

**Request for Qualifications 2020-01
Construction Manager - At Risk
Coryell County Law Enforcement Center
Gatesville, Texas 76528**

Written proposals are hereby requested and will be received by the Honorable Roger Miller, Coryell County Judge, until 12:00 pm February 24, 2020 for Construction Manager - At Risk Services to be performed on the proposed Coryell County Law Enforcement Center ("Project"). The submissions will be opened and announced at or near 12:15 pm February 24, 2020 in the Coryell County Commissioners' Courtroom. Upon completion of the review the Court will interview the best qualified candidates and consider action at a scheduled meeting. The facility to be constructed will be approximately 50,000 square feet and will be in Gatesville, Texas 76528. This Project shall be constructed to meet all requirements of the Texas Commission on Jail Standards.

The Construction Manager – At Risk Qualifications selection process shall be governed by, and in accordance with, Senate Bill 510, Texas 77th Legislature (Texas Local government Code §271.118).

Proposals shall be delivered or mailed to:

Honorable Roger Miller, County Judge
Coryell County
800 East Main Street, Suite A
Gatesville, Texas 76528

Qualifications shall be bound in 8½" x 11" format. No videos please. If additional information is needed, the court will request the same. Provide eight (8) copies, one electronic version, and submit in a sealed envelope marked "QUALIFICATIONS FOR CONSTRUCTION MANAGER – AT RISK SERVICES." Coryell County ("Owner") assumes no responsibility, and will make no payment, for any costs associated with the preparation of a response to the Request for Qualifications. After Proposals are received, they will be evaluated on the bases listed below. Proposals shall become the property of Coryell County and will not be returned.

Proposals shall address the following criteria and shall be weighted in the percentages indicated. Other information, if provided, shall be included as appendices at the back of the proposal.

- ❖ **Introduction (Executive Summary):** 1 page maximum
- ❖ **Project Management:** 15 points maximum
 - Indicate the total project approach proposed by your firm to provide necessary Construction Manager – At Risk services, from contract execution through warranty period, including consultation with Coryell County, and its Architect, during and after the design of the Project.
- ❖ **Previous Related experience:** 20 points maximum
 - Include facilities of similar size and type work as the anticipated project.
 - Include a minimum 5 years of experience on related work.
 - Indicate whether Candidate has had construction contracts terminated prior to completion, or whether a bonding company surety has had to pay funds under a bond of the Candidate.
 - Submit standard form insurance certificate indicating the types and amounts of all current coverages.

❖ **Personnel: 10 points maximum**

- Office Staff: qualifications, registrations, experience
- On-site Staff: qualifications, registrations, experience
- Indicate whether any officer, director, shareholder, partner, proprietor or on-site staff of Candidate has, within the last 5 years, been an officer, director, shareholder, partner, proprietor or employee of another entity that has engaged in construction operations. Give the name and address of each entity and the period of time affiliated with that entity.

❖ **State Level Experience: 15 points maximum**

- Indicate the company's experience working with Counties, Architects and the Texas Commission on Jail Standards from plan evaluation through project inspection and completion.

❖ **Identity and Location of Candidate: 10 points maximum**

- Indicate the exact legal name of Candidate, its type of legal organization, its State of organization, its mailing address, the office/business location of the Candidate from which the Project will be managed, the distance from that office/building location to the Project location and address Candidate's availability to the Project and the Owner and the response time.

❖ **Cost: 10 points maximum**

- Coryell County officials will enter into a two-part contract:
 - **Phase I Pre-Construction:** Preliminary design stage. Currently, please indicate a fee for Phase I to assist in cost estimating and preliminary design development with Architect and the County Committee.
 - **Phase II Construction:** (Design Development and construction.) Outline a brief description of "General Conditions" based on a sixteen-month construction process and a profit fee range for the project. All candidates need to understand if the County elects to halt the project after the preliminary design pre – construction phase for any reason; Phase II of the contract will be terminated at no cost to Coryell County. (Final negotiations will be at time of contracting).
- Coryell County understands that Chapter 552 of the Texas Government Code controls the release of bid details. Coryell County will comply with the exceptions in the public information act related to confidential information, trade secrets, proprietary information, and other information related to competition or bidding.
- Coryell County will provide or contract for, independently of the Construction Manager - At Risk, the inspection services, the testing of construction materials, field soil testing, and the other testing services necessary for acceptance of the Project by the Owner.
- Give a brief history of cost and budget control on previous projects.

References: 20 points maximum

- Include a minimum of 5 general references that can attest to the Candidate's ability, performance and safety record.
- Include a minimum of 3 County officials who can attest to the Candidate's ability to meet the Owner's needs, ability to maintain budgets, and cooperation with officials.
- Include a minimum of 3 Contractor references that can attest to the candidate's abilities in handling construction management.
- Include a minimum of 3 Architect references that can attest to the Candidate's abilities in value engineering, cost control and constructability issues.

After evaluation of the proposals, within a maximum of 30 days, Coryell County will rank each proposal submitted in relation to the following criteria: Candidate's experience, past performance, safety record, proposed personnel, methodology, availability and proximity to the Project, cost, and other such appropriate factors that demonstrate the Candidate's capability to perform the services proposed. Coryell County will select a Candidate that submits a proposal that offers the best value based on this selection criteria and on its ranking evaluation. Coryell County will first attempt to negotiate a contract with the selected Candidate. If Coryell County is unable to negotiate a satisfactory contract with the selected Candidate, it will, formally and in writing, end negotiations with that Candidate and proceed to negotiate with the next Candidate in the order of the selection ranking until a contract is reached or negotiations with all ranked Candidates end.

