

**REQUEST FOR PROPOSALS (RFP) FOR PRE-CONSTRUCTION &
CONSTRUCTION MANAGEMENT SERVICES
FOR
AUSTIN, TX STUDENT HOUSING PROJECT**

Project Name	The Nine at Austin
Address	2518 Leon Street, Austin, Texas 78705

Property Summary	
Number of Buildings	Subterranean podium parking garage with 5 floors of wood-frame apartments above
Number of Units	98
Number of Beds	345
Acreage	1.06 Acres
Gross Building Area	250,479 sq. ft.
Net Rentable Area	118,141 sq. ft.
Clubhouse/Leasing Area	5,786 sq. ft.

Parking	
Type	Cast-in Place Subterranean Podium Parking Garage
Total Spaces	179

Construction	
Exterior Material	Brick or Stone / Hardiboard / Corrugated Metal
Windows	Vinyl / Aluminum
Framing	Concrete (Garage) / Wood (Apartments)
Roof Construction	TPO with downspouts and gutters
Corridor Construction	Air-Conditioned
Elevators	2
Foundation – Residential Buildings	Refer to 60% CD's and Geotechnical Report Attachment

Unit Specifications	
Cabinet Materials	MDF / Laminate
Countertop Material	Granite
Flooring Materials	Vinyl Plank in unit common areas
	Vinyl Plank in unit bath areas
	Carpet in bedrooms

Purpose of the RFP

The purpose of this RFP is to select a construction firm to provide pre-construction and construction management services. The selected Construction Manager (the "CM") will be asked to submit a GMP for the construction of the building and site work for the Project. The selected CM will be asked to bid the project, and share bids with the Owner in order to verify the final cost to construct the Project.

Overview of the Project

<u>Owner:</u>	Joint Venture between 908 Group & Scannell Properties
<u>Developer:</u>	Joint Venture between 908 Group & Scannell Properties
<u>Architect:</u>	Niles Bolton Architecture
<u>Civil Engineer:</u>	Wuest Group
<u>Interior Designer:</u>	Niles Bolton Interior Design
<u>Low Voltage Consultant:</u>	Infinisys

The site consists of approximately 1.06 acres site work will include demolition of the existing structures, rerouting and relocation of utilities currently passing through and around the site, and addressing any soil structure or environmental remediation issues.

The current schedule calls for the following critical dates:

- 60% CD's Complete.....August 22, 2016
- 60% CD's Budget Due for Final GC SelectionSeptember 14, 2016
- 100% Construction DocumentsOctober 3, 2016
- Final GMP from CMNovember 17, 2016
- Site Development Permit (SDP) ReceivedDecember 2, 2016
- Start Construction.....January 15, 2017
- Full Building Permit ReceivedJanuary 31, 2017
- Substantial CompletionJune 1, 2018
- Final Certificate of OccupancyJune 15, 2018
- Punchlist Completed.....July 1, 2018
- Resident Move-insAugust 10, 2018

The intent of this section is to highlight in general the terms, the nature and scope of services to be performed.

A. Pre-Construction Phase

The essential services to be provided by the CM include but are not limited to, the following:

- A. Develop an itemized schedule of values based on the Drawings and Specs, setting forth a detailed cost/value for each cost category.
- B. Assist the design team with determining the appropriate building systems to be utilized based on material availability, labor availability, and local market conditions.
- C. Assist the design team in determining factors affecting building, parking garage, and site work.
- D. Review all design documents in regard to budget, constructability, completeness and coordination, and provide advice regarding these issues to the Owner.
- E. Monitor budget and schedule and advise the Owner when corrective action is required.
- F. Assist in coordinating the integration of precast installation with the balance of the Project, including review of all related shop drawings.

- G. Provide value-engineering input as necessary.
- H. The form of GMP contract we will use will include a guaranteed completion date, bonding requirements and will include liquidated damages for late completion and an aggressive recovery schedule if the project falls behind schedule. Further, the contract will require the CM to provide the Owner with detailed bidding results when construction documents are 100% complete and bid to be shared in an open book format with the Owner by the CM.

B. Construction Phase

The essential services to be provided by the CM include but are not limited to, the following:

- A. Update the GMP as necessary based on the progress drawings and the project budget.
- B. Continually assist the design team with determining the appropriate building systems to be utilized based on material availability, labor availability, and local market conditions.
- C. Continually assist the design team in determining factors affecting building, parking garage, and site work, as necessary.
- D. Continually review all design documents in regard to budget, constructability, completeness and coordination, and continually provide advice regarding these issues to the Owner.
- E. Continually monitor the budget and schedule throughout the Project and advise the Owner when corrective action is required.
- F. Manage construction of the project.
- G. Establish job site survey controls prior to mobilization. Coordinate surveys, geotechnical investigations and other pre-mobilization activities.
- H. Prepare bid packages for any remaining trades not awarded at GMP, solicitations of bids and award for all subcontracts, working closely with the Owner.
- I. Monitor cost and prepare monthly project cost reports.
- J. Provide timely planning ,scheduling, and procurement.
- K. Manage the following:
 - Quality control
 - Labor relations
 - Safety
 - M/WBE program, if any
 - Mitigation of toxic and hazardous substances, if any
 - Coordination of all on site activities
 - Coordination of other work and off site activities, if any, with other responsible entities
 - Vendor and shop drawing administration
 - Change orders
 - Preparation of monthly pay application

- Preparation & coordination of any relevant opening manuals, warranties, and certificates of occupancy, if any, as required in the contract documents
- Close out documentation
- Any other construction services as may be requested by the Owner

Proposal Documents

The following information must be included in your response and must be organized as follows:

Section 1 - Firm Information

- A. Identify the firm's name(s), address of its principal office and any branch offices, telephone number and person to contact. If the firm has more than one office, identify which office (Contact Office) will be responsible for the project.
- B. Submit an AIA-A305 Contractor's Qualification Statement, including a statement of the firm's bonding capacity.
- C. Describe the circumstances and outcome of any litigation or arbitration that you have been involved in as a party within the last three (3) years.
- D. List references for each of the following categories:
 - Banking
 - Insurance
 - Bonding

Section 2 - Firm Experience

List similar projects you have completed and indicate your proven record to complete these projects within the established objectives, on-schedule and within budget parameters. Present the following information about these projects in the following order:

- A. Project name and type of contract awarded (Lump sum bid, negotiated, design build, etc.)
- B. Location and address of project.
- C. List the owner/developer and architect for the project.
- D. Type of project, size of site and total construction size in GSF.
- E. Project cost information per GSF and NSF (net square foot) for each project.

Section 3 - Current Workload

Provide a list of current project commitments by your proposed team and proposed individuals, including the status of such projects.

Section 4 - Personnel Qualifications

List specific personnel proposed for the project team in an organization chart format. Indicate the assignment/role of each individual proposed. Provide resumes indicating the experience of proposed personnel on projects of similar type or scope. Identify who would be the key contact for the Owner and Architect.

Section 5 – Preliminary Estimate & Schedule

- A. Identify the preliminary GMP for the Project. The GMP should include all costs and expenses associated with your participation in constructing the entire of the project including but not limited to: (i) demolition, (ii) environmental remediation, (iii) site work, (iv) new building costs and (v) overhead & fee.
- B. Identify your costs for each category of work of the project. Include a detailed construction budget for all phases of construction including detailed breakdown of fee, general conditions, insurances, etc.
- C. The cost of a P&P Bond, insurance and a 3% construction contingency should be included in the budget and detailed separately.
- D. Provide an illustrative project schedule assuming a start date of **January 15, 2017**, substantial completion date of **June 1, 2018**, Final CO of **June 15, 2018**, Punchlist complete date of **July 1, 2018**, and resident move-ins of **August 10, 2018**.

Section 6 - Insurance / Payment & Performance Bond

- A. Provide a copy of your current general liability and umbrella (if available) insurance certificate specifically outlining the limits and deductibles that are relative to this project. The Owner will be required to be named as an additionally insured on the GL and umbrella policies for the duration of the Project.
- B. Provide an estimated price for a Builder's Risk insurance policy with the Owner named as an additionally insured.
- C. Provide an estimated price for a Payment & Performance Bond covering the total contract value of the Project.

Misc. Provisions

Once the construction documents are complete and reviewed by the CM, the Owner will enter into an AIA-A102 Standard Form of Agreement Between Owner and Contractor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price. The GMP will include a detailed identification of all anticipated costs, including a contingency as noted below. The GMP will be the cost of work plus a fee as agreed to between Owner and CM.

The CM will be required to complete the project by the date of substantial completion. Late delivery will be subject to liquidated damages. The following language will be included in the GMP Contract:

"In the event that Substantial Completion does not occur on or before the Substantial Completion Date, the Contractor shall be liable to the Owner for liquidated damages in the amount of \$75 per bedroom, per calendar day for any portion of the project not delivered."

Supplemental Construction & Pricing Information

- A. Please refer to attached 908 Project Specifications in addition to this information.
- B. Include \$275 per bed for light fixtures. If your estimate differs from this allowance please explain.
- C. Acousti-Mat (or similar) is not required between elevated floors.
- D. Stairs to be steel stringers with precast treads.
- E. Units will not be water sub metered.
- F. Include 15 SEER A/C units with electric heat.
- G. Include \$350,000 for low voltage systems which include (structured cable, communications, system backbone, access control, security and surveillance video, data and wireless access points). If your estimate differs from this allowance please explain.
- H. Include \$65 per square foot for interior clubhouse build out which includes (millwork and solid surfaces, tile work, concrete staining, wall coverings, lighting, audio systems, window coverings, mirrors, FRP / specialty wall panels.)
- I. Include break out pricing for site retaining walls, alley extension, demo, excavation, foundation systems, etc.

Schedule for Submission

Please provide one (1) electronic copy of all materials to:

Brad Wolfe
908 Group
2209 E. 7th Avenue, Suite C
Tampa, FL 33605
Phone: 813-445-4722
Email: bwolfe@908group.com

Attachments

ALTA Survey
Boundary & Topographic Survey
60% Construction Documents
Phase I ESA
ACM Report
Pre-Demolition and LBP Report
908 Project Specifications
Development Timeline
Geotechnical Report

--END OF RFP--