### SOLICITATION/RFP INFORMATION REQUIREMENTS

**REQUEST FOR**

**CONSTRUCTION MANAGEMENT AT RISK** **PROPOSALS TWO STEP PROCESS**

**FOR**

**Denison ISD 2019 Bond Program Projects**

### FOR THE

**DENISON INDEPENDENT SCHOOL DISTRICT**

**DENISON, TEXAS**

**STEP II**

**Corgan Associates, Inc.**

**401 North Houston**

**Dallas, Texas 75202**

**January 21, 2020**

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**Step II**

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### PROPOSAL RESPONSE GUIDELINES

Sealed Fee Proposals for Construction Manager-at-Risk for the construction of Denison ISD 2019 Bond Program projects school for the Denison Independent School District will be received at the Denison ISD Administration Building, Attention: Randy Reid, 1201 Rusk, Denison, Texas until 10:00 am (Local Time), **Friday, January 10, 2020**. Proposals received by hand delivery or mail after that time will be returned unopened. Proposals will be opened at 10:05 pm at the above location and amounts read aloud.

## Respondents’ response to this Request for Proposal shall include:

* ***Fee Proposal Form for Work*** as Prime CMR, completed and executed on the attached Form. The Fee will be a percentage of the final construction contract amount. The fee as a percentage proposed will be fixed, regardless of the final construction cost.
* ***List of Anticipated Staff Costs,*** completed and executed per the attached Form. List all anticipated staff on the project.

Bonuses are **not to be included** in General Conditions Costs or built into the salary paid which is included within the general conditions costs. Any bonuses elected to be paid by the CMR shall be from their fee percentage.

* ***Conflict of Interest Form*** completed and executed on the attached Form.
* ***Modifications.*** No modification to this RFP or the resulting proposal will be considered bona fide unless in writing. Any oral modification must be followed in writing.
* ***Life of Proposal.*** No proposals may be withdrawn for a period of forty five (45) calendar days after the submission date.

**Fee Proposal Form for DISD 2019 Bond Program projects**

### Under a “Construction Manager at Risk” Contract

Proposal from organized and existing under laws

of the State of .

Gentlemen:

The undersigned hereby proposes to furnish all labor, materials, tools and necessary equipment to perform the work required to construct **DISD 2019 Bond Program projects** as described in the Request for Proposals dated October 22, 2018 (Step I) and November 08, 2018 (Step II).

2019 Bond Projects included:

Denison Mayes Elementary School and Hyde Park Elementary School

The undersigned further agrees to provide pre-construction services necessary to prepare a Final Guaranteed Maximum Price (FGMP) based upon completion of construction documents. Upon approval, the Agreement shall be executed with the FGMP establishing the Final Contract Amount.

This Respondent agrees that this Proposal will remain good and in effect for a period of 45 days after receipt.

### Warranty

All work will be warranted for one year from Substantial Completion or longer if specifically required of certain components in the final technical specifications **at no additional cost to the owner** for either subcontractor or Construction Manager in order to maintain and supervise the warranty item repairs, replacements or investigations.

### Basis of Fees and General Conditions

The percentage fee proposed is fixed, and not subject to change due to variations in the construction cost of the projects.

# FEE PROPOSAL FORM for DISD 2019 Bond Program Projects

*While not the final contract form at this time, AIA A133-2009 is the basis for definitions of Fee, General Conditions with TASB Amendments, Cost of Work and Total Cost of Construction for purposes of this proposal.*

## FEES PROPOSED

***FOR PRECONSTRUCTION SERVICES***

### Total contractor fee for developing cost estimates based on Pre Construction Services, Budgeting/Cost Estimating,

**as described in step I documents.**

**DISD 2019 Bond program Projects included:**

Denison Mayes & Hyde Park Elementary Schools $

## FEES PROPOSED

***FOR OFFICE OVERHEAD AND PROFIT***

The following items are to be included in the primary fee percentage rather than as General Conditions.

Personal computers/Computer charges

Vehicle rental/repair/insurance/ maintenance of main office and field office staff Project scheduling services (except for time of field office staff)

Project accounting services (except for time of field office staff) Fuel (except for onsite equipment)

Bonuses or profit sharing plans

Insurance risk reserve funds and management of insurance risk funds Vehicle mileage charges and other travel expenses to and from the project Employee truck allowances

AGC fees

### Total Contractor Fee

**Expressed as percentage of Cost**

**of Construction for labor, equipment materials and related costs of the work**

**Provided by the Contractor**. %

*The primary fee on the project*.

## FEES PROPOSED FOR CHANGE ORDERS

### Subcontractor mark up fee (10% maximum allowed for overhead & profit) % General Contractor Mark up fee %

***GENERAL CONDITIONS COSTS PROPOSED***

*Percentages proposed below will be fixed in the contract. Final costs for items with fixed percentages will be based on percentage times actual cost of construction.*

**Contractor Bond** - includes separate 100%

Performance and Payment bonds expressed

as percentage of the Total Construction Cost %

**Contractor Insurance** - includes Contractor's general liability and

other insurance - expressed as percentage

of the Total Cost of Construction. %

What is your Insurance Rate Modifier?

Amount of Commercial General Liability (Limit) which can be furnished by CMR without

increase in insurance rate proposed. $ M

Can you add the Owner, Architect and Engineers on your policies as additional injured without additional cost to the

Owner? (Circle one) Yes No

### General Conditions for DISD Bond Program Projects

Provide an anticipated cost for staff costs to be included in General Conditions based upon the schedule furnished expressed as dollar amounts. Complete the enclosed form, including specific project reimbursable field staff cost data.

2019 Bond Projects included:

Denison Mayes Elementary School and Hyde Park Elementary School

# List of Proposed Staff for DISD 2019 Bond Program projects

### Onsite, Field and Office Staff

time on weeks on

Position weekly rate x project x project

 $ x % x =$

 $ x % x =$

 $ x % x =$

 $ x % x =$

 $ x % x =$

 $ x % x =$

 $ x % x =$

Total Staff Cost Anticipated =$

Weekly rates are to be fully burdened as complete rate that will be charged to the project, without additional multipliers, factors or supplemental costs. Note: Any bonuses paid as a part of this rate schedule are not allowed and not to be included as a part of the General Conditions costs.

Indicate above the percentage of time your personnel will dedicated solely to this project.

Date: Signed

Title

Name of Firm

Organized as a: (Mark One) Proprietorship

Partnership Corporation

Under the law of the State Of:

Legal Address:

Telephone No.

Fax No. Email

If Response is by a corporation, affix seal in space above legal address.

### Attachment G

**DENISON ISD 2019 BOND PROGRAM PROJECTS INTRODUCTION/PROJECT DESCRIPTIONS**

**Architect:**

Corgan

401 N. Houston

Dallas, Texas 75202

### Scope of Work:

The projects included in the scope of work include Mayes Elementary School and Hyde Park Elementary School.

2019 Bond Projects included:

**Mayes Elementary School** – Additions include a new Cafeteria and Kitchen, (5) new classrooms in the existing courtyard and new administration office space. A portion of the new scope will be designed as a storm shelter.

The renovations include (5) new classrooms in the existing cafeteria/kitchen space, roofing repairs and connections, and new EMS for the entire building.

Site improvements include new parking spaces, new bus and parent drives, a loading area for the new kitchen and miscellaneous landscape improvements.

The addition is approximately 22,000 square feet.

Construction Budget: $10,600,000.

**Hyde Park Elementary School** – Additions include a new Cafeteria and Kitchen, (6) new classrooms, a new media space and a new courtyard area. A portion of the new scope will be designed as a storm shelter.

The renovations include (4) new classrooms in the existing cafeteria/kitchen space, roofing repairs and connections, and new EMS for the entire building.

Site improvements include new parking spaces, new bus and parent drives, a loading area for the new kitchen and miscellaneous landscape improvements.

The additions and renovations are approximately 23,000 square feet.

Construction Budget: $10,250,000.

Proposed Schedule: Phase II of Denison High School

CM selected by DISD school board January 21, 2020

Preconstruction Services begin January 22, 2020

Issue documents for subcontractor bids: Site Package March 17, 2020

Issue documents for subcontractor bids: Building Package May 14, 2020

Substantial Completion: May 24, 2021

Final Completion: June 24, 2021