



REQUEST FOR PROPOSAL

General Contractor Construction Manager at Risk

Lone Star Circle of Care at Cheetah Trail - New Construction

Proposal Due:

Friday, August 19, 2022 at 3:00 PM

Lone Star Circle of Care
205 E. University Ave. St. 200
Georgetown, TX 78626

Nicholas Berger, Sr. Director of Facilities
Email: lonestarrfp@lsctx.org

All documents herein or associated with this project shall comply with federal, state, and local regulation and are subject to federal review by the Health Resources and Services Administration (HRSA)

LSCC will not entertain bids from contractors currently listed on the U.S. General Services Administration List of Parties Excluded from Federal Procurement or Non-Procurement Programs



Floor Plan - Option 2

Scale: 3/32" = 1'-0" | 24 MARCH 2022



Harker Heights Clinic



PROJECT INFORMATION

Introduction & Purpose

Lone Star Circle of Care (LSCC or Owner) is soliciting proposals for a general contractor to complete a ground-up new construction project in Harker Heights, Texas (Project). This Request for Proposal (RFP) provides general contractors information to prepare and submit qualifications and fee proposals for services listed within this RFP. The selected general contractor (GC) will enter a Construction Manager at Risk contract with LSCC, with an established Guaranteed Maximum Price (GMP) for the Project.

Background

LSCC is a nonprofit 501(c)(3) tax exempt corporation, providing comprehensive primary health care services in Central and Southeast Texas, focusing on underserved and uninsured populations. LSCC applied for the Health Center Construction and Capital Improvements funding opportunity (HRSA-21-114) and has received funding authorized by Section 2601 of the American Rescue Plan Act of 2021 (P.L. 117-2) (ARPA) and section 330 of the Public Health Service Act (42 U.S.C. 254b) to construct the Project. The Project, which is a new clinic facility, will combine LSCC's existing Harker Heights pediatric clinic and LSCC's existing behavioral health clinic into one convenient location and provide additional capacity to meet increased patient demand for pediatric, family medicine, and behavioral health services. The Project will be constructed on LSCC's 3.867 acre tract of undeveloped land on Cheetah Trail in Harker Heights, Texas. The completed Project will look substantially similar to the renderings included at page 2 of this RFP.

Project Owner and Project Team

LSCC is the Project Owner. The selected GC will work for and with the LSCC Project Team, which includes:

- Jon Calvin, Chief Executive Officer
- Brandon Teenier, Chief Financial Officer
- Tillery Stout, Chief Administrative Officer & General Counsel
- Lindsey Tippit, Chief Operations Officer
- Kimberly Roberts, VP for Advancement
Nicholas Berger, Sr. Director of Facilities & Project Management

Project Schedule

The Project schedule will be completed within a timeframe negotiated between LSCC and the selected GC. Design phase is May 9 – July 28, 2022.

LSCC anticipates a construction timeline of October 2022 - October 2023 (12 to 13 months).

Project Location

Lot 2A, Block 1
Country Trails Commercial Addition Phase 3
Cheetah Trail

Harker Heights, TX

Project Scope and Budget

The Project consists of site development, underground and overhead utilities, parking lot, landscaping, and construction of a new, 10,412 square foot, single-story, ground-up ambulatory health center, consisting of 18 exam rooms, eight behavioral health consult rooms, waived testing lab, and office/administrative space to accommodate six medical providers and associated support staff. The selected GC will utilize engineered construction drawings completed and issued by Haddon & Cowan Architects (Architect).

The Project budget will include:

- Site Work and Utilities
- Engineering and Consulting Fees
- Permits and Fees
- Construction
- Contingency

The budget for the Project is \$3,000,000.00

The GMP will be refined during the estimating and value engineering process. LSCC and the selected GC will codify the GMP in the Construction Manager at Risk contract.

Scope of Owner Provided Services

LSCC will provide the following information and services for the Project.

- Soil and geotechnical survey data from Langerman Foster Engineering
- ALTA, tree, and topo survey
- Environmental Phase 1 and historical preservation assessments and data
- Fixed medical equipment procurement identified as Owner furnished, contractor installed
- Mobile medical equipment and furnishings procurement and installation

Scope of Pre-Construction Services

During pre-construction, the selected GC will assist with constructability reviews, value engineering, and development of a budget to determine a Project GMP.

A Project schedule will also be developed that addresses key milestones as well as long lead and critical path items.

If necessary, in order to provide accurate information, the selected GC shall, at no additional cost to LSCC, involve services of outside consultants or subcontractors in the review and budgeting of specialized systems such as utilities, structural, exterior applications (including roofing), waterproofing, equipment, mechanical, electrical, plumbing, and life safety.

Status Review Meetings and Documentation

Project status meetings involving the Owner, Architect and selected GC will be held weekly during the Project, or as agreed upon by the Owner depending on stage and activity of the Project. Meetings shall be held onsite and attended by the selected GC, Architect, applicable subcontractors and/or consultants, and Owner representative. The selected GC shall create an agenda and review the Project issues log, submittals/RFIs, change orders, and schedule.

Constructability Review

In conjunction with the Architect, the selected GC will review each drawing submission and will provide with each drawing submission a list of suggested drawing enhancements that will enhance the value of the Project, enhance efficiency of the Project, or reduce subcontractor claims on the Project.

Value Engineering

Concurrent with the submission of each budget estimate, the selected GC shall submit a detailed list of value engineering options and the associated estimated costs. The selected GC shall meet and work with the Project team to evaluate the various options and incorporate selected options in the construction documents and the budget estimates. The selected GC shall do its part to maximize Project value for LSCC.

Construction Staging and Site Management Planning

The selected GC will develop a site management plan for the purpose of staging construction operations. This plan will include specific information, such as primary access roads to and from the construction site, construction parking, on-site entrances, construction personnel entrances, traffic patterns, location of temporary facilities, location of hoists, cranes, and other stationary equipment, locations of barricades, construction fencing, etc.

Subcontractor /Vendor Solicitation & Pre-Qualification

The selected GC will aggressively promote and generate interest with local and regional bidders. Subcontractors shall be prequalified companies that are professionally capable of managing and performing the work on a project of this size and scope. They should be prequalified on the basis of: (a) experience on projects of this size and complexity; (b) LSCC / architect / general contractor references; (c) financial stability; (d) quality of work; (e) qualified project and field management personnel; (f) projected workload during the duration of the Project; (g) claim and litigation history; (h) safety performance; and (i) bonding capabilities. Any subcontracts and contracts with vendors shall comply with the applicable requirements of 45 C.F.R. §74.48

Trade Packaging

The selected GC will be fully responsible for defining all trade packages, their coordination, bidding, and purchasing. The main intent in developing trade packages is to account for every item of work in the

overall project and identify the trade or contractor responsible for performing the work. Additionally, their accurate development eliminates scope overlaps and omissions between trades.

Bidding

All work on the Project will be bid. The selected GC will obtain and evaluate package bids and select the highest value proposals from among the viable bids. The selected GC must evaluate many facets of a bid, including utilization of small businesses, minority owned firms, women's business enterprises, experience, and cost. The competitive bidding process will comply with the applicable provisions of 45 C.F.R §92.36(b)-(i). Procurement and selection criteria must be appropriate for the particular bid and in the best interest of the project and must otherwise be in compliance with 45 C.F.R §74.44.

The selected GC may self-perform trade packages, but only if, (1) in compliance with the above, (2) subcontracts are in compliance with 45 C.F.R §74.48, and (3) in the opinion of LSCC, the GC self-perform bid offers the highest value to the Project. The selected GC may provide rental equipment on the Project as a cost of work. Similarly, the selected GC may provide services with owned equipment or by rental from a subsidiary of the GC if, in the opinion of LSCC, the GC bid offers the highest value.

Construction Management

The selected GC shall provide complete on-site construction services for the entire Project scope including coordination of:

- Civil and Site Work
- General Construction
- Structural
- Roofing
- Mechanical, Plumbing, Electrical
- Cabling Systems (Conduit Rough-In Only)
- Security Systems (Conduit Rough-In Only)
- Fire Alarm and Sprinkler Systems
- Building Systems
- Landscape/Irrigation
- All other services as documented in the Architect's drawings

In addition, the selected GC's on-site construction services will include:

- Lead and document weekly Project status meetings on-site and special meetings as required to properly manage the work
- Provide routine reporting to LSCC regarding Project progress, issues requiring resolution, and other matters critical to the success of the Project
- Complete all project documentation required by the contract documents or requested by LSCC and transfer all items to the design team and LSCC for review and acceptance
- Comply with all local, state, and federal regulations affecting performance of the work

- Meet the objectives of the milestone schedule page and budget. Provide staffing on the project to provide continuous support to LSCC across the entire project including the stages of commissioning, equipment installation, Project closeout, and warranty
- Provide full warranty of the work for a period of one year at a minimum and longer on designated specific elements; participate in 6-month and 11-month warranty inspections of the completed Project areas and components

Selection Process

The GC selection process consists of two stages. The first stage is based on information from the RFP, principally focusing on general experience, staffing proposed, qualifications, and a fee proposal. The short-listed firms will be invited for an interview (second stage) to ensure their full understanding of and responsiveness to the RFP, meet key personnel proposed for the Project, and present their specific experience and approach to the Project.

The LSCC Project Team will select the GC firm that is best suited for the project, price and other factors considered, including factors required pursuant to 45 C.F.R §74.40-48 and 92.36. Upon selection, LSCC and the selected GC will begin negotiations to reach a mutually agreeable contract in compliance with the requirements of 45 C.F.R §74.48. If negotiations do not result in a contract satisfactory to LSCC, then LSCC will begin negotiations with the second ranked respondent.

By submitting a proposal in response to this RFP, the respondent accepts the evaluation process and acknowledges the determination of the “most qualified” firm(s) will require subjective judgments by LSCC and consideration of federal obligations. Contents of the selected firm’s proposal may become all or a part of the scope of work and contractual obligations for the Project.

Proposal Costs

LSCC will not compensate respondents for any expenses incurred in proposal preparation. Respondents submit their proposals at their own risk and expense.

Project Location Visit

LSCC will work with requesting respondents to provide a Project site visit at a mutually agreeable time the week of **July 25, 2022**.

Questions, Addendums, and Supplements to RFP

Requests for information (RFI) may be submitted to LSCC by **August 2, 2022**. LSCC will respond to all RFIs by **August 5, 2022**.

Clarifications and interpretations of the RFP that affect or change material requirements will be distributed by LSCC as an addendum to the RFP via email. It is the responsibility of respondents to provide accurate information for LSCC to distribute this information in a timely manner. All addenda issued by

LSCC prior to the proposal due date are considered part of the RFP and respondents shall acknowledge receipt and incorporate each addendum in its proposal.

The designated point of contact for RFIs is:

Nicholas Berger – Sr. Director of Facilities and Project Management
lonestarrfp@lscctx.org

REQUIREMENTS FOR THE PROPOSAL

Proposals shall be prepared simply and economically, providing a straightforward, concise description of the respondent's ability to meet the requirements of the RFP. Emphasis shall be on the quality, completeness, clarity of content, responsiveness to the requirements, and an understanding of LSCC's needs.

Respondents shall carefully read the information contained in the RFP and submit a complete response to all requirements as directed. Incomplete proposals will be considered non-responsive and subject to rejection.

Due Date and Time

Proposals shall be submitted to LSCC no later than **3:00 p.m. on Friday, August 19, 2022**. LSCC may reject late proposals.

Format

LSCC will receive the proposals in PDF format only, submitted via email to lonestarrfp@lscctx.org. Respondents may request confirmation of receipt of delivery at their discretion. Multiple emails will be accepted due to file size restrictions. Submittals will be reviewed and selected GC firms will be invited to interview, date and time to be determined.

Confidentiality of Materials

All information, documentation, and materials submitted in response to this RFP are considered confidential and are not subject to public disclosure provided, however, all information, documentation, and materials submitted may be subject to review by HRSA upon their request.

Proposals and any other information submitted by respondents in response to this RFP shall become the property of LSCC.

LSCC makes no representations of any kind that an award will be made as a result of this RFP.

LSCC reserves the right to accept or reject any or all proposals, waive any formalities or minor technical inconsistencies, or delete any item or requirement from this RFP when deemed to be in LSCC's best interest.

PROPOSAL INCLUSIONS

Services Proposal

Please see EXHIBIT A attached.

Fee Proposal

Please see EXHIBIT B attached.

Qualifications of the Firm and Proposed Personnel

In this section, respondents are asked to provide information about the GC firm and its personnel to be assigned to the Project. Be sure to include:

- Name of GC firm to be responsible for the contract and names of owners who are responsible for the work
- A list of current projects and average volume of work
- A reference list of three recently completed projects, complete with project descriptions and names, addresses, email addresses, and phone numbers of persons not employed by GC firm who LSCC may contact
- List of similar health care-related projects in Central Texas in the past five years
- Listing of personnel who will be involved in the pre-construction phase of the Project and their qualifications
- Name of project manager in charge of the Project from start to finish and his or her qualifications
- Name of superintendent for the Project. If unknown, provide one or more names of anticipated superintendents and list their qualifications
- List of projects on which the project manager and superintendent have worked together
- Current resume of personnel to be assigned to the Project
- List of each consultant/consulting firm to be assigned to the Project
- Define the extent to which the personnel assigned are available to do the job in the time frames required
- An organizational chart of the proposed Project team

Certifications

Please see EXHIBIT C attached.

EXHIBIT A – Services Proposal

Statement of the work

In this section, the respondent is asked to identify and develop the scope of work. Give details as to your perception of the work. Respondents should not merely repeat the scope of work included in this RFP, but elaborate on the work, the objectives, and scope of the proposed program.

Approach

Identify and outline what the firm proposes to do. Describe your approach to performing the specific services required for this Project. What services are to be performed? What kind of specialized services are needed that are not addressed in this RFP? What might be omitted? What kinds of data are to be collected and analyzed? Also, in this section identify any constraints native to the method proposed.

Schedule and Budget

Evaluate the Project completion date and state if you feel the schedule can be met, improved or is unrealistic. Evaluate the budget presented in this RFP. State if you feel the budget can be met, improved upon, or is unrealistic.

Self-Perform Work

Submit lists of work you propose to provide with your own workforce. It is understood that the submission of this proposal does not obligate LSCC (and LSCC does not require) that all such work be provided by the GC firm. Any self-performed work shall be consistent with the schedule of values agreed upon by the selected GC and LSCC.

Current and Anticipated Workload

List all projects, including approximate dollar value and anticipated completion date(s), that will be undertaken simultaneously by the proposed staff during LSCC Harker Heights Cheetah Trail Project.

Safety Program

Describe your firm's job site safety program.

Bonding Capacity

The selected GC must be bonded. The selected GC must provide a performance bond and a payment/labor and materials bond from a surety company reasonably acceptable to LSCC. Such surety shall be authorized to do business in Williamson County, Texas, and of recognized responsibility. The performance bond shall be conditioned upon the substantial completion of the work within the agreed upon time in compliance with all relevant legal requirements. The payment/labor and materials bond shall insure completion of the construction free and clear of all liens, chattel mortgages, and conditional bills of sale. Each bond shall be issued for the benefit of LSCC. The amount of each bond shall be equal to 100% of the estimated cost of construction.

EXHIBIT B – Fee Proposal

PRECONSTRUCTION SERVICES

Lump Sum Price to provide pre-construction services \$ _____

PRICING SCHEDULE

GC Fee for construction expressed as a percentage of the cost of the project _____%

GC fee for changes in the work expressed as a percentage of the cost of the change _____%

GENERAL CONDITIONS

Not-to-exceed MONTHLY costs for project General Conditions

Personnel

Project Manager \$ _____

Superintendent \$ _____

Assistant Superintendent \$ _____

Project Engineer \$ _____

Secretary \$ _____

Personnel, Insurance, Payroll Tax & Benefits \$ _____

TOTAL PER MONTH \$ _____

Vehicles

Automobile(s) \$ _____

Truck(s) \$ _____

Other vehicles \$ _____

Equipment expenses (including fuel & maintenance) \$ _____

Vehicle-related travel allowances \$ _____

TOTAL PER MONTH \$ _____

Field Office

Project office & office supplies \$ _____

Office maintenance / utilities	\$ _____
Computer Hardware	\$ _____
Scheduling expenses	\$ _____
Data processing	\$ _____
Office equipment / furniture	\$ _____
Postage / delivery services	\$ _____
Communication / cellular phones	\$ _____
Water / coffee services	\$ _____
Security System	\$ _____
Level / Transit	\$ _____
Storage buildings / containers	\$ _____
TOTAL PER MONTH	\$ _____

Jobsite Expenses

Mobilization	\$ _____
Demobilization	\$ _____
Temporary Fencing	indicate \$ per LFT \$ _____
Safety program	\$ _____
Safety equipment	\$ _____
Temporary Toilets	\$ _____
TOTAL PER MONTH	\$ _____

SUMMARY

TOTAL PER MONTH	\$ _____
Total not-to-exceed monthly costs for general conditions	\$ _____
Proposed duration to complete the project (months)	_____
Total lump sum general conditions for project	\$ _____

Payment and Performance Bonds rate for this Project _____%

ADDITIONAL COSTS

List any additional line items considered “general conditions” that are not specifically indicated above and their associated cost

EXCEPTIONS TO THE BID

List any assumptions or qualifications that will change the pricing detailed in your proposal

Cost of work will be negotiated to establish a GMP, which will be amended within the contract.

PROJECT DURATION

Proposed Total Project Duration, including Construction, Occupancy, and Close Out
_____ Calendar Weeks

EXHIBIT C – Certifications

Conflict of Interest Certification

Except with LSCC knowledge and written consent, **[insert GC firm name]** shall not engage in any activity, or accept any employment, interest, or contribution that would reasonably appear to compromise **[insert GC firm name]** professional or ethical judgment with respect to Lone Star Circle of Care’s Harker Heights Cheetah Trail Project. In the event such a conflict arises during the performance of the services, **[insert GC firm name]** will immediately notify Lone Star Circle of Care in writing and Lone Star Circle of Care shall have the option of terminating the agreement. **[Insert GC firm name]** discloses the following potential conflicts of interest:

Indicate NONE or list the nature of each potential conflict of interest

Quotation Certification

The services and fees quoted herein, except as noted above under “Exceptions to the Bid,” are for the Lone Star Circle of Care Harker Heights Cheetah Trail Project as outlined in the RFP and are good for ninety (90) days from the date entered below.

[insert GC firm name]

Printed Name:

Title:

Date: