



City of Rockwall  
*The New Horizon*

**CITY OF ROCKWALL, TEXAS  
REQUEST FOR QUALIFICATIONS**

**Construction Manager at Risk for  
SH 66 Boat Ramp Construction Project and Amenities**

Response Submittal Deadline:      October 20, 2017  
Prior to 3:00 PM CST

## **SECTION 1-Request for Qualifications**

### **PURPOSE**

The City of Rockwall ("The City") a local City of the State of Texas, established under Chapter 379B of the Texas Local Government Code is soliciting Requests for Qualifications (RFQ) under both the Texas Professional Services Procurement Act "TPSPA", Government Code Chapter 2254 and Texas Government Code Chapter 2269, to qualify contractors for the construction of SH 66 Boat Ramp improvements. This RFQ is being used as the basis for the selection of the Construction Manager at Risk (CM at Risk).

This RFQ will be "one-step" procurement process pursuant to Texas Government Code Chapter 2269, Sections 2269.253 and 2269.254. It is the sole initial intent of this RFQ to determine only the most qualified construction firm to which the City could then negotiate with to contract for varied construction manager-at-risk services for current and future like projects. Qualification Proposals shall be accepted October 20, 2017 before 3:00 PM CST at the following location: Purchasing Office, City Hall, 385 S. Goliad St., Rockwall, Texas 75087.

### **1.1 General Instructions**

Request for Qualifications for Construction Manager at Risk for SH 66 Boat Ramp construction services.

The City is requesting responses from qualified General Contractors to provide pre-construction services (i.e., budget estimates, constructability and value engineering suggestions, construction schedules, etc.) during the design phase and, upon completion of the design, provide a Guaranteed Maximum Price (GMP) and act as General Contractor for the construction of a Boat Ramp and associated amenities.

The awarded firm/team may be required to coordinate with the City and/or its consultants for all project related activities during the various assignments associated with this contract.

A Pre-proposal Conference is scheduled for October 12, 2017, at 9:00 AM CST in the Council Conference Room at City Hall, 385 S. Goliad St., Rockwall, Texas. A related site visit will follow the Pre-proposal Conference. Interested Contractors are encouraged to attend.

Responses to this RFQ must be received by the City, Attn: Lea Ann Ewing, PRIOR TO 3:00 PM CST, October 20, 2017. Electronic submissions will not be accepted. Any Response received after this time shall not be considered and will not be opened. The mailing address is as follows:

Attn: Lea Ann Ewing, Purchasing Agent City of  
Rockwall  
385 S. Goliad St.  
Rockwall TX, 75087

Please submit one (1) original and six (6) copies of the RFQ response, and identify each as an original or copy accordingly. Responses sent to the City are subject to disclosure pursuant to the Open Records Act, Government Code, Chapter 552. All timely responses become the property of the City upon receipt and shall not be returned. Any information deemed to be confidential by Respondent should be clearly noted on the page(s) where the confidential information is contained. The City, however, cannot guarantee that it will not be compelled to disclose all or part of any public record under the Texas Public Information Act, since information deemed to be confidential by the Respondent may not be considered confidential under Texas law, or pursuant to a Court Order. The materials submitted must be enclosed in a sealed envelope box or container; the package must show clearly the submittal deadline; and the name and the return address of the Respondent must be clearly visible.

Respondents submitting qualifying responses, including their agents and representatives, shall not lobby or contact any member of the City Council or City Staff except in the course of the City sponsored inquiries, briefing, interviews and presentations between the qualification statement submission date and award by the City Board of Directors. Questions regarding this solicitation will be directed, in writing only, to the Purchasing Department, and may be submitted by email to: [lewing@rockwall.com](mailto:lewing@rockwall.com). Include the title of this RFQ SH 66 Boat Ramp Construction. Verbal questions are not permitted other than during City-sponsored inquiries, briefings, interviews and presentations. Any violation of this provision may result in disqualification of the submitting firm. Questions concerning the projects included in this RFP are to be submitted in writing no later than 4:00PM CST, October 18, 2017.

Entities submitting qualifying responses shall execute by signature the attached Non-Conflict of Interest and return the signed affidavit with their response.

The selected Firm/Team will be required to execute a Construction Manager at Risk services agreement with the City.

The selected Firm shall carry insurance in the types and amounts specified by the City for the duration of the Agreement, and furnish certificates of insurance along with copies of policy declaration pages and policy endorsements as evidence thereof.

Respondent understands and agrees that this RFQ is issued predicated on anticipated requirements for the *SH 66 Boat Ramp Construction*, and that the City has made no representation, written or oral, that any such requirements be furnished under a Contract arising from this RFP. Furthermore, Respondent recognizes and understands that any cost borne by the Respondent which arises from Respondent's performance hereunder shall be at the sole risk and responsibility of Respondent.

## **1.2 City Rights**

- A. If only one or no submittal is received by "submission date", the City has the right to reject, re-propose, accept and/or extend the RFQ by up to an additional two (2) weeks from original submission date.
- B. The right to reject any/or all submittals and to make award as they may appear to be advantageous to the City.

- C. The right to hold any submittals for 90 days from submission date without action, and to waive all formalities in RFQ, and any submittal irregularities.
- D. The right to extend the time for award beyond the original 90-day period, if agreed upon in writing by both parties and if Proposal is held firm.
- E. The right, in any resulting contract, to terminate all or any part of the unfinished portion of any awarded work resulting from this solicitation with advanced thirty (30) days written notice; upon default by the firm, for delay or non-performance by the firm, or if it is deemed in the best interest of City for convenience.
- F. The City reserves the right to request additional information, clarification of information submitted or to meet with representatives from responding organizations to discuss Qualifications after submission, any and all of which may be used in forming a staff recommendation to the Board for selection.

### **1.3 Addendum**

Any City interpretation, correction, or change of the RFQ will be made by written ADDENDUM. Changes or corrections will be issued by the Purchasing Agent. Addenda will be emailed to all who have returned the RFQ Acknowledgement Form. Addenda will be issued as expeditiously as possible. It is the responsibility of the proposers to determine whether all addenda have been received. It will be the responsibility of all respondents to contact the City prior to submitting a response to the RFQ to ascertain if any addenda have been issued, and to obtain any and or all addenda(s), execute them, and return addenda with the response to the RFQ.

### **Section 1.4 The City's Approach**

The following steps will be taken if the CM @ Risk is selected based upon the criteria stated in Section 4:

1. The initial project budget will be established using the funds available for Boat Ramp construction project.
2. The CM @ Risk will continue to provide preconstruction services (i.e., budget estimates, value engineering, constructability reviews, etc.) through the Design Development and Construction Document Phases to keep the project within the established budget.
3. Upon completion of the bid documents, the CM @ Risk will bid out, with the City's oversight, the costs of the work to subcontractors in accordance with Government Code Section 2269.255.
4. Upon identification of the qualified bidder for each trade package, the CM@R will total up the costs of the work, add in the predetermined general conditions costs and apply the CM@R's predetermined fee.
5. Exhibit A -Site Plan
6. Exhibit B -Project Budget

## **SECTION 2 - Notice to Respondents**

City is accepting proposals from qualified firms in accordance with the terms, conditions and requirements set forth in this Request for Qualifications ("RFQ"). This RFQ provides sufficient information for interested parties to prepare and submit responses for consideration by the City. All provisions in Respondent's qualifications statement, shall remain valid for ninety (90) days following the deadline for submissions or, if a response is accepted, throughout the entire term of the contract.

RESPONDENTS ARE CAUTIONED TO READ THE INFORMATION CONTAINED IN THIS RFP CAREFULLY AND TO SUBMIT A COMPLETE RESPONSE TO ALL REQUIREMENTS AND QUESTIONS AS DIRECTED.

### **SECTION 3-Commitment**

Respondent understands and agrees that this RFQ is issued predicated on anticipated requirements for the CM @ Risk and that the City has made no representation, written or oral, that any such requirements be furnished under a Contract arising from this RFQ. Furthermore, Respondent recognizes and understands that any cost borne by the Respondent which arises from Respondent's performance hereunder shall be at the sole risk and responsibility of Respondent.

### **SECTION 4 -Selection Criteria**

#### **4.1 Selection Criteria**

The City will conduct a comprehensive, fair and impartial evaluation of all responses received in response to this RFP. Responses will be evaluated by the appropriate City staff for the purpose of seeking the proposal that provides the best overall value to the City. The criteria for evaluation of responses, and selection of the qualified respondent(s), will be based on the factors listed below. If the City elects to conduct interviews, Respondents may be interviewed and re-scored based upon these same criteria. The City may also request additional information from Respondents at any time prior to final approval of a selected Respondent. Respondents are requested to submit a complete response to each of the following Criteria. Responses requiring additional space should be brief and submitted as an attachment to your submittal package. Please reference each response by its corresponding item number. *City reserves the right to select one or more, or none of the Respondents to provide the services.* Final approval of a selected Respondent is subject to the action of the City Council.

*Note: Please divide your proposal into the following sections.*

#### **No. 1-CRITERION: Qualifications and Experience (maximum points - )**

- a. Within the last seven (7) years, provide list of similar types of projects (i.e. public park construction, public boat ramps that generally includes site grading, concrete trails, electrical, picnic structures, signage, piers/docks, concrete boat ramps, electrical, irrigation, turf grass, trees and native plant establishment, etc.). Include references with complete contact information of owners, architects, engineers, and size of project.
- b. Past history with the City of Rockwall of successfully completing park projects.
- c. Provide list of projects in which similar types of Construction Manager at Risk with a Guaranteed Maximum Price service were provided (i.e., estimating, value engineering, constructability reviews, scheduling, etc.). Include references with complete contact information.
- d. Provide list of the proposed Team Members, resumes and length of service with firm. City will evaluate the FIRM's personnel experience of the key management staffing that will be used on this Project as it relates to the FIRM's understanding and capability of successfully staffing and managing the project to completion.
- e. Summarize the project approach used to provide cost effective construction solutions.
- f. Litigation and debarment disclosure.
- f. Safety record.
- g. References. FIRM's submitting a Response shall provide a list of Owner references complete with names and telephone numbers where CM@Risk projects similar to that described herein have been completed. At least five (5) of the Owner references should be from projects listed in the "Past Performance" section of the RFQ. City intends to call some or all of the references submitted.

**No. 2 - CRITERION: Estimating and Scheduling Expertise (maximum points - 50)**

1. In order to demonstrate the Contractor's expertise in providing cost effective construction of this type of project the following items should be prepared based upon schematic design plans for the Park at Stone Creek:
  - a. Sample of Construction Schedule.
  - b. Sample of Cost Estimates -the intent is to see the nature and format of the cost information provided to the Owner.
    1. Cost Estimates -provide an example of cost estimates typically prepared during the design phase of a project and the construction phase.
      1. Labor costs should be based upon prevailing wages.
      2. Material costs should exclude sales tax.
    - ii. General Conditions costs based upon project scope and schedule.
    - ni. Fees as a % of total estimated costs.
    - IV. Value Engineering approach including examples proposed for this project or on prior similar projects.
    - v. Contingencies -describe your FIRM's approach for cost contingencies during design and during construction. What is your approach for the disposition of contingency funds after project completion?
  - c. Savings-describe your FIRM's concept for the disposition of savings realized during construction.

A City Selection Review Committee may use the qualifications submitted by interested companies to initially pre-qualify not more than three (3) companies for the next interview phase of the Procurement. Based on the submittals and Interviews, the City staff will make a recommendation to the City Council.

City of Rockwall  
Minimum Insurance Requirements

Requirements

Contractors performing work on City property or public right-of-way for the City of Rockwall shall provide the City a certificate of insurance evidencing the coverages and coverage provisions identified herein. Contractors shall provide the City evidence that all subcontractors performing work on the project have the same types and amounts of coverages as required herein or that the subcontractors are included under the contractor's policy. The City, at its own discretion, may require a certified copy of the policy.

All insurance companies and coverages must be authorized by the Texas Department of Insurance to transact business in the State of Texas and must be acceptable to the City of Rockwall.

Listed below are the types and amounts of insurance required. The City reserves the right to amend or require additional types and amounts of coverages or provisions depending on the nature of the work.

Type of Insurance	Amount of Insurance	Provisions
I. Commercial General (Public) Liability to include coverage for: a) Premises/Operations b) Products/Completed Operations c) Independent Contractors d) Personal Injury e) Contractual Liability	\$500,000 each occurrence, \$1,000,000 general aggregate;  Or  \$1,000,000 combined single limits	City to be listed as additional insured and provided 30-day notice of cancellation or material change in coverage.  City prefers that insurer be rated B+VI or higher by A.M. Best or A or higher by Standard & Poors
I. Business Auto Liability	As required by State of Texas	
Workers' Compensation & Employers' Liability	Statutory Limits \$100,000 each accident	City to be provided a waiver of subrogation

Questions regarding this insurance should be directed to the City of Rockwall Purchasing Department at (972) 772-6418.

*A PURCHASE ORDER WILL NOT BE ISSUED OR CONTRACT EXECUTED WITHOUT EVIDENCE OF INSURANCE.*

**City of Rockwall Minimum Bonding Requirements**

Contracts for construction work must be accompanied by an approved Bond(s) underwritten by a surety name in the current list of "Surety Companies Acceptable on Federal Bonds" as published in the Federal Register by the Audit Staff Bureau of Accounts, U.S. Treasury Department. Contractor when entering into a Contract will execute Performance, Payment and Maintenance Bonds in 100% of the contract total amount. Contractor shall furnish such bonds as security for the faithful performance, payment and maintenance of all his obligations under the Contract Documents. These Bonds shall be in amounts at least equal to the Contract Price, in such form as set forth in the Contract Documents and with such corporate sureties as are licensed to conduct business in the state where the work is located and are named in the current list of "Surety Companies Acceptable on Federal Bonds" as published in the Federal Register by the Audit Staff Bureau of Accounts, U.S. Treasury Department. The performance, payment and maintenance bonds shall be extended to include any contract extension.



Prior to delivery of the executed Agreement by City to the Contractor, City may require the Contractor to furnish such other Bonds and such additional insurance, in such form and with such sureties or insurers as the City may require.

## **CONFLICTS OF INTEREST**

**DISCLOSURE OF CERTAIN RELATIONSHIPS (HB 914).** Chapter 176 of the Texas Local Government Code requires that any vendor or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. By law, this questionnaire must be filed with the records administrator of the City of Rockwall not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

## **CERTIFICATE OF INTERESTED PARTIES FORM 1295:**

### **Definition and Instructions**

Section 2252.908 of the Texas Government Code states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least \$1 million.

All vendors entering into a contract that is approved by City Council must complete a Form 1295.

A business entity must enter the required information on Form 1295 online at <https://www.ethics.state.tx.us/File/> and print a copy of the completed form, which will include a certification of filing that will contain a unique certification number. An authorized agent of the business entity must sign the printed copy of the form and have the form notarized. The completed Form 1295 with the certification of filing must be filed with City.

## **STATE OF TEXAS SENATE BILL 252 (Sept. 1, 2017) Requirement:**

**CONTRACTS WITH COMPANIES ENGAGED IN BUSINESS WITH IRAN, SUDAN, OR FOREIGN TERRORIST ORGANIZATION PROHIBITED.** A governmental entity may not enter into a governmental contract with a company that is identified on a list prepared and maintained under Section 806.051, 807.051, or 2252.153 of the STATE OF TEXAS: SECTION 1. Chapter 2252, Government Code.

## **STATE OF TEXAS HOUSE BILL 89 (Sept. 1, 2017) Requirement:**

**PROVISION REQUIRED IN CONTRACT.** A governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

- (1) does not boycott Israel; and
- (2) will not boycott Israel during the term of the contract.

SECTION 1. Subtitle F, Title 10, Sec. 2270.002. Government Code



**PUBLIC NOTICE**  
**CITY OF ROCKWALL, TEXAS**  
**REQUEST FOR QUALIFICATIONS**  
**CONSTRUCTION MANAGER AT RISK**

Sealed Proposals addressed to the Purchasing Agent, City of Rockwall will be received at City Hall, 385 South Goliad, Rockwall, Texas 75087 until 3:00 p.m. CST on October 20, 2017 for **STATE HWY 66 BOAT RAMP CONSTRUCTION PROJECT**. All submitted proposals duly received will be publicly opened and the names of the proposers read aloud. The City reserves the right to reject any or all proposals, waive formalities, re-advertise, re-bid and considers the most advantageous proposal thereof. Proposal packet may be examined and or obtained without charge at City of Rockwall Finance Department, 385 S. Goliad, Rockwall, TX 75087 972-771-7700 and available on the City's website [www.rockwall.com](http://www.rockwall.com).

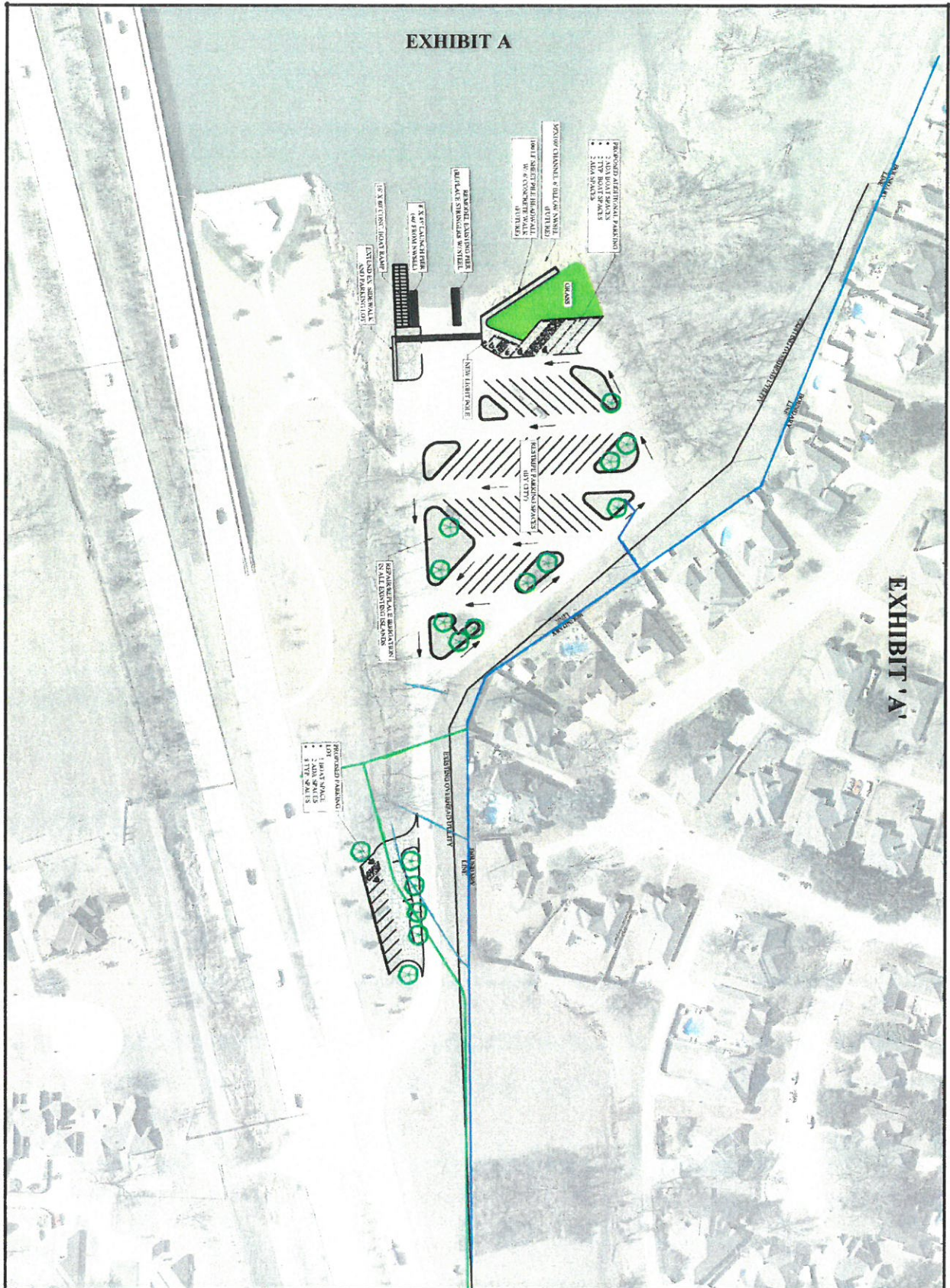
---

*Publish text above line only*

Publish Dates:

October 6, 2017  
October 13, 2017

# EXHIBIT 'A'



1	09	1	<p><b>PRELIMINARY SITE PLAN</b>  <b>HIGHWAY 66 BOAT RAMP</b>  <b>CITY OF ROCKWALL, TEXAS</b></p>	<p><b>MHS</b>          PLANNING &amp; DESIGN</p>	<p>Post Office Box 7455          Tarrant, Texas 76711          940-597-6600          940-597-0817 fax</p>	
---	----	---	--	--	---	---

## **EXHIBIT 'B'**

### **Engineer's Estimate of Anticipated Costs**

---

**September 25, 2015**

**Highway 66 Boat Ramp  
Rockwall, Texas  
Rockwall County**

**Texas Parks and Wildlife Boat Ramp Project  
3.1 Acres**

Prepared for  
City of Rockwall

Prepared by  
**MHS**  
PLANNING & DESIGN, LLC

MHS Job #: 15-000

212 W. Ninth Street  
Tyler, TX 75701  
Ph. 903.597.6606, Fax 903.597.0517  
TBPE No. F-14571



## Highway 66 Boat Ramp - Rockwall, TX

	Description	Unit	Quantity	Unit Price	Total Cost
<b>Start-Up and Erosion Control</b>					
	Mobilization	LS	1	\$ 50,000.00	\$ 50,000.00
	General Conditions	LS	1	\$ 35,000.00	\$ 35,000.00
	Silt Fence	LF	600	\$ 1.50	\$ 900.00
	Curlex	LF	600	\$ 1.10	\$ 660.00
	<b>Total Start-Up and Erosion Control</b>				<b>\$ 86,560.00</b>
<b>Excavation and Demo</b>					
	Construction Entrance	EA	1	\$ 1,750.00	\$ 1,750.00
	Unclassified Excavation (Half of Boat Ramp)	CY	1,500	\$ 6.00	\$ 9,000.00
	Dredging from Lake for Boat Ramp (Half of Boat Ramp)	CY	2,000	\$ 20.00	\$ 40,000.00
	Dredging from Lake for Boat Parking (30'x100' Channel)	CY	0	\$ 20.00	\$ -
	Remove and Dispose of Ex. Light Fixtures	AL	0	\$ 1,000.00	\$ -
	Remove and Dispose of Existing Asphalt Pavement	AL	1	\$ 2,500.00	\$ 2,500.00
	Remove and Dispose of Ex. Pier Decking and Stringers	AL	1	\$ 2,500.00	\$ 2,500.00
	<b>Total Excavation and Demo</b>				<b>\$ 55,750.00</b>
<b>Paving</b>					
	6" Reinf. Concrete Pavement - No Curb	SY	1,200	\$ 50.00	\$ 60,000.00
	8" Reinf. Concrete Pavement-No Curb (Boat Ramp Area)	SY	180	\$ 60.00	\$ 10,800.00
	Lime Stabilized Subgrade	SY	1,400	\$ 6.00	\$ 8,400.00
	Trail (6' wide)	SF	900	\$ 6.00	\$ 5,400.00
	Pre-Cast Concrete Panel Boat Ramp	SF	1,280	\$ 110.00	\$ 140,800.00
	Connect to Existing Pavement w/ Longitudinal Butt-Joint	LF	315	\$ 10.00	\$ 3,150.00
	Sawcut, Remove, and Dispose of Ex. Pavement	LF	315	\$ 8.00	\$ 2,520.00
	Misc. Lane Markings and Restriping of Ex. Parking	AL	0	\$ 4,000.00	\$ -
	Wheel Stops	EA	16	\$ 200.00	\$ 3,200.00
	Traffic Control	LS	1	\$ 1,000.00	\$ 1,000.00
	<b>Total Paving</b>				<b>\$ 235,270.00</b>

	Description	Unit	Quantity	Unit Price	Total Cost
<b>Electric and Signs</b>					
	Misc. Electric throughout Site	AL	1	\$ 1,000.00	\$ 1,000.00
	Parking Lot Lights	AL	1	\$ 5,000.00	\$ 5,000.00
	Misc. Signage	AL	1	\$ 2,000.00	\$ 2,000.00
	<b>Total Electric and Signs</b>				<b>\$ 8,000.00</b>
<b>Landscape</b>					
	Misc. Tree Planting	EA	6	\$ 600.00	\$ 3,600.00
	Misc. Irrigation Repair	AL	1	\$ 2,500.00	\$ 2,500.00
	Fine Grading, Irrigation, and Seeding	SF	6,000	\$ 0.50	\$ 3,000.00
	<b>Total Landscape</b>				<b>\$ 9,100.00</b>
<b>Hardscape</b>					
	Remodel Existing Launch Pier	AL	1	\$ 10,000.00	\$ 10,000.00
	8'x45' New Launch Pier	AL	1	\$ 30,000.00	\$ 30,000.00
	Sheet Pile Headwall	SF	0	\$ 60.00	\$ -
	<b>Total Hardscape</b>				<b>\$ 40,000.00</b>

<b>Total Construction =</b>	<b>\$ 434,680.00</b>
<b>Contingency (10%) =</b>	<b>\$ 43,468.00</b>
<b>Design Fees (12%) =</b>	<b>\$ 57,377.76</b>
<b>OVERALL TOTAL FOR HWY 66 BOAT RAMP =</b>	<b>\$ 535,525.76</b>

### **Highway 66 Boat Ramp - Rockwall, Texas**

- 1)** Assumes that the excavation for park will balance except for the material that will be removed during the dredging process. A topographic survey and detailed grading analysis will be required to obtain accurate grading and retaining wall quantities.
- 2)** The prices for all items labeled AL are allowances, a detailed design analysis will be required to obtain accurate pricing.
- 3)** A preliminary geotechnical report will be needed to give an accurate pavement and subgrade recommendation. The assumptions used in this estimate are based on similar projects in the area.
- 4)** Assumes that the site will be developed as shown in the attached layout.
- 5)** The prices in this estimate are based on recent bids on a similar project. It should be noted that this estimate was prepared prior to detailed design and engineering.  
PRICES WILL VARY.