Request for Competitive Sealed Proposals
20CSP044
Upgrades at Dobie Middle School

Date	Event
September 24, 2019 October 1, 2019	Advertise/Issue Dates

This solicitation is a request for competitive sealed proposals for construction under Texas Government Code 2260.

AISD Project No. 19-0035-DOBIE

PROJECT MANUAL TABLE OF CONTENTS

1. Project Title: Dobie Middle School Renovations
2. Description of work: The Project consists of: the alteration of two existing exterior planting beds, replacement of the existing grease trap and associated piping, construction of new areaways, replacing exterior sealant, modifications to the HVAC system, providing additional power to administration offices, and improving site drainage.
3. Architect/Engineer: Haddon + Cowan Architects
4. Consultants: Jones DBR, Kimley Horn
5. Drawings: The drawings are as follows and are dated July 19, 2019 unless a different date is shown below.
    a. Drawing List:

General

G0.00	Cover Sheet
G0.01	Scope Outline – Interior
G0.02	Scope Outline – Site
G0.03	Scope Outline – Roof

Civil

C1.1	Site Plan – Alternative 1
C1.2	Site Plan – Alternative 2
C2.1	Grading Plan – Alternative 1
C2.2	Grading Plan – Alternative 2
C3	Erosion Control Plan

Architectural

A0.01	Grease Trap Details
A2.01	Floor Plans & Finish Schedule
A3.01	Details
A4.01	Structural General Notes

MEP

MEP2.1	MEP Demo Roof Plan
MEP2.2	MEP New Roof Plan
MEP2.3	Enlarged MEP New Roof Plan

Mechanical

M0.0	Mechanical Symbols and Abbreviations
M1.1	Demo Overall Mechanical Plan
M2.1	Overall Mechanical Plan
M3.1	Demo & New Mechanical Plans

REQUEST FOR COMPETITIVE SEALED PROPOSALS
INSTRUCTIONS TO OFFERORS
(Chapter 2269, Subchapter D of the Texas Government Code)

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successfully completing projects that are similar in scope, size, and complexity to the Work and meeting any specialized requirements set forth below.

1. PROJECT

1.1. Scope of Work

2.2.

4.3. The AISD Construction Management Department will make a recommendation to the Board of Trustees as to the selection ranking of the Offerors. The Board of Trustees will select the Offeror that submits the Proposal that offers the best value for AISD and will authorize the negotiation and execution of the contract. If AISD is unable to negotiate a satisfactory contract with the selected Offeror, AISD shall, formally and in writing, end negotiations with that Offeror and proceed to the next Offeror in the order of the selection ranking until a contract is reached or all proposals are rejected. AISD reserves the right to reject any and all proposals. Consistent with state law and district policy, this RFP does not commit the district to award a contract. The district reserves the right to accept or reject any or all proposals and/or award in whole or in part any proposal if the district determines it is in the best interest of the district to do so.

5. SELECTION CRITERIA

5.1. Offerors will be evaluated based on the following selection criteria and weighted value for each FULWHULRQ FROOHFWLYHO\ ³6HOHFWLRQ &ULWHULD´

Selection Criteria	Weighted Value
Construction Cost as Proposed	45%
Relevant Experience and Past Performance	30%
Proposed Personnel/Resources	10%
Financial Condition	8%
Safety Record	7%

6. QUESTIONS REGARDING THIS REQUEST FOR COMPETITIVE SEALED PROPOSALS

6.1.

7.4.

have on the Project Site. Each Offeror shall also fully acquaint itself with the existing and anticipated sources and supplies of labor and materials, and shall also thoroughly examine the Contract Documents. Failure of the Offeror to visit the Project Site and acquaint itself with the conditions of the Work and the Contract Documents shall in no way relieve the Offeror from any obligations with respect to its Proposal.

13. PUBLIC INFORMATION

13.1. AISD considers all information, documentation and other materials requested to be submitted in response to this solicitation to be of a non-confidential and/or non-proprietary nature and therefore shall be subject to public disclosure under the Texas Public Information Act (Tex. Gov't Code Ch. 552) after a contract is awarded.

13.2. Offerors are hereby notified that AISD strictly adheres to all statutes, court decisions, and opinions of the Texas Attorney General with respect to disclosure of public information.

14. DELAY IN ORDER TO SIGN CONTRACT AND DELIVER BONDS, INSURANCE, SAFETY PROGRAM MANUAL AND SAFETY PLAN

14.1. The timely completion of this Project is essential. AISD has the right to consider negotiations with the selected Offeror for the Contract incomplete until and unless the Contract is signed and the bonds, insurance, Safety Program Manual and Safety Plan are submitted in accordance with the following deadlines. In order to avoid unnecessary delays in the Project, the selected Offeror must:

1. Sign the Contract no later than 10 days after the selected Offeror has been notified that it is the successful Offeror, and
2. Provide its Safety Program Manual and the Safety Plan for the Project and provide all required bonds within 5 days after the selected Offeror signs the Contract.
3. Provide Certificate of Insurance before Work commences on the Project.

14.2. If the selected Offeror fails to meet one or more of these deadlines, then in addition to any and all other rights and remedies to which AISD is entitled, AISD shall have the right to:

1. Terminate its negotiations with the selected Offeror and begin negotiations with the next ranked Offeror; or
2. Proceed with the Contract with selected Offeror, but treat each day beyond the 10-day deadline in which the Contract is unsigned by the Offeror, and/or each day beyond the 5 day deadline in which one or more of the required documents has not been submitted, as a day of unexcused delay under the Contract.

15. WAIVER OF CLAIMS

15.1. EACH OFFEROR BY SUBMISSION OF A PROPOSAL TO THIS REQUEST FOR COMPETITIVE SEALED PROPOSALS WAIVES ANY CLAIMS IT HAS OR MAY HAVE AGAINST THE ARCHITECT, ITS CONSULTING ENGINEERS, OR ANY OTHER CONSULTANTS, AND THEIR RESPECTIVE EMPLOYEES, OFFICERS, MEMBERS, DIRECTORS AND PARTNERS, AND AISD, ITS EMPLOYEES, OFFICERS, AGENTS, REPRESENTATIVES, AND THE MEMBERS OF AUSTIN

INDEPENDENT CONTRACTOR WITH REGARD TO ANY CLAIM OR LAWSUIT ARISING OUT OF OR ARISING OUT OF THIS REQUEST FOR COMPETITIVE SEALED PROPOSALS, INCLUDING, THE ADMINISTRATION OF THE REQUEST FOR COMPETITIVE SEALED PROPOSALS, THE PROPOSAL EVALUATIONS, AND THE SELECTION OF THE OFFEROR. SUBMISSION OF A PROPOSAL INDICATES OFFEROR'S ACCEPTANCE OF THE EVALUATION TECHNIQUE AND OFFEROR'S RECOGNITION THAT SOME SUBJECTIVE JUDGMENTS MUST BE MADE BY AISD DURING TH E SELECTION PROCESS. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, EACH OFFEROR ACKNOWLEDGES THAT AISD SHALL DOCUMENT THE BASIS OF ITS SELECTION AND SHALL MAKE THE EVALUATIONS PUBLIC NOT LATER THAN THE 7TH DAY AFTER THE DATE THE CONTRACT IS AWARDED, A ND EACH OFFEROR WAIVES ANY CLAIM IT HAS OR MAY HAVE AGAINST THE ABOVE-NAMED PERSONS, DUE TO INFORMATION CONTAINED IN SUCH EVALUATIONS.

16. CONFLICT OF INTEREST QUESTIONNAIRE

16.1. Offeror is advised to determine if it is required under Chapter 176 of the Texas Local Government Code to file a completed conflict of interest questionnaire with AISD. If Offeror is required by law to complete the questionnaire, the Conflict of Interest Questionnaire (Form

19. 62/,&,7$7,21 2) ³&20321(17´ %,'6 $1' 352326$/6)520 SUBCONTRACTORS

19.1. In order to promote and encourage the involvement of small, local firms and firms owned or operated by minorities or women, Offeror must solicit and consider bids/proposals from subcontractors covering only certain components of the scope of the Work for which particular bids/proposals are solicited, in addition to soliciting and considering bids/proposals from subcontractors for complete scopes of the Work.

20. RESTRICTED CONTACT PERIOD

20.1. The restricted contact period shall begin upon the date of issuance of a solicitation and shall end upon execution of the awarded contract by all parties.

In an effort to demonstrate its commitment to ethical procurement and contracting standards, and to improve accountability and public confidence, all District purchases of goods and services through competitive methods as provided in CH(LEGAL) and CV(LEGAL) shall be subject to a restricted contact period. Except as provided in this policy communication between a vendor and vendor's representative, and a Board member, the Superintendent, assistant superintendent, chief, officer, executive director, principal, department head, director, manager, project manager, or any other District representative who has influence on or is participating in the evaluation or selection process is prohibited.

Please review the full board policies available here.

21. RETENTION OF PROPOSAL DOCUMENTATION

21.1. All proposal materials and supporting documentation that are submitted in response to this proposal becomes the permanent property of AISD.

PROPOSAL FORM

To: The Board of Trustees
Austin Independent School District
1111 West Sixth Street
Austin, Texas 78703

Re: AISD CSP No.: 20CSP044

From: _____
(Full legal name of firm, including DBA, if applicable)

Project Number: 19-0035-DOBIE

Project Title: Dobie Middle School Renovations

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FRQVWUXFWLRQ DOWHUDWLRQ RU UHSDLU WKH ³:RUN´ GHVFULE

The Project consists of: the alteration of two existing exterior planting beds, replacement of the existing grease trap and associated piping, construction of two new areaways, replacing exterior sealant, modifications to the HVAC system, providing additional power to administration offices, and improving site drainage.

The undersigned Offeror has carefully examined and considered the Project Site and relevant conditions and circumstances for the Work, information and requirements set out in the Request For Competitive Sealed Proposals, the Drawings and Specifications, and the requirements of the proposed Contract Documents, including the Agreement for Construction, the General Conditions and the Notice of Prevailing Wage Rates, in making this Proposal. Capitalized terms used but not otherwise defined in this Proposal Form shall have the same meanings as designated in the Request For Competitive Sealed Proposals.

A.1 Pricing Schedule (Express in words and numbers.)

Base Proposal: Includes all work identified in plans ad specifications, not identified as an alternate, relating to mechanical, electrical, plumbing repairs and upgrades, and new finishes as identified.

($_____)

*If applicable, indicate the amount of HAZMAT Abatement included in the Base Proposal.
Abatement of insulation on existing tank in mechanical room as specified

($_____)

Alternate No. 1
Site Plan Work – concrete curb along asphalt parking area next to track

($_____)

A.2 Substantial Completion Date

All of the Work must be substantially completed no later than 08/07/2020

A.3 Liquidated Damages

AISD shall have the right under the Contract to assess liquidated damages for each and every calendar day beyond the Substantial Completion Date set out in the Contract that the Work fails to be substantially complete in the following amount per day: $1500

CONSTRUCTION FORM

C.1.6 Offeror has not received any information not available to other offerors so as to give the undersigned a preferential advantage with respect to this Proposal.

C.2 All information contained in this Proposal, including the information provided in Section D EHORZ LV WR WKH EHVW RI WKH XQGHUVLJQHG¶V NQRZOH

C.3

D. Offeror Information

All of the following information must be provided by Offeror. Use additional sheets if necessary. If additional sheets are used, clearly indicate the question number to which you are responding. Responses must be typed or printed in ink. Illegible responses will not be considered. The Offeror is also sometimes hereinafter referred to below as the "organization" or the "company."

D.1 General Information

D.1.1 Name of Offeror: _____

D.1.2 Name of Project: _____

_____

D.1.3 Address of office from which Offeror will conduct the Work:

_____

D.1.4 2IIHURU¶V &RQWDFW 3HUVRQ IRU WKLV :RUN
Name: _____
Address: _____ Phone: _____

D.1.5 Offeror's Home Office Address:

_____

D.1.6 Does any relationship exist between the Offeror, its officers, principals, or HPSOR\HHV DQG DQ\ RI $,6'¶V YES NO
If yes, please explain. _____

D.1.7 Principal Business:

- General Construction
- Mechanical/Electrical/Plumbing
- Roofing
- Interior Finish-out
- Other (Please specify) 1) 1(P) 41(0.00000912 0 612 792] TJ ET Q EMC /P <</MCI

1.3 of the Request For Competitive Sealed Proposals and include all necessary attachments evidencing same.

D.1.10 Work to be Performed on this Project by Offeror's Own Forces:
List the general categories of work that your organization intends to perform on this Project using its own forces.

D.2 Organization

D.2.1 How many years has your organization been in business as a contractor? _____

D.2.2 How many years has your organization been in business under its present business name? _____

D.2.3 Under what other or former names has your organization operated?
Name: _____ Years: _____
Name: _____ Years: _____

D.2.4 If your organization is a corporation, answer the following:
Date of incorporation: _____
State of incorporation: _____
3 U H V L G H Q W ¶ V Q D P H B B B B B _____

D.2.5 If your organization is a limited liability company, answer the following:
Date of organization: _____
State of organization: _____
3 U H V L G H Q W ¶ V 0 D Q D J H U ¶ V R U 0 D Q D J L Q J 0 H P E H U ¶ V

D.2.6 If your organization is a partnership, answer the following:
Date of organization: _____
Type of Partnership: _____
Name(s) of general partner(s): _____

D.2.7 If your organization is individually owned, answer the following:
Date of organization: _____
Name of owner: _____

D.2.8 For all business entities other than publicly held corporations, provide the following:

Award to Nonresident Bidders

Is

D.2.9 Is your company currently for sale or involved in any transaction to expand or to become acquired by another business entity? If yes, please explain the impact both in organizational and directional terms.

D.3 Relevant Experience

D.3.1 On the attached Table A, list all projects your company has in progress and provide all additional information requested.

D.3.2 On the attached Table B, list all school projects that your company has completed in the past eight (8) years, beginning with AISD schools, and provide all additional LQIRUPDWLRQ UHTXHVWHG $V X12 and higher education.

D.3.3 On the attached Table C, list all non-school projects your company has completed in the past eight (8) years and provide all additional information requested.

D.3.4 Describe the way in which your company develops and maintains project schedules. How often do you update schedules? Limit your response to one page.

D.6 Financial

Bank References – Provide the following information for three Bank references:

Company name: _____
Contact person: _____
Address : _____ Telephone: _____

Company name: _____
Contact person: _____
Address : _____ Telephone: _____

Company name: _____
Contact person: _____
Address : _____ Telephone: _____

D.6.1 Surety:

D.6.1.1 1 D P H R I \ R X U R U J D Q L] D W L R Q ¶ V E R Q G L Q J F R P

_____

D.6.1.2 Name, address and phone number of agent:

Company name: _____
Contact person: _____
Address : _____ Telephone: _____

D.6.2 Financial Statement. All statements submitted will be used exclusively by AISD in the evaluation of the award of the contract on the underlying project. Statements will be kept confidential to the extent permitted by law.

D.6.2.1 Attach an audited or reviewed financial statement, including an L Q G H S H Q G H Q W D X G L W R U ¶ V U H S R U W E D O D Q and the related notes to the financial statement. Financial statements that are more than one-year old are not acceptable.

D.6.2.2 Name and address of firm preparing attached financial statement, and date thereof:

Company name: _____
Contact person: _____
Address : _____ Telephone: _____

D.6.3 If financial statements for an affiliate of the organization are also attached, will such organization act as guarantor of the contract for construction?

• YES • NO

State whether your company is currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity? (If yes, specify date(s), details, circumstances, and prospects for resolution.)

D.7 Safety Record

D.7.1 Please provide the following information in connection with your organization's safety record:

7.1.1 Your organization's OSHA (Occupational Safety and Health Administration) 300 Logs for the last three completed Calendar (3) years.

- OSHA log must be completed signed and dated. If no accidents, record "0" in appropriate column totals.

7.1.2 Loss run from your organization's insurance carrier or insurance agent covering your organization's workers' compensation insurance coverage. (Loss run is also referred to as "statement of claims" or SOC.) A loss analysis/loss summary may be submitted as long as it contains individual claims descriptions.

- Loss run must be provided by your organization's insurance carrier or insurance agent. Insurance carrier's company name or insurance agent (agency) must be clearly legible on documents provided.
- Names of claimants on loss run may be redacted/blackout.
- If there have been no losses, provide copy from your firm's insurance carrier stating no losses.
- Loss run/Loss Analysis/Loss Summary must be from the most recently completed policy year.
- This report must be produced and printed 60 calendar days or less before the bid due date.

7.1.3 Loss ratio from your organization's insurance carrier or insurance agent covering your organization's workers' compensation insurance coverage.

- Loss ratio must be provided by your organization's insurance carrier or insurance agent. Insurance carrier's company name or insurance agent (agency) must be clearly legible on documents provided
- Time period corresponding to loss ratio must be provided for the most recent completed policy year.
- Typed or handwritten information concerning loss ratio prepared by your firm WILL NOT be accepted.
- Experience rating documents WILL (i)5(n8dour)-7(f)-7(i)5y BT /F1 11sg21

- This report must be produced and printed 60 calendar days or less before the bid due date.

7.1.4 Your organization's current experience modifier from your organization's workers' compensation insurance premiums provided by your organization's insurance carrier, insurance agent or rating agency.

- Experience modifier must be provided by your organization's insurance carrier, insurance agent or rating agency. Insurance carrier's company name or insurance agent (agency) must be clearly legible on documents provided.
- Experience modifier must clearly indicate time period/year covered.
- Hand-written experience modifiers WILL NOT be accepted.
- Experience rating documents indicating a calculated experience modifier will be accepted provided there is a final calculated experience modifier with applicable year indicated
- This report must be produced and printed 60 calendar days or less before the bid due date.

CONSTRUCTION FORM

Table A - All Projects in Progress

	Project Name	Owner	2ZQHU¶V Contact Person and Phone Number	Architect	$UFKLWH Contact Person and Phone Number	Contract Amount	Percent Complete	Scheduled Completion Date
1								
2								
3								
4								
5								
6								

Total Value of All Projects in Progress $_____

Table D – Personnel

Key Individuals	Number of years with this Company	Commitment for duration of the Project (Yes or No)
Project Manager (Name):		
Construction Superintendent (Name)		
Assistant Superintendent (Name):		
Field Engineer (Name):		

Number of school projects this team of key individuals has completed together: _____

Number of non-school projects this team of key individuals has completed together: _____

List below the names of all school and non-school projects that at least two of the key individuals listed above have worked on together:

1.	2.
3.	4.
5.	6.
7.	8.

[redacted]

[redacted]

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