

September 17, 2026

**ADDENDUM No. 2 TO
REQUEST FOR
PROPOSAL
CMAR RFP
#09022702**

Construction Manager -at- Risk
Diversion Center and Crisis Renovation
Project

TEXAS PANHANDLE CENTERS

901 WALLACE BLVD.

AMARILLO, TEXAS 79106

For RFP Project and Submittal Questions:

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Director of Support Services
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- Q 1. On the proposal Form it asks for a percentage and dollar value of subcontractors but there is no place for self perform work that would be done by the CMAR. This percentage and cost should be added before Item B. Can this amount be added to Item A?**

Costs related to self-perform work should also be included in Item A

- Q 2. In order to figure General Conditions, General Requirements, Performance & Payment Bonds and Insurance we need a timeline. Based on what our understanding we feel it is a 12 month project but not knowing the timing of the phases it could be longer.**

Please see the below current estimated timeline from our architect:

TASK	START	END
Schematic Design - 31 Weeks (Orig. 10 Weeks)	4/20/26	11/20/26
Design Development - 12 Weeks	11/23/26	2/12/27
Construction Documents - 15 Weeks	2/15/27	5/28/27
Construction Document Issue	5/28/27	5/28/27
Bidding & Negotiation - 6 Weeks	5/31/27	7/9/27
Construction Administration - 39 Weeks	7/12/27	4/7/28
Construction (9 Months Est.)	7/12/27	4/7/28
Construction at 50%	11/24/27	11/24/27
Substantial Completion	4/7/28	4/7/28

- Q 3. When are Responses due?**

Exhibit B RFP & Construction Milestone Schedule Diversion Center and Crisis Respite Renovation Project is hereby deleted and replaced by Exhibit B RFP & Construction Milestone Schedule Diversion Center and Crisis Respite Renovation Project (Version 2) and is attached to this Addendum.

- Q 4. Page 6 – Item 5: Proposed Subcontractors – please confirm if this requirement applies to this RFP.**

Page 6, Item 5 is hereby amended and replaced in its entirety to state the following:

Acceptance of the proposal in no way requires the Center to accept the qualifications of the subcontractors. The Contractor must provide a list of its' intended subcontractors to Center for approval. Once approved, Contractor must use the subcontractors listed unless the Center agrees to allow a substitute.

- Q 5. Pages 44 & 45 – Are we provide a sample “Certificate of Insurance” and complete the “Contractor Compliance with Worker’s Compensation Law” Form as part of our submission, or are these included as part of the Sample contract documents?**

The Certificate of Insurance will not be required at the time of submission; however, it will be required upon award and execution of a contract.

- Q 6. Page 58 – Assurances, Certifications, Exhibits & Attachments. The first sentence says “Vendor will submit a copy of their standard contract, along with proposal. Label this (Attachment A).” We have reviewed the sample agreement and contract general conditions that were included in the RFP. Please clarify this requirement.**

As TPC will be utilizing the contract included in this RFP, bidders will not be required to submit this document.

- Q 7. The following items are identified but not included with the RFP. Please provide.**

i. HHSC Item V (Attachment K)

ii. HHSC Contract Affirmations (Attachment L)

These forms are available on TPC’s website,

<https://www.texaspanhandlecenters.org/contracting-professional-services/>.

For the HHSC Contract Affirmations, completion the signature page as much as possible. Incomplete fields will not count as a disqualification so long as the name, title, mailing, phone, and e-mail information has been provided and it has been signed by an authorized representative.

- Q 8. Page 63 – Attachment F: Disclosure of Kinship**

- a. Please provide requested form.**

This form is located on TPC’s website,

<https://www.texaspanhandlecenters.org/contracting-professional-services/> and is titled “CONFLICT OF INTEREST QUESTIONNAIRE”

Q 9. Page 63 –Attachment G: Notice of Felony Conviction

a. Please provide requested form.

This form is located on TPC’s website,
<https://www.texaspanhandlecenters.org/contracting-professional-services/> and
is titled “Attestation Regarding Criminal History”

Q 10. Will the design of both phases of work be completed and ready for CMAR at the same time, or should we anticipate a staggered start based on the design timeline?

The intent is for both phases to be issued by the architect at once.

Q 11. On page 7, Item 9 – this item states that the Contractor shall apply for all permits required by the project. Does Texas Panhandle Centers want to pay for the permit outside of the construction contract, or do we need to include this in our cost? If so, do we include this in general requirements?

Please include the cost of permits required by the project in General Requirements.

EXHIBIT B
RFP & CONSTRUCTION MILESTONE SCHEDULE DIVERSION CENTER AND CRISIS
RESPITE RENOVATION PROJECT

Below is the Request for Proposal Schedule.

Event – CMAR	Date and Time
Solicitation Opens	August 30, 2026
Pre-Submission Meeting	September 10, 2026 at 10:00 a.m. CDT
Last day for questions	September 16, 2026 at 5:00 p.m. CDT
Addendum 1 Posted (Responses to questions)	September 17, 2026 by 5:00 p.m. CDT
Final Day for Proposal Submission	September 22, 2026 at 2:00 p.m. CDT
Shortlist Firms Contacted for Interviews	No later than COB September 29, 2026

Below are the anticipated milestones for the Diversion Center and Crisis Respite Renovation Project. This is for pricing only.

Activities	Date
CMAR Firm selected	No later than October 14, 2026
CMAR Firm Contract/Agreement Signed	October 21, 2026
CMAR Pre-con Services Start	October 26, 2026
Construction Phase	
Commencement (Construction Start)	July 12, 2027