



# WALLER COUNTY

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County Construction Manager

## Requests for Qualifications For Design-Build Services

### RFQ Questions and Answers

#### Courthouse Renovations and County Annex Facility

**Purpose:** Response to RFQ Questions

**Date:** December 3, 2020 **Time:** 5:00 pm

**Location:** Waller County Website

**Prepared by:** Danny Rothe

### Response to RFQ Questions and Answers

#### NOTICE TO PROPOSERS:

- A. Receipt of this document shall acknowledge Waller County's response to all questions that were received.
- B. Where provisions of the following supplemental data differ from those of the original RFQ, this document shall govern.
- C. **Due Date for Qualifications remains the same: December 8, 2020 at 2:00 pm.**
- D. Proposals will still be opened in Commissioner's Court on December 9, 2020. The names of proposers will be read out loud. There is no requirement to attend this proposal opening, and there will be no meeting(s) between County and proposers during or after Court. However, Court session can be viewed live on the County web-site.
- E. County will be reviewing the Qualifications from December 9<sup>th</sup> to December 15<sup>th</sup>.
- F. It is anticipated that the selected firm will be presented to Commissioner's Court for approval on December 16, 2020.

#### ATTACHMENTS:

1. None

#### QUESTIONS AND RESPONSES from E-mails.

1. Has a program been developed for the project? If so can it be shared?
  - o No program has been developed.
  - o The County envisions approximately 12 months of needs assessments, inspections, user meetings, programming, and cost estimating, with the design-build team.
  - o The design-build team will be expected to develop a program and budget. This information will then be used during town hall meetings for the citizens of Waller County.
  - o Renovation of the Courthouse will involve the State Historical Commission.
  - o We believe this will be a multi-phased construction project over multiple years.

2. Can a tour be set up walking through the planned program since this is a one step process we want to make sure that we present the optimum solutions to the County.
  - o There will not be a tour of County facilities, this will be performed during the needs assessment review after selection of a design-build team.
  - o While primary projects focus is a new Annex building and renovation of the existing Courthouse, there are numerous other facilities that will require review and assessment.
  - o The County wants the Design-Build team to begin the project with a “clean slate” and no preconceived directions.
3. We have some optimal projects that we would like to present that may be outside the 5-year mark, can we include relevant projects up to 10 years of completion?
  - o The County would prefer to stay within the 5-year constraint for listing of your firms most recent projects.
  - o However, will allow submission of projects up to 10 years that are directly related to Courthouse construction and renovation.
4. Question on item 3.4, what certification are you looking for?
  - o Item 3.4 does not reference any certification.
5. Is there any particular information about our architect/engineer team or just name our partners?
  - o This is a Design-Build RFQ. Meaning that the Design-Builder (Contractor) is the lead firm, with the A/E being part of their team.
  - o Both Builder and A/E team should be submitting full qualifications packages under the Builder.
  - o The Builder only submitting the names of the A/E team will not be sufficient.
  - o The intent is for a single contract process with all construction/design/consultants under on umbrella.
6. In Section 2. Experience of the Design-Builder, our intent is to base all of the information on “Company” resume and project history. Please confirm you are only interested in the construction firm’s history in this section?
  - o Please include all applicable A/E information in your response.
  - o See response to Question 5 above.
7. We did not see a preliminary schedule of events in the document; could a design and construction estimate schedule be provided (notice to proceed, expected completion, etc.)?
  - o Please see Question 1 response.
  - o There are no established schedules at this time. However, there are a few known deadlines:
    - The County has not decided if construction funding will be by Certificates of Obligation or by Bond election. Should the County decide to take the direction of Bond(s), then there are deadlines to meet election dates.
    - The County has not decided if it will elect to pursue Grant Funding from the Texas Historical Commission for the Courthouse renovation. Should the County elect to do so, the deadline for the Grant submission is January of 2022.
8. On page 9 item 4.2 of the RFQ, there is a reference to Design-Builder’s Fee but asks to describe methodology in developing the CM fee. Please clarify, are you looking for how we develop CM fee or Design-Builders fee?
  - o Reference to “CM fee” is a typo. It should have read “Design-Build fee”.
  - o County is requesting a narrative approach to your firm’s development of the design-build fee. Such as what items are included or not included, and your general philosophy of the design-build fee structure.
  - o This is an RFQ, a qualifications-based submission only.
  - o No fees are being asked for at this time.
9. On page 10, item 4.3, the RFQ references a General Conditions Cost and methodology to developing the costs. Can you clarify if General Conditions Cost is required in the submission?
  - o No costs are being requested at this time, please see response to Question 8.

10. Please clarify which entity the County is seeking responses from (Contractor or Designer, or both).
  - Please see Question 5 response.
11. Is the due date still Tuesday, December 8<sup>th</sup>, or will there be an extension?
  - Yes, Tuesday, December 8<sup>th</sup> is the deadline for submission.
  - No extension is anticipated at this time.
12. Do we need to include design consultants in the submission? If so, do we need to provide resumes for those team members?
  - The inclusion of design consultants is optional.

**END**