



**Request for Qualifications No. 2024-058**

**Construction Manager at Risk Services,  
Union County Jail Project**

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**ADDENDUM No. 1**

**ISSUE DATE: February 20, 2024**

Responding Offerors on this project are hereby notified that this Addendum shall be made a part of the above named RFQ document.

The following items add to, modify, and/or clarify the RFQ documents and shall have the full force and effect of the original Documents. This Addendum shall be acknowledged by the Offeror in the RFQ document.

### **Question/Answer Section**

1. Section 6.2.3 - Please confirm if every project we are providing information for needs to be substantially complete, or if that is just a requirement for the Yes or No box check.

Answer: The Y/N check box should be used to indicate whether your firm has completed and reached substantial completion on three or more similar type projects having equal or greater size and complexity. The history is a summary of providing CMAR services on three to five similar projects.

2. Section 6.2.9 - Section 6.2.9 – Please confirm what is being asked for as an example of MBE/WBE NC HUB Participation Plans. Is the county wanting to see the results, or the steps that were taken to be compliant with NCGS 143-128.2?

Answer: Please refer to Section 6.2.9, third paragraph and respond accordingly.

*End of Question/Answer Section*

### **Attachments**

1. Pre-Submittal Conference Sign-In Sheet
2. Project Data Sheet

**End of Addendum No. 1**



**UNION COUNTY**  
north carolina

Non-Mandatory Pre-Submittal Conference  
RFP 2024-058 Construction Manager at Risk Services, Union County Jail Project  
Union County Sheriff's Office - Eddie Cathey Community Room  
3370 Presson Road, Monroe, NC 28110  
February 7, 2024, 10:00 AM Local Time

Name	Company Name	Email Address	Phone Number
Johnny Sigers	Samet/Bordeaux	jsigers@sametcorp.com	336-944-3012
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Shawn Messimer	Vannoy Construction	Smessimer@jvannoy.com	704-617-6619
Annie Hughes	Balfour Beatty	ahughes@balfourbeatty.com	704-295-4741
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Keith Gabriel	Samet/Bordeaux	kgabriel@sametcorp.com	704-737-5614

**PROJECT DATA SHEET**

**Union County Jail Project**

Item	Datum
Description of Project	The Union County Jail Project is a capital improvement intended to address several issues with the current facility. Those include the need to replace an aging and deteriorating existing jail facility, increase the total bed count to address current and future demand and to provide facilities in compliance with current jail building and operational codes. The project may be constructed on the site of the existing Union County Jail or another site yet to be determined. Current planning efforts have identified the need for a facility that may include a bed count of up to 600 beds and approximately 185,000 gross square feet. The facility will also include core jail operations and support spaces aligned with the bed count, as well as current and future program improvements. The non-housing components of the program may include sally port and intake areas, magistrate office functions, training and conference spaces, staff fitness room, staff offices and various storage components.
Estimated Construction Cost	\$95,000,000 - \$105,000,000
Construction Manager	In selection process
<b>Target</b>	<b>Preliminary Schedule</b>
Design and CM Agreements Phase	January 2024 – March 2024
Site Assessment/Programming/Design Phase	March 2024 – August 2025
GMP Phase	June 2025 – August 2025
Phase I - Early Packages	July 2025 – December 2025
Phase II – Building Construction	January 2026 – April 2027
Move – in	May 2027
Project Closeout/Warranty Phase	May 2027 – April 2028

\*Advance Planning is anticipated to include contracting a design team to provide several services to fit within the initial \$2,000,000 budget. #1 is a site analysis to determine the feasibility of the existing campus, evaluate an adjacent site for constructability and cost benefit and any other sites recommended by leadership. #2 is a verification and update of program requirements using a previously developed program that the UCSO staff feels may still hold value. #3 is to begin schematic design to develop various concepts and schemes for consideration by the design committee. #4 will be to provide high level budget estimates for the overall project based on the site analysis and conceptual design. The CMAR will also provide services to aid in analysis and costing.

\*Early Packages are expected to include site, steel and long lead equipment/materials to allow an early start and minimize supply chain impacts to the overall project schedule.