

REQUEST FOR PROPOSALS
CONSTRUCTION MANAGER AT RISK FOR

ADDITIONS AND RENOVATIONS TO
WINK-LOVING ISD CAMPUSES

Wink-Loving Independent School District
Wink, Texas



Proposal Time & Date:
2:00pm July 10, 2018

Stiles, Wallace & Associates
1615 Avenue M
Lubbock, Texas 79401
Voice: (806) 795-6431
Fax: (806) 747-8416



ADDITIONS AND RENOVATIONS TO WINK-LOVING ISD CAMPUSES

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Request for Proposals

The Wink-Loving Independent School District is soliciting proposals for CONSTRUCTION MANAGEMENT SERVICES for the following project:

ADDITIONS AND RENOVATIONS TO
Wink-Loving ISD Campuses
200 Rosey Dodd Avenue
Wink, Texas 79789

Sealed proposals will be received in the office of Mr. Scotty Carman, Superintendent of Schools, Wink-Loving Independent School District, 500 Rosey Dodd Avenue, Wink, Texas, 79789, until 2:00 p.m., July 10, 2018. They will then be opened and read aloud in the Board Assembly Room at 200 Rosey Dodd Avenue, Wink, Texas. Any proposals received after the deadline will be returned to the sender unopened. The Wink-Loving ISD reserves the right to reject any or all proposals and to waive all formalities.

The Owner is utilizing a one-step process for selecting a Construction Manager at Risk.

Proposal Documents and related documents may be examined and acquired from the Architect:

Stiles, Wallace & Associates
1615 Avenue M
Lubbock, Texas 79401
Voice: (806) 795-6431
Fax: (806) 747-8416
Email: craig@swalubbock.com

A pre-proposal conference will be held on Thursday, June 7, 2018, at 11:00 a.m. at Wink-Loving High School, 200 Rosey Dodd Avenue, Wink, Texas. Tours of the campuses listed below will be conducted following the pre-proposal conference:

SECTION 00110 – INSTRUCTIONS TO PROPOSERS

ARTICLE 1 – DEFINITIONS

- 1.1 Proposal documents include the Proposal Requirements and the proposal Contract Documents. The Proposal Requirements consist of the Request for Proposals, Instruction to Proposers, the Proposal form, and other sample proposal and contract forms.
- 1.2 Definitions set forth in the General Conditions of the Contract for Construction, AIA Document A201, or other Contract Documents are applicable to the Proposal Documents.
- 1.3 Addenda are written or graphic instruments issued by the Architect prior to the execution of the Contract that modify or interpret the Proposal Documents by additions, deletions, clarifications, or corrections.
- 1.4 A Proposer is a person or entity who submits a Proposal and who meets the requirements set forth in the Proposal Documents.

ARTICLE 2 – PROPOSERS REPRESENTATIONS

- 2.1 The Proposer by making a Proposal represents that:
 - 2.1.1 The Proposer has read and understands the Proposal Documents or Contract Documents, to the extent that such documentation relates to the Work for which the Proposal is submitted, and for other portions of the project, if any, being proposed concurrently or presently under construction.
 - 2.1.2 The Proposer has visited the site, become familiar with local conditions under which the Work is to be performed and has correlated the Proposers personal observations with the requirements of the proposed Contract Documents.
 - 2.1.3 The Proposal is based upon the materials, equipment, and systems required by the Bidding Documents without exception.
 - 2.1.4 By submitting a proposal, each Proposer agrees to waive any claim it has or may have against the Owner, the Architect, the Engineer, and their respective employees and officers, arising out of or in connection with the administration, evaluation, or recommendation of any response to this RFP; waiver of any requirements under this RFP or the Contract Documents; selection, acceptance or rejection of any response; or award of the Contract.

By submitting a proposal, each Proposer agrees to exhaust its administrative remedies under District Policy or the Disputes Clause of any resulting contract before seeking judicial relief of any type in connection with any matter related to this solicitation, the award of any contract, or any dispute under any resulting contract.

If awarded a contract, respondent agrees that respondent and all subcontractors on the Project will pay not less than the prevailing wage rates adopted by the District pursuant to

Texas Government Code Chapter 2258 for wages in the locality at the time of construction to all laborers, workmen, and mechanics employed by them. Any workers not included in the adopted schedule shall be properly classified and paid not less than the rate of prevailing wages in the locality of the Work at the time of construction.

ARTICLE 3 – PROPOSAL DOCUMENTS

3.1 COPIES

3.1.1 Proposers may obtain complete sets of the Proposal Documents from the Issuing office designated in the Advertisement or Request for Proposals. Additional copies may be made at the convenience and risk of the Proposer. The Owner and Architect are not responsible for incomplete or partial copies made by Proposer. A Proposer receiving a Contract award may retain the Proposal Documents; all other Proposal Documents shall be returned within ten (10) days of Contract award to the Architects office.

3.2 INTERPRETATION OF CORRECTION OF PROPOSAL DOCUMENTS

3.2.1 The Proposer shall carefully study and prepare the Proposal Documents with each other, and with other work being proposed concurrently of presently under construction to the extent that it relates to the Work for which the Proposal is submitted, shall examine the site and local conditions, and shall at once report to the Architect errors, inconsistencies, or ambiguities discovered.

3.2.2 Proposers requiring clarification or interpretation of the Proposal Documents shall make a written request that shall reach the Architect at least three days prior to the date for receipt of Proposals.

3.2.3 Interpretations, corrections, and changes of the Proposal Documents will be made by Addendum. Interpretations, corrections, and changes of the Proposal Documents made in any other manner will not be binding, and Proposers shall not rely upon them.

3.3 ADDENDA

3.3.1 Addenda will be transmitted to all who are known by the issuing office to have received a complete set of Proposal Documents.

3.3.2 Each Proposer shall ascertain prior to submitting a Proposal that the Proposer has receive all Addenda issued, and the Proposer shall acknowledge their receipt in the Proposal.

ARTICLE 4 - PROPOSAL PROCEDURES

4.1 PREPARATION OF PROPOSALS

4.1.1 Proposals shall be submitted on the forms included with the Proposal Documents.

4.1.2 All blanks on the Proposal form shall be legibly executed in a non-erasable medium.

4.1.3 Sums shall be expressed in both words and figures. In case of discrepancy, the amount written in words shall govern.

4.1.4 Interlineations, alternations, and erasures must be initialed by the signer of the Proposal.

4.2 SUBMISSION OF PROPOSALS

4.2.1 All three (3) copies of the Proposal, the proposal security, if any, and any other documents required to be submitted with the Proposal shall be enclosed in a seal opaque envelope. The envelope shall be addressed to the party receiving the Proposals and shall be identified with the Project name, the Proposers name and address and, if applicable, the designated portion of the Work for which the Proposal is submitted. If the Proposal is sent by mail, the sealed envelope shall be enclosed in a separate mailing envelope with the notation "SEALED PROPOSAL ENCLOSED" on the face thereof.

4.2.1 Proposals shall be deposited at the designated locations prior to the time and date for receipt of Proposals. Proposals received after the time and date for receipt of Proposals will be returned unopened.

4.2.3 Oral, telephonic, telegraphic, facsimile, or other electronically transmitted proposals will not be considered.

4.3 MODIFICATION OR WITHDRAWAL OF PROPOSAL

4.3.1 A Proposal may not be modified, withdrawn, or cancelled by the Proposer during the stipulated time period following the time and date designated for the receipt of Proposals, and each Proposer so agrees in submitting a Proposal.

4.3.2 Prior to the time and date designated for receipt of Proposals, a Proposal submitted may be modified or withdrawn by notice to the party receiving Proposals at the place designated for receipt of Proposals. Such notice shall be in writing over the signature of the Proposer. Written confirmation over the signature of the Proposer shall be received, and date- and time- stamped by the receiving party on or before the date and time set for receipt for Proposals. A change shall be so worded as not to reveal the amount of the original Proposal.

4.3.3 Withdrawn Proposals may be resubmitted up to the date and time designated for the receipt of Proposals provided that they are then fully in conformance with these Instructions to Proposers.

ARTICLE 5 – CONSIDERATION OF PROPOSALS

5.1 OPENING OF PROPOSALS

At the discretion of the Owner, if stipulated in the Advertisement or Request for Proposals, the properly identified Proposals received on time will be publicly opened and will be read aloud. An abstract of the Proposals may be available to Proposers.

5.2 REJECTION OF PROPOSALS

The Owner shall have the right to reject any or all Proposals. A Proposal not accompanied by the required data or by the Proposal Documents, or a proposal that is in any way incomplete or irregular is subject to rejection.

5.3 ACCEPTANCE OF PROPOSAL (AWARD)

5.3.1 It is the intent of the Owner to award a Contract to the Proposer whose Proposal offers the best value for the Owner based on the published selection criteria and on its ranking evaluation.

5.3.2 Proposal Review Committee shall consist of:

Brad White	Board President
Eddie Brewer	Board Vice President
Minerva Soltero	Board Secretary
Jerome Dewberry	
Larry Antley	
Raymond Dodd	
Malissa Halterman	
Scotty Carman	Superintendent of Schools

ARTICLE 6 – POST-PROPOSAL INFORMATION

6.1 CONTRACTOR’S QUALIFICATION STATEMENT

Proposers shall submit a properly executed AIA Document A305 – 1986 Contractor’s Qualification Statement, the Attachment and Documents required by the Attachment with this proposal.

ARTICLE 7 – PERFORMANCE BOND AND PAYMENT BOND

7.1 BOND REQUIREMENTS

7.1.1 As stipulated in the Proposal Documents, the Construction Manager shall furnish bonds covering the faithful performance of the Contract and payment of all obligations arising there under.

7.1.2 The furnishing of such bonds stipulated in the Proposal Documents shall be included as a Cost of the Work.

ARTICLE 8 – FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR

The Contract for the Work will be written on the modified AIA Documents A133 and A201 as published in this Proposal Document. By submitting a proposal, each proposer agrees to use said documents as the contracts for the Project, subject to the Owner’s approval and execution.

END OF SECTION 00110

This document shall be completed in its entirety and attached to the Contractor's Qualification Statement. The Proposer understands that the evaluation of this Proposal will include the following information:

1. Have you served as a Construction Manager At Risk? Yes No

If yes, please list projects by dates (attach additional sheets as necessary)

2. Have you constructed any projects in Wink, Texas? Yes No

If yes, please list projects by dates (attach additional sheets as necessary)

3. Have you constructed any projects for Wink-Loving I.S.D.? Yes No

If yes, please list projects by dates (attach additional sheets as necessary)

4. Have you constructed any school projects 50 miles or more from your current office location?

Yes No

If yes, please list projects by dates (attach additional sheets as necessary)

5. Do you have experience in constructing a “phased” project? Yes No

If yes, please list projects by dates (attach additional sheets as necessary)

6. Do you have experience remodeling a school facility where the school activities were kept in operation? Yes No

If yes, please list projects by dates (attach additional sheets as necessary)

7. Do you have experience remodeling a school facility that is historical in nature? Yes No

If yes, please list projects by dates (attach additional sheets as necessary)

8. Name the Project Manager(s) and/or Estimator(s) you would assign to this project and provide a resume for each person. (Please attach resume(s) to this Proposal)

9. In AIA Document A305-1986 Contractor’s Qualification Statement, under Paragraph 5. Financing of this Proposal, delete the requirement for a financial statement and revise the paragraph to read as follows: The Proposer shall attach to this Proposal a letter from a surety company, authorized to do business in the State of Texas and listed on the United States Treasury & Federal Register, stating that the Proposer, if awarded this contract, qualifies and will be issued the required bonds in the required amounts as set forth in this Proposal. This letter of confirmation shall be written on the company’s standard letter head and shall be signed by an agent authorized to do business in Yoakum County. The proper Power of Attorney shall be attached to the letter.

End of Attachment to Contractor’s Qualification Statement

WINK-LOVING INDEPENDENT SCHOOL DISTRICT

EVALUATION FORM

CONSTRUCTION MANAGER _____

ADDRESS _____

CITY / STATE / ZIP _____

PHONE NUMBER _____

Criteria Category	Available Points	Scores	Remarks
Preconstruction Fee	0 – 5 Points		
Profit Fee	0 – 15 Points		
Experience as Construction Manager	0 – 10 Points		
Experience with Wink-Loving ISD	0 – 20 Points		
Experience on Out of Town School Campuses	0 – 15 Points		
Experience Remodeling Occupied Buildings	0 – 5 Points		
Experience with School Projects	0 – 5 Points		
Assignable Personnel	0 – 15 Points		
Contractor’s Qualification Statement	0 – 10 Points		
Other Related Factors that offers the best value for the District	0 – 10 Points		
Total	0 – 110 Points		

SECTION 01010 – POTENTIAL LIST OF PROJECTS

The potential list of projects for Additions and Renovations to Wink-Loving ISD is as follows:

Proposed 2018 Bond Projects:

1. Demolition of Original High School
2. Demolition of Existing Auditorium / Band Hall
3. Demolition of Existing West Tennis Courts
4. New Elementary School
5. New Cafeteria
6. New Auditorium / Band Hall
7. New Competition Gymnasium
8. 4 New Tennis Courts
9. Demolition of Existing Elementary
10. New Administration Building
11. Demolition of Existing Administration Building
12. Demolition of Original Band Hall
13. Demolition of Existing Cafeteria
14. New Parking Lot

Total Estimated Project Construction Budget: \$30,000,000 – 40,000,000

Construction: The scope of work for all facilities shall include all general construction, demolition, site work, heating, air conditioning, electrical, plumbing and all other work as required by the final construction documents.

Project Schedule: The selected Construction Manager At Risk will be expected to provide services to Wink-Loving ISD and the Architect during the planning phase of the project, and to assist in developing a comprehensive Project Schedule, Project Budget and build the Project as a Construction Manager At Risk.

End of Section 01010 - Potential List of Projects