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EMERGENCE HEALTH NETWORK
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EMERGENCE HEALTH NETWORK

ADDENDUM NO. 1

RFP #27-002

Construction Manager at Risk (CMAR) - Preconstruction Services
Behavioral Health East Campus - El Paso, Texas

Addendum Issue Date	November 9, 2026
Pre-Proposal Conference	November 9, 2026 at 3:30 P.M. Mountain Time
Proposal Due Date	November 24, 2026 at 3:00 P.M. Mountain Time - UNCHANGED
Public Opening	November 24, 2026 at 3:30 P.M. Mountain Time - UNCHANGED
Groundbreaking Ceremony	January 22, 2027 at 1:30- 3:00 PM Mountain Time – NEW INFORMATION

1. Purpose and Effect

This Addendum No. 1 modifies and becomes part of the Request for Proposal identified above. It is issued to: (1) add temporary site-preparation work for the January 22, 2027, Groundbreaking Ceremony; (2) replace Appendix I, Pricing Worksheet/Bid Form, with the revised form included in this Addendum; and (3) issue Exhibit A, Conceptual Groundbreaking Ceremony Temporary Site Preparation Plan.

Except as expressly modified by this Addendum, all requirements, terms, conditions, dates, evaluation criteria, and other provisions of the RFP remain unchanged and in full force and effect. If this Addendum conflicts with the original RFP, this Addendum controls.

2. Proposal and Opening Dates

The Proposal Submission Deadline remains unchanged: Tuesday, November 24, 2026, not later than 3:00 P.M. Mountain Time, at Emergence Health Network, Attention: Purchasing Department, 201 E. Main, Suite 600, El Paso, Texas 79901.

The public opening remains unchanged: November 24, 2026, at 3:30 P.M. Mountain Time at the same address. Proposals must remain sealed before delivery in accordance with Texas Government Code Section 2269.059 and the RFP.

3. Added Scope - Groundbreaking Ceremony Site Preparation

The following temporary work is added to the required services and shall be priced as a separate lump-sum line item on the Revised Appendix I:

- Coordinate the temporary work with EHN, JMT Architecture (JMT-A), and JMT Project Management (JMT-PM), and submit a brief work plan and schedule before mobilization.

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- Obtain written authorization from EHN before mobilizing or disturbing the site. No work is authorized solely by issuance of this Addendum.
- Field-verify existing conditions, access, drainage, overhead and underground utilities, property limits, and applicable permit requirements. Contact Texas 811 before ground disturbance.
- Provide temporary stabilized access and a compacted, level ceremony area suitable for the event, together with temporary vehicle and pedestrian circulation, guest parking, as conditions and applicable requirements allow.
- Provide temporary barricades, traffic-control devices, directional signage, dust control, erosion and sediment controls, and protection of adjacent property and public rights-of-way.
- Provide temporary event support shown or identified on Exhibit A, including the tent/stage area, symbolic groundbreaking zone, portable restroom, handwash station, and readily accessible first-aid/fire-extinguisher point, unless EHN directs that a listed event item will be furnished by others.
- Maintain the temporary improvements through the Groundbreaking Ceremony and remove temporary materials after the event. Restore disturbed areas to a safe, stable condition acceptable to EHN.
- Include all labor, supervision, equipment, materials, mobilization, demobilization, temporary facilities, taxes not exempted, permits, fees, overhead, profit, insurance, bonds if applicable, and incidentals necessary for complete performance, with no duplicate charge elsewhere in the proposal.

4. Scope Basis, Pricing, and Authorization

- The Groundbreaking Ceremony site-preparation price shall be a single lump sum and shall be included in the Total for Proposal Comparison.
- The lump sum shall be based on the original RFP, this Addendum, Revised Appendix I, Exhibit A, available site information, and the Proposer's own reasonable investigation. The Exhibit is conceptual, not to scale, and not a survey or construction drawing.
- Proposers shall identify assumptions, exclusions, quantities, unit rates, and any alternate recommendations in an attachment to the Revised Bid Form. Any deviation must also be listed on Appendix B, Deviation Form.
- Work shall be complete, safe, and ready for EHN's use before the January 22, 2027, ceremony at the time directed by EHN. The selected CMAR shall promptly identify any schedule, permitting, utility, weather, funding, or access risk that could affect readiness.
- The added work does not alter the $35,000,000 Construction Cost Limitation. The Groundbreaking Ceremony site-preparation amount shall be identified separately and reconciled within the CCL without duplication.
- Payment remains subject to an executed agreement or amendment, written authorization, confirmed funding, acceptable documentation, and the other payment requirements of the RFP.

5. Revised Appendix I

Original Appendix I is deleted and replaced in its entirety by the Revised Appendix I attached to this Addendum. The revision adds Part 6.6, Groundbreaking Ceremony Site Preparation, and revises the Bid Summary so the added lump sum is included in the Total for Proposal Comparison.

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6. Additions to Appendix F:

EHN adds the following to the Evaluation Committee:

JMT Construction Consultants:
Arturo Gonzalez, Architect, GGP Associate VP, Program Manager
Jorge Campos, AIA, Project Manager

7. Exhibit A

Exhibit A is added as a conceptual 11 x 17 landscape sketch. The final temporary layout, exact limits, quantities, means and methods, and safety controls shall be field-verified and coordinated with EHN, JMT-A, and JMT-PM before work. The Exhibit does not authorize permanent work, establish final grading, or supersede sealed design documents, permits, codes, utility requirements, or the selected CMAR's responsibility for means, methods, safety, and temporary works.

8. Questions, Addenda, and Equal Information

Questions concerning this Addendum must be submitted through the communication protocol stated in the RFP to bidquestions@ehnelpaso.org before the RFP question deadline. Only written addenda issued by EHN modifies the solicitation. EHN will make this Addendum available to all interested parties through the same procurement channel used for the RFP, so all Proposers receive the same information.

9. Acknowledgment

Each Proposer shall acknowledge receipt of Addendum No. 1 in the Revised Appendix I and in any other location required by the RFP. Failure to account for a material change may cause a proposal to be considered nonresponsive, subject to applicable law and EHN's procurement procedures.

Proposer / Company	
Authorized Representative	
Signature	
Date	

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REVISED APPENDIX I
PRICING WORKSHEET / BID FORM

RFP #27-002 - Construction Manager at Risk (CMAR)
Behavioral Health East Campus - El Paso, Texas

This Revised Appendix I replaces the original Appendix I issued with the RFP. Submit this form as part of the separate sealed Cost Proposal. All pricing shall be transparent, itemized, and sufficient for EHN to compare proposals consistently. Unless otherwise noted, enter U.S. dollars.

Proposer Information

Company Name	
Address	
Contact Name and Title	
Telephone	
Email	

Part 6.1 - Preconstruction Services Proposal

Item	Personnel Classification	Assigned Responsibilities	Est. Hours	Hourly Rate ($)	Total ($)
A.1	Project Executive				
A.2	Project Manager				
A.3	Superintendent / Construction Operations Lead				
A.4	Estimator				
A.5	Scheduler				
A.6	Procurement / Subcontractor Outreach				
A.7	Other - specify				
A.8	Direct expenses and reimbursable costs - attach itemized list				
TOTAL LUMP-SUM PRECONSTRUCTION SERVICES FEE					$

Anticipated duration of Preconstruction Services (months): _____

Conditions that could result in additional fees: _____

Assumptions, exclusions, and proposed service limits attached: _____

Part 6.2 - Construction General Conditions

Based on an assumed 18-month construction period. For each item, indicate Fixed (F) or Time-Dependent (T).

Item	Description	Qty	Unit	Rate ($)	Duration	F/T	Total ($)
B.1	Project management and field supervision						
B.2	Project engineering and administrative support						

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Item	Description	Qty	Unit	Rate ($)	Duration	F/T	Total ($)
B.3	Temporary offices and facilities						
B.4	Temporary utilities and services						
B.5	Site security and safety						
B.6	Housekeeping and waste management						
B.7	Temporary equipment, vehicles, and communications						
B.8	Other project-specific General Conditions - specify						
Subtotal - Fixed Costs							$
Subtotal - Time-Dependent Costs							$
TOTAL CONSTRUCTION GENERAL CONDITIONS - 18 MONTHS							$
Estimated Monthly General Conditions Cost							$

Costs included in General Conditions versus elsewhere - statement attached: _____

Part 6.3 - CMAR Construction Fee

Item	Description	Proposed Amount
C.1	CMAR Construction Fee as a percentage of the defined fee base	%
C.2	CMAR Construction Fee dollar amount using the illustrative $35,000,000 fee base	$

Definition of fee base, inclusions, and exclusions: _____

Part 6.4 - Change Order Markups

Item	Category	Markup (%)
D.1	CMAR-performed work	%
D.2	Subcontractor work	%
D.3	Sub-subcontractor work, where applicable	%
D.4	Overhead and profit	%
D.5	Change orders and other authorized changes	%

Attach an illustrative calculation and explanation for additive and deductive changes, credits, subcontractor savings, scope changes, and the total effective markup. No duplicate or cascading markup may be applied unless expressly authorized in the executed contract.

Part 6.5 - Insurance, Bonds, Allowances, and Contingencies

Item	Description / Intended Use	Amount ($) or Rate (%)	Included In
E.1	Insurance - identify types		General Conditions / CMAR Fee / Elsewhere
E.2	Bonds - identify types		General Conditions / CMAR Fee / Elsewhere
E.3	Proposed allowances - list each		General Conditions / CMAR Fee / Elsewhere

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Item	Description / Intended Use	Amount ($) or Rate (%)	Included In
E.4	Proposed Owner contingency - no CMAR contingency permitted		General Conditions / CMAR Fee / Elsewhere

Attach the proposed approval and reconciliation process. Unused allowances and contingencies shall be reconciled and credited to EHN under the executed contract.

Part 6.6 - Groundbreaking Ceremony Site Preparation - Added by Addendum No. 1

Item	Description	Basis	Proposed Lump Sum ($)	Included Elsewhere?
G.1	Complete temporary site preparation and event-support work for the January 22, 2027 Groundbreaking Ceremony in accordance with Addendum No. 1 and Exhibit A.	Lump Sum	$	No

Attached detailed cost breakdown, quantities, and unit rates: _____

Attached assumptions and exclusions: _____

Proposed mobilization date and duration: _____

Confirmation that the work can be ready before the ceremony: _____

No duplication certification: The Proposer certifies that the amount in G.1 is not duplicated in the Preconstruction Services Fee, General Conditions, CMAR Construction Fee, insurance, bonds, allowances, contingencies, or any other line item.

Bid Summary - Revised

Item	Description	Amount
F.1	Lump-Sum Preconstruction Services Fee - Part 6.1	$
F.2	Total Construction General Conditions - 18 Months - Part 6.2	$
F.3	CMAR Construction Fee - Percentage - Part 6.3	%
F.4	CMAR Construction Fee - Dollar Amount on $35,000,000 Illustrative Cost - Part 6.3	$
F.5	Insurance and Bonds not included in Parts 6.2 or 6.3 - Part 6.5	$
G.1	Groundbreaking Ceremony Site Preparation - Part 6.6	$
TOTAL	**TOTAL FOR PROPOSAL COMPARISON = F.1 + F.2 + F.4 + F.5 + G.1**	**$**

The Total for Proposal Comparison is solely for evaluation and does not establish the final GMP. Construction Services, early packages, and the added Groundbreaking Ceremony work may proceed only under written authorization and an executed agreement or amendment.

Acknowledgment and Signature

Addenda acknowledged - number and date: _____

Company Name: _____

Authorized Representative: _____

Title: _____

Signature: _____

Date: _____

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The undersigned certifies that the pricing is accurate to the best of the Proposer's knowledge, includes the requirements of Addendum No. 1, and is submitted in accordance with the RFP.

DocuSigned by:
Kristen Daugherty
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ADDENDUM NO. 1
EXHIBIT "A"

NOTES:

1. LOCATE AND MARK UNDERGROUND UTILITIES, INCLUDING PRIVATE LINES, BEFORE DISTURBING THE GROUND OR DRIVING STAKES.
2. REMOVE TRASH, DEBRIS, LOOSE ROCKS, AND OBSTRUCTIVE VEGETATION FROM THE DESIGNATED AREAS. FILL HOLES AND EQUIPMENT TIRE MARKS; SMOOTH UNEVEN SURFACES AS NEEDED. PRESERVE EXISTING DRAINAGE CONCRETE FLUMES.
3. STABILIZE SOFT SPOTS WITHIN VEHICLE ROUTES, PARKING AND EVENT AREAS. CONTROL DUST AS NEEDED DURING SITE PREPARATION. IF WATER IS USED, AVOID CREATING MUD OR PONDING.
4. PROVIDE FIRM, EVEN SURFACES WITHIN THE TENT FOOTPRINT AND PUBLIC SPACES. CONFIRM GROUND CONDITIONS AND ANCHOR LOCATIONS WITH THE TENT INSTALLER.
5. PROVIDE FIRM, STABLE SURFACES AT PARKING SPACES AND ACCESS AISLES AND ALONG THE ROUTE TO THE TENT, PUBLIC SPACES, AND RESTROOMS. INSTALL AND SECURE TEMPORARY FLOORING WHERE THE EXISTING SURFACE IS UNSUITABLE. FOLLOWING REMOVAL OF TEMPORARY
6. GROUNDBREAKING CEREMONY EQUIPMENT, REMOVE ANY DEBRIS.
   GRADE THE DESIGNATED VEHICLE ENTRANCE AND PLACE COMPACTED FILL AS NEEDED TO PROVIDE
7. A SMOOTH TRANSITION BETWEEN THE EXISTING PAVEMENT AND THE SITE. PROTECT THE EXISTING PAVEMENT EDGE AND MAINTAIN EXISTING CONCRETE FLUMES.
8. CONTRACTOR SHAL INSTALL OWNER-FURNISHED TEMPORARY WAYFINDING SIGNS AS COORDINATED WITH EHN STAFF.
9. PROPOSED LOOSE DIRT MOUND FOR GROUNDBREAKING CEREMONY – APPROX. 30' L × 4' W × 2' H. FINAL SIZE AND LOCATION TO BE CONFIRMED WITH EHN STAFF.

KEYED NOTES:

1. GROUND BREAKING TENT.
2. EVENT PARKING-200 STALLS
3. FIVE PROPOSED PORTABLE RESTROOMS – LOCATIONS TO BE DETERMINED BY EHN STAFF.
4. PROPOSED SILT FENCE – TO BE INSTALLED BY THE CONTRACTOR.
5. PROPOSED VEHICLE ENTRANCE/EXIT – SEE NOTE 7 AND 8.
6. PROPOSED LOOSE SOIL MOUND LOCATION-SEE NOTE 9

