

Addendum #3

RFQ26CCP01Q -Caldwell County Master Development Services

More Questions/Answers/Clarifications

1. In Addendum #1, it was indicated that the County desires a “Design Build team.” It is our understanding under the Texas Government Code Chapter 2269 that the design-build method requires a two-part selection process and would include more detail on the project scope, site, budget, etc. Is it the County’s intent to select a design-build team, or does the County desire to have a contractor or other entity included in the response to evaluate and determine construction costs and delivery methods?

The County’s intent is to select a single, comprehensive Master Development entity or team that provides turnkey services across all phases, which explicitly requires a general contractor or construction management entity to be included in the response based on 271.908.

Local government code 271.908 Local Government may select a private development partner based on qualification and experience and enter into a development agreement for improvement of real property.

2. In regard to question 2A.8 "Provide the firm’s organization chart to demonstrate how project personnel will be organized to fulfill requirements under an agreement." from the RFQ documentation. Does the County require the "description and qualifications" be included for subconsultants in addition to the general contract, architects, and engineers?

Yes. The County requires a description and qualifications for **all subconsultants** who will play a role in fulfilling the Master Development Services.

To clarify the submission requirements:

- **Item A.6** requests the **organizational chart** showing how all project personnel (including subconsultants) will be organized.

- **Item A.8** requires a list, description, and qualifications for **all entities** entering into agreements with the Respondent to provide the services. The mentions of the general contractor, architect, and engineers were provided as primary examples, but this requirement applies to any and all specialty subconsultants or subcontractors on your team.