



MORE THAN ARCHITECTS

# ADDENDUM

NO. 4

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## TO THE DRAWINGS AND THE PROJECT MANUAL

**PROJECT NAME:** Fielder Road Modular Site

**CLIENT NAME:** Child Care Associates

**LOCATION:** Arlington, TX

**PROJECT NUMBER:** 01849-06-02

**PROPOSAL DATE:** May 30, 2025, 2:00 PM

**ADDENDUM DATE:** May 21, 2025

For additional information regarding this project, contact Corrie Hood at 800.687.1229.

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### THIS ADDENDUM INCLUDES:

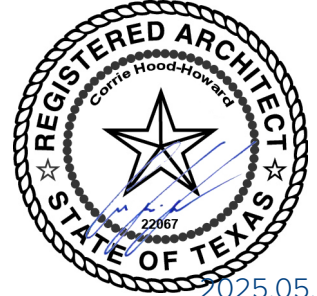
Civil Items	0 Pages
Landscape Items	0 Pages
Architectural Items	2 Pages
Plumbing Items	0 Pages
Electrical Items	0 Pages

AND ALL ATTACHED REVISED DRAWING REFERENCES IN THE ADDENDUM

# Huckabee

a MOREgroup brand

Project Name: Fielder Road Modular Site  
Client: Child Care Associates  
Arlington, Texas  
Project Number: 1849-06-01



## ARCHITECTURAL ITEMS FOR ADDENDUM NO. 4

### NOTICE TO PROPOSERS:

- A. This Addendum shall be considered part of the contract documents for the above-mentioned project as though it had been issued at the same time and incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original contract documents, this Addendum shall govern and take precedence.
- B. Proposers are hereby notified that they shall make any necessary adjustments in their estimate on account of this Addendum. It will be construed that each Proposer's proposal is submitted with full knowledge of all modifications and supplemental data specified therein. Acknowledge receipt of this addendum in the space provided on the proposal form. Failure to do so may subject Proposer to disqualification.

### REFERENCE IS MADE TO THE DRAWINGS AND THE PROJECT MANUAL AS NOTED:

### PROJECT MANUAL:

#### **AD No 4, Arch. Item 1: To the Project Manual, Section 00 2116, "INSTRUCTIONS TO PROPOSERS;"**

Section to be replaced in its entirety. The bid date will be shifted to turn in at 2:00 PM on Friday, May 30, 2025. Location will change to the Huckabee office at 801 Cherry Street, Suite 500, Fort Worth, Texas 76102. All other items for the proposal will remain the same

### END OF ARCHITECTURAL ADDENDUM

WE ARE MORE.

Architectural Items For  
Addendum No. 4  
Page 1 of 1

**SECTION 00 2116**  
**INSTRUCTIONS TO PROPOSERS**

**INSTRUCTIONS TO PROPOSERS**

**1.01 SEALED PROPOSALS**

- A. Sealed proposals addressed to Child Care Associates - Fielder Road Modular Site, Arlington, Texas, in care of Willie Rankin, Director, Institute to Advance Child Care, shall be received until 2:00 P.M., FRIDAY, MAY 30, 2025. Proposals shall be delivered to Huckabee Offices, 801 Cherry Street, Fort Worth, Texas 76102, Suite 500. Provide one hard copy and one digital copy on thumb drive. Proposals are for the furnishing of all labor, materials and equipment, and performing all work required for Fielder Road Modular Site for Child Care Associates, and in compliance with the project manual and drawings, and other contract documents, as prepared by Huckabee.
- B. There will be a Pre-Proposal Meeting held at 9:00 a.m., Wednesday, May 7, 2025 at 696 N. Fielder Road, Arlington, TX 76012. Attendance is highly recommended.
- C. Attention is called to the fact that the Owner is exempt from the payment of the State Sales Tax normally levied against material costs. The contract sum, as identified by the Base, shall not include any allowance for the payment of State Sales Tax on materials required to complete the work. The successful proposer, upon award of the contract, will be furnished with a permit number, which will enable him to purchase the required materials without payment of such taxes.
- D. All definitions set forth in the General Conditions of the Contract for Construction, AIA Document A201, are applicable to the Instructions To Proposers. A copy of the Agreement is available and included in these documents.
- E. Bidding Documents include the Advertisement or Invitation to Bid, Instructions to Proposers, the Proposal Form, and the proposed contract documents, including any addenda issued prior to receipt of proposals.
- F. Addenda are written or graphic instruments issued prior to the execution of the contract which modify or interpret the bidding documents, including drawings and the project manual, by additions, deletions, clarifications or corrections. Addenda will become part of the contract documents when the construction contract is executed. ADDENDA WILL BE PUBLISHED ON THE WEBSITE OF HUCKABEE ([www.huckabee-inc.com](http://www.huckabee-inc.com)). NO ADDENDA WILL BE MAILED OR FAXED TO ANY PLANHOLDER UNLESS REQUESTED BY THE PROPOSER.
- G. Each proposer, by making his proposal, represents that he has read and understands the bidding documents.
- H. Each proposer, by making his proposal, represents that he has familiarized himself with the local conditions under which work is to be performed.
- I. All proposals must be prepared on the form provided and submitted in accordance with the Instructions to Proposers.
- J. A proposal is invalid if it has not been deposited at the designated location prior to the time and date for receipt of bids indicated in the Advertisement or Invitation to Bid, or prior to any extension thereof issued to the proposers.
- K. Unless otherwise provided in any supplement to the Instruction to Proposers, no proposer shall modify, withdraw or cancel his proposal or any part thereof for thirty days after the time designated for the receipt of bids in the Advertisement or Invitation to Bid.
- L. Each proposer represents that his proposal is based upon the material and equipment described in the bidding documents.

- M. Each proposer shall examine the bidding documents carefully, and not later than Noon, on Friday, May 16, 2025, shall make written request to the Architect for interpretation or correction of any ambiguity, inconsistency or error therein which he may discover. Any interpretation or correction will be issued as an addendum by the Architects. Only a written interpretation or correction by an addendum shall be binding. No proposer shall rely upon any interpretation or correction given by any other method.
- N. No substitution will be considered unless written request has been submitted to the Architect for approval no later than Noon, on Tuesday, May 13, 2025. Each such request shall include a complete description of the proposed substitute, the name of the material or equipment for which it is to be substituted, drawings, cuts, performance and test data and any other data or information necessary for a complete evaluation.
- O. If the Architect approves any proposed substitution, such approval will be set forth in an Addendum.
- P. The proposer acknowledges the right of the Owner to reject any or all proposals and to waive any informality or irregularity in any proposal received. In addition, the proposer recognizes the right of the Owner to reject a bid if the bidder failed to furnish any required bid security or to submit the data required by the bidding documents, or if the bid is in any way incomplete or irregular.
- Q. Each proposer agrees to waive any claim it has or may have against the Owner, the Architect/Engineer, and the respective employees, arising out of or in connection with the administration evaluation or recommendation of any proposal.
- R. In case of ambiguity or lack of clearness in stating the price in the Proposal, the Owner and Construction Manager reserves the right to adopt the price written in words or to reject the Proposal.

## **1.02 GUARANTEES**

- A. Besides guarantees required elsewhere, contractor shall guarantee the work in general for one year. Contractors shall be held responsible for and must make good any defects arising or discovered in any part of his work within one year period noted on the form, and in certain other parts as required by the specifications for a long period. Where detailed specifications call for guarantees as above specified, they shall cover the special features called for.
- B. In addition to guarantees called for elsewhere in these specifications, the contractor shall guarantee all of his work for a period of one year after the date of full completion against defective material or faulty workmanship that may arise within that period.
- C. All guarantees must be submitted to the Architect before the final payment request will be approved.
- D. Contractor agrees to repair or replace to the satisfaction of the Architect, and at no expense to the Owner, any or all work that may prove defective in workmanship or materials, or is not meeting the specification requirements within that period (ordinary wear and tear and unusual abuse or neglect excepted) together with any other work which may be damaged or displaced in so doing.
- E. In the event of our failure to comply with the above-mentioned conditions within a reasonable time after being notified in writing, Contractor, collectively and separately, do hereby authorize the Owner to proceed to have the defects repaired and made good at our expense, and will pay the costs and charges therefore immediately upon demand.

## PROPOSAL EVALUATION PROCESS AND PROCEDURES

### 2.01 RATING TABLE

RATING CATEGORY	VALUE
A. Proposer's Qualifications, Experience, and Safety Record	20.00
B. Proposer's Narrative and Project Approach	20.00
C. Proposed Construction Contract Amount	60.00
<b>TOTAL OF WEIGHTED VALUE</b>	<b>100.00</b>

### 2.02 EVALUATION PROCESS

- A. General
  - 1. The evaluation process starts after Proposals are due, and is completed when a recommendation for Contract award is made to OWNER by the Selection Committee.
- B. Evaluation for Rating Categories
  - 1. Rating Category A – Proposer's Qualifications and Experience
    - a. This category will evaluate information demonstrating experience and past performance on projects of similar scope and scale. Any subcontractor providing five percent or more of the contract value shall be subject to the same ability and experience criteria as CONTRACTOR. This criterion will be subjectively evaluated to determine Proposer's qualifications and experience score, up to a maximum of 20 points. The Proposer's ability to utilize Historically Underutilized Business (HUB) Enterprises will be a consideration in the Proposal review. Any additional narrative shall not exceed one page.
    - b. Information regarding Proposer's financial capability, safety and litigation shall also be considered.
  - 2. Rating Category B – Proposer's Narrative Project Approach
    - a. Proposer shall submit a detailed narrative not to exceed five pages (including any necessary exhibits that are exempt of page count) on their approach toward completing the Project according to the Contract Documents. The approach will be evaluated for completeness and reasonableness to achieve the schedule submitted. Consideration will be given to the proposed means and methods to meet the schedule and proposed sequence of construction, which may include number of crews proposed to work in parallel, type of equipment that may expedite work, or proposed subcontractor to compress the schedule, etc. Each Proposal will be subjectively evaluated with a starting score of ten points. Each evaluator assigns or deducts points based upon the completeness of the responses. A complete and more detailed submission will earn additional points. A scarce narrative will result in a deduction of points. All components will be utilized to judge qualifications to determine Proposer's project sequence of construction and narrative approach score. Limit the narrative to three one-sided 8.5"x11" pages maximum. These criteria will be subjectively evaluated, up to a maximum of 20 points.
  - 3. Rating Category C – Base Proposal Price
    - a. Category C includes the Proposer's proposed Contract Price.
    - b. The following is the formula used when determining price as a factor for Proposals as shown here. The lowest base price of all the Proposals received becomes the standard by which Proposals are evaluated. Each Proposal is evaluated by taking the lowest base price and dividing it by the base price of the Proposal being evaluated. That fraction is then multiplied by the maximum point value to determine the base Proposal price score. For example: (lowest base price/current Proposal) x maximum point value = base Proposal price score. A maximum of 60 points may be obtained in this category.

4. OWNER may conduct such investigations as it deems necessary to establish the responsibility, qualifications, and financial ability of consultants, individuals or entities proposed to furnish parts of the Project in accordance with the Contract Documents.
- C. Ranking of Proposers
1. OWNER will consider the qualifications of Proposers in addition to the proposed Project approach, Proposal price, and Proposal Project Schedule, as set forth in the evaluation criteria above. OWNER reserves the right to waive any irregularities in determining the Proposer's qualifications and reserves the right to require the submission of additional information.
  2. The qualifications of a Proposer shall not deprive OWNER of the right to accept a Proposal, which in its judgment offers the best value to the OWNER, reject any and all Proposals, waive irregularities in Proposals, or reject non-conforming, non-responsive, or conditional Proposals. In addition, OWNER reserves the right to reject any Proposer where circumstances and developments have in the opinion of OWNER changed the qualifications or responsibility of the Proposer.
  3. Misstatements in the documents submitted for evaluation may be grounds for rejection of a Proposal. Any such misstatement, if discovered after award of the Contract to such Proposer, may be grounds for immediate termination of the Contract. Additionally, the Proposer shall be liable to OWNER for any additional costs or damages to OWNER resulting from such misstatements, including costs and attorney's fees for collecting such costs and damages.
  4. OWNER shall evaluate and rank each Proposer as established herein above and in accordance with state law.

**END OF SECTION**