



ADDENDUM #2

RFQ #26-008 CONSTRUCTION MANAGER AT RISK (TWO STEP PROCESS): FOUNDATION REPAIRS AT FRIENDSWOOD HIGH SCHOOL & FISD ADMINISTRATION BUILDING

**Friendswood ISD
January 25, 2026**

This addendum becomes an official part of the solicitation documents and supersedes any conflicting information previously issued. All other terms, conditions, and requirements of the solicitation remain unchanged unless expressly modified by this addendum or future addendums. Respondents are responsible for reviewing this addendum in its entirety and incorporating the information provided into their responses.

1. May I please inquire about the project associated with RFQ #26-008? This RFQ appears to be for qualifying a Construction Manager at Risk for a foundation repair project in FISD. Regarding the actual foundation repair work, has a company already been chosen and awarded to perform the necessary services?

No, a company has not been chosen for the foundation repair. This is a Two- Step Request for Qualifications (RFQ) for Construction Manager at Risk.

Please refer to page 19, section 7 and Appendix A page 20-21, section K-N, of the Request for Qualifications (RFQ) #26-008 for further clarification.

2. Has there been any plumbing investigation done in and around the areas where there is foundation settlement? If so, can we receive a report of the findings and any repairs that have been made as a result?

A plumbing investigation below the slab has not occurred. Upon hiring of the CMAR, it will be determined what further investigations should occur before bidding the project.



3. Would it be possible to obtain the pre-bid meeting attendance sheet for the subject solicitation?

VENDOR NAME	NAME
FISD	Paula Pierce
Generocity Services Inc.	Zack Walker
Nash Industries	Raul Caldera
Bartlett Cocke General Contractors	Jose E. Gonzalez
Brizo Construction, LLC	Glenn Dunlap
Friendswood ISD	Amber Petree
Du-West Services	Mark Schordock
Millennium Project Solutions	Will Paz
Generocity Services Inc	Chad Harris
VLK	Monika Castillo
Du-West Services, Inc	Eddie Stokes
Bartlett Cocke General Contractors	Shellie Natho
Du-West Services, Inc	Eddie Stokes
FISD	Tabitha McCain
FISD	Nolan Correa
VLK	Andrew
VLK	Myriam Castillo/Tinoco
TERRACON	Jason Li



4. For the subject solicitation, I am looking to obtain the following information:

- Bid documents including plans and specs
- Plan Holders
- Verification of the Bid date and Time
- Estimated Project Value
- Construction timeline including start/end date

The RFQ is to hire a CMAR. Plans and specifications are not available at this time.

Please refer to page 6, Construction Manager – Selection Schedule, for verification of bid date and time.

Please refer to page 11, Section 1-4, for estimated project value and construction timeline. Selected CMAR will work with VLK and FISD to finalize the construction timeline.

5. Currently, the Builders Risk market is extremely volatile. Carriers have been exposed to large weather-related claims due to climate change. As a result, premiums and deductibles vary depending on the location of the project. However, across the board premiums and deductibles are high and continue to rise. One way to mitigate rising premiums and deductibles is to insure less than 100% of the value of the project. Bartlett Cocke recommends 80% of the value. Please confirm 80% of the value is acceptable.

Coverage levels will remain as currently stated until negotiations have taken place and all relevant project details have been agreed upon by all parties.

6. Please confirm that the bid bond percentage will be given to the general contractors that get short listed.

Yes. Please refer to page 19, Section Bond and Insurance. Bid bond percentage will be provided to all shortlisted general contractors.