



SALADO INDEPENDENT SCHOOL DISTRICT

2023 BOND PROJECTS

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

**PROPOSALS ARE DUE: TUESDAY, DECEMBER 12TH, 2023
AT 2:00 p.m.**

SALADO INDEPENDENT SCHOOL DISTRICT CONSTRUCTION MANAGER AT-RISK SERVICES

The Salado Independent School District (“SISD” or “District”) invites qualified companies to submit proposal responses for construction manager at-risk services for multiple bond construction projects (“the Project”) as divided and described further below. Proposers may submit a response for one, two, three, or all four projects. Only one set of Qualifications is needed. Each project has a separate Attachment G, Fee Proposal, with a separate General Conditions Breakdown for submission.

The District will utilize the one-step process for this RFP and select a construction manager at-risk for each construction project.

Proposals will be received on or before the time and date indicated below by the Salado ISD at 601 N. Main St. Salado, TX 76571. The package containing your Proposal response and all required forms (one original, one identical hard copy and one PDF on a thumb drive) should be plainly marked in a sealed envelope. Fax proposals will not be accepted:

Proposal Response for Salado ISD Bond Projects 2023

Closes 2:00 p.m., Tuesday, December 12, 2023

The Board of Trustees reserves the right to reject any and / or all proposals, to award contracts for individual products or services as may appear advantageous, and to negotiate separately in any manner necessary to serve the best interest of the District.

Pursuant to the provisions of Section 2269 of the Texas Government Code, the Salado Independent School District (“SISD” or the “District”) is seeking Proposal responses from firms (“Proposer”) qualified and experienced in providing Construction Manager-at-Risk (“CMR”) services associated with the construction of the 2023 Bond Projects

This Request for Proposal (RFP) contains information and instructions to enable interested Proposers to prepare and submit a Proposal and describes the terms and conditions that the successful Contractor will be expected to accept as part of the performance of the Contract.

SCOPE OF SERVICES

Salado High School Project

The CMAR is expected to provide services for the design phase, procurement/award phase, construction, and warranty phase of the project. The construction budget for this project is estimated to be \$132,800,000.

Salado ISD has selected PBK Architects, Inc. for the project.

The firm selected will provide the CMAR services to complete the Salado High School project, located on a 54-acre site on Williams Road in Salado, Texas. The project is expected to commence construction on or about September 8, 2024. Substantial completion is expected on August 1, 2026.

The project will include the construction of a 1,000-student capacity with core spaces sized for 1,500 students, approximately 256,000 sq. ft., 2-story High School, including associated athletic fields and facilities, gymnasiums, fine arts facilities, parking, student pick-up/drop-off lanes and outdoor learning areas. In addition to the core curriculum and elective educational spaces, the Salado High School facility will include Career and Technology educational spaces, as well as Science, Technology, Engineering, and Math (STEM) labs.

Salado ISD Stadium Project

The CMAR is expected to provide services for the design phase, procurement/award phase, construction, and warranty phase of the project. The construction budget for this project is estimated to be \$25,547,800.

Salado ISD has selected PBK Architects, Inc. for the Salado ISD Stadium project.

The firm selected will provide the CMAR services to complete the project, which is a 5,000-seat stadium with a press box, scoreboard, field house, concessions, restrooms, parking, driveways, and ticket booths. The stadium will be located on Williams Road, south of the existing Salado High School Building and north of the existing Salado Middle School building. The project is expected to commence construction on or about May 31, 2025. Substantial completion is expected on June 1, 2026.

The project will include connectivity to current SISD athletic facilities, including the baseball field, softball field, and tennis courts.

Thomas Arnold Elementary Replacement and Renovation Project

The CMAR is expected to provide services for the design phase, procurement/award phase, construction, and warranty phase of the project. The construction budget for this project is estimated to be \$38,525,000.

Salado ISD has selected PBK Architects, Inc. for the project.

The firm selected will provide the CMAR services to complete the project, which is located on a 33-acre site at 575 Salado School Road in Salado, Texas. The project is expected to commence construction on or about August 10, 2026. Substantial completion is expected on October 6, 2027.

The project will include a new Elementary School facility constructed and connected to the west of the existing Thomas Arnold Elementary School. The new facility will be approximately 105,000 sq. ft., including the addition of approximately 35,000 square feet of new construction and the renovation of the existing 71,000 sq. ft. Building. The completed project will be a single-story and designed to accommodate 800 students. The project includes parking, drives, playscapes, landscaping, and other similar site features. Additionally, it will include the abatement and demolition of the existing structures known as TAE 1 and TAE 3, existing parking, drives, and other site features. The new consolidated campus will be constructed while the existing Elementary School is fully functional.

Repurposing Existing Salado High School Project

The CMAR is expected to provide services for the design phase, procurement/award phase, construction, and warranty phase of the project. The construction budget for this project is estimated to be \$590,586.

Salado ISD has selected PBK Architects, Inc. for the project.

The firm selected will provide the CMAR services to complete the project, located on a 50-acre site at 1880 Williams Road in Salado, TX 76571. The project is expected to commence construction on or about February 1, 2026. Substantial completion is expected on August 1, 2026.

The project will include repurposing the existing Salado High School facility into an intermediate school site. Included in the construction portion of the project are the purchase and installation of a new playground, painting, replacement plumbing fixtures, new room signage, and wayfinding. The exterior portion of the project may be completed during the spring of 2026, and all of the interior renovations are to be scheduled during the summer of 2026.

RFP SUBMISSION

Pre-construction services shall be provided as set forth in Attachments D and E, and General Conditions shall be as set forth in Attachment F.

Proposals are due at the Salado Civic Center no later than 2:00 p.m. on Tuesday, December 12, 2023. Proposals turned in after 2:00 p.m. on December 12, 2023 shall not be considered.

The proposal response must be returned in an envelope or package marked on the outside with the proposer's name and address. Please mark the submission: "Proposal Response for Salado ISD Bond Projects 2023". Proposal responses must be returned in sufficient time so as to be received and time stamped on or before the date and time listed on this RFP. It is the sole responsibility of the proposer to ensure timely delivery of the proposal response. Salado ISD will not be responsible for failure of service on the part of the US Postal Office, courier companies, or any other form of delivery service chosen by the proposer.

Submit one original, one identical hard copy, and one PDF on a thumb drive of the Proposal to:

Ted Smith
Chief Operating Officer
Salado Independent School District
601 N. Main St.
Salado, TX 76571

Inquiries and Interpretations

Please notify the District of your interest in this RFP by emailing Ted Smith at Ted.Smith@Saladoisd.org and Kelli Rhiddlehoover at Kelli.Rhiddlehoover@Saladoisd.org.

All questions regarding clarification or interpretation of the RFP will be submitted in writing by the Proposer and must be received by 2:00 p.m. on December 1, 2023. Please submit any inquiries to this RFP by emailing Ted Smith at Ted.Smith@Saladoisd.org and Kelli Rhiddlehoover at Kelli.Rhiddlehoover@Saladoisd.org. The District will provide a response to questions as appropriate to all proposers who have received an RFP directly from the district. All RFP documents and addenda will also be posted online at:

www.Saladoisd.org

All such addenda issued by the District prior to the time that proposals are received shall be considered part of the RFP. Only those inquiries the District replies to by addenda shall be binding. Oral and other interpretations or clarifications shall be without legal effect.

Anticipated Schedule of Events

Issue RFP	November 15, 2023
Last Date for Inquiries	December 1, 2023
Addendum Issued (if required)	December 5, 2023
Receive Proposals	December 12, 2023
Issue Interview List / Schedule	December 14, 2023
CMAR Interviews	December 15-20, 2023
Final Ranking Committee Recommendation	January 3, 2024
SISD Board Meeting for Approval	January 22, 2024

GENERAL QUALIFICATIONS QUESTIONNAIRE

Please provide the following information in the sequence and format prescribed by this questionnaire, in addition to any other information you believe is important for the District to know about your organization.

General Firm Information and Reputation

1. Name of Firm
2. Address of principal office
3. Phone Number
4. Fax Number
5. Type of Business Organization (Corporation, Partnership, etc.)
6. Year Founded
7. Contact Person (with telephone and email address)
8. Does your organization qualify as a resident bidder under Texas Government Code Chapter 2252? If not, please list the state of residence of your organization.
9. State how many years your organization has been in business in its current capacity.
10. Has your organization operated under any former names? If so, list those names.
11. If your organization is a corporation, state the date of incorporation, the state of incorporation, president's name, vice president's name, secretary's name, and treasurer's name.
12. If your organization is a partnership, state the date of organization, type of partnership, and names of general partners.
13. If your organization is individually owned, state the date of organization and the name of the owner.
14. If your organization is a form other than those listed above, please describe it and name your principals.
15. List jurisdictions and trade categories in which your organization is legally qualified to do business and indicate registration or license numbers, if applicable.
16. List jurisdictions in which your organization's partnership or trade name is filed.
17. Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement.
18. Provide the name of the bonding company your organization uses, including the name and address of an agent. Proof of ability to bond (and remaining total bonding capacity) will be required prior to selection.
19. Within the last five (5) years, has an officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details).
20. Claims and suits: If the answer to any of the questions below is yes, please attach details:

- 20.1. Has your organization ever failed to complete any work awarded to it?
 - 20.2. Are there any judgments, claims, arbitration proceedings or suits outstanding against your organization or its officers?
 - 20.3. Has your organization filed any lawsuits or requested arbitration with regard to construction contracts within the last five (5) years?
 - 20.4. Has your organization had any claims asserted against it in the last five (5) years?
21. Provide business references.

General Experience:

1. List a minimum of ten (10) Texas public school projects constructed by your organization over the last five (5) years. For each project, provide the name, nature of the project/function of the building, size (square footage), location, cost, delivery method used, date of notice to proceed, contractual completion date, actual completion date, owner and architect (including telephone numbers) and type of project. It is preferable to list contracts using the construction manager at-risk delivery method for construction. If your organization has no Texas public school projects, list five projects similar in scope or budget.
2. List the categories of work that your organization normally performs with its forces. Would you propose to do any work with your own forces or bid all work to subcontractors?
3. List any subcontractors in which your organization has some ownership and list the categories of work those subcontractors normally perform.
4. List the major construction projects your organization has in progress, giving the name and location of the project, owner, architect, contract amount, percent complete, and scheduled completion date.
5. List all construction projects your organization has performed in the last five (5) years, giving the name and location of each project, owner, architect, contract amount, status, and whether completed on time and within budget.
6. List all of the education projects your organization has constructed within 30 miles of Salado over the past five years (2017-2023). Please provide the name of each project and location.

Technical Competence

1. Describe your organization's concepts for working in a team relationship with the Owner and Architect during the design and construction for major projects. What is your experience working with other Owner consultants (e.g., a program manager) throughout the design and construction phases?
2. Describe the most common problem or challenge that you have encountered in school construction and your method for addressing the issue. (Maximum length: 2 pages.)
3. What do you bring to the project team that is unique? Please answer in essay form.
4. Please describe your firm's ability to complete projects on schedule, including the number of projects that have not been completed on schedule, and the reasons for such delay.
5. Describe your organization's approach to providing preconstruction services and identify the person who will be primarily responsible for leading that effort.
6. Describe how your organization uses Building Information Modeling (BIM) during the preconstruction and construction phases of a project.

Safety Record

1. Provide information related to your firm's accident frequency rate for the last five (5) years, including any OSHA citations and deaths that have occurred on your projects.
2. Describe your organization's safety program and provide your workers' compensation experience modification factor. List any safety awards your company has received within the past five (5) years.

Proposed Personnel

1. Identify the Project Manager and Site Superintendent who will work on the project. Provide a resume and references for each individual.
2. Are your personnel experienced in similar school Projects?
3. Identify the person who will be primarily responsible for cost estimating on the Projects and describe their qualifications.
4. Identify the person who will be primarily responsible for accounting for the Projects and describe their qualifications to perform that function.
5. Describe the team proposed for this project and a description of planned efforts to provide quality work, meet schedules, and work within an agreed budget.
6. Please provide an organization chart of the key personnel that will be working on the Salado ISD projects. Please include the percentage of time they will be onsite during the construction phase of the project. Also, please clarify what percentage of the construction duration that each role will be onsite.

Estimating and Cost Control Measures

1. Describe your project estimating system for developing cost estimates based on Schematic Design and Design Development documents.
2. Describe your project estimating system for developing the Guaranteed Maximum Price (“GMP”) Proposal.
3. How will your firm monitor and track buyout savings during the buyout process, and how will you communicate this information to the Owner?
4. How will contingencies be managed through the completion of the project?

Fees

1. Provide your pre-construction services fee.
2. Provide your proposed construction manager’s fee as a percentage of the anticipated Cost of the Work.
3. Provide your proposed general conditions, as a lump sum based on the anticipated Cost of the Work.

Other Information

1. Fill out and submit the Felony Conviction Form (Attachment A).
2. Fill out and submit the Affidavit of Non-Collusion (Attachment B).
3. Fill out and submit the Residency Questionnaire (Attachment C).
4. Fill out and submit the Fee Proposal (Attachment G).
5. Fill out and submit the most recent copy of the Conflict of Interest form CIQ promulgated by the Texas Ethics Commission, which may be found at <https://www.ethics.state.tx.us/data/forms/conflict/CIQ.pdf>
6. Fill out and submit Terms and Conditions statement included in this RFP.
7. Fill out and submit the most recent Disclosure of Interested Parties, Certificate of Interested Parties (Form 1295), which may be found at <https://www.ethics.state.tx.us/filinginfo/1295/>
8. Please submit a W-9.

CONSTRUCTION MANAGER AT-RISK SELECTION PROCESS

The District will evaluate the proposers on the basis of the selection criteria stated below. The District will base its selection on a point system to evaluate the proposals and will consider the following criteria:

CRITERIA	<u>AVAILABLEPOINTS</u>
1. Price (Fee and General Conditions)	25
2. Offeror's General Firm Information and Reputation	15
3. Offeror's General Experience	15
4. Offeror's Technical Competence	10
5. Offeror's Safety Record	10
6. Offeror's Proposed Personnel	15
7. Offeror's Estimating and Cost Control Measures	10

MINIMUM WAGE RATES:

Successful proposers shall pay at least the minimum wage rate set forth in the Prevailing Wage Rate Schedule ascertained and adopted by the Board of Trustees to all employees and subcontractors performing work on this project and in no event shall the successful proposer pay less than the rate adopted. See Exhibit 1.

INSTRUCTIONS TO PROPOSERS

- A. PROPOSAL FORM:** The Questions must be answered by the proposer, along with the Proposal Form, and other Forms included.
- B. AGREEMENT:** The Agreement between the Owner and Construction Manager At-Risk shall consist of the following:
1. Standard Form of Agreement Between Owner and Construction Manager As Constructor where the basis of payment is Cost of Work Plus a Fee with a Guaranteed Maximum Price, AIA Document A133-2019, as modified by the Owner (attached as Attachment D).
 2. General Conditions of the Contract for Construction, AIA Document A201-2017, as modified by the Owner (attached as Attachment D).

By submitting a response to this RFP, the proposer agrees to the terms and conditions contained in the A133 and A201, as modified by Owner, and agrees to execute a final version of these contracts subject to approval by Owner. Proposer must state any requested modifications to these Contract Documents as part of its response to this Request. These will be considered by the Owner at the point of contract negotiations. If no requests are made, the proposer will be expected to execute the Contract Documents without modification.

All savings on the projects will be returned to the SISD at the conclusion of the project.

100% of Buyout Savings shall be completed and added to Owner's Contingency within ninety (90) days of a Notice to Proceed. Construction Manager shall provide a buyout log for District review and approval prior to funding Owner's Contingency.

Performance and Payment Bonds for one hundred percent (100%) of the construction cost will be required prior to beginning the work after submission of the Guaranteed Maximum Price ("GMP").

If selected proposer wishes to self-perform work, the Owner will request a list of the portions of the work that the Construction Manager At-Risk plans to submit a proposal to self-perform at least twenty-four (24) hours in advance of the receipt of the subcontractor proposals. The Construction Manager At-Risk must notify the Owner if there are no proposals received for categories of work that the Construction Manager At-Risk would like to self-perform.

The selected Construction Manager At-Risk must provide the District with all advertising, solicitation documents, bids, proposals, and evaluations of proposals during the selection of subcontractors.

Any Cost of Work items that the Construction Manager At-Risk will be self-performing must be treated as General Condition costs and will not be subject to the percentage fee. For all self-performed work as well as the work of all subcontractors, the District requires documentation to provide a full audit and review.

Each project will include a liquidated damages provision providing for liquidated damages for each calendar day of delay until the Work is substantially complete. The provisions will be set forth in the form of document provided at Attachment D. For the Salado High School Project and the Saldo ISD Stadium Project, the liquidated damages shall be stipulated as \$1,000.00 per day per project. For the Thomas Arnold Elementary and Reporposing of the existing Salado High School Project, the liquidated damages shall be stipulated as \$500.00 per day per project.

Each project shall have umbrella or excess liability insurance in the amount of \$5,000,000.00.

C. TIME: Proposer agrees to hold the Proposal open for acceptance for ninety (90) calendar days from the proposal date.

D. WITHDRAWAL OF PROPOSALS: Proposers may request permission to withdraw a proposal prior to the actual time for proposal opening. Such request must be made in person or in writing at the same location designated to receive the Proposal. Salado ISD will return the proposal documents unopened at that time.

E. WAIVER: By submitting a proposal, each proposer agrees to waive any claim it has or may have against the Salado ISD, its trustees, agents and employees, and any reference sources, arising out of or in connection with the administration, evaluation, or recommendation of any proposal; waiver of any requirements under the proposal documents; acceptance or rejection of any proposal; and award of the Proposal. The Salado ISD shall have no contractual obligation to any proposer, nor will any proposer have any property interest or other right in the Proposal or contract being proposed unless and until the contract is unconditionally executed and delivered by all parties, and all conditions to be fulfilled by the proposer have been fulfilled by the proposer.

F. OTHER INFORMATION: The SISD believes the information included in this RFP is materially accurate, however, the SISD does not warrant this information to be free from errors or omissions. Proposers are encouraged to inspect the premises prior to submitting a response.

TERMS AND CONDITIONS CERTIFICATION

Issuance of this RFP does not commit the District to award a contract or pay any costs incurred in the preparation of a response to this request.

The District reserves the right to waive any formality and to reject any or all proposals.

By submitting a response to this RFP, each proposer agrees to waive any and all claims it has or may have against the school district and its trustees, employees and officers, including, but not limited to, those arising out of or in connection with the administration, evaluation, or recommendation of any response or Proposal; waiver of any requirements under this RFP, or the Contract Documents; acceptance or rejection of any response or Proposal; and award of a contract.

By submitting a proposal, each proposer warrants that it has reviewed the enclosed Owner-modified AIA Documents A133 and A201 contract forms attached as Attachment D and agrees that it finds the terms acceptable and will execute a completed version of said forms as the contract for the projects, subject to the District's final approval.

By submitting a proposal, it is agreed that such Proposal shall be valid and not withdrawn for a period of ninety (90) days from the date of opening.

By my signature below, I warrant that I am authorized to sign on behalf of my organization, and that I have read, understand, and agree with all the terms of this Request for Proposals.

By my signature, pursuant to Texas Government Code Chapter 2270, my organization represents and warrants to Salado ISD that my organization does not boycott Israel and will not boycott Israel during the term of any agreement with Salado ISD.

Further by Execution, I, on behalf of my firm, am authorized to affirm that the firm is not a related entity to the Salado ISD's Architects, Huckabee & Associates, Inc. and/or PBK Architects, Inc. Pursuant to HB 2634, which amends Texas Government Code §2269.252(b) and adds §2269.252(c), an entity is related to the Architect if it is a sole proprietorship, corporation, partnership, limited liability company, or other entity that is a subsidiary, parent corporation, or partner or has any other relationship in which the Architect has an ownership interest, or is subject to common ownership or control, or is party to an agreement by which it will receive any proceeds of the Construction Manager At-Risk's payments from the Salado ISD.

Name of Proposer

Date

Signature

**ATTACHMENT A
FELONY CONVICTION NOTIFICATION**

Section 44.034, Notification of Criminal History, Subsection (a), states “a person or business entity that enters into a contract with a school district must give advance notice to the District if the person or an owner or operator of the business entity has been convicted of a felony. The notice must include a general description of the conduct resulting in the conviction of a felony.”

Subsection (b) states “a school district may terminate a contract with a person or business entity if the district determines that the person or business entity failed to give notice as required by Subsection (a) or misrepresented the conduct resulting in the conviction. The district must compensate the person or business entity for services performed before the termination of the contract.”

THIS NOTICE IS NOT REQUIRED OF A PUBLICLY-HELD CORPORATION. PLEASE COMPLETE THE INFORMATION BELOW.

I, undersigned agent for the firm named below, certify that the information concerning notification of felony conviction has been reviewed by me and the following information furnished is true to the best of my knowledge.

VENDOR’S NAME: _____

AUTHORIZED COMPANY OFFICIAL’S NAME (PRINTED):

A. My firm is publicly-held corporation; therefore, this reporting requirement is not applicable.

Signature of Company Official: _____

B. My firm is not owned nor operated by anyone who has been convicted of a felony.

Signature of Company Official: _____

C. My firm is owned or operated by the following individual(s) who has/have been convicted of a felony:

Name of Felon(s): _____

Details of Conviction(s):

—

Signature of Company Official: _____

ATTACHMENT B
SALADO INDEPENDENT SCHOOL DISTRICT
NON-COLLUSION AFFIDAVIT

STATE OF TEXAS

COUNTY OF _____

_____, of lawful age, being duly sworn, on oath says, that (s)he is the agent authorized by the Proposal to submit the attached Proposal. Affiant further states that the proposer has not been a party to any collusion among proposal/proposers in restraint of freedom of competition by agreement to Proposal at a fixed price or to refrain from proposing; or with any District employee, Board Trustee, or benefit consultant as to quantity, quality, or price in the prospective contract, or any other terms of said proposers and any District employee, Board Trustee, or benefit consultant concerning exchange of money or other things of value for special consideration in the letting of this contract.

Signature

Title of Above Signature

Subscribed and sworn to before me this ____ day of _____, 2023

Notary Public

State of _____

My Commission Expires: _____

**ATTACHMENT C
CERTIFICATION OF RESIDENCY**

Chapter 2252 of the Texas Government Code relates to Resident versus Nonresidents and the requirements governmental entities must follow when awarding contracts to Nonresidents.

“Resident” refers to a person whose principal place of business is in this state, including a contractor whose ultimate parent company or majority owner has its principle place of business in this state.

“Nonresident” refers to a person who is not a resident.

“Governmental contract” means a contract awarded by a governmental entity for general construction, an improvement, a service, or a public works project or for a purchase of supplies, materials, or equipment.

“A governmental entity may not award a governmental contract to a nonresident unless the nonresident underbids the lowest bid submitted by a responsible resident by an amount that is not less than the amount by which a resident would be required to under the nonresident to obtain a comparable contract in the state in which the nonresident’s principal place of business is located; or the amount by which a resident bidder would be required to underbid the nonresident bidder to obtain a comparable contract in the state in which a majority of the manufacturing relating to the contract will be performed.” TEX. GOV’T CODE 2252.002.

Please complete the appropriate statement below:

A. I certify that _____ is a Resident of Texas as defined in
(Company Name)

Texas Government Code Chapter 2252.

B. I certify that _____ is a Nonresident of Texas as defined
(Company Name)

in Texas Government Code Chapter 2252. Our principal place of business is:

(City and State)

Signature: _____

Printed Name: _____ Date: _____

ATTACHMENT D

DISTRICT MODIFIED AIA CONTRACT A133/A201

Link to AIA 133 Contract:

<https://docs.google.com/document/d/1ryMt6Oa6Hpz7qzGBPIYB-UraUzvDOPcN/edit?usp=sharing&oid=115319600247013946722&rtpof=true&sd=true>

Link to AIA A201 Contract:

https://docs.google.com/document/d/1eJJUZC84KCrC3lgNAPGwcf0np2bNufc8/edit?usp=drive_link&oid=115319600247013946722&rtpof=true&sd=true

ATTACHMENT E
Guidelines for Pre-Construction Services

1. The Project Manager and the estimator shall attend and actively participate in all meetings requested by SISD and Architect to review project status and review and update the construction cost estimate.
2. The Construction Manager shall provide updated cost estimates at each milestone meeting (Schematic Design, Design Development, 50% Construction Documents, 100% Construction Documents) at a minimum.
3. Advise the SISD and Architect regarding site use, phasing of the project, selection of materials, building systems and equipment.
4. Provide recommendations on construction feasibility information, including estimates of alternative designs or materials, preliminary budgets and possible economies. Provide detailed estimates at each phase of the design. The Construction Manager At-Risk will be accountable for the construction budget through the completion of the project. Prepare, and periodically update, a preliminary project schedule based upon District established milestones for the Architect's and the SISD's review.
5. Coordinate and integrate the preliminary Program/Project schedule with the services and activities of the SISD, Architect and Construction Manager. As design progresses, the preliminary Program/Project schedule shall be updated to indicate proposed activity sequences and durations, milestone dates for receipt and approval of pertinent information, and submittal of the Guaranteed Maximum Price proposal.
6. If any estimate submitted to the SISD exceeds previously approved estimates, the Construction Manager shall make recommendations to the SISD and Architect to reduce the cost of the project. The Construction Manager At-Risk shall identify greatest contributors to estimate overages.
7. Recommend to the SISD and Architect a schedule for procurement of long lead time items that will constitute part of the Work as required meeting the Project schedule.
8. Actively solicit qualified and competitive subcontractors and obtain competitive sealed proposal or lump sum bids. In soliciting Competitive Sealed Proposals from subcontractors, Construction Manager At-Risk shall receive at least three (3) proposals from qualified subcontractors and suppliers for each section of the work.
9. If the Construction Manager At-Risk is self-performing any work, its Proposal shall be received by Salado ISD twenty-four (24) hours prior to the Competitive Sealed Proposals for the GMP. These Proposal(s) shall be in a sealed envelope.
10. Distribute Proposal packages and confirm scope of work.
11. Review Proposals with District and Architect, prior to Contract Award.
12. Actively participate in the review of the schematic design, design development and construction documents, bringing forward their expertise in construction detailing, cost estimating, scheduling, constructability, etc. to the greatest extent possible for the benefit of the project and all parties.
13. Be forthright in all financial matters relating to this project to the benefit of all parties.
14. Any subcontractor bonding will be disclosed prior to establishing the GMP and mutually agreed upon by the Owner and Construction Manager At-Risk.
15. An Owner's contingency amount will be considered by the Owner and if established, included in the GMP. If established, the Owner's contingency will be listed as a line item on the pay application and all expenditures will be considered and decided upon by the Owner during construction. No contingency amounts may be spent without the Owner's written approval. Any amounts not spent will be credited back to the District.
16. Utilize sound cost savings ideas and excellent construction coordination and notify the architect in a timely manner to assist with problem-solving for the benefit of the project.

17. Keep the best interest of the project in mind and work with each team member in a proactive manner.
18. Provide a critical path construction schedule at periodic intervals during the construction of the project and maintain that schedule.

ATTACHMENT F
GENERAL CONDITIONS

The General Conditions which are to be included in this Proposal are those items which will be specific to this project, and which can be reasonably estimated at this time. Therefore, all personnel assigned specifically to this project should be included, whether stated in the line items below or not.

Following are the items that are to be included in General Conditions.

Construction Management Staff directly working on the project and their associated costs:

- Senior Project Manager
- Project Manager(s)
- Assistant Project Manager(s)
- Superintendent(s)
- Assistant Superintendent(s)
- Project Engineer/Expeditor(s)
- Project Support Staff
- Field/Office Engineer(s)
- Field/Office Support Staff
- CPM Scheduler
- Safety
- Coordinator/Assistant(s)
- Administrative Personnel
- Building Information Modeling related staff

Construction Management Staff Equipment:

- Vehicle Allowances, Mileage and Insurance
- Cell Phones and Other Communication Equipment
- Computers and Software

Temporary Office:

- Office Trailer Rental & Relocation
- Office Supplies
- Project Specific Signage
- Telephone & Internet Service
- Equipment / Storage Trailers
- Fire Extinguishers
- Safety Equipment & Supplies
- Safety Inspections
- Small Tools & Consumables
- Postage / Courier Service

ATTACHMENT G

FEE PROPOSAL – SALADO HIGH SCHOOL PROJECT

1. PRECONSTRUCTION SERVICES NOT-TO-EXCEED COST

All costs for pre-construction phase services including cost estimating, scheduling, building systems and material cost analysis are included in the Fee, item 1 above. See Attachment E for more information regarding Pre-Construction Guidelines and Attachment D for additional services. However, if the construction phase does not commence for any reason, payment to the Construction Manager for pre-construction services shall be the necessary and reasonable cost of such services, not to exceed the lump sum of:

Dollars

\$ _____

(Amount in figures)

2. CONSTRUCTION SERVICES FEE: (This fee shall not include general conditions)

For overhead and profit and all preconstruction services, list your proposed fee as a percentage of the *Cost of the Work*.

_____ %
(Percent)

3. GENERAL CONDITIONS COST

For all General Conditions, list your proposed cost as a lump sum. Refer to Attachment F for all required items to be included in the General Conditions cost.

Dollars \$ _____

(Amount in figures)

4. REVIEW OF CONTRACT DOCUMENTS

The proposer certifies that he or she has reviewed the AIA A133—2019 and AIA A201— 2017, as modified by Owner and attached as Attachment D. _____ Yes _____ No

ATTACHMENT G

FEE PROPOSAL – SALADO ISD STADIUM PROJECT

1. PRECONSTRUCTION SERVICES NOT-TO-EXCEED COST

All costs for pre-construction phase services including cost estimating, scheduling, building systems and material cost analysis are included in the Fee, item 1 above. See Attachment E for more information regarding Pre-Construction Guidelines and Attachment D for additional services. However, if the construction phase does not commence for any reason, payment to the Construction Manager for pre-construction services shall be the necessary and reasonable cost of such services, not to exceed the lump sum of:

Dollars

\$ _____

(Amount in figures)

2. CONSTRUCTION SERVICES FEE: (This fee shall not include general conditions)

For overhead and profit and all preconstruction services, list your proposed fee as a percentage of the *Cost of the Work*.

_____ %
(Percent)

3. GENERAL CONDITIONS COST

For all General Conditions, list your proposed cost as a lump sum. Refer to Attachment F for all required items to be included in the General Conditions cost.

Dollars \$ _____

(Amount in figures)

4. REVIEW OF CONTRACT DOCUMENTS

The proposer certifies that he or she has reviewed the AIA A133—2019 and AIA A201— 2017, as modified by Owner and attached as Attachment D. _____ Yes _____ No

ATTACHMENT G

FEE PROPOSAL – REPORPOSING CURRENT SALADO HIGH SCHOOL PROJECT

1. PRECONSTRUCTION SERVICES NOT-TO-EXCEED COST

All costs for pre-construction phase services including cost estimating, scheduling, building systems and material cost analysis are included in the Fee, item 1 above. See Attachment E for more information regarding Pre-Construction Guidelines and Attachment D for additional services. However, if the construction phase does not commence for any reason, payment to the Construction Manager for pre-construction services shall be the necessary and reasonable cost of such services, not to exceed the lump sum of:

Dollars

\$ _____

(Amount in figures)

2. CONSTRUCTION SERVICES FEE: (This fee shall not include general conditions)

For overhead and profit and all preconstruction services, list your proposed fee as a percentage of the *Cost of the Work*.

_____ %
(Percent)

3. GENERAL CONDITIONS COST

For all General Conditions, list your proposed cost as a lump sum. Refer to Attachment F for all required items to be included in the General Conditions cost.

Dollars \$ _____

(Amount in figures)

4. REVIEW OF CONTRACT DOCUMENTS

The proposer certifies that he or she has reviewed the AIA A133—2019 and AIA A201— 2017, as modified by Owner and attached as Attachment D. ____ Yes ____ No

ATTACHMENT G

FEE PROPOSAL – THOMAS ARNOLD ELEMENTARY ADDITION AND RENOVATION

1. PRECONSTRUCTION SERVICES NOT-TO-EXCEED COST

All costs for pre-construction phase services including cost estimating, scheduling, building systems and material cost analysis are included in the Fee, item 1 above. See Attachment E for more information regarding Pre-Construction Guidelines and Attachment D for additional services. However, if the construction phase does not commence for any reason, payment to the Construction Manager for pre-construction services shall be the necessary and reasonable cost of such services, not to exceed the lump sum of:

Dollars
\$ _____
(Amount in figures)

2. CONSTRUCTION SERVICES FEE: (This fee shall not include general conditions)

For overhead and profit and all preconstruction services, list your proposed fee as a percentage of the *Cost of the Work*.

_____ %
(Percent)

3. GENERAL CONDITIONS COST

For all General Conditions, list your proposed cost as a lump sum. Refer to Attachment F for all required items to be included in the General Conditions cost.

Dollars \$ _____
(Amount in figures)

4. REVIEW OF CONTRACT DOCUMENTS

The proposer certifies that he or she has reviewed the AIA A133—2019 and AIA A201— 2017, as modified by Owner and attached as Attachment D. _____ Yes _____ No

Contractor shall comply with district approved Prevailing Wage recommendations. (This rate shall be used to establish minimum wage rates only, as per Texas Labor Code 5159 (a), Section 2).



THE TEXAS A&M UNIVERSITY SYSTEM

**301 Tarrow Street, 2nd Floor
College Station, Texas 77840**

**Minimum Prevailing Wage Rate
County: Bell**

CLASSIFICATION	RATE	NOTES
Acoustic Ceiling Installer	15.15	
Asbestos Abatement Worker	12.58	
Carpenter	15.36	
Concrete – Pour and Finish	14.83	
Crane Operator	25.44	
Driver	13.94	
Drywall Installer	15.61	
Electrician – Journeyman	24.76	
Electrician – Apprentice	19.61	
Elevator Mechanic – Journeyman	53.79	
Elevator Mechanic – Apprentice	46.35	
Fire Protection – Controls	17.08	
Fire Protection – Pipefitter	19.86	
Formwork Builder	14.05	
Glazier	17.04	
HVAC – Journeyman	24.18	
HVAC – Apprentice	15.23	
HVAC – Controls	21.01	
Insulator	15.43	
Ironworker	16.78	
Laborer/Helper	12.27	
Mason	18.44	
Equipment Operator – Light	14.42	
Equipment Operator – Heavy	16.15	
Painter	12.70	
Pipefitter – Journeyman	31.32	
Pipefitter - Apprentice	18.65	
Plasterer	14.95	
Plumber – Journeyman	29.62	
Plumber – Apprentice	19.57	
Reinforcing Steel Worker	15.21	
Roofer	19.21	
Stone Mason	17.46	
Terrazzo Installer	12.60	
Tile Setter	15.15	
Waterproofing	14.37	

Note: Listed minimum prevailing wage rate is the base hourly wage rate including fringes.