

REQUEST FOR PROPOSALS (RFP)
Design/Build Pre-Engineered Metal Building
Jim Wells County, Texas

**Description: 25' x 112' x 12' Clear Span PEMB
to Include Monolithic Slab & Footing Design**

Proposal Submittal Deadline: Thursday, July 8, 2021, 4:00 PM

Design/Build Pre-Engineered Metal Building

1. REQUEST FOR PROPOSALS. Jim Wells County is requesting proposals from qualified Design Build Contractors (DBC) to provide planning and construction services for the following project:

- **Scope and Nature - Jim Wells County is accepting proposals for the design and construction of a 25' x 112' x 12' clear span, pre-engineered metal building.**
- **Site - The address of the project is 2310 Old Kingsville Road Alice, Texas. 78332.**

Before submitting a response to this RFP, each prospective DBC shall carefully read and examine all of the documents associated with this RFP and visit the project site. Each prospective DBC is expected to fully inform themselves as to all existing conditions and limitations under which work is to be performed prior to responding. The submission of a response to this RFP will be viewed as confirmation that the prospective DBC has made such an examination. Please note that proposals that are not responsive to all sections of the RFP requirements will not be taken into consideration. By submitting a proposal, the DBC confirms that:

- He/she has reviewed and understands the requirements of the RFP and has confirmed their proposal is in accordance with such requirements.
- He/she has visited the site, become familiar with existing site and local conditions, and has correlated site observations with the requirements of the RFP.
- The response to the RFP is based upon personnel and any systems, materials, and equipment as required by the RFP.
- He/she has reviewed the baseline scope of work including, but not limited to, that which can be reasonably inferred from the RFP project description, existing site and local conditions, and any other supplemental information provided by Jim Wells County during the RFP period, etc.
- He/she understands that the project scope, budget, and schedule may be modified to add or delete work scope. Jim Wells County will not issue documents or respond to inquiries related to the RFP to any other entities other than the one named as a DBC or their metal building supplier. Prospective contractors shall promptly notify Jim Wells County of any ambiguity, inconsistency, or error which may be discovered upon examination of this RFP.

2. PROPERTY INSPECTION. All interested parties should contact JWC District Clerk David Guerrero at (361) 668-5717, Ext. 6 or rdgdc@co.jim-wells.tx.us to schedule a time to view the construction site.

3. PROPOSAL SUBMISSION. 7 copies of the proposal shall be addressed and delivered in a sealed envelope to County Judge Juan Rodriguez, Jr., 200 N. Almond St, Suite 101 Alice, Texas 78332. linda.reynolds@co.jim-wells.tx.us.

4. PROJECT DESCRIPTION. DBC's should address and include, at a minimum, the following specifications:

- Monolithic Slab & Footing (Design & Construction)
- 25' x 112' x 12' Clear Span PEMB (Design & Construction)
- Gabled Roof with 1:12 Roof Pitch
- 26 Gauge PBR Roof and Wall Panels
 - Roof - 26 gauge PBR panels in White
 - Wall - 26 gauge PBR panels in tan
 - Trim in Brown
- 2 - 10 x10 Roll up doors
- 2 – Entrance doors
- 1 – window
- Spray foam insulation on walls and ceilings
 - 2" closed cell spray foam insulation - walls and ceilings
- HVAC system
- Interior lighting
- Exterior Lighting
- Wall outlets
- Wind Load of 125 MPH
- X-Cable Bracing, LEW, REW, FSW, BSW & Roof
- Gutters and Downspouts

5. EXPERIENCE AND QUALIFICATIONS. Each DBC submitting a proposal should include, but not be limited to, the following information:

1. The name of the business and location of all its offices, specifically indicating the principal place of business.
2. A brief history of the firm and the range of services offered.
3. The age of the firm, the total number of years of experience providing design build construction services, and the average number of employees over the past five (5) years.
4. A Management Plan that provides at least the following information:
 - The experience, licensing, and qualifications of members of the firm and key employees for these projects, including the individuals responsible for the design, sustainability, energy efficiency, and for field supervision during the construction.
 - Proposed project production schedule showing critical dates and other information in sufficient detail for the selection committee to determine the feasibility of the time frames indicated.

5. The names of at least three (3) clients who may be contacted, for whom facilities of the size and nature indicated above, were designed and built in the past five (5) years.
6. Indicate the present level of professional liability and other insurance coverage for the DBC. Provide proof of insurance. **The DBC shall procure and maintain a bid bond in the amount of 5% of the total bid. Bidders will also be required to provide the costs associated with providing a 100% Performance & Payment Bond and should provide the added cost of these bonds. Additionally, Professional Liability (Errors and Omissions) will be required and should be submitted with the proposal.**
7. List and describe any actions taken by any regulatory agency against the DBC or its agents or employees with respect to any work performed.
8. Provide a list of projects currently under contract.

5. EVALUATION CRITERIA AND SELECTION. Jim Wells County will evaluate each RFP submitted based on responsiveness to the Jim Wells County's needs. Jim Wells County will take into account the estimated value, the project scope and complexity, as well as the professional nature of the services to be rendered. The award of contract, when made, will be to the DBC who is responsive to all administrative and technical requirements of the RFP, who has demonstrated competence and qualifications of the type of services required, and who receives the highest rating based upon the competence and professional qualifications to perform the services required. Evaluation criteria shall include:

- Competence to perform the services as reflected by general experience, experience in providing the required services, and the qualifications and competence of persons who would be assigned to perform the services.
- Ability to perform the services as reflected by workload and the availability of adequate personnel, financial resources, equipment, and facilities to perform the services expeditiously.
- Past performance as reflected by the evaluation of others who have retained the services of the DBC with respect to factors such as control of costs, quality of work, and an ability to meet deadlines.
- Price.

6. CONTRACT. Jim Wells County will enter into contract with the selected DBC.

7. IDENTIFICATION OF PROPOSAL. Proposals shall be submitted in a sealed envelope with the DBC's name, address, and telephone number clearly marked on the cover.

8. NOTICE. By submitting a proposal, the DBC agrees to waive any claim it has, or may have, against Jim Wells County and its agents or representatives, and their respective employees, arising out of, or in connection with, the administration, evaluation, or recommendation of any proposal; waiver of any requirements under the proposal documents or the contract documents; acceptance or rejection of any proposals; and award of the contract.

9. WITHDRAWAL OF PROPOSAL. A request to withdraw a proposal must be made in writing and filed with County Judge Juan Rodriguez, Jr. prior to the time set for the opening of proposals. No proposal may be withdrawn following the opening of proposals.

10. OPENING OF PROPOSALS. Proposals will be opened publicly beginning at 9:00 a.m. on July 9, 2021, or as soon as possible thereafter, in the Office of County Judge Juan Rodriguez, Jr., 200 N. Almond St, Suite 101 Alice, Texas 78332.

11. DISQUALIFICATION OF BIDDERS. DBC's may be disqualified and their proposals disregarded for reasons which include but are not limited to the following:

1. Jim Wells County has reason to believe that the DBC has engaged in collusion.
2. The DBC being interested in or contemplation of any litigation against Jim Wells County.
3. The DBC is in arrears on any existing contract or has defaulted on a previous contract.
4. The DBC has uncompleted work which, in the judgment of Jim Wells County, will prevent or hinder the prompt completion of this construction project, if it were awarded to the DBC.

12. NON-RESPONSIVE PROPOSALS. A DBC who fails to respond to any request for information may be deemed non-responsive and its proposal may not be considered for the award.

13. REJECTION OF PROPOSALS. Jim Wells County reserves the right (a) to terminate the proposal process at any time; (b) to reject any or all proposals; and (c) to waive formalities and minor irregularities in the proposals received. Jim Wells County further reserves the right to conduct a pre- award survey of any DBC under consideration to confirm any of the information furnished or to require other evidence of managerial, financial, technical and other capabilities, the positive establishment of which is determined by Jim Wells County to be necessary for the successful performance of the contract. Jim Wells County further reserves the right to cancel or amend this RFP at any time and will notify all recipients accordingly.

14. INQUIRIES. Submit all questions, inquiries, or requests for clarification about the project in writing to County Judge Juan Rodriguez, Jr., 200 N. Almond St, Suite 101 Alice, Texas 78332. linda.reynolds@co.jim-wells.tx.us.