

Trinity Basin Preparatory, Inc.
A public Charter School

**Request For Proposals
Design Build Services
Tarrant County, Texas
February 10, 2021**

Section 1

Request for Proposals and Design Criteria Package

1. Finalists selected and notified by TBP must submit a Proposal for the project, which will be reviewed and evaluated by Randy Shaffer and/or his designee(s). Any Proposal submitted by any entity or person not selected as a Finalist by TBP will be deemed void and disqualified for consideration. TBP may, at its option, request an interview with Finalists.
2. **Submittals must be received NO LATER THAN 12:00 p.m. on Monday, March 22, 2021 in the administrative office of the TBP, located at 2730 N Hwy 360, Grand Prairie, Texas 75050. If sent by mail or couriers please mark your submittal “RFP for DESIGN BUILD SERVICES”.**
3. **Any questions may be submitted via email request to bbates@trinitybasin.net.**
4. **Proposals may be modified or withdrawn prior to the opening of the proposals.**
5. **FAXED OR ELECTRONIC SUBMITTALS WILL NOT BE ACCEPTED.**
6. Proposals must include information considered below. Each proposal must comply with the criteria, applicable deadlines, requirements and elements of the RFP and Design Criteria Package contained herein.
7. Proposals submitted must include the following information:
 - A statement introducing or summarizing any information the vendor deems relevant or important to TBP’s successful acquisition of the services and products described in the RFP.
 - Considering the scope and schedule of the project, identify the *specific* project Managers, Estimators, and site superintendents proposed to work on the project. Indicate the extent of their involvement in the project (full-time or part-time) over the entire duration of the construction and design phases. Provide resumes and references for each individual, as well as projects of similar size and scope that the proposed team has completed.
 - Completed Proposal Form (included) indicating proposed fees and prices for the scope of work for this project.

8. Proposals submitted will be evaluated and ranked by Mr. Shaffer, and/or his designee(s), using the following evaluation criteria and weighting:
 1. The reputation and experience of the firm and its team (20 points);
 2. The quality of the firm's (and team's) work (20 points);
 3. The extent to which the firm's (and team's) services meet TBP's needs (10 points);
 4. The firm's (and team's) previous relationship with the District (10 points) and/or
 5. The total long-term cost to TBP to acquire the firm's services and the degree to which the respondent's proposed fees and prices are consistent with the project budget. (40 points).

9. **DESIGN CRITERIA PACKAGE**

Project Description:

Project Description ("Project") and Estimated Budget

1. TBP currently owns several tracts of property located at and around 412 W Bolt St., Fort Worth. The property consists of two (2) contiguous lots totaling approximately 5.6 acres located north of Bolt St. and west of May St. (the "Bolt" site). TBP also owns the property located at 40001 May St., Fort Worth, which sits north of Bolt St. and east of May St., and consists of approximately .6 acres (the "May" site). The Bolt lot currently houses a large metal building that is in the process of demolition. Demolition of the entire building, the foundation and any piers down that a depth of four (4) feet below grade is include in the demolition phase, as well as haul-off of all materials. Demolition also includes the scraping and removal of any current concrete or asphalt parking lots located on the Bolt site. Demolition and land clearing activities are scheduled to be completed in or around March 2021. The demolition services described herein are outside the scope of work being solicited in this RFQ/RFP process. Included with this RFP is a copy of a survey for the Bolt tracts.
2. TBP intends to construct a new school building on the Bolt site. In preparation for this project, TBP has obtained a Phase I Environmental Report for the property, which will be provided as part of the RFP packet. TBP also conducted preliminary civil engineering work on the property, and a copy of the final engineering report is included with this RFP. All responses to the RFP must base their proposals on the information contained in this civil engineering report.
3. The west side of the lot is border by active railroad tracks. TBP obtained a noise and vibration study that (1) measured the frequency and impact of any activity on the railway, and (2) provided recommendations for layout and design of the new school building. The goal of these recommendations is to eliminate or reduce any noise or vibration impact of the railway on any instructional space inside of the new building. A copy of this report is included with the RFP. All respondents should propose recommended measures to reduce the noise and vibration impact on the building.

4. The new construction building will consist of upper elementary and middle school grades, and must include the following spaces:

- 29 classrooms (>700 sf each)
- SPED rooms to have bathrooms (jack & Jill)
- One competition-sized gymnasium (6000 - 7000 sf)
- One library (>1000 sf)
- One lab (>1000 sf)
- 8-10 staff offices
- One cafeteria (2,500 sf)
- One teacher workroom (350 sf)
- One teacher lounge (400 sf)
- One conference room (350 sf)
- One nurse office with dedicated restroom and ample counter space with cabinetry that lock
- Janitorial closet large enough to fit a work desk and shelving added.

The design must include at least the following features:

- Server room (>10x12 feet) with dedicated HVAC supply and one thermostat
- Server room located center of the building (max cable distance is 333 feet from server room to where the data cable ends).
- Server room needs one dedicated 30amp circuit with a NEMA L5-30R plug.
- HVAC and Lighting system with network connection and customizable profiles (from a web page configure light on/off schedules and set minimum and maximum temperatures the building can be set too)
- All exterior doors must have electrified door hardware.
 - Primary entrances and exits should use electrified crash
 - Secondary and tertiary entrances should use electrified crash or electric strike.
- All server rooms must have electrified door hardware
 - Electric strike is appropriate for these doors.
- The DB contractor should run ring and string to data drop location on wall to above grid ceiling as indicated by TBP provided map of network drops.
- One additional NEMA 5-15R in each classroom in the center of the wall for TV/projector power.
- In floor power outlets in libraries or tech labs
- One kitchen connected to the cafeteria equipment, space, and features needed to support a full-service kitchen.
- Two-tiered front entry system with check-in window that provides a secured area for checking visitors.
- All parking lots, sidewalks must be concrete with appropriate base, framing, and strength for intended use. All parking lots must include striping.
- The following allowances must be included (in addition to any recommended by the DB contractor):

- Gym equipment
- Playground equipment
- Geotech report (\$20,000)
- Dumpster pad with lockable gates
- Centralized front office area
- City required landscaping
- Outdoor and parking lot lighting
- School signage placed on building
- Digital marquee sign

5. Anticipated Overall Schedule:

- Execute contract with selected firm in March 2021
- Design and Reconstruction services will begin upon execution of contract
- Current demolition activities should conclude by end of March 2021
- Substantial Completion in spring 2022. Failure to complete work on time and to obtain a certificate of occupancy by May 30, 2022 will result in substantial penalties to the firm selected.

6. Approximate construction Budget:

The budget for this project will range from approximately \$10,000,000 to \$13,000,000. This Budget includes all costs associated with the design and construction of the above-described project. All proposals must include an owner’s contingency equal to five (5) percent of the overall guaranteed max price.

7. Other information for the Vendor:

All aspects of the site preparation, design and construction must comply with:

- Building Code standards as currently applied by the City of fort Worth;
- Americans with Disabilities Act (ADA); and
- All applicable State and Federal standards which would affect the ability of the facility to house public school students.

The selected firm is responsible for determining whether this project is eligible for Neighborhood Empowerment Zone (“NEZ”) designation. If so, the firm shall immediately begin the NEZ process upon execution of the design-build contract.

If any re-platting or other platting changes are required by the city, the contractor is responsible for is process.

8. Selection Process

1. Following an evaluation of the proposals, Mr. Shaffer and/or his designee(s) will select the offer that provides the best value to TBP, considering the evaluation factors in the RFQ/RFP, and will attempt to negotiate a contract with the selected offeror.
2. If no contact can be reached, TBP may contact the offeror with the next highest

point total and attempt to negotiate a contract with that offeror.

3. All selection decisions are final and TBP reserves the right to reject any or all submittals.

4. If a contract is awarded the rankings based on the submittals will be made public within seven (7) days under Section 2269.308 of the Texas Government Code.

Section 2

Terms and Conditions

1. The terms of the agreement between TBP and the selected offeror will be mutually agreed upon.
2. TBP reserves the right to accept or reject all or any part of any submittal or bid, waive minor technicalities, and award the submittal offering the best value for TBP.
3. TBP reserves the right to cancel this contract with our pecuniary risk or penalty upon written notice.
4. If at any time the vendor fails to fulfill or abide by the terms, conditions, or specifications of this contract, TBP reserves the right to cancel upon thirty day' written notification.
5. CONFIDENTIAL INFORMATION: Vendors to the RFQ and RFP are advised that material contained in their submittals is subject to the Public Information Act and may be viewed and/or copied by any member of the public, including news agencies and competitors.
6. TBP reserves the right to reject any or all submittals received, or to award a contract on the basis of initial offers received without discussions or clarifications.
7. TBP also reserves the right to conduct clarifications to resolve minor issues.
8. TBP OBLIGATIONS: TBP accepts no obligations for costs incurred by vendors responding to the RFQ/RFP or on being awarded the contract. TBP reserves the right to select a submittal without discussion with the vendors. It is understood that submittals shall become part of TBP's official files. Retention of these submittals does not obligate TBP to any action. TBP reserves the right to reject any and all submittals received.
9. TAXES: TBP is exempt from state, federal, and local taxes, and will not be responsible for any taxes levied on the company as a result of the contract resulting from this RFQ/ RFP.
10. EQUAL OPPORTUNITY: It is the public policy of TBP, at all levels of procurement, to promote equal opportunity in employment and in contracting opportunities, and to promote and encourage the participation of Minority Business Enterprises (MBEs) and Women Business Enterprises (WBEs), small and other disadvantaged business entities in employment and contracting opportunities involving the State as fully as possible. The

term “minority business enterprise” means a business at least 51 percent of which is owned, controlled and managed by minority group members. TBP, therefore, is committed to pursue such avenues in its employment and contracting activities which will further the goals of this policy.

Section 3

Proposal Form

Submitted by: _____

Date: _____ Phone No.: _____

To: Trinity Basin Preparatory

Having examined the documents prepared by TBP for the Bolt project herein described, the undersigned proposes to perform all work as a design-build from for the above-named Project. With an agreed-upon GMP, the undersigned proposes to furnish all labor, equipment and materials to complete the above-named Project.

PROPOSED FEES

Based on your firm's plan to complete this Project indicate your proposed fees and prices for the scope of work for this Project.

Design Services _____ % (\$ _____)

Construction Services _____ % (\$ _____)

(Inclusive of all mark-up and profit)

General Conditions Cost Estimate: \$ _____

i. (itemize/attach list of categories)

Other Costs (if any specify below)

1. _____

2. _____

3. _____

4. _____

TOTAL (from all costs above): \$ _____

ACKNOWLEDGEMENT OF PROPOSAL

Company Name: _____

Address: _____

Contact Person: _____

Office Phone: _____

Email: _____

It is understood that TBP reserves the right to reject any or all Proposals, or waive any informalities in the Proposal process.

Authorized Signature

Title

Name of Firm

Address

Telephone