



**Date:** 10.2.2025

**Re: RFQ No. 2025-03 — Addendum NO. 2**

Project Name: Milam Co. EMS Station 1

Project Address: U.S. Highway 77 and No. Crockett Ave.

Owner Name: Milam County ESD No. 1

## NOTICE TO PROPOSERS

This Addendum forms a part of the Request for Qualifications (RFQ) documents issued on September 10, 2025 for the above-referenced project. The RFQ is modified as indicated below. Except as otherwise specifically set forth in this Addendum, all other terms, conditions, and requirements of the RFQ remain unchanged.

## CLARIFICATIONS / REVISIONS

1. None

## QUESTIONS AND RESPONSES

Q1: We understand you want a bond of 100% upon submission of the GMP, but is it safe to say that proof of the ability like a bondability letter could be submitted in step 1?

A1: That should be sufficient for step 1.

Q2: If we are shortlisted, is there going to be any sort of questions, criteria for the interview meeting that is going to be provided to the contractors?

A2: Instructions will be provided to the short-listed contractors.

Q3: Will we have a list of the personnel in the room from Milam County or Diverse Studio?

A3: The RFQ submissions will be evaluated by the Board of Commissioners and members of the District's Building Committee. A detailed list of personnel will not be provided.

Q4: Please provide more detail on what qualifications & experience is desired to be presented for the proposed project team.

A4: For the purposes of this RFQ, we ask that proposers provide the qualifications and experience of the key individuals proposed for the project team. This should include:

- Relevant experience with projects of similar size, scope, and complexity.
- Demonstrated CMAR experience, including preconstruction services and construction phase services.
- Specific roles and responsibilities of each proposed team member.
- Examples of past collaboration on similar projects.

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- Any unique expertise or strengths that will contribute to the successful execution of this project.

Our primary objective is to understand the capabilities of the proposed team and their experience in successfully delivering projects comparable to this one.

Q5: Is the amount of job sheets provided within the past performance questions count towards our point total for this section, or are the points evaluated based upon what we submit?

A5: Points will be evaluated based upon the content that is submitted.

Q6: Please confirm which date fee & general conditions numbers are desired to be submitted, October 30th or November 3rd.

A6: No fees and general conditions will be required in step 1. Only shortlisted contractors (step 2) will be required to submit proposed fees and general conditions October 30, 2025 no later than 2:00 pm.

Q7: Please confirm if step 2 (pages 18 - 21) must be submitted in person or by email & to where.

A7: Please submit by email to:

- [president@milamesd1.org](mailto:president@milamesd1.org)
- [fvelaquez@diverse-studio.com](mailto:fvelaquez@diverse-studio.com)

Q8: We will submit our general conditions number on the exhibit A proposal form sheet (Pg 21) & our fees on the proposal form (Pg 18 & 19).

A8: No Objections

Q9: The exhibit A general conditions line-item sheet notes we must have cost next to all of those line items but not all of those line items are on the exhibit A proposal form. Please confirm if we will receive an updated exhibit A proposal form or if we submit only cost on what is currently shown.

A9: Exhibit 'A' provides a guide for allowable general conditions. Modify Proposal Form as required for any anticipated general conditions that proposer foresees having on the project.

**ATTACHMENTS:**

- Pre-Submittal Conference Presentation
- Pre-Submittal Sign-In Sheet

**END OF ADDENDUM NO. 2**

9/24/2025



# EMS STATION #1

## RFQ NO. 2025-03

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### Construction Manager at Risk Pre-Submittal Conference

**Francisco Velasquez**

Diverse Studio, on behalf of Milam County ESD No. 1

# AGENDA

- **Introductions**
- **Milam County ESD No. 1**
- **RFQ Overview**
  - **Scope, Schedule, Technical Aspects**
- **Questions?**



Sign-in Sheet



# INTRODUCTIONS

- **Milam County ESD No. 1**
- **Diverse Studio**



# Milam County ESD No.1

- **Established by Voters** — Created in Nov. 2023 and operational since Jan. 2024 to provide stable, long-term EMS funding.
- **Dedicated Funding** — Supported by property tax (up to \$0.10 per \$100) and potential sales tax; funds legally restricted to EMS.
- **Local Oversight** — Governed by the District with authority to contract, own, and operate EMS equipment and facilities.
- **Transparency & Accountability** — Independent annual audits filed with the County Commissioners Court.
- **Our Vision** — Build a community focused EMS system through strategic planning, gradual asset acquisition, and long-term sustainability.



# EMS STATION #1

- Project +/- 10,400 GSF arranged in three functional areas:
  - The Station
  - The Apparatus Bay
  - Administration
- Programmatic functions are expected to include: watch room, offices, dayroom, kitchen, pantry, fitness area, sleeping quarters, two double-deep drive-through bays with laundry & decontamination space. Administration will include training room, private offices and restrooms.
- Construction Cost Limitation of \$3,500,000.00.
- Construction Manager at Risk project delivery method.
  - Pre-Construction Services
  - Construction Services



# RFQ OVERVIEW

- **Selection Process**

- Two Step Process:
  - (Step 1) SOQ
  - (Step 2) Interviews and Fee Proposal
- RFQ Submittal Due Date:
  - October 15, 2025 at 2:00 pm
  - Mail or hand delivery:
    - Attn: Milam ESD No.1
    - Milam County Clerk's Office
    - 806 N. Crocket, Suite A
    - Cameron, TX 76520
- Key Dates:
  - Request for Interpretation or Changes
  - Shortlist Announcement
  - CMAR Interviews
  - Recommendation to Award

October 8, 2025 5:00 pm  
October 24, 2025  
November 4, 2025  
November 5, 2025





# RFQ OVERVIEW

- **Selection Process (cont.)**

- Request for Interpretation or Changes
  - Owner's Contac: Francisco Velasquez, [fvelasquez@diverse-studio.com](mailto:fvelasquez@diverse-studio.com)
  - Responses to questions will be issued via addendum and posted to: <https://www.milamesd1.org/>



# PROJECT SCHEDULE

|                                                                                                                                                                                                                                                        | 2025  |                  |     |              |     | 2026         |                   |     |     |     |     |     |               |     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------|-----|--------------|-----|--------------|-------------------|-----|-----|-----|-----|-----|---------------|-----|
|                                                                                                                                                                                                                                                        | AUG   | SEP              | OCT | NOV          | DEC | JAN          | FEB               | MAR | APR | MAY | JUN | JUL | AUG           | SEP |
| Board Meetings                                                                                                                                                                                                                                         |       |                  |     |              |     |              |                   |     |     |     |     |     |               |     |
| <b>Programming - 8/12-9/5</b><br>Kickoff / Workshop 1 - 8/12/25<br>Workshop 2 - 8/29/25<br>Programming Deliverable - 9/5/25<br>Board Approval - 9/9/25                                                                                                 | PROG. |                  |     |              |     |              |                   |     |     |     |     |     |               |     |
| <b>Schematic Design - 9/10-10/23</b><br>SD Workshop 1 - Week of 9/22/25<br>SD Pricing - 10/24-11/3<br>Board Approval - 11/4/2025                                                                                                                       |       | SD (4 Weeks)     |     |              |     |              |                   |     |     |     |     |     |               |     |
| <b>Design Development - 11/5-12/9</b><br>DD Workshop 1 - Week of 11/20/25<br>DD CMAR Pricing - 12/10/25 - 1/5/26<br>Board Approval - 1/6/26                                                                                                            |       |                  |     | DD (6 Weeks) |     |              |                   |     |     |     |     |     |               |     |
| <b>Construction Documents - 1/7-2/24</b><br>50% CD - 1/29<br>Issue for Bid and Permit - 2/24/26                                                                                                                                                        |       |                  |     |              |     | CD (8 Weeks) |                   |     |     |     |     |     |               |     |
| <b>Bidding &amp; Negotiation - 2/25-4/7</b><br>GMP Review - 3/25/26 - 4/7/26<br>Board Approves GMP - 4/7/26                                                                                                                                            |       |                  |     |              |     |              | Bidding (6 Weeks) |     |     |     |     |     |               |     |
| <b>Construction Administration (8 Months)</b><br>NTP - 4/8/2026                                                                                                                                                                                        |       |                  |     |              |     |              |                   |     |     |     |     |     | CA (8 Months) |     |
| <b>CMAR Procurement - 9/10-11/5</b><br>Publish RFQ - 9/10<br>Pre-Submittal Conference - 9/24<br>Request for Interpretation - 10/8<br>RFQ Submittal Deadline - 10/15<br>Shortlist Announcement - 10/24<br>Interviews - 11/4<br>Anticipated Award - 11/5 |       | CMAR Procurement |     |              |     |              |                   |     |     |     |     |     |               |     |
|                                                                                                                                                                                                                                                        |       |                  |     |              |     |              |                   |     |     |     |     |     |               |     |



# PROJECT LOCATION

- .91 acres
- **Extension of N. Crockett Ave.**





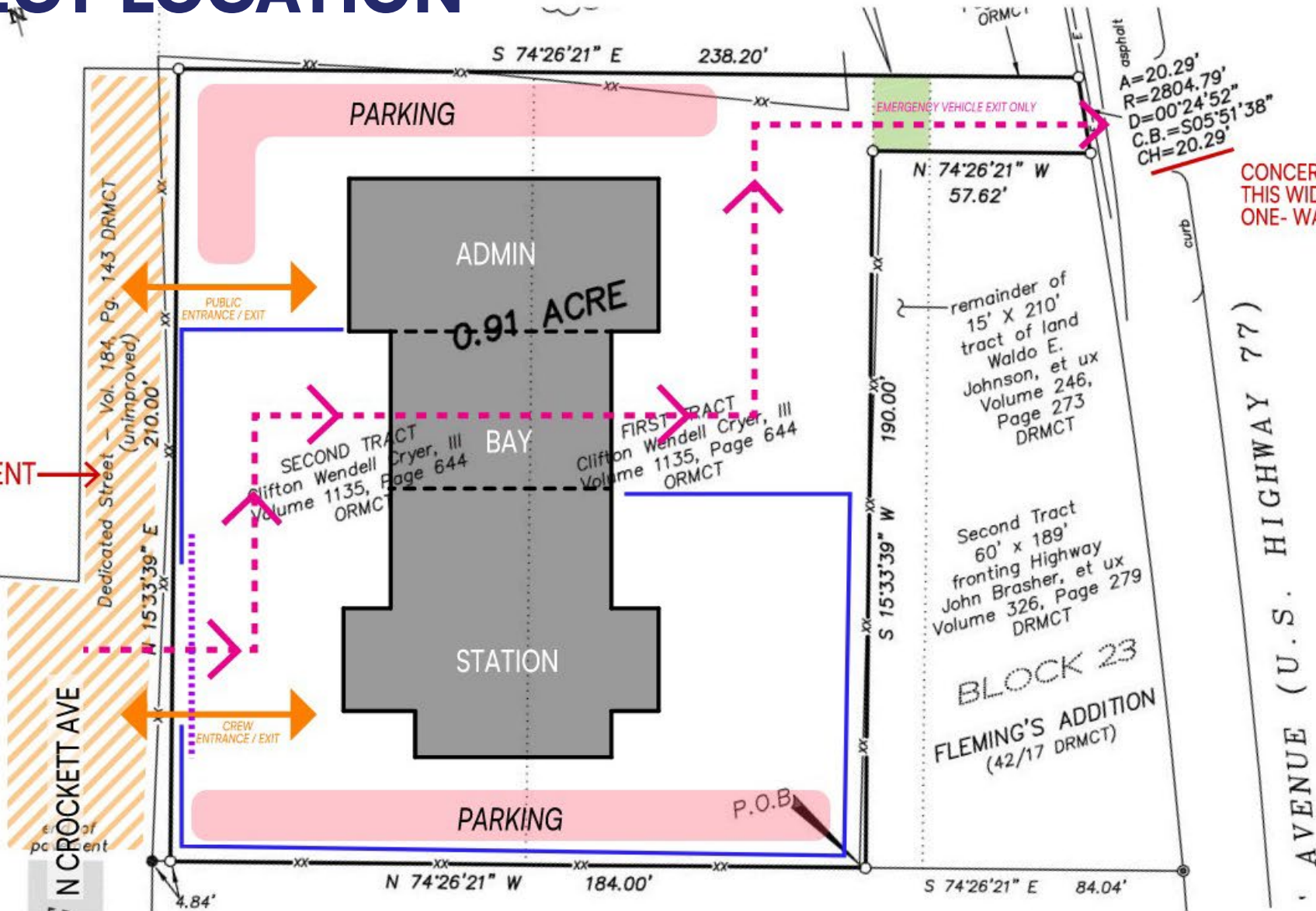
# PROJECT LOCATION

Deed Records of Milam County, Texas  
Official Records of Milam County, Texas

SECOND TRACT  
1958 acre tract  
John Brasher, et ux  
Volume 594, Page 772  
ORMCT

EXTEND PAVEMENT

1.6855  
tract  
John Miller  
1157.  
528  
CT



CONCERN WITH  
THIS WIDTH  
ONE-WAY ACCESS TO HWY 77?

- EMERGENCY VEHICLE CIRCULATION
- SECURE PERIMETER FENCE
- MOTORIZED VEHICULAR GATE
- VEHICLE ACCESS
- PARKING
- EXTENT OF PAVING EXTENSION

# QUESTIONS?



| Id | Start time      | Completion time | Name (First and Last) | Organization                     | Phone Number | Email Address                   |
|----|-----------------|-----------------|-----------------------|----------------------------------|--------------|---------------------------------|
| 1  | 9/24/2025 10:01 | 9/24/2025 10:02 | Ryan Short            | Rudick Construction Group        | 8329180539   | rshort@rudickgroup.com          |
| 2  | 9/24/2025 10:01 | 9/24/2025 10:02 | Jillian Blanchard     | Rudick Construction Group        | 3373546111   | jblanchard@rudickgroup.com      |
| 3  | 9/24/2025 10:01 | 9/24/2025 10:02 | Jeff Atkinson         | Slate Construction Central Texas | 713-545-6381 | jatkinson@slatecentraltexas.com |
| 4  | 9/24/2025 10:01 | 9/24/2025 10:02 | Kain Dodd             | Milam ESD No. 1                  | 979-436-2193 | president@milamesd1.org         |
| 5  | 9/24/2025 10:01 | 9/24/2025 10:02 | Francisco Velasquez   | Diverse Studio                   | 817-846-0466 | fvelasquez@diverse-studio.com   |
| 6  | 9/24/2025 10:01 | 9/24/2025 10:02 | Ryan Mikulec          | EBCO General Contractor          | 2546271122   | ryan.mikulec@ebcogc.com         |