

**REQUEST FOR PROPOSALS
FOR CONSTRUCTION MANAGER-AT-RISK
ITALY INDEPENDENT SCHOOL DISTRICT**

Sealed proposals will be received by Mr. Lee Joffe, Superintendent of Schools, Italy Independent School District (the "District"), 300 South College Street, Italy, Texas 76651, and shall be received until 10:00 a.m. (CST), Friday, January 6, 2017, at the above address, to provide Construction Management at-Risk ("CMAR") services for the 2015 Bond Program Construction Projects – Phase 2 ("Project").

A non-mandatory pre-proposal conference will be held at 300 South College Street, Office of the Superintendent, on Monday, December 12, 2016 at 4:00 p.m.

Please note that the District is closed for its Winter Break from 1:00 p.m. Friday, December 16, 2016 through Sunday, January 1, 2017.

The CMAR is expected to provide services for the design phase, bid/award phase, and construction phase of the Project. The budget for this Project is estimated to be \$3,360,000.00. The District has selected Architects Rabe + Partners, SP, as the Architect for the Project.

The firm selected will provide the CMAR services to complete the Project, which is described as: construction of a new Cafetorium Addition (estimated to total 16,800 design square feet) at Italy High School for improved food preparation and a larger serving area, including a stage presentation area for band, One Act Play (OAP) and school sponsored events. This Project includes new entry design and covered walk way areas to connect to the southwestern wing and the northwestern wing of the high school. The new kitchen preparation area will include space for dry storage, coolers and freezers, a bathroom for food service staff separate from student bathrooms, an area for washer and dryer for food service use, and storage areas for OAP stage materials and props.

The construction schedule follows:

- Notice to Proceed: Anticipated May 1, 2017
- Substantial Completion: Anticipated April 1, 2018

The firm selected will be required to enter into an Owner/Construction Manager Agreement, AIA Document A133-2009, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, as modified by District, and AIA Document A201-2007, General Conditions of the Contract of Construction, as modified by the District, and to furnish Performance and Payment Bonds through an approved bonding company duly authorized to do business in the State of Texas and currently listed in the Department of Treasury Federal Register in an amount of not less than 100% of the contract price, conditioned upon the performance of the contract, provide insurance as set forth in the procurement package and contract, and meet all other requirements set out in the Request for Proposals and resulting contract.

Attention is called to the fact that the CMAR must comply with all Federal, State and local labor laws, including Chapter 2258, Texas Government Code, Title 10, and the prevailing minimum wage rates as set by the Italy ISD Board of Trustees.

All parties acknowledge the right of the District to reject any or all of the Proposals and to waive any informality or irregularity in any Proposal received. By submitting a Proposal, each offeror agrees to

waive any claim it has or may have against the District, the Architect/Engineer and their respective employees arising out of or in connection with the administration, evaluation or recommendation of any Proposal; waiver of any requirements under the Proposal Documents; acceptance or rejection of any Proposal; and award of a Contract.

Pursuant to the provisions of the Texas Government Code Chapter 2269, Subchapter F, it is the intent of Italy ISD to select a Construction Manager-at-Risk via a ONE STEP PROCESS.

Interested parties may obtain the Request for Proposals packet with details concerning the Project online at www.italyisd.org or from the Superintendent at the District's administrative offices, located at 300 South College Street, Italy, Texas 76651.