwarch.com

Building No. 188076

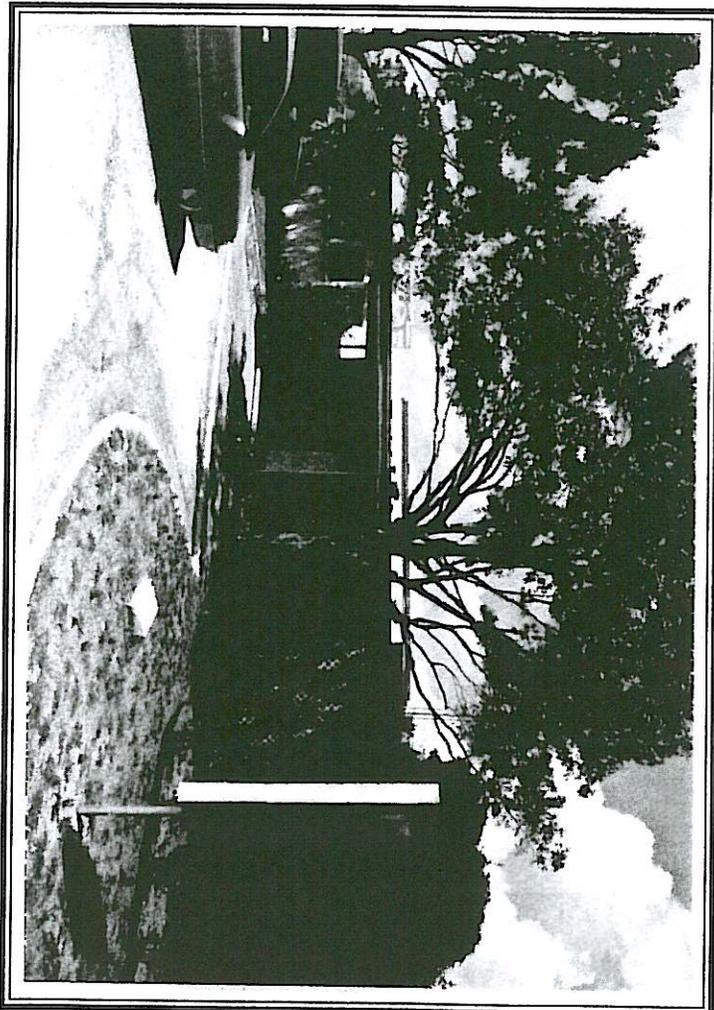
Property No. 189783

Rockwall, Rockwall

**FIGURE 1
BUILDING IDENTIFICATION**

Date Printed 4/18/94

PROPERTY NO:	189783
BUILDING NO:	188076
BUILDING NAME:	Section Warehouse
SIZE:	9,577 Square Feet
YEAR BUILT:	1965
BUILDING DESCRIPTION:	Concrete slab-on-grade with concrete masonry unit exterior walls, steel frame with metal roof deck, and a built-up roof.
SURVEY DATE :	Thursday, June 24, 1993
INSPECTOR:	JoAnne Hall
INSPECTOR:	James Smith



**TABLE 4
LIST OF MATERIAL AREAS SAMPLED IN BUILDING 188076**

Date Printed 4/22/94

MATERIAL AREA	MATERIAL DESCRIPTION	QUANTITY ESTIMATE	MATERIAL CATEGORY	NUMBER OF SAMPLES OBTAINED/ ANALYZED	ASBESTOS-CONTAINING MATERIAL (Yes/No)	ASSESSMENT SCORE	RECOMMENDED ACTION
01	Floor Tile with Mastic, 9"x9", Off White	900 SF	M30	1/1	Yes	0	Operations and Maintenance Program
02	Ceiling Tile, 1'x1'	70 SF	M18	1/1	No	0	None
03	Wall and Ceiling Plaster with Texture	5,000 SF	M24	7/7	No	0	None
04	Ceiling Tile, 2'x4'	48 SF	M16	1/1	No	0	None
05	Cove Base with Mastic	4,000 LF	M34	2/2	No	0	None
06	Ceiling Tile, 2'x4'	640 SF	M16	1/1	No	0	None
07	Pipe Insulation, Hot and Cold Water	100 LF	T20	3/3	No	0	None
08	Floor Tile with Mastic, 12"x12"	1,300 SF	M30	1/1	No	0	None
09	Wall Board with Texture	960 SF	M22	3/3	No	0	None
10	Ceiling Plaster with Texture	40 SF	M24	1/1	No	0	None
11	Exterior Soffit Plaster	400 SF	M24	1/1	No	0	None
12	Wallboard	100 SF	M22	1/1	No	0	None
13	Ceiling Board Joint Compound	500 SF	M26	3/1	Yes	12	Operations and Maintenance Program
14	Roof Mastic	800 LF	M02	1/1	No	0	None