



ADDENDUM NO. 1: Esperanza II Owner's Representative Request for Proposals (RFP)

Issued: 02/11/2026

This Addendum No. 1 is issued to all prospective respondents to the Owner's Representative Request for Proposals (RFP). This addendum serves to (1) provide clarification in response to questions raised during the pre-bid meeting and (2) extend the deadline for submission of questions. All information contained herein shall be considered part of the RFP documents and is binding.

1. Q&A Deadline Extension

The deadline to submit written questions related to this RFP is hereby **extended to Friday, February 13, 2026, at 5:00 PM (CT).**

Responses to all submitted questions will be issued via formal addendum on **Wednesday, February 18, 2026.**

Firms that have already submitted questions may amend or supplement their questions based on the information provided in this addendum.

2. Questions and Responses

Question 1: Project Delivery Method and Contracting Structure

Can TOOF confirm whether the project will use a CMAR delivery method or if the Owner's Representative will act as the primary contractor?

Response:

TOOF anticipates utilizing a Construction Manager at Risk (CMAR) delivery method. Under this structure, TOOF will contract directly with the General Contractor and the design team (Architect and Civil Engineer). The Owner's Representative will be engaged under a separate professional services agreement and will not serve as the primary contractor or hold the construction contract.

The scope of services outlined in the Owner's Representative RFP remains applicable and unchanged.



Question 2: Bonding Responsibility

Which party will be responsible for providing the required bonding for the project? Specifically, is bonding expected to be held by a single entity, or can bonding be divided among multiple contracts or parties?

Response:

TOOF is currently awaiting additional guidance from the Texas Department of Housing and Community Affairs (TDHCA) regarding bonding requirements. At this time, TOOF anticipates that any required construction performance and payment bonds will be furnished by the General Contractor and will be based on the construction contract value.

Final confirmation of bonding requirements will be provided upon receipt of TDHCA guidance and communicated through a subsequent formal addendum.

All other terms, conditions, and requirements of the RFP remain unchanged. Respondents are responsible for incorporating the information contained in this addendum into their proposals.