

LaSalle County Public Facility Corporation's Request for Qualifications and Proposals for Design/Build of Roof Replacement: LaSalle County Regional Detention Center

The LaSalle County Public Facility Corporation (hereinafter "PFC") intends to provide for the design and construction of a roof replacement to the existing LaSalle County Regional Detention Center for the benefit of its government sponsor, LaSalle County, Texas (hereinafter "Project"). In order to accomplish the Project, the PFC has found that the design/build method of project delivery best fits its needs and offers the most timely and best value option. Therefore, the PFC is seeking to award a design/build agreement for the Project to a firm that is able to provide these services either as a single business unit or as part of a team (hereinafter collectively "design/build firm" whether a single business unit or a team) selected after completion of a competitive procurement process. Because professional design services are a component of the Project being procured, a two-step process is required that first concentrates on qualifications and does not seek cost information or require the provision of any design documents. Finalists selected after the first step is concluded will be asked in the second step to submit proposals providing additional information. However, before further addressing more detailed Project information, the two-step process, and the criteria to be considered, several important matters should be noted:

- Time is of the essence for this Project, and the design and construction of corrections facilities and components is subject to various regulations and learned solutions that make this Project appropriate for design/ build firms with significant direct or collective experience in the design and construction of correctional facilities, or roofing components thereof;
- Design/build firms must include a professional architect and/or engineer licensed in this State whom the design/build firm must certify was selected based on demonstrated competence and qualifications;
- The design/build agreement will not be an obligation of LaSalle County, and the faith and credit of LaSalle County is not pledged;
- The PFC has engaged S&B Infrastructure, Ltd; Jorge A. Martinez, P.E., RPLS, as an Independent Consulting Engineer, who will act as its representative for the Project. The selected design/build firm will be required to cooperate with and provide information to the Independent Consulting Engineer or appointed designee;
- Significant performance and payment bond and insurance requirements will apply to this Project;
- Liquidated damages for delay will apply to this Project; and
- Compliance of the design with all applicable requirements of Texas and federal law is required, including specifically, where applicable, the Texas Commission on Jail Standards (hereinafter "TCJS") or the American Correctional Association ("ACA").

Project Information. The general description of the Project is the design (including possible removal of existing roof) and construction of a new roof for the existing LaSalle County Regional Detention Center located at 832 E. Texas 44, Encinal, Texas. The budget set for the Project will not exceed \$ 1,000,000. The existing roof is approximately 88,000 square feet. The Project will require a metal roof replacement system with a minimum warranty of 20 years.

The foregoing is a basic description of the Project, however, interested design/build firms may obtain an **Additional Project Design Criteria Package** containing more detailed information from the LaSalle County Clerk's Office at the location set out below.

Request for Qualifications. The PFC will accept sealed Qualification Statements from interested design/build firms until 10:00 a.m. on November 13, 2017. The Envelope in which the Qualification Statement is sealed should be clearly marked Design-Build Project-Qualifications Statement. Qualification Statements must be sent or delivered to:

LaSalle County Clerk's Office
101 Courthouse Square #107
Cotulla, Texas 78014

Interested design/build forms must respond on the PFC's Qualification Statement form which is available at the County Clerk's Office. Timely received sealed Qualifications Statements will be opened on the deadline date above, at 10:30 a.m. in the County Clerk's Office. No cost information may be included in the Qualifications Statement. Qualification Statements will be reviewed, and the offerors ranked according to the evaluation criteria below. Based on this ranking, up to five finalists will be selected to provide additional information in the next step of the process.

<u>Criteria</u>	<u>Maximum Score</u>	<u>Weight</u>
Technical competence and qualifications of design professionals	10	X 3.50
Experience of firm in the design and construction of roofing systems including, correctional center roofs, large area roofing projects, and projects similar to the Project	10	X 3.50
Past performance on similar projects	10	X 3.00
Overall capability to perform project, including financial, bonding, insurance and subcontractor resources	10	X 2.00
Knowledge of regulations applicable to work on correctional facilities	10	X 1.50

Each offeror's actual score (10 being highest and 1 being lowest) is multiplied by the applicable weighting factor to arrive at the offeror's score for a criteria. The sums for the criteria are added to arrive at the offeror's total score for ranking purposes.

Second Step. The finalists selected in the first step will be requested to provide additional information. A PFC Proposal Form must be used to respond. The PFC Proposal Form is available at the County Clerk's Office at the above-address. Sealed Proposals must be received at the County Clerk's Office no later than 10:00 a.m. on November 30, 2017. Timely received sealed Proposals will be opened on that same day at 10:30 a.m. in the County Clerk's Office. Cost methodology information is requested in this step, but no overall Project cost or GMP is being requested, and such should not be provided. If interviews are required, all finalists will be given the opportunity to interview. Proposals will be ranked using the following evaluation criteria and weights.

<u>Criteria</u>	<u>Maximum Pts</u>	<u>Weight</u>
Reputation, experience of design/build firm and its members in the design and construction of roofs of the type and size required for the Project, and past performance on similar projects	10	X 3.50
Costing Methodology	10	X 2.50
Durability and warranty of likely solutions	10	X 2.00
Extent of involvement of design professional during construction phase	10	X 1.50
If applicable, interview	10	X 1.25

Each offeror's actual score (10 being highest and 1 being lowest) is multiplied by the applicable weighting factor to arrive at the offeror's score for a criteria. The sums for the criteria are added to arrive at the offeror's total score for ranking purposes.

After completion of this step, the PFC will select the proposal offering the best value to the PFC on the basis of the selection criteria and its ranking evaluations. The PFC will then attempt to negotiate a design/build agreement with the offeror that made the selected proposal. If negotiations fail, the PFC may negotiate with other design/build firms in order of their ranking to attempt to arrive at an agreement.

Questions may be directed to Mr. Humberto Martinez, Project Coordinator at humbertodavid@hotmail.com.

The PFC reserves the right to reject any and/or all Proposals, and to select the Proposal that provides the best value to the PFC.