

Document 00910

ADDENDUM NO. 1

Date of Addendum: 7/30/2018

**PROJECT NAME: 611 Walker – 5th, 8th and 9th Floor Office Renovation
2805 McKinney**

PROJECT NO: R-900001

PROPOSAL SUBMITTAL DATE: Thursday, August 2, 2018

FROM: City of Houston, General Services Department
900 Bagby, 2nd Floor
Houston, Texas 77002
Attn: Jared Lucher, Senior Project Manager

TO: Prospective Proposers

This Addendum forms a part of the Request for Construction Manager at Risk (CMAR). Insofar as the original Project Manual and Drawings are inconsistent, this Addendum governs.

Changes to Request for Qualifications Bid Documents

- Item 1. Replace the entire No. 2 – SCOPE OF SERVICES with the revised attached Document 2 that is identified by "ADDENDUM NO. 01" in the footer. Changes include editing Section 2.1 Project Description.

Pre-Submittal Questions

1. Q: Are we to supply the design team for this project or is the City using Design & Construction for the plans?
A: The CMAR will not supply the design team. Prozign has been identified as the Architect of Record and PDR being the Project Architect.

END OF ADDENDUM NO. 1

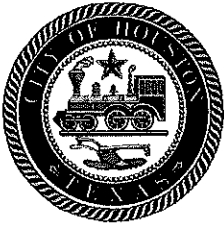
(CRC 
Richard A. Vella

07/20/2018

Assistant Director, Real Estate, Design & Construction
General Services Department

DATE

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REQUEST FOR QUALIFICATIONS FOR CMAR SERVICES

**Project Name: 611 Walker - 5th, 8th and 9th Floor Office
Renovation and 2805 McKinney
Project Number: WBS No. R-900001**

2 – SCOPE OF SERVICES

2.1 PROJECT DESCRIPTION

**Project Name: 611 Walker - 5th, 8th and 9th Floor Office Renovation
2805 McKinney**

Location: 611 Walker and 2805 McKinney, Houston, TX

Estimated Project Budget: \$ 4,500,000.00 (Based on inclusion of all buildings and floors)

Estimated Construction Budget: \$ 2,084,000.00

The Project may include some or all of the buildings and floors listed below:

1. The scope of work for the 611 Walker - 8th and 9th Floor Office Renovation project includes, but is not limited to, the following:

- Demolition of all walls on both floors (not including the core)
- Complete restroom renovation on both floors
- Buildout of new conference rooms, small meeting rooms
- Relocation of Employee Break Room on both floors
- Install new flooring and ceiling throughout
- Install white noise on both floors
- Install new electrical/coring to accommodate new layout and furniture
- Install new data for each workstation, conference rooms, and small meeting rooms
- MEP scope above ceiling as required to accommodate the new layout

The office renovation will accommodate the relocation and consolidation for the Houston Information & Technology Systems Department and allow for the required flex/growth.

2. *The scope of work for the 611 Walker - 5th Floor Office Renovation project includes, but is not limited to, the following:*

- *Demolition of existing walls to accommodate new layout (not including the core)*
- *Complete renovation of existing restrooms*
- *Install new flooring and ceiling throughout*
- *Install new electrical/data and coring to accommodate new layout and furniture*

- *MEP scope above ceiling as required to accommodate the new layout*

The office renovation will accommodate the relocation for the Strategic Procurement Department.

3. The scope of work for the 2805 McKinney project includes, but is not limited to, the following:

- *Install partitions as designed, new flooring and ceiling throughout*
- *Buildout of new Employee Breakroom*
- *Install new electrical/coring to accommodate new layout and furniture*
- *Install new data for each workstation*
- *MEP scope above ceiling as required to accommodate the new layout*

The office renovation will accommodate the relocation for the 311 Department Call Center.

2.2 PROPOSED PROJECT SCHEDULE

For planning purposes, the anticipated timeline for the project is:

CMAR Services Procurement	08/02/2018 – 10/17/2018
Pre-Construction Services	10/24/2018 – 01/28/2019
Permit and GMP Phase	01/29/2019 – 04/23/2019
Construction Phase	04/24/2019 – 09/25/2019
Warranty Phase	09/25/2019 – 09/23/2020

2.3 CONSTRUCTION DELIVERY METHOD

The project will utilize the **Construction Manager at Risk (CMAR)** delivery method.

2.4 LEED CERTIFICATION

This project will **not** be designed to be rated by the Leadership in Energy & Environmental Design (LEED) Green Building Rating System of the U.S. Green Building Council (USGBC).

2.5 CMAR SERVICES

The Construction Manager at Risk (CMAR) has been selected as the delivery method for this project which binds the CMAR to deliver the project within a Guaranteed Maximum Price (GMP). The CMAR shall provide professional services and is contracted in sync to the architect and functions as a consultant to the owner during the pre-construction process; pre-design, schematic design, design development and construction document phases. The CMAR shall prepare the GMP which shall include a detailed schedule of values and shall include a contingency line item to take care of bid overages, reasonably inferred items and other project related items that may arise during construction. The CMAR shall ensure the plans and specifications are consistent with the scope of work for the Project and the GMP. The CMAR will manage and

control construction costs to not exceed the GMP; any costs exceeding the GMP that are not change orders are the financial liability of the CMAR.

For this project the CMAR shall include, but not be limited to the following:

- Provide consultation during the design phase with emphasis on coordination and constructability reports at each phase of design.
- With the City of Houston and Architect, assist in the development of the control budget for the project.
- Provide construction cost estimates at the appropriate stages of design (Budget Assessment, Program, Schematic, Design Development, 50% Contract Documents, 95% Contract Documents).
- Provide assurance that the plans and specifications are complete and detailed to the extent required to provide an accurate GMP through constant monitoring and modeling during the design development process.
- Develop a construction phasing plan and prepare and manage a Master Schedule prepared on Microsoft Project; show critical path, and update monthly over baseline.
- Submit a Guaranteed Maximum Price (GMP) for the project.
- Assume the risk for the construction phase of the project.

Refer to attached Document 7 - Contract Form for additional information.