



Request for Qualifications (RFQ) Addendum

RFQ No. 1012-26-075 **Addendum One (1)**

RFQ Title Construction Manager at Risk (CMAR) Services

To: All Offers,

This addendum includes the following additions, clarifications, and/or modifications and shall become a part of the solicitation. This addendum shall supersede the original solicitation documents in the event of any conflict.

I. Questions and Answers:

1) Q: Do you all have a sample CMAR contract you can share?

A: Please see pre offer conference power point attached, section "Form of Contract".

2) Q: In Attachment B, the contractor's Pollution Liability insurance amount is not listed. Please provide the amount required.

A: \$1M in pollution liability insurance will be required.

3) Q: If known, what is the expected start date for construction?

A: Please see pre offer conference power point attached, section "Project Schedule".

4) Q: With the recent changes to the State's HUB program, will there be any corresponding changes to the DBE section of this RFQ?

A: At this time, there are no changes to the DBE requirements contained in this RFQ as a result of the recent changes to the State of North Carolina's HUB program. The HUB program and the Federal DBE program are separate programs governed by different regulatory authorities.

This solicitation will continue to follow the applicable federal requirements for Disadvantaged Business Enterprise (DBE) participation as outlined in the RFQ and GoTriangle's federally approved DBE Program. Any future changes to federal DBE

regulations or applicable guidance from the U.S. Department of Transportation (USDOT) will be communicated during contract negotiations, if necessary.

Offerors should prepare and submit their qualifications in accordance with the requirements currently stated in the RFQ.

- 5) Q: Regarding Section 6.12, would it be sufficient to address this section with the following response: "We plan to provide all CMAR services outlined in the scope of services in-house"?

A: The response to Section 6.12 is at the discretion of the Offeror. Each Offeror should respond in a manner that accurately reflects how they intend to perform the services described in the solicitation. If the proposer plans to provide all CMAR services in-house, they may state that accordingly. However, GoTriangle cannot prescribe or recommend a specific response.

- 6) Q: Based on our review, it appears that a bid bond is not required with the RFQ submission, but performance and payment bonds will be required upon award of the construction contract/GMP. Could you please confirm this and let us know whether a bonding-capacity letter from our surety should be included with the proposal?

A: Bid bonds are not required with RFQ submission. However, we anticipate amending the CMAR agreement to include construction costs when known utilizing AIA document A133-2019, Exhibit B. Please refer to Attachment B - Minimum Insurance Requirements (pages 51-54 of the RFQ) for details and attestation surrounding the insurance requirements, as well as Attachment I - Responsiveness and Responsibility Statement (page 61 of the RFQ), specifically line items 2 and 3 for details and attestation surrounding the performance requirements.

II. Pre offer conference power point attached.

III. Pre offer conference attendees list attached.

ALL OTHER TERMS, CONDITIONS, AND REQUIREMENTS REMAIN IN FULL FORCE AND EFFECT.

PRE-OFFER CONFERENCE

for RFQ No. 1012-26-075

Construction Manager at Risk
(CMAR) Services

July 22, 2026



Confirm meeting recording to begin

PRE-OFFER CONFERENCE

RFQ No. 1012-26-075 CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES

AGENDA

1. Introductions & Sign-In
2. GoTriangle MVP Program
3. GoTriangle & BOMF Background
4. Modernization & Expansion Project
5. Site Layout
6. Project Schedule
7. Solicitation Information
8. Q&A
9. Procurement Follow-Up
10. Optional Site Visit



Reminder: This is a non-mandatory meeting; attendance is not required as part of the RFQ process.

Introductions & Overall Project Organization

GoTriangle (Project Owner)

Departments

Procurement
Capital Development
Operations
Safety
Planning
Compliance
Information Technology
Legal & Finance

Program Management Consultant (PMC)

PMC Lead: **STV Inc**
Environmental Services: **Three Oaks Engineering**

Design Team

Design Lead: **CPL**
Architecture & Facilities: **Wendel**
Civil Engineering: **Kimley Horn**
Structural Engineering: **Stewart**
Surveying: **Stewart**
Geotech: **Falcon**
Estimating: **Bree & Associates**

CMAR Team

- **RFQ Solicitation in Progress**
- **Anticipated Announcement in September 2026**

Note: Please fill out the sign-in sheet if you are here in person. If you are attending virtually, please leave your contact information in the chat.



OUR MISSION

Connecting people
and the region with
high-quality transit.



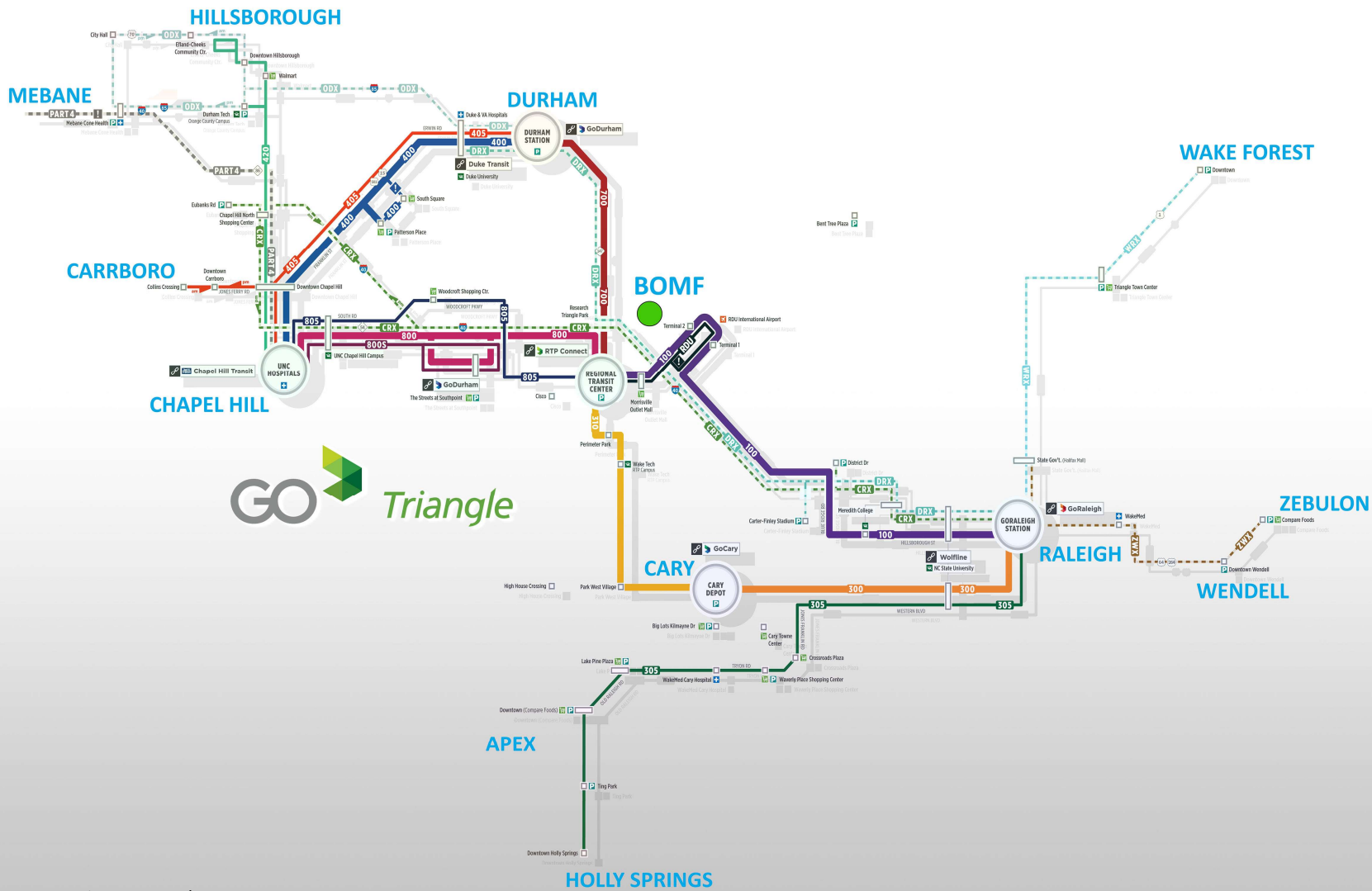
OUR VISION

To be our
region's trusted
mobility partner.



OUR VALUES

Respect, Communication,
Integrity, Trustworthiness,
Reliability, Community
Minded, Safety,
Collaboration,
Organizational Excellence



Note: Map is not to scale

GoTriangle

Regional Transportation Map



BOMF

Bus Operations & Maintenance Facility

Original Construction: 1996
Renovation/Expansion: 2006

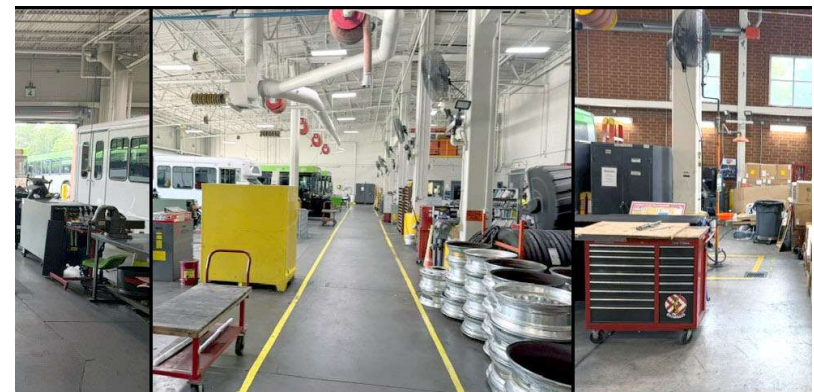
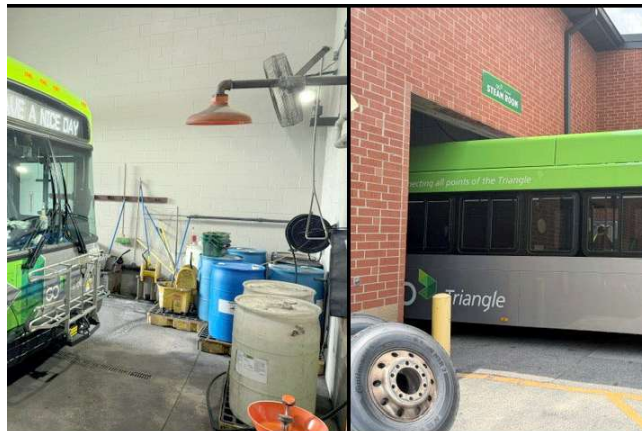
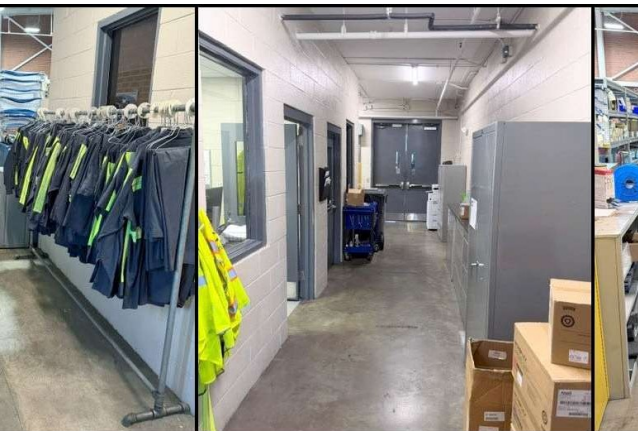
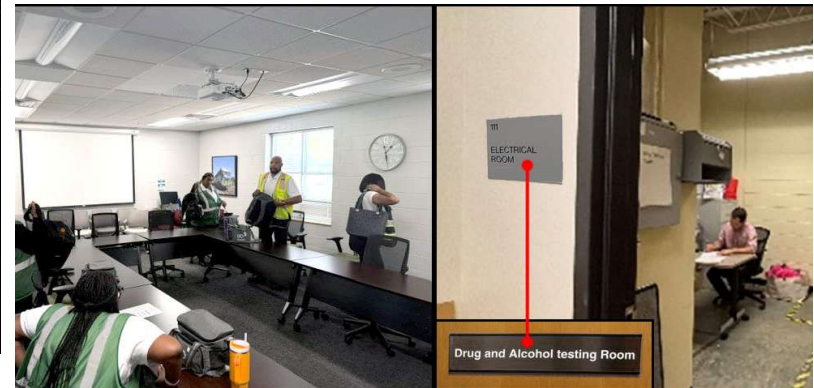
Existing Property: 14.3 acres

Bus Fleet: 74
Employees: 227

Operational Hours: 24/7 – 365

The site plan illustrates the proposed development at 1500 West 10th Avenue. Key features include:

- Existing Building:** A large grey structure labeled "EXISTING BUILDING 14,883 SQFT".
- Proposed Addition:** A yellow structure labeled "PROPOSED ADDITION 11,883 SQFT".
- Parking Areas:**
 - Onsite Bus Parking:** A designated area for buses, labeled "TOTAL ONSITE BUS PARKING 10 SPOTS".
 - Offsite Bus Parking:** Located at the bottom of the site, labeled "OFFSITE BUS PARKING (10)".
 - General Parking:** Various parking lots are shown, including "225 PARKING SPOTS" on the right side.
- Other Features:**
 - 15 Non-Residential Vehicle Parking:** Located at the top of the site.
 - ADA Parking:** Designated for accessible vehicles.
 - Water Meter Station:** Located near the top right.
 - Stormwater Management:** Indicated by green areas and lines.
- Numbered Callouts:** The plan includes numbered callouts (1, 2, 3, 4) pointing to specific areas of interest, likely related to the proposed changes or existing conditions.



BOMF Modernization & Expansion Project (BOMF 2.0)

Initial components of the proposed project improvements included:

- Maintain fleet operations during construction.
- Expansion of the employee parking area north of Nelson Road.
- Partial closure of existing NCDOT ROW and relocation of the cul-de-sac on Nelson Road.
- Construction of an addition to the north end of the existing building housing improved amenities for operations staff and administration services.
- Reconfiguration of the existing building to increase maintenance capacity.
- Construction of a second service lane, including a second bus wash, and bring fueling indoors.
- Reconfiguration and expansion of the revenue vehicle parking area to include shade canopies.
- Perimeter security fencing and gates.

The CMAR role on the project is anticipated to be delivered in two phases:

Phase I – Preconstruction Services and Preliminary GMP (pGMP)

Phase II – Construction Services / Phases, Final GMP(s), and Project Closeout

Conceptual Site Test Fit

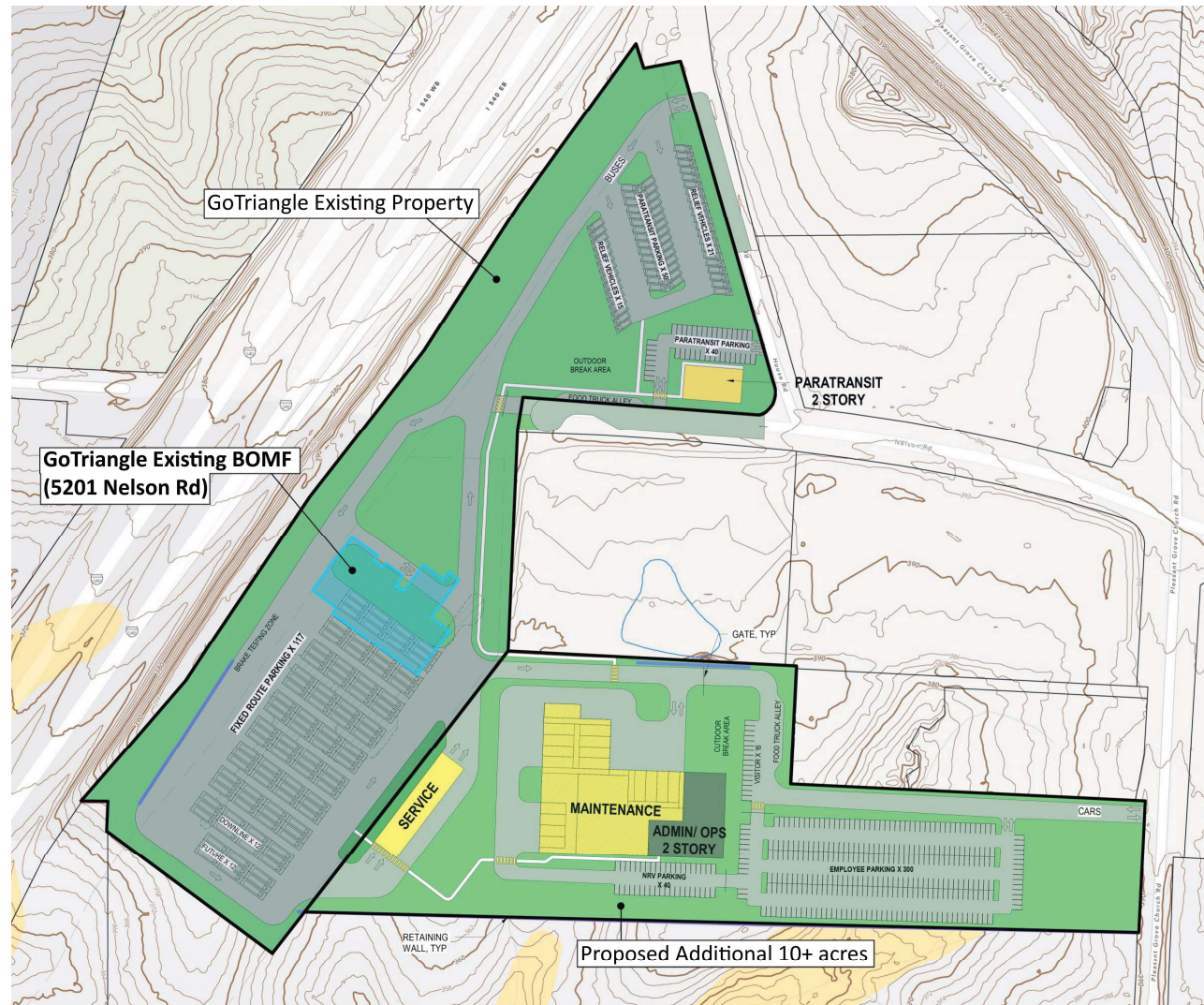


Exhibit B - Drawing 1 of 1

Note: Conceptual Siteplan Rendering subject to change

Q4

[illegible]

REQUEST FOR QUALIFICATION (RFQ) No. 1012-26-075
FOR
CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES

Proposal Due Date & Time: **August 12, 2026, by 2:00 pm local NC time**

Submission Location: **Proposals shall be delivered:**

Via email to:
Tim Heule, Procurement Officer
Email: Theule@gotriangle.org

Or Via hard copy to:
GoTriangle 4600 Emperor Blvd,
Suite 100
Durham, NC 27703
Attn: Tim Heule, Procurement Officer

Federal Requirements

- Project is partially Federally funded
 - Exhibit C – Federal requirements
 - Federal requirements have been updated
 - Buy America clause

Instructions to Offers

- Anticipated Schedule
 - See section 1. of Instruction to Offers
- Request for Clarifications
 - Deadline for questions – July 29, 2026
 - Addenda will be posted on eVP and our website – August 5, 2026
- Statement of Qualifications Package
 - Cover Sheet and Table of Contents
 - Proposal (see page limitations Section 6. Contents of Submittal)
 - Attachments A-L (does not count towards page limitation)
 - Offers' Response Checklist
 - Offers are responsible for monitoring addenda

Attachments

Attachment A – Offerors Information Form
Attachment B – Minimum Insurance Requirements
Attachment C – E-Verify Employer Compliance Statement
Attachment D – Iran Divestment Act Certification
Attachment E – Israel Divestment Act Certification
Attachment F – Conflict of Interest
Attachment G – Statement of Non-Collusion
Attachment H – Statement of Judgments
Attachment I – Responsibility Statement
Attachment J – Offerors' References
Attachment K – Conformance Statement
Attachment K-1 – Exceptions Form (if applicable)
Attachment L – Proposal Response Checklist

Form of Contract

➤ AIA Standard Form of Agreement Between Owner and Construction Manager as Constructor

- A133-2019, A133 Exhibit A and B-2019, and A201-2017
- [AIA Document A133-2019 – Sample](#)
- <https://assets.aiacontracts.com/ctrzdweb02/zdpdfs/aia-a133-2019-sample.pdf>



Questions?

Contact Procurement

Tim Heule - Procurement Program Manager

919-314-8768

theule@gotriangle.org





Site Visit

- Voluntary In-Person Site Visit
 - *(Site Visit is Non-Mandatory)*
 - *Immediately after conclusion of this meeting*
 - *Questions during the visit will be recorded and answered formally via the procurement guidelines of the RFQ.*

5201 Nelson Road
Morrisville, NC 27560



Pre-Offer Meeting Sign-in Sheet
Request for Qualifications 1012-26-075
Construction Manager at Risk (CMAR) Services

7/22/2026

Company	Name	Email	Telephone
Ajax Builders	Cale Collier	cale.collier@ajaxbuilding.com	706-536-7403
John Moriarty & Associates	Christopher Woitowicz	cwoitowicz@jm-a.com	781-760-3635
Automated Logic	Ryan Otten	Ryan.Otten@Carrier.com	980-405-5421
W. M. Jordan Company	Mackenzie Gardner	mgardner@wmjordan.com	(804) 291-6809
CT Wilson Construction Co., Inc.	Emily Herndon	emily.herndon@ctwilson.com	919-383-2535
CT Wilson Construction Co., Inc.	Lydia Cortes	Lydia.cortes@ctwilson.com	919-383-2535
Daniels and Daniels	Kathryn Hamilton	kathrynh@danddcc.com	919-273-1711
Johnson Controls	James Perry	james.1.perry@jci.com	984.218.0294
Holt Brothers Construction	Deveney Jeffs	djeffs@holtbrothersinc.com,	720-391-3616
Raysan INC	Bekir Yenidogan	bekir.yenidogan@raysan.com	704-533-5436

