KRUM INDEPENDENT SCHOOL DISTRICT

REQUEST FOR QUALIFICATIONS

FOR

CONSTRUCTION MANAGER-AGENT

ISSUED: 06/22/2021

RESPONSES DUE: July 8, 2021 no later than 2:00 p.m., CENTRAL TIME

DELIVERY REQUIREMENTS: THREE (3) BOUND COPIES 8.5" X 11" PAGE SIZE AND ONE (1) ELECTRONIC COPY ON USB FLASH DRIVE TO:

Superintendent's Office

Krum Independent School District

1200 Bobcat Boulevard

Krum, TX 76249

INTRODUCTION

Krum Independent School District ("Krum ISD" or "District") is seeking Construction Manager-Agent services in connection with finalization of our Facilities Master Plan and subsequent building of new buildings and parking areas throughout the district. By this Request for Qualifications, the Board of Trustees of Krum ISD seeks to obtain information that allows for assessment of the capacity of a firm to provide the Construction-Manager Agent services effectively and reliably. The capabilities of the firm as well as its integrity and general reputation are relevant considerations. Preference will be given to firms that can demonstrate experience with K-12 school planning and design projects.

PROJECT BACKGROUND

Krum ISD is a mid-size school district with an annual budget of $24 million. We will be seeking a bond election to procure the funds necessary. Krum ISD educates approximately 2,100 students annually from Pre-K to 12th grade. Our district needs include elementary campus additions, a new elementary campus, and a new high school campus.

SCOPE OF SERVICES

Scope of Services include master plan development, estimation of costs, community and Board presentations, oversight of the construction project, assistance in resolving issues that may arise during construction, maintaining the original budget throughout the project phases without exceeding the original budget.

SELECTION CRITERIA

Selection of the Construction Manager-Agent will be made pursuant to Sections 2269.207 and 2254.004 of the Texas Government Code.

General Qualifications The Construction Manager-Agent should have expertise and extensive experience in providing pre-construction and construction-related services to include high quality cost-estimating services, extensive knowledge of labor markets in the area, and value engineering for Texas public school districts or other Texas public facilities with similar regulatory and legal requirements.

Specific Qualifications Responses to this Request for Qualifications (RFQ) must contain the following information:

1. Name of Construction Manager-Agent and firm

2. Business address

3. Contact individual, telephone and e-mail address

4. Type of organization (i.e., partnership, corporation, etc.)

5. General statement of qualifications

6. History of firm and principals including

    - Years in business—if less than five years, previous experience of principals is critical

- Years in business under present name
- The former names, if any, your organization has operated under
- Experience of business principals

7. Key personnel proposed to be assigned to Project

8. Registrations, licenses, and certifications

9. General experience and experience related to school district planning and construction; include a list and brief description of all major projects performed in the last five years

10. Experience related to pre-construction services and construction administration of Texas school buildings. Include a list and brief description of all major Texas school projects performed in the last five years. If the Construction Manager-Agent is not a firm with a local office, indicate the means by which it acquired experience in the Krum area and knowledge of local construction practices, procedures, regulations, soil, and environmental conditions. Also indicate the means by which a non-local Construction Manager-Agent firm will communicate and collaborate with the District and community in regard to the Project, given the distance from the Construction Manager-Agent's office to the District. State whether an officer or principal of your organization has been an officer or principal of another organization in the past five years when it failed to complete a project. If yes, provide details. List the major projects your organization has in progress, giving the name and location of the project, owner, contract amount, percentage complete, and scheduled completion date.

11. List and explain claims and litigation involving the firm in the last 5 years, including arbitration proceedings, including:

- Whether your organization has ever failed to complete any work awarded to it;
- If there are any judgments, claims, arbitration proceedings, or suits outstanding against your organization or its officers
- If your organization has filed any lawsuits or requested arbitration with regard to projects within the last 5 years.

12. Provide a statement regarding the ability of the firm to provide the following:

- Insurance certificates
- Audited financial statements.

13. Fill out and submit the most recent copy of the Conflict of Interest Form CIQ promulgated by the Texas Ethics Commission.

14. Fill out Felony Conviction Notification, included as Attachment A.

15. Provide five business references

16. List any professional certifications or licenses held by members of your firm who will provide services for the Project.

Notice Pursuant to Texas Government Code, Chapter 2252, Subchapter F, the District is prohibited from entering into a contract with a company that is identified on a list prepared and maintained by the Texas Comptroller or the State Pension Review Board under Texas Government Code Sections 806.051, 807.051, or 2252.153. Pursuant to Section 2270.002 of the Texas Government Code, the District is or may be prohibited from entering into a contract with a company for goods or services if that company boycotts Israel or boycotts Israel at any time during the term of the contract. By submitting a Response to this RFQ, the Respondent certifies to the District that it is not a listed company under Texas Government Code Sections 806.051, 807.051, or 2252.153 and that, as applicable, it does not boycott Israel and will not during the term of this contract, and Respondent thereby voluntarily and knowingly acknowledges and agrees that any contract resulting from its Response shall be null and void should facts arise leading the District to determine that the Construction Manager-Agent was a listed company at the time of this procurement or boycotts Israel.

SUBMISSION REQUIREMENTS

Responses to this RFQ should address each of the above items nos. 1-16 in the same order in which they are set forth above. Provide three (3) bound copies in 8.5" x 11" page size and one (1) electronic copy on a USB flash drive.

A sealed envelope that is prominently marked "Request for Qualifications, Construction Manager-Agent" containing three bound copies plus one electronic copy, via USB flash drive, of the response addressing all of the foregoing criteria must be received at the District's Superintendent's Office, Krum Independent School District, 1200 Bobcat Boulevard, Krum, TX 76249 by **2:00 pm on July 8, 2021**. Late, faxed, or emailed copies will not be accepted. It shall be the responsibility of the firm submitting a response, *i.e*., the Respondent, to ensure that is has been properly received by the deadline. If the response is not legible, the District may determine that the submission is non-responsive.

All submissions will become the property of the District.

This RFQ does not obligate Krum ISD to award any contract or pay any costs incurred by the Respondent in the preparation and submittal of a Response to the RFQ.

WAIVER OF CLAIMS: BY SUBMITTING A RESPONSE TO THE DISTRICT'S RFQ, THE RESPONDENT ACKNOWLEDGES THAT IT HAS READ AND UNDERSTANDS THE REQUIREMENTS FOR SUBMITTING A REPSONSE AND THE PROCESS USED BY THE DISTRICT FOR SELECTING THE CONSTRUCTION MANAGER-AGENT. FURTHER, BY SUBMITTING A RESPONSE TO THE RFQ, THE RESPONDENT WAIVES AND RELEASES ANY AND ALL CLAIMS AGAINST THE DISTRICT AND ANY OF ITS TRUSTEES, OFFICERS, AGENTS, OR EMPLOYEES THAT COULD ARISE OUT OF THE ADMINISTRATION, EVALUATION, RECOMMENDATION, OR SELECTION OR REJECTION OF ANY FIRM IN RELATION TO THIS RFQ.

Respondents to this RFQ shall not contact District staff, Trustees, or Administrators in reference to the RFQ except via the designated contact(s) listed below:

Questions and request for clarifications should be directed to:

Mike Davis

Superintendent for Krum ISD

1200 Bobcat Boulevard

Krum, TX 76249

mike.davis@krumisd.net

Phone: 940-435-7112

Appendix A

FELONY CONVICTION NOTICE

Statutory citation covering notification of criminal history contractor is found in the Texas Education Code 44.034. Following is an example of a felony conviction notice:

FELONY CONVICTION NOTIFICATION

State of Texas Legislative Senate Bill No. 1, Section 44.034, Notification of Criminal History, Subsection (a), states "a person or business entity that enters into a contract with a school district must give advance notice to the district if the person or an owner or operator of the business entity has been convicted of a felony. The notice must include a general description of the conduct resulting in the conviction of a felony."

Subsection (b) states "a school district may terminate a contract with a person or business entity if the district determines that the person or business entity failed to give notice as required by Subsection (a) or misrepresented the conduct resulting in the conviction. The District must compensate the person or business entity for services performed before the termination of the contract."

THIS NOTICE IS NOT REQUIRED OF A PUBLICLY-HELD CORPORATION

I, the undersigned agent of the firm named below, certify that the information concerning notification of felony convictions has been reviewed by me and the following information furnished is true to the best of my knowledge.

VENDOR'S NAME _____

AUTHORIZED COMPANY OFFICIAL'S NAME (Printed) _____

A. My firm is a publicly held corporation, therefore, this reporting requirement is not applicable.

Signature of Company Official: _____

B. My firm is not owned nor operated by anyone who has been convicted of a felony.

Signature of Company Official: _____

C. My firm is owned or operated by the following individual(s) who has/have been convicted of a felony:

Name of Felon(s): _____

Details of Conviction(s): _____

Signature of company Official: _____