



CITY OF GRAPEVINE, TEXAS



**RFP 267-2024
REQUEST FOR PROPOSAL
CONSTRUCTION MANAGER AT RISK
WATER TREATMENT PLANT AND
WASTEWATER TREATMENT PLANT
ADMINISTRATION FACILITY IMPROVEMENTS**

ADDENDUM 1 - Updated RFP Dates

CMAR Questions:

1. Can the Q&A deadline be extended as well to 4/4? This would provide the same 2-week buffer until the RFP due date of 4/18.

Response: Yes, Please see attached updated sheets from RFP 267-2024 form with updated dates and interview date.



CITY OF GRAPEVINE, TEXAS



**RFP 267-2024
REQUEST FOR PROPOSAL
CONSTRUCTION MANAGER AT RISK
WATER TREATMENT PLANT AND
WASTEWATER TREATMENT PLANT
ADMINISTRATION FACILITY IMPROVEMENTS**

RFP RESPONSE DUE DATE AND TIME: APRIL 18, 2024 PRIOR TO 2:00 PM

Responses received later than the date and time above will not be considered for award.

BIDDERS NOTE

Carefully read all instructions, requirements, and specifications. Fill out all required forms completely. Submit an **ORIGINAL (1)** and **SEVEN (7)** copies of your response. Clearly mark the original document as the original. Please return the responses in a **SEALED** package. The package must note the RFQ Number and Name and the date and time of the scheduled opening. Your firms' name and return address must also be noted on the package.

DELIVER YOUR SEALED RESPONSE TO:

Bryan Beck, P.E. Director of Public Works
City of Grapevine, Texas

Physical Address:

Grapevine City Hall
200 South Main Street
Grapevine, Texas 76051

Mailing Address:

Grapevine City Hall
P.O. Box 95104
Grapevine, Texas 76099

All responses are required to have an original signature signed by an authorized agent of your company as shown on the certification page of this document.

SCOPE AND INTENT OF REQUEST FOR PROPOSALS (RFP)

The City of Grapevine is seeking a qualified Construction Management at Risk Firm. The firm must demonstrate that they have the resources, experience and qualifications necessary to provide services in connection with Construction Manager at Risk Services for the Water Treatment Plant (WTP) Administration Facility Improvements construction project located at 2600 Fairway Dr. Grapevine, TX 76051 and the Wastewater Treatment Plant (WWTP) Administration Facility Improvements construction project located at 602 Shady Brook Dr. Grapevine TX, 76051. Responses are solicited for this service in accordance with the terms, conditions, and instructions set forth in the RFP guidelines and in accordance with the provisions of the current Texas Local Government Code Title 10, Subtitle F, Chapter 2269.

QUESTION DEADLINE INFORMATION

All questions regarding the terms, conditions or specifications of this RFP must be submitted by email to Cristin Turner with the City of Grapevine: cturner@grapevintexas.gov by 3:00 p.m. on April 04, 2024. Responses to the questions will be issued via addendum no later than 5:00 p.m., April 11, 2024.

III. TENTATIVE SCHEDULE OF IMPORTANT DATES

The tentative schedule for this Request for Proposal is as follows:

Release RFP	February 21, 2024
Pre-RFP Conference and Site Visit	March 13, 2024, at 1:30 p.m.
Deadline for Questions	April 04, 2024, Prior 3:00 p.m.
RFP Due Date	April 18, 2024, Prior to 2:00 p.m.
Interviews	April 23, 2024
Review and Selection	April 24, 2024 – May 02, 2024
Selection of CMAR	May 02, 2024
Council Approval	June 04, 2024

IV. SELECTION PROCESS – ONE STEP PROCESS

City of Grapevine intends to initially award the Preconstruction Services contract to the highest rated proposer that provides the best value to the City based on the selection criteria established herein, that best demonstrates commitment, experience, available resources and innovative methods to address the unique construction requirements as well as the cost and schedule objectives established by City of Grapevine as follows:

- (a) At each step, the City of Grapevine shall receive, publicly open, and read aloud the names of the proposers and fees and prices. Not later than the 45th day after the date of opening the proposals, the City of Grapevine shall evaluate and rank each proposal submitted in relation to the criteria set forth in this request for proposals.
- (b) The City of Grapevine shall select the proposal that offers the best value for the City of Grapevine based on the published selection criteria and on its ranking evaluation. The City of Grapevine shall first attempt to negotiate a contract with the selected offeror. If the City of Grapevine is unable to negotiate a satisfactory contract with the selected offeror, the City of Grapevine shall, formally and in writing, end negotiations with that offeror and proceed to negotiate with the next offeror in the order of the selection ranking until a contract is reached or negotiations with all ranked offerors end.
- (c) A CMAR shall publicly advertise, as prescribed for the City of Grapevine under Section 271.025 and Section 2269.255 of the Local Government Code and receive bids or proposals from trade contractors or subcontractors for the performance of all major elements of the work other than the minor work that may be included in the general conditions. A CMAR may seek to perform portions of the work itself if the CMAR submits its bid or proposal for those portions of the work in the same manner as all other trade contractors or subcontractors and if the City of Grapevine determines that the CMAR's bid or proposal provides the best value for the City of Grapevine.
- (d) The CMAR and the City of Grapevine or its representative shall review all trade contractor or subcontractor bids or proposals in a manner that does not disclose the contents of the bid or proposal during the selection process to a person not employed by the CMAR, engineer, architect, or City of Grapevine. All bids or proposals shall be made public after the award of the contract or