



## **RFQ ADDENDUM No.2**

**REQUEST FOR QUALIFICATIONS (RFQ)  
FOR  
Construction Manager at Risk Services for the  
New Dripping Springs Community Library**

**RFQ - 2025-002**

**Issued Date: October 31, 2025  
Due Date: November 25, 2025 at 4:00 PM**

**REQUEST FOR QUALIFICATIONS (RFQ)  
FOR  
Construction Manager at Risk Services for the  
New Dripping Springs Community Library**

**RFQ - 2025-002**

**RFQ Addendum No.2, 11/18/2025**

The following information is issued to change, clarify, supplement, or further explain the above referenced RFQ. This information shall supersede and take precedence over the information contained in the RFQ in the event of a conflict.

**ITEM #01:** Section 4.2.2 of the RFQ will be modified to:

Additional attachments shall NOT be included with the Qualifications Packet. They should be included in an Appendix.

**ITEM #02:** Section 3.3.1 of the RFQ will be modified to:

Identify and describe the Construction Manager’s past experience for providing Construction Manager at Risk Services that are MOST RELATED TO THIS PROJECT (Preferably new build library or civic type projects of similar size and complexity in this geographic region) within the last ten (10) years. List the projects in order of priority, with the most relevant project listed first. Any experience claimed by personnel on the proposed project team while employed by a different firm shall be clearly identified...

**ITEM #03:** Section 3.8.2 of the RFQ will be modified to:

Provide all requested forms and samples requested within this RFQ in an Appendix:

**ITEM #04:** Section 1.5.8 of the RFQ will be modified to include the complete Teams Meeting Invite link to allow dial in Phone Access to the Conference.

The link for the conference is as follows: **DSCL – RFQ Respondents Public Announcement Conference**

**Microsoft Teams**

[Join the meeting now](#)

Meeting ID: 211 128 741 958 9

Passcode: pw3pB67w

**Dial in by phone**

[+1 443-948-6058,,785929993#](#) United States, Baltimore

[Find a local number](#)

Phone conference ID: 785 929 993#

**Join on a video conferencing device**

Tenant key: [teams@vc.jmt.com](mailto:teams@vc.jmt.com)

Video ID: 113 951 925 8

[More info](#)

**ITEM #05:** Section 2.2 of the RFQ will be modified as follows:

2.2 **PROJECT PLANNING SCHEDULE:** Anticipated Key Project planning schedule milestones are:  
*Schedule modifications indicated in **BOLD**.*

- CMAR Solicitation
  - Owner issues Request For Qualifications October 31, 2025
  - Deadline for Submission of Questions November 12, 2025
  - **Owner issues Addendum #01** **November 14, 2025**
  - **Owner to Respond to RFQ Questions in Add #02** **November 18, 2025**
  - **Pre-Submittal Conference (Attendance is not Mandatory)** **November 19, 2025**
  - **Owner issues Addendum #03** **November 20, 2025**
  - Owner receives Request For Qualifications November 25, 2025
  - Owner issues Request For Proposals (to short-listed firms) December 19, 2025
  - Deadline for Submission of Questions January 8, 2026
  - Owner to Respond to RFP Questions January 15, 2026
  - Owner receives Proposals January 22, 2026
  - Owner interviews Respondents (if applicable) February 11-17, 2026
  - Owner recommends CMAR to DSCL Board March 25, 2026
  - Owner and selected CMAR enter contract negotiations April 2026
  - Contract sent to CMAR for signature April 2026
  - Contract signed by Owner April 2026
- Pre-Construction
  - Schematic Design Complete
  - Design Development Complete
  - Construction Documents May 2026-March 2027
  - Negotiate GMP 1 (with Site Permit) June 2026
  - GMP 1 Award and Construction Notice to Proceed July 2026
  - Negotiate GMP 2 (with 50% CD's) October 2026
  - GMP 2 Award and Construction Notice to Proceed November 2026
  - Building Permit Review Process January-March, 2027
  - Negotiate Final GMP March 2027
  - Final GMP Award and Construction Notice to Proceed April 2027
- Construction July 2026-July 2028
- Move In September 2028

**ITEM #06:** The following questions were received by the November 12, 2025, deadline. Responses are provided below for each question.

**Question-1**

Please provide the attachments referenced in Section 5 - Appendix A -F. Specifically the standard agreement with the insurance requirements.

**Response-1**

**The RFQ Attachments (Appendixes A-F) are located on the primary advertisement location ([www.dscl.org](http://www.dscl.org)).**

**Question-2**

Will this project have any sustainability goals? Any LEED requirements?

**Response-2**

**The District does not intend to pursue LEED accreditation for this project. The current building design does not meet LEED standards; however, both the building and site may incorporate sustainable design goals.**

**Question-3**

Will this project have any HUB/ UBE goals?

**Response-3**

**The District does not have any specific HUB/DBE/MWBE goals for this project for design or construction.**

**Question-4**

The current schedule indicates a GMP and site permit in June 2026, with construction starting in July 2026; however, the building permit is not shown as being received until March 2027.

**Response-4**

**The District's goal is to start Site Construction Activities after the receipt of the Site Development Permit from the City, which is expected in the Summer of 2026. Once the CMAR and the District agree on the initial cost estimate, work associated with the 50% Construction Documents will commence alongside Site Construction Activities. The District's goal is to start Building (vertical) Construction Activities in March 2027, once the Building Permit from the City has been approved.**

**Question-5**

Could you please clarify the intended construction start date, and provide an update on the current status and anticipated review time of the site permit?

**Response-5**

**The District's goal is to start Site construction activities in the Summer of 2026, once the Site Development Permit from the City has been approved. The design team is currently working on the Site Development Permit. Based on initial discussions, the total review time frame is anticipated to be 6 to 8 months.**

**Question-6**

Construction is showing starting July 2026; however, construction documents & the building permit review process are showing completing in March 2027. Can you confirm the intent is to start construction activities on a Site Permit and perhaps and foundation permit & the final GMP will be off of the Building Permit?

**Response-6**

**The District's goal is to start Site Construction Activities after the receipt of the Site Development Permit from the City, which is expected in the Summer of 2026. Once the CMAR and the District agree on the initial cost estimate, work associated with the 50% Construction Documents will commence alongside Site Construction Activities. The District's goal is to start Building (vertical) Construction Activities in March 2027, once the Building Permit from the City has been approved.**

**Question-7**

Is the new library planning to target any LEED or high-performance building objectives?

**Response-7**

**The District does not intend to pursue LEED accreditation for this project. The current building design does not meet LEED standards; however, both the building and site may incorporate sustainable design goals.**

**Question-8**

Could you please confirm that the schedule included is the most current version? If there have been any updates or changes, please share those details so we can make sure we have the correct information for the RFP stage. Please provide anticipated NTP and the anticipated SC for construction.

**Response-8**

**The Project Planning Schedule included in the RFQ is the most current schedule. Any schedule modifications will be issued as an Addendum to the RFQ and be updated in the RFP process.**

**Question-9**

RFQ section 1.3 TYPE OF CONTRACT: The RFQ says that terms will be negotiated with DSCL. Is DSCL requesting any redlines of the Agreement as a response to the RFQ or will that be requested in the RFP portion? Can you please clarify.

**Response-9**

**Contract Terms and redlines to the Agreement are to be provided to the Owner as part of the RFP process. If contract terms cannot be agreed to with the 1st selected "best value" CMAR, DSCL will then start negotiations with the second ranked CMAR.**

**Question-10**

You are requesting sample documentation across multiple sections, and many of these documents can be quite lengthy. We would like to provide Dripping Springs Community Library with complete sample documents; however, to stay within the 40-page limit, could we include these materials in an appendix? Would the Library consider excluding the appendix from the total page count?

**Response-10**

**The sample documentation should be included in an appendix. The appendix will not count towards the 40-page limit.**

**Question-11**

Is it possible for respondents to obtain a copy of the Add/Delete report for the AIA A133 contract?

**Response-11**

**All Agreement modifications will be available as part of the Contract Negotiations process.**

**Question-12**

Re: RFQ Criterion 3, section 3.3.1: Is it acceptable to extend the timeline from 5 years to 10 years for past experience most related to this project? We would like to demonstrate the municipal library work of members of this team in Central Texas, that is still very relevant to this RFQ.

**Response-12**

**It is acceptable to show past relevant experience up to 10 years, however older projects may not garner the same value in our RFQ review.**

**Question-13**

Regarding the General Conditions proposal in the RFP Step 2: is the intent to pay the General Conditions as a lump sum on a % complete basis, or to pay the General Conditions on a not-to-exceed cost reimbursable basis?

**Response-13**

**General Conditions shall be paid as a lump sum on a % complete basis.**

**Question-14**

On Criterion 7 (Execution of Offer) it seems we need to insert pages 17-19 of the RFQ into our submittal, will this count towards our page limit

**Response-14**

**Pages 17-19 should go with the Form in the appendix and will not be counted towards the page limit**

**Question-15**

Would you prefer the signed execution of offer (Appendix E) go into Criterion 7 after those pages we insert or keep it in Criterion 8

**Response-15**

**The signed execution of offer (Appendix E) should go into an Appendix.**

**Question-16**

Section 6.1.5 states that the rental rates for Construction Manager-owner equipment "shall not exceed eighty-five percent (85%) of the...rates included in Exhibit C....," but Section 7.5.2 states that the rental rates for Construction Manager-owner equipment "shall be...charged to the Project at the fixed rates set forth in Exhibit 'C' to this Agreement." We assume the intent of Section 6.1.5 is to establish a not-to-exceed cap based on a percentage of a benchmark price, such as the AED Green Book, rather than a cap on the negotiable rates in Exhibit C—is that correct?

**Response-16**

**Section 6.1.5 is intended to establish a not-to-exceed cap.**

**Question-17**

What specific limitations will apply, if any, to the authority of the Owner's rep?

**Response-17**

**The Owner's Representative is authorized to act on behalf of the Owner, except when performing certain activities. These activities include approving the Owner's written program or the Architect's design phase submissions; entering into, modifying, terminating, or amending contracts or legally binding agreements; authorizing change orders or construction change directives; rejecting, suspending, or stopping the Work; adjusting or settling insured losses; settling claims; or waiving rights.**

**Question-18**

For the compensation for Preconstruction Phase payments, are you open to a lump-sum arrangement or does the preconstruction phase payment need to be based on hourly rates?

**Response-18**

**The Pre-Construction Phase amount shall be determined based on a detailed hourly fee schedule and shall be invoiced based on work complete.**

**Question-19**

Are you planning to use BIM on this Project, and, if so, is there already a protocol in place as contemplated by § 1.8 of the A201?

**Response-19**

**REVIT is used on the project. Additional protocols will be included with the RFP.**

**Question-20**

Exhibit A requires Construction Manager to provide builder's risk insurance, but § 11.5 of the A201 is drafted as though Owner, not CM, is placing the coverage. We assume builder's risk is to be provided by Construction Manager, is that correct?

**Response-20**

**Yes, Builder's Risk Insurance is to be provided by Construction Manager.**

**Question-21**

Assuming Construction Manager is to provide builder's risk insurance—our coverage would be based on a Full Replacement Cost valuation and not "agreed value," is that acceptable?

**Response-21**

**Yes, Builder's Risk Insurance, provided by Construction Manager, should be for Full Replacement Cost valuation.**

**Question-22**

Per Section 2.3.2 of Exhibit A, are deductibles for all policies capped at \$25k?

**Response-22**

**Section 2.3.2 of A133 - Article 11.1.1, Exhibit A – Owner's Insurance Requirements of Contractor, caps all deductibles at \$25k without prior written approval of the Owner unless stated otherwise in A133 - Article 11.1.1, Exhibit A.**

**Question-23**

Section 2.7 of Exhibit A requires subcontractors to carry insurance coverage identical to that of Construction Manager. Many subcontractors may have difficulty providing excess liability at the limits required of Construction Manager, is there room to adjust the subcontractor limit requirements provided that Construction Manager's insurance will meet the necessary levels?

**Response-23**

**Section 2.7 of Exhibit A may be adjusted if the Construction Manager's insurance covers the difference with the subcontractors.**