

REQUEST FOR QUALIFICATIONS

Release Date: January 27th, 2023

CONSTRUCTION MANAGER AT RISK SERVICES FOR THE RESTORATION OF THE HISTORIC KIMBLE COUNTY COURTHOUSE



STATEMENT OF QUALIFICATIONS

DUE DATE: FRIDAY, FEBRUARY 17th BY 4:00 P.M. (CST)

Request For Qualifications for Construction Manager at Risk Services for the
Historic Kimble County Courthouse Restoration

Kimble County
501 Main Street
Junction, Texas 76849
Telephone: (325) 446-2724
<https://www.co.kimble.tx.us>

January 6, 2023

Kimble County, Texas
Location: Junction, Texas

Statement of Qualifications Due Date:
RFQ 2022-001

Introduction

Kimble County is soliciting for Statements of Qualifications (SOQ) from firms interested and qualified to perform Construction Manager at Risk services for the Restoration of the Historic Kimble County Courthouse.

Sealed Statements of Qualifications for this request will be accepted until 4:00 PM (CST), February 17th, 2023. Any SOQ received after the due date and time will be returned unopened. Sealed SOQ, appropriately marked as a Statement of Qualifications – Kimble CCH CMR must be delivered to:

**Judge Harold “Hal” Rose
Kimble County Judge
Kimble County Courthouse
501 Main Street
Junction, Texas 76849**

This request is on file and may be examined in the County Judge’s Office. Prospective firms may obtain it by calling (325) 446-2724. Firms may also make their request via email at jcole@co.kimble.tx.us

All questions for clarification must be submitted in writing. Question may be submitted via US Mail or E-mail) prior to 4:00 P.M. (CST) on Friday, February 10th, 2023. Responses will be released via email.

Address questions to: Tracy Hirschman Hutson (Architectural Firm: Hutson Gallagher, LLC)
E-mail: Tracy@HutsonGallagher.com

General Instructions

Firms are required to submit one (1) original SOQ, four (4) additional copies, and one (1) USB thumb drive with the submittal in PDF format. SOQ's must be completed and submitted as specified in this RFQ. The right to accept any SOQ, or to reject any or all SOQ's and to waive all formalities is hereby reserved by County. The County further reserves the right to negotiate under applicable guidelines for procurement of professional services with all qualified firms, or to cancel, in part or in its entirety, this RFQ if it is in the best interest of the County. All SOQ's become the property of the County. There is no express or implied obligation for the County to reimburse responding firms for any expense incurred in preparing SOQ's in response to this RFQ and the County will not reimburse responding firms for these expenses, nor will the County pay any subsequent costs associated with the provision of any additional information or presentation, or to procure a contract for these services.

Firm(s) reasonably susceptible of being selected based on qualifications submitted in response to this request may be given an opportunity to make a presentation and/or interview with a selection committee. Following any interviews, firms will be ranked in order of technical qualifications and negotiations will begin with the top ranked firm. Should negotiations with the highest ranked firm fail to yield a contract, or if the firm is unable to execute a contract, negotiations will formally end and then commence with the second highest ranked firm, etc.

Sealed SOQ's will be opened and acknowledged at the stated time for receipt but will not be read aloud. It is not necessary, requested or desired that responding firms be present for the opening. A list of responding firms will be provided to all firms as soon as possible after the stated time for receipt. There will be no disclosure of contents to competing firms and all SOQ's will be kept confidential during the selection and negotiation process. Except for trade secrets and confidential information that a firm identifies in the SOQ as proprietary, all SOQ's will be open for public inspection after any contract award. Construction Manager selection will be based on demonstrated competence and qualifications.

Schedule

- January 27, 2023 Notice Advertisement and Release date for RFQ;
- January 30th – February 10th, 2023 (Monday through Friday, between 8:30A – 3:00P) the courthouse is open for visitation. Please contact Jennifer Cole to schedule an appointment and confirm availability of courtrooms. Physical Address: Kimble County Courthouse, 501 Main Street, Junction, Texas.
- February 10th, 2023 at 4:00 P.M. (CST) – Deadline for written requests for clarifications.
- February 17th, 2023 at 4:00 P.M. (CST) – Sealed Statements of Qualifications due; SOQ's received after the date and time noted will not be accepted and will be returned unopened.

- February 20th through 24th, 2023 – Evaluation of Responses
- Interviews Tentatively Scheduled for March 3rd, 2023 – Interviews TBD if necessary
- March 6th, 2023 – Anticipated date of award to selected CMR

Project Description

The Kimble County Courthouse is a historically significant structure and site. It is designated as a National Register of Historic Places, a Recorded Texas Historical Landmark, and is a Texas State Antiquities Landmark.

Special caution in executing all stages of work to prevent damage to historic feature shall be always required. Many of the existing materials are historical and can only be replaced with identical materials and superior craftsmanship. Contractors shall notify the Architect and Owner when concealed historic conditions are uncovered during the work and documentation those conditions.

The County previously restored the original steel windows using emergency grant funding provided by the Texas Historical Commission's Historic Courthouse Preservation Program. They also recently received a planning grant to develop restoration construction documents that are 95% complete. Kimble County was awarded a THCPP Round XII Grant for the full restoration of the Courthouse. The selected CMR will work with the Architectural-Engineering team to value-engineer the 95% CD's scope to the County's budget.

Scope of Work (includes, but not limited to, the following)

- Abatement: prior to demolition, all asbestos will be removed from the building by a qualified hazardous materials abatement firm.
- Site Work: New ADA/TAS compliant ramp and handrail at exterior; a new mechanical enclosure (all utilities will be installed underground).
- Exterior: existing addition to be removed and original exterior wall reconstructed, masonry cleaned with repairs of brick and cast stone, replace concrete steps and handrails at each entrance, foundation waterproofing, restoration and reconstruction of area wells, new exterior wood doors, and new single-ply membrane roof.
- Interior: New elevator and hoistway, new exit stair, repairs to or replacement of historic plaster where damaged, all historic woodwork to be stripped, repaired, and refinished, scored concrete floors to be restored, restore all doors and transoms, mismatched hardware will be replaced with appropriate material as needed, multi-color ceramic tile wainscot in corridor will be cleaned in place with areas of missing or damaged tile to be repaired or replaced, five historical vault doors and surrounds to be cleaned and restored; historic interior signage restored with new code compliant signage adjacent, historic cork floor shall be repaired in place with new pieces matching historic where needed, new restrooms, repairs to clock mechanism, new blinds, basement to be reconfigured.

- Structural: includes excavation and enlargement of existing basement, new elevator shaft, new interior exit stair, modification to existing elements to accommodate new systems.
- Mechanical, Electrical, and Plumbing: new HVAC system (4-pipe chiller and gas-fired boiler), new air handler units, new ductwork concealed in chases, system includes outside air (O/A) per code. Install all new electrical service historical surface-mounted conduit to be replaced in-kind with any new lines will be a concealed installed, new period-appropriate fixtures throughout with supplemental new LED lighting with minimal profile, emergency and exit lighting per code, new concealed conduit for data and telecom systems. All new plumbing for restrooms, new gas water heater, new hi-lo drinking fountains, new piping and condensate drains for mechanical.
- Fire Detection Systems: new zoned fire alarm system, new fire suppression wet/dry sprinkler throughout.
- Miscellaneous Systems: New audio sound system for Courtrooms.

Preconstruction Services

1. Evaluation of Owner's program schedule and construction budget requirements.
2. Schedule and attend meetings with Owner and Architect as required to discuss procedures, progress, coordination and scheduling of the Work.
3. Advise the Owner and the Architect on proposed site use and improvements, selection of materials, and building systems and equipment.
4. Provide recommendations consistent with the Project requirements to the Owner and Architect on constructability; availability of materials and labor; time requirements for procurement, installation and construction; and factors related to construction cost including, but not limited to, costs of alternative designs or materials, preliminary budgets, life-cycle data, and possible cost reductions.
5. Prepare and periodically update a Project schedule for the Architect's review and the Owner's acceptance
6. Prepare preliminary estimates of the Cost of the Work based on 95% Construction Documents and accepted alternative designs and materials, prior to the establishment of the Guaranteed Maximum Price.

Statement of Qualifications

Information provided in response to this RFQ will be evaluated from the criteria below.

- (a) Acceptance of AIA 133-2019 or as Submitted with Deviations
- (b) Submittal of Statement of Qualifications per Proposal Form Requirements and AIA A305-2020 and All Exhibits

- (c) The competence and qualifications of the individuals who will be directly responsible for the proposed work based upon education and experience pertinent to the work considered. The team should be able to demonstrate experience in historic preservation projects.
- (d) Technical adequacy of the personnel to be utilized for the proposed work based upon qualifications and experience pertinent to the work considered.
- (e) Demonstrated experience of the prime firm based upon previous work similar to that of these project types.
- (f) Describe the typical pre-construction services provide by the firm, fees for services are to be included within this section.
- (g) Demonstrated firm's understanding of the CMR delivery method and describe firm's approach.
- (h) Prime firm's history of accuracy of cost estimates and ability to perform within budget guidelines and constraints.
- (i) Attach the AIA 133-2019 contract issues or exceptions that your firm would request if selected to provide the services listed herein.
- (j) CMR Fees
- (k) Best Value to the County may consider one or more offerors.

Format Requirements

The SOQ format should respond to items a-k above and should not exceed 30 pages in length (exclusive of samples of previous work, references, and resumes). One (1) original and four (4) copies, with a thumb drive that has a PDF copy of the submittal shall be provided.

1. Responses shall be clearly identified and conform to items a through m above.
2. Return a completed Client Reference List for a minimum of five (5) references from current and recent clients on similar size projects or on projects of similar size and scope using the following format:

Client Name and Contact _____
 Project Name _____
 Project Completion Date _____
 Address _____
 Phone _____
 E-Mail _____

PLEASE COMPLETE THIS INFORMATION AND ATTACH TO YOUR SOQ.

Please complete and place a check mark next to the insurance coverage that applies to your firm. Complete the same for each of your consultants.

___ Minimum Statutory Workers' Compensation Insurance, with Employers' Liability Insurance in the amount of \$ _____ / _____ / _____

___ Minimum Commercial General Liability Insurance of \$ _____ each occurrence

___ Minimum Business Automobile Liability Insurance of \$ _____ each occurrence on all vehicles used in connection with the contract, whether owned, non-owned or hired

___ Minimum Professional Liability Insurance of \$ _____ each occurrence

PROPOSED CMR FEES: Use forms provided:

___ Proposed General Conditions _____ include form.

___ Proposed GMAC Fee _____ include form.

END OF RFQ