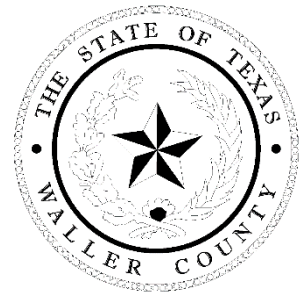


WALLER COUNTY



Danny R. Rothe, CCCA
County Construction Manager

Pre-Submittal Addendum #1 – A/E Questions and Answers **Jail and Sheriff Department Project**

Meeting Purpose: Pre-Submittal Conference for A/E RFQ

Meeting Date: May 11, 2017 **Time:** 10:00 -11:30 am

Meeting Location: Commissioners Courthouse – Waller County
836 Austin Street
Hempstead, TX 77445

Response to A/E Questions and Answers

Date: May 16, 2017

Prepared by: Danny Rothe

NOTICE TO PROPOSERS:

- A. Receipt of this Addendum shall be acknowledged revisions to Requests for Qualifications (RFQ) dated May 3, 2017 for above referenced project.
- B. Where provisions of the following supplemental data differ from those of the original RFQ, this Addendum shall govern.

ATTACHMENTS

1. PDF of Meeting Agenda
2. PDF of three (3) Conference Sign in Sheets
3. PDF of Ariel Photo – Area inside the light blue line is the proposed site. Light blue line notes two sites at proposed Jail location. Waller County owns both sites.

DOCUMENTS REQUESTED OR ASKED ABOUT AT PRE-SUBMITTAL CONFERENCE

Waller County has located copies of the following documents. We are in the process of locating the “originals” of these documents.

These documents are not included in this Addendum. These documents are not required for the A/E RFQ.

1. Legal Description of the Site – Yes, a Metes and Bounds Document dated 12/14/2014 exists from A-Survey, Inc.
2. City Plat – Yes, Boundary Survey Plat and Topography Survey Plat exists from A-Survey, Inc.
3. Geotechnical Soils Report – Yes, Geo Report dated 12/24/2014 exists from Tolunay-Wong Engineers, Inc.
4. Soils Borings – Yes, four (4) Bores are part of the Geo Report
5. Phase 1 – Yes, Environment Site Assessment dated 12/19/2014 exists from Tolunay-Wong Engineers, Inc.
6. Cultural Constraints Analysis dated 12/9/2014 exists from SWCA Environmental Consultants
7. Water and Waste Water availability letter from City of Hempstead dated 1/15/15.

Additional Documents the Waller County is researching regarding the Jail Site:

- Clearer Plans showing Utilities and locations?
 - Water
 - Sewer
 - Power
 - Gas

Meeting Notes

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- Waller County is discussing Demark Line of where Road and Bridge property will end and Jail site starts. This line has not been determined at this time.
- There appears to be two (2) potential West side street access points. 1st Street by the Rail Road tracks, and the East end of Groce Lane.
- There was previous discussion of the possibility of working with privates Land Owners to the North about bringing in a public street and main entrance to the Jail off of Business 290. Bringing benefit to the land owners for commercial development related to the Jail. It could affect the orientation of the building(s), parking lots, and street layout around the jail. Logically, the “front” of the jail, SO, and Courts will still face the North. However, there are no ongoing discussions with adjacent landowners at this time regarding a new street to the North.

A/E QUESTIONS AND RESPONSES

1. Page 9, Paragraph 2, of the RFQ limits proposer to ten (10) additional pages?
 - Upon further review, Waller County does not wish to limit the proposers.
 - The intent of the 330 is to allow the Committee to easily compare “apples to apples” of each proposed with regards to staffing, projects, and references.
 - Page 9 is intended to allow the proposer to address some direct Waller County questions and to personalize their submission. An additional +/- 30 pages will now be allowed.
 - Plans, photographs, etc., are strongly encouraged.
 - Including a “standard” company brochure is acceptable and will not count against the pages.
2. Will Waller County give stronger favor to a “local” consultant over a consultant with “team experience” or vice versa?
 - This is a difficult question to answer without knowing anything about the consultants. Local and team experience are both important factors.
 - If proposer feels strongly about the merits of two consultants of the same scope of work, Waller County has no objection to listing both consultants in the proposal. This will not be considered a negative.
 - During the interview process of the short list firms, the merits of both consultants can be discussed to help determine which is the best value for the County.
3. What does Waller County want the A/E to help with for the Bond Election?
 - Yes, Waller County will require standard A/E assistance with the GO Bond Election (or Certificates of Obligation process)
 - Some areas of assistance are, but are not limited to, the following:
 - Preparing presentation type drawings appropriate to the stage of design the project is in.
 - Attending Town Halls and Public Hearings. Also, Commissioner’s Court as needed.
 - We are anticipating four (4) rounds of 4 Town Halls in each Precinct. For a possible total of 16 evening events.
 - We are anticipating three (3) to five (5) Public Hearings.
 - These events will occur with either a GO Bond or CO.
 - Meetings with Sheriff’s Department and County Officials as needed.
 - Work with County Financial Advisor on GO Bond or CO.
 - Work with County CM @ Risk Contractor on GMP Budget. Or, if no CM @ Risk, engage a Cost Estimating Firm on behalf of County.
4. Has a Financial Advisor been selected?
 - Officially No. County anticipates having a FA on board at about the same time as the A/E.
5. Has a CM at Risk Contractor been selected?
 - No. An RFQ for CM @ Risk is in progress. County anticipates having a CM @ Risk on board about 2-3 weeks after A/E.
6. Geotech, Surveyor, etc..... Who’s responsibility?
 - Waller County will contract directly with the following:
 - Surveyor
 - Geotechnical Engineer
 - Materials Testing Lab
7. Will CO change the August 21st deadline?
 - Technically yes. If the Commissioner’s Court approves the use of the CO type of financial vehicle then August 21st would no longer be critical.
 - However, the CO process has not been approved by Commissioner’s Court.
 - Therefore, the August 21st deadline for putting a GO Bond on the November 2017 ballot is still enforce.

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8. A comment was made about a Law Enforcement Memorial as part of the design.
 - This will only be to allow for an area (+/- 50'x50' and/or an exterior wall) near the Sheriff's Department entrance for a future memorial.
 - The A/E will not be required to design the memorial as part of this RFQ scope.
9. Three very important aspects to the entire process:
 - Very accurate Cost/Budget Estimate
 - Future Expansion of Facility and Master Plan will be critical
 - Transparency with Waller County Community

END OF ADDENDUM No 1