

**REQUEST FOR PROPOSALS**  
for  
**CONSTRUCTION MANAGER-AT-RISK**  
for



**SAN PATRICIO COUNTY**  
**TORNADIC & HURRICANE RESISTANT SAFE ROOM**  
**SINTON, TEXAS**

**RFP 2022-006**

**Architect**  
**CUTRIGHT & PRIHODA, INC.**  
**111 E. Travis, Ste. 222**  
**La Grange, Texas 78945**

**April 11, 2022**

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**REQUEST FOR PROPOSAL - CONSTRUCTION MANAGER-AT-RISK  
San Patricio County Tornadic & Hurricane Resistant Safe Room, Sinton, Texas  
RFP 2022-006**

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San Patricio County (SPC), the owner, is requesting proposals for the selection of a Construction Manager-at-Risk for a Tornadic & Hurricane Resistant Safe Room to be located in 214 West 5<sup>th</sup> Street, Sinton, Texas. The project includes a one-story concrete thin shell dome structure approximately 7,000 square feet of area. The project budget for the Cost of the Work is \$3,300,000.

The selected Contractor will budget and schedule the project, solicit hard bids, have bids received in the presence of the Owner and Architect and construct the Project thereafter as a Construction Manager-at-Risk.

Attached to this RFP are In Progress drawings dated April 08, 2022.

Proposals are to include the information requested in the Questionnaire and Fee Quote. Elaborate brochures or other presentations beyond those sufficient to present a complete and effective response to this solicitation are not desired. Three (3) copies of the RFP are required.

<b>Mandatory Pre-Proposal meeting:</b>	<b>Location:</b> San Patricio County Fairgrounds 214 West 5 <sup>th</sup> Street Sinton, Texas, 78387
	<b>Date:</b> Tuesday, April 26, 2022
	<b>Time:</b> 10:00 a.m.

The Questionnaire and Fee Quote shall be bound and mailed or hand delivered in a sealed envelope clearly marked with the Proposer's name and "RFP 2022-006 San Patricio County Tornadic & Hurricane Resistant Safe Room" to the San Patricio County Auditor:

<b>RFP Due Location:</b>	San Patricio County Auditor Alonzo Arce, Assistant County Auditor 400 W Sinton St B50 Sinton, Texas 78387 361-364-9317
<b>Due Date:</b>	Tuesday, May 10, 2022
<b>Time:</b>	4:00 p.m.

SPC will review the Proposals and reserves the right to interview any firm.

Questions about the Project and this Request for Proposal are to be addressed to the office of the Architect:

	Cutright & Prihoda, Inc. 111 E. Travis, Ste. 222 La Grange, Texas 78945
Attention:	Brad Cutright, Vice-President, Architect
Telephone:	(979) 968-8888
Email:	<a href="mailto:brad@cutrightprihoda.com">brad@cutrightprihoda.com</a> , <a href="mailto:joanna@cutrightprihoda.com">joanna@cutrightprihoda.com</a> , and <a href="mailto:admin@ccutrightprihoda.com">admin@ccutrightprihoda.com</a>

SPC reserves the right to reject any or all Proposals and to make the selection of the Construction Manager on the best value and most qualified firm to perform the Work. All information submitted by the firms shall remain in strict confidence with the Owner.

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**END OF REQUEST FOR PROPOSAL**

**PROPOSED PROJECT SCHEDULE**  
**San Patricio County Tornadoic & Hurricane Resistant Safe Room, Sinton, Texas**  
**RFP 2022-006**

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Release RFP Public Notice	Friday, April 08, 2022 Friday, April 15, 2022
<b>MANDATORY</b> Pre-RFP/CM Submittal Conference At San Patricio County Fairgrounds	Tuesday, April 26, 2022, 10 a.m.
Receive CM @ Risk Proposals	Tuesday, May 10, 2022, 4 p.m.
Interview (if necessary)	Tuesday, May 17, 2022, 1:30 p.m.
Add CM@R recommendation selection to Commissioners Court Agenda	Thursday, May 19, 2022
Commissioners Court Meeting/ Approval/CM@R	Monday, May 23, 2022
70% Complete Contract Documents to CM for GMP	Tuesday, May 24, 2022
GMP from CM@R	Thursday, June 9, 2022
Notify Commissioners of Date to start Building Pad and Adjust Project Scope to budget deadline	Monday, June 13, 2022
Advertise for Sub-Bids	Tuesday, June 21, 2022
100% Complete Construction Documents for Hard Bids	Tuesday, June 28, 2022
Construction Documents to CM	Tuesday, June 28, 2022
Start Pad Construction by County	Monday, July 11, 2022
Receive Hard Bids from all Trades	Tuesday, July 12, 2022
Present Hard Bids to Commissioners Court	Monday, July 18, 2022
Start Construction	Monday, July 25, 2022
Substantial Completion	Mid April 2024

# PROPOSAL & PROJECT INFORMATION

San Patricio County Tornadic & Hurricane Resistant Safe Room, Sinton, Texas  
RFP 2022-006

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## 1. FORM OF AGREEMENT

San Patricio County shall use the Owner-Construction Manager (CM) Agreement on AIA Document A133, 2019 Edition for engaging the Construction Manager. Please note any exceptions or issues the submitter would raise relative to this Agreement form.

## 2. SCOPE OF SERVICES

San Patricio County shall select a Construction Manager-at-Risk to provide the Pre-Construction and Construction Phase services for the construction of the proposed Tornadic & Hurricane Resistant Safe Room. The scope of services for the CM shall be as defined in AIA Document A133, 2019 Edition, and as follows:

- A. Pre-Construction - Cost of the Work and GMP  
An estimated cost of the Work, including an estimate of comprehensive General Conditions costs, shall be established based on 70% complete construction document drawings and preliminary specifications.
- B. Construction Phase  
Construction of the project as a CM@R.

## 3. PROPOSAL FORMAT

Proposals shall include the information requested in the Questionnaire (A through J, the Fee Quote, and General Conditions Quote) that follows, in the sequence and format prescribed which will be opened by the Selection Committee.

## 4. RESPONSIBILITY OF COST FOR GENERAL CONDITIONS

Be advised that the Owner reserves the right to examine contracts the Construction Manager has with subcontractors and that the cost of General Conditions shall be borne solely by the Construction Manager and shall not be transferred to the responsibility of any subcontractor.

## 5. SELECTION CRITERIA

San Patricio County shall consider the following in determining to whom the Contract for Construction Manager-at-Risk for the project shall be awarded.

	<u>Points</u>	<u>Criteria</u>
a.	50	The Purchase Price(s) submitted on the Fee Quote
b.	25	experience with wind resistant facilities under FEMA 361 guidelines or ICC-500
c.	15	Personnel Qualifications (Project Manager, Superintendent, Foreman)
d.	5	Current Work Load
f.	<u>5</u>	<u>Contract Time (submitted on Fee Quote)</u>
	<b>100</b>	<b>total points</b>

Extrapolated from this list, the following criteria will be considered in the selection of a Construction Manager-at-Risk.

**6. PERFORMANCE & PAYMENT BOND, BID BOND & LIQUIDATING DAMAGES**

100% Payment and Performance Bond is required. A 5% Bid Bond is required. A FIVE HUNDRED DOLLARS, (\$500) per day Liquidating Damage shall be a part of the Agreement.

**7. INSURANCE**

The CM-at-Risk is required to maintain in full force and effect coverage that will include a minimum of \$3,000,000.00 in Excess Liability, Statutory Workers' Compensation, 100% replacement value of builder's risk, automotive insurance and additionally insure the owner, architect and consulting engineer.

**8. SAFETY**

List your organization's Worker's Compensation Modifier for the last four (4) years.

9. This project is being constructed to the International Code Council (ICC) 500-2020 edition. The criteria in ICC-500 set parameters for the design and construction of a 200 and 250 mph wind resistant structure. The Proposer shall list all projects constructed to ICC-500. Include in the list projects designed to FEMA 361 standards although this project does not need to comply with FEMA 361.

**10. Acknowledgement**

Include this paragraph at the end of Proposal. The foregoing is true and correct and the Owner or any authorized representative of the Owner is authorized by the undersigned to contact any firm, institution, or person listed above to obtain information about our firm's services, financial condition and any other information which the Owner might determine as being desirable.

Proposer: \_\_\_\_\_  
(Contractor)

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
Title:

\_\_\_\_\_  
Date:

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**END OF PROPOSAL & PROJECT INFORMATION**

# QUESTIONNAIRE FOR SELECTION CRITERIA (To be completed by Proposer)

San Patricio County Tornadic & Hurricane Resistant Safe Room, Sinton, Texas  
RFP 2022-006

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## Organization Information

Name of Organization: \_\_\_\_\_

Address of principal office: \_\_\_\_\_

Telephone and Fax Numbers: \_\_\_\_\_

Form of Organization: *(Public Corporation, Private Corporation, Partnership, Individual, Joint Venture, Other)*

Year Founded: \_\_\_\_\_

Primary individual to contact: \_\_\_\_\_

Attach a complete and fully executed copy of *AIA Document A305 Contractor's Qualification Statement*.

## SELECTION CRITERIA

### A. PURCHASE PRICE (50 points)

SPC will enter into an AIA Agreement with the Construction Manager-at-Risk with information, fees and percentages provided in the Fee Quote sheet. The contract time may be negotiated. The fees shall be irrevocable until the date noted in the Fee Quote.

- (a) **Pre-Construction Services Fee:** There will be limited Pre-Construction Value Engineering Services required for this project. Once a Construction Manager has been selected, the documents will be 70% completed and ready for setting the GMP. This fee shall be submitted as a Lump Sum.
- (b) **General Conditions for the Work:** refer to the Fee Quote for services and costs. This number shall be a **LUMP SUM** amount and based on the duration of the project and the tasks and services listed.
- (c) **Construction Phase Services Fee:** This fee shall include profit to administer the project construction including, but not limited to, the services enumerated in the AIA Document A133, 2019 Edition for the Construction Phase of the project. See also the Pricing Schedule. The number shall be a PERCENTAGE (%) of the Cost of the Work. All overhead cost shall be included in the General Conditions.
- (d) **Change Order:** The mark up or credit for Change Orders shall be submitted as a percentage of the Change Order Amount
- (e) **Cost Information:** Your firm will be required to make all cost information during the Bid Phases of the Project available to the Owner and Architect. The Owner and Architect shall be present when sub-bids are due at the CM's office. Any portion of the work that the CM wishes to provide with his own services, the cost for said services shall be in a sealed envelope and presented to the Owner prior to receiving other competitive sub-bids.

**B. Experience with Wind Resistant Facilities (25 points)**

Provide references for three (3) completed projects. Identify a representative of both the Owner or Architect, including each reference's address, telephone number, fax number and email. Provide construction cost and complete date.

**C. Personnel Qualifications (15 points)**

List **specific personnel proposed** for the Project, their role and responsibility, and resumes of each. Personnel listing must include those for the project manager, estimator, and job superintendent.

**D. Current Work Load (5 points):** Provide the following information for all projects the proposer currently has under contract.

1. Project Name
2. Location
3. Owner/contact name/telephone
4. Architect/contact name/telephone
5. Current Contract Amount
6. Percent Complete
7. Specified Contract Completion Date
8. List separately all other projects under contract at this time (pre-design through final construction completion) to include project name, owner, contract amount and percent complete.

**E. Contract Time (5 points)**

The Project shall be Substantial Complete as noted on the Fee Quote.

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**END OF QUESTIONNAIRE**



**FEE QUOTE**  
**CONSTRUCTION MANAGEMENT-at-RISK**  
San Patricio County Tornadoic & Hurricane Resistant Safe Room, Sinton, Texas  
RFP 2022-006

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**To:**           **San Patricio County Auditor**  
Alonzo Arce, Assistant County Auditor  
400 W Sinton St., B-50  
Sinton, Texas 78387  
361-364-9317

**Project:**       **San Patricio County Tornadoic & Hurricane Resistant Safe Room**  
**Sinton, Texas**

**Offer:**       (Company Name) \_\_\_\_\_  
                  (Address) \_\_\_\_\_  
                  (Telephone and Fax) \_\_\_\_\_

We, the undersigned, hereby offer to enter into an Agreement to furnish Construction Management-at-Risk/Contractor Services for the following Fee Structure as outlined below.

**Proposal A - Fees for Construction Manager-at-Risk for Pre-Construction Phase Services**  
*In Words*  
**(A LUMP SUM OF \_\_\_\_\_) \$ \_\_\_\_\_**

**Proposal B - GENERAL CONDITIONS FOR THE WORK (Available in EXCEL format upon request)**

See the attached spreadsheet "Pricing Schedule - Lump Sum - Fee Quote" for all items to be priced as a Lump Sum.

**LUMP SUM FOR GENERAL CONDITIONS:**

*In Words* ( \_\_\_\_\_ ) \$ \_\_\_\_\_

**Proposal C – Contractor's Mark Up for Profit the General Conditions in Proposal B are subject to the Contractor's mark up.**

*In Words* ( \_\_\_\_\_ PERCENT) \_\_\_\_\_%

**Proposal D - Change Order Markups and Credits as a %**

*In Words* ( \_\_\_\_\_ ) \_\_\_\_\_%

**Proposal E - Contract Time in Calendar Days**

\_\_\_\_\_ days.

**ACCEPTANCE**

This offer shall be open to acceptance and is irrevocable until Monday, May 23, 2022.

**PROPOSAL FORM SIGNATURE(S)**

The Corporate Seal of: \_\_\_\_\_

(Seal)

was hereunto affixed in the presence of:

\_\_\_\_\_  
(Signature of Authorized Signing Officer)

\_\_\_\_\_  
(Title)

If the Proposal is a joint venture or partnership, add additional forms of execution for each member of the joint venture in the appropriate form or forms as above.

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**END OF FEE QUOTE**

**San Patricio County Tornadic & Hurricane Resistant Safe Room - Sinton, TX**

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**GENERAL CONDITIONS**

**LUMP SUM**

<b>Item No.</b>	<b>General Conditions</b>	<b>Lump Sum</b>
100	<b>FIELD ADMINISTRATION</b>	
100.1	General Manager	
100.2	As-built Drawings	
100.3	Project Manager	
100.4	Schedules/Scheduling	
100.5	Secretary	
100.6	Accounting	
100.7	Payroll	
100.8	Estimating - Pre-Construction & Hard Bid	
100.9	Jobsite Operations	
100.10	Allowances:	
	• Contractor's Allowances	50,000
	• Owner's Betterment Allowance	25,000
	• Reinforcing Allowance	5,000
101	<b>FIELD SUPERVISION</b>	
101.1	Project Superintendent (Full Time)	
101.2	Project Assistant Superintendent	
101.3	Field Office	
101.4	General Labor	
101.5	Punch Labor	
102	<b>FIELD ENGINEERING</b>	
102.1	Field Engineer (Site Layout)	
103	<b>TEMP. STRUCTURES</b>	
103.1	Project Office	
103.2	Tool Room	
103.3	Temporary Toilet	
103.4	Construction Fence (Contractor's Option)	
103.5	Barricades	Included
103.6	Project Sign (Owner's Only)	
103.7	Layout/batter Boards	
103.8	Misc. Scaffolding	
103.9	Temporary Inside-Protection	Included
104	<b>SAFETY WORK</b>	
104.1	Safety Supervisor	
104.2	Fire Extinguishers	
105	<b>TEMP. UTILITY SERVICE</b>	
105.1	Set and Connect Temp. Elec. to Owner's Service	
105.2	Set and Connect Temp. Water to Owner's Service	
106	<b>UTILITIES</b>	
106.1	Telephone	

**San Patricio County Tornadic & Hurricane Resistant Safe Room - Sinton, TX**

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**GENERAL CONDITIONS**

**LUMP SUM**

106.2	Electricity paid for by Owner	0
106.3	Water paid for by Owner	0
106.4	Jobsite Radios	
107	<b>TEMP. SERVICES</b>	
107.1	Ice Cups Water	
107.2	Office Supplies	
107.3	On-Site Material Storage	
107.4	Office Equipment	
107.5	Postage/Express	
108	<b>GEN. TRASH REMOVAL</b>	
108.1	Dumpster Rental & Dumps - paid for by Owner	0
109	<b>CLEANING</b>	
109.1	Site/Building Cleaning during Construction	
109.2	Clean Building and Site	
109.3	Final Clean	
109.4	Clean Glass	
110	<b>EQUIPMENT RENTAL</b>	
110.1	Equipment with Operator	
110.2	Small Tools	
110.3	Air Compressor	
110.4	Table Saw	
110.5	Power Hand Saws	
110.6	Electric Drills	
110.7	Portable Generators	
110.8	Transits	
110.9	Levels	
110.10	Consumable Tools	
110.12	Equipment Rental and Operation	
111	<b>EQUIPMENT SUPPORT</b>	
111.1	Fuel	
111.2	Maintenance	
111.3	Repair	
112	<b>TRAVEL/LIVING EXPENSES</b>	
112.1	Travel & Living Expenses Out of Town	
112.2	Project Manager's Auto	
112.3	Project Manager's Mileage	
112.4	Superintendent's Pickup Truck	
112.5	Superintendent's Mileage	
112.6	Assistant Superintendent Mileage	
113	<b>FEES/PERMITS/TAX</b>	
113.1	Building Permit paid for by Owner	
113.2	Labor Taxes and Benefits on CM employees	

**San Patricio County Tornadic & Hurricane Resistant Safe Room - Sinton, TX**

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**GENERAL CONDITIONS**

**LUMP SUM**

113.3	Material Tax	
113.4	Equipment Tax	
113.5	Owners Protective/Owner Contractors Protective	
113.6	Additionally Insured (5 Parties)	
113.7	100% Labor and Material Payment/Performance Bond (based on \$3.3M Cost of Work)	
113.8	Builders' Risk	
113.9	General Liability & Auto Liability	
<b>TOTAL - LUMP SUM</b>		