

**Addendum # 1 – Request for Qualifications (RFQ)
Gables at Town Hall Commons Street Improvements Design Build**

Date: March 26, 2026

The following items clarify, add to, delete from and/or otherwise change and supersede information previously issued in the request for qualifications for the above-referenced project. Please review the following items carefully and adjust your proposal accordingly.

No modifications to the plans have been made based upon questions about this project, with this addendum.

1. Pre-submittal meeting agenda and attendance sheet:

The attendance sheet and the agenda from the pre-submittal meeting held on March 10, 2026, at 11:00 AM are attached with this addendum.

2. Extension to Statement of Qualifications submittals due and questions:

The Statements of Qualifications (SOQ) submittals due and the RFQ clarification questions deadline have been extended to the dates below.

SOQ submittals due: April 16, 2026, no later than 2:00 pm EST in PDF format to
bids@morrisvillenc.gov

RFQ clarification questions deadline: April 8, 2026 by 2:00 pm EST emailed to
bids@morrisvillenc.gov

3. Addition of Appendix G – Project Streets Attributes from 2025 Pavement Condition Survey

Appendix G is attached and shows Pavement Condition Index (PCI) and other attributes for streets included in the project, from the Pavement Condition Survey completed in September 2025. This replaces the PCI information provided with the pre-submittal meeting agenda.

4. Questions and Answers:

a) Are Church Street and Town Hall Drive town maintained?

Church Street is NCDOT maintained and Town Hall Drive is town maintained.



b) Are we adding improvements?

Not anticipated, but the design builder is expected to consider improvements to resolve the concerns from the public about matters associated with the Program Requirements.

c) Are the proposed stormwater infrastructure repairs within public rights of way?

The storm drain repair locations listed in Appendix F are in either the public rights of way or in drainage easements, so no additional easement needs are anticipated for these repairs.

d) Does the Design Builder have to be DBIA certified?

No

e) Are there utilities in the streets being improved? Is Utility Coordination expected?

Yes, there are utilities on the streets and utility coordination as needed based on the design is expected.

End of Addendum



Morrisville

Live connected. Live well.

Gables at Town Hall Commons Street Improvements Design Build Pre-Submittal Meeting Agenda – 11:00 AM, 03.10.2026

- **Introductions**
- **Project Overview**
 - Streets, Sidewalk/C&G failures/Drainage repairs
 - 1.9 lane miles
 - Locations
 - Budget
- **Specific Items for Focus**
 - Design Build
 - Program Requirements
 - Current Pavement conditions
 - ROW/Easement needs
 - Schedule
 - Selection process.
 - No prequalification needed.
- **RFQ Requirements**
 - Deadline for responses is 2:00 PM on March 30.
 - Email only submittals
 - HUB requirements
- **Addendum**
 - To be released on the website.
 - Final deadline for emailed questions will be March 23, with an addendum release by March 25 as needed.
- **Questions**

Contact Information for Emailed Questions - Bids@morrisvillenc.gov

Town PM Contact:

Kitty M. Thomas

Capital Projects Manager
Town of Morrisville - Engineering
260 Town Hall Drive, Suite C
Morrisville, NC 27560
Office: (919) 463-6917
Cell: (919) 564-9521
kthomas@morrisvillenc.gov
www.morrisvillenc.gov



SL. NO.	STREET	TP	FROM	TO	LENGTH	WIDTH	PCI
1	Bell Tower	Way	FOUNDERS WALK DR	MEETING HALL DR	565	20	44
2	Courthouse	Dr	CHURCH ST	MEETING HALL DR	321	20	39
3	Courthouse	Dr	MEETING HALL DR	MEETING HALL DR	975	20	49
4	Founders Walk	Dr	OLD CORNER DR	MEETING HALL DR	322	20	38
5	Founders Walk	Dr	BELL TOWER WAY	MAYORS PLACE DR	278	20	26
6	Founders Walk	Dr	MAYORS PLACE DR	OLD CORNER DR	167	20	27
7	Founders Walk	Dr	MEETING HALL DR	BELL TOWER WAY	345	20	26
8	Mayors Place	Dr	FOUNDERS WALK DR	DEAD END	195	20	49
9	Meeting Hall	Dr	BELL TOWER WAY	FOUNDERS WALK DR	257	20	43
10	Meeting Hall	Dr	MEETING HALL DR	COURTHOUSE DR	633	20	56
11	Meeting Hall	Dr	COURTHOUSE DR	BELL TOWER WAY	172	20	67
12	Meeting Hall	Dr	COURTHOUSE DR	FOUNDERS WALK DR	318	20	27
13	Meeting Hall	Dr	FOUNDERS WALK DR	DEAD END	167	20	38
14	Old Corner	Dr	FOUNDERS WALK DR	TOWN HALL DR	228	32	37



Gables at Town Hall Commons Street Improvements Design Build
Pre-Submittal Meeting – 11:00 AM, 03.10.2026
Attendance Sheet

Sl.No.	Name	Company Name	Contact Ph. No. & Email
1	Brian Welch	Timmons Group	919-532-3265 Brian.Welch@timmons.com
2	JACQUES STEYN	TIMMONS GROUP	919 931 4631 JACQUES.STEYN@TIMMONS.COM
3	BRANDON GOFF	TOM	919-463-6136 bgoff@morrisvillenc.gov
4	Lee Hotchkiss	TOM	919-463-6915 lhotchkiss@morrisvillenc.gov
5	Karen Bass	Town of Morrisville	kbass@morrisvillenc.gov
6	Eric Pearson	Town of Morrisville	epearson@morrisvillenc.gov
7	Steven Spruill	Town of Morrisville	sspruill@morrisvillenc.gov
8	Michael Kowalski	Town of Morrisville	mkowalski@morrisvillenc.gov
9	Kitty Thomas	Town of Morrisville	kthomas@morrisvillenc.gov 919-463-6917
10	Ben Mills	Town of Morrisville	bmills@morrisvillenc.gov

APPENDIX G

Street Attributes and Pavement Condition Information from latest Pavement Condition Survey (September 2025)

Street Name	From Street	To Street	Length (feet)	Lanes	Width (feet)	PCI (rounded)	PCI Rating Category	SqYards	Miles	Previous PCI
Courthouse Dr	CHURCH ST	MEETING HALL DR	321	2	20	40	Poor	713.33	0.06	40
Founders Walk Dr	OLD CORNER DR	MEETING HALL DR	322	2	20	38	Poor	715.56	0.06	38
Mayors Place Dr	FOUNDERS WALK DR	DEAD END	195	2	20	46	Poor	433.33	0.04	49
Bell Tower Way	FOUNDERS WALK DR	MEETING HALL DR	565	2	20	34	Poor	1255.56	0.11	61
Old Corner Dr	FOUNDERS WALK DR	TOWN HALL DR	228	2	32	35	Poor	810.67	0.04	37
Founders Walk Dr	BELL TOWER WAY	MAYORS PLACE DR	278	2	20	26	Poor	617.78	0.05	27
Founders Walk Dr	MAYORS PLACE DR	OLD CORNER DR	167	2	20	27	Poor	371.11	0.03	27
Meeting Hall Dr	BELL TOWER WAY	FOUNDERS WALK DR	257	2	20	34	Poor	571.11	0.05	44
Meeting Hall Dr	MEETING HALL DR	COURTHOUSE DR	633	2	20	40	Poor	1406.67	0.12	58
Meeting Hall Dr	COURTHOUSE DR	BELL TOWER WAY	172	2	20	64	Poor	382.22	0.03	81
Courthouse Dr	MEETING HALL DR	MEETING HALL DR	975	2	20	50	Poor	2166.67	0.18	51
Meeting Hall Dr	FOUNDERS WALK DR	DEAD END	167	2	20	35	Poor	371.11	0.03	38
Meeting Hall Dr	COURTHOUSE DR	FOUNDERS WALK DR	318	2	20	26	Very Poor	706.67	0.06	27
Founders Walk Dr	MEETING HALL DR	BELL TOWER WAY	345	2	20	27	Poor	766.67	0.07	27

Street Name	From Street	To Street	Fatigue Cracking	Transverse Cracking	Block Cracking	Pothole Patching	Surface Defects	Rutting / Roughness
Courthouse Dr	CHURCH ST	MEETING HALL DR	None	None	Medium/75-100	None	Low/Extreme	None
Founders Walk Dr	OLD CORNER DR	MEETING HALL DR	Medium/5-10	None	Medium/75-100	None	Medium/Extreme	None
Mayors Place Dr	FOUNDERS WALK DR	DEAD END	Medium/5-10	Low/Low	Medium/50-75	Medium/5-10	Medium/Extreme	Medium/Low
Bell Tower Way	FOUNDERS WALK DR	MEETING HALL DR	Medium/10-25	Medium/Low	Medium/75-100	High/5-10	Medium/Extreme	High/Medium
Old Corner Dr	FOUNDERS WALK DR	TOWN HALL DR	High/25-50	None	Medium/75-100	None	Medium/Extreme	None
Founders Walk Dr	BELL TOWER WAY	MAYORS PLACE DR	Medium/5-10	None	High/75-100	None	Medium/Extreme	Medium/Low
Founders Walk Dr	MAYORS PLACE DR	OLD CORNER DR	Low/0-5	None	High/75-100	None	Medium/Extreme	None
Meeting Hall Dr	BELL TOWER WAY	FOUNDERS WALK DR	High/5-10	None	Medium/75-100	Medium/0-5	High/Extreme	High/Medium
Meeting Hall Dr	MEETING HALL DR	COURTHOUSE DR	High/0-5	Medium/Low	High/50-75	None	Medium/Medium	None
Meeting Hall Dr	COURTHOUSE DR	BELL TOWER WAY	Medium/0-5	Low/Low	Medium/25-50	None	Low/Extreme	None
Courthouse Dr	MEETING HALL DR	MEETING HALL DR	Medium/5-10	Medium/Low	Medium/50-75	High/0-5	Medium/Medium	Medium/Low
Meeting Hall Dr	FOUNDERS WALK DR	DEAD END	Medium/5-10	None	Medium/75-100	None	High/Extreme	Medium/Medium
Meeting Hall Dr	COURTHOUSE DR	FOUNDERS WALK DR	High/0-5	None	High/75-100	High/0-5	High/Extreme	None
Founders Walk Dr	MEETING HALL DR	BELL TOWER WAY	High/0-5	None	High/75-100	None	Medium/Extreme	Medium/Low