

REQUEST FOR PROPOSALS

Requesting Agency:
Seguin Art League
P.O. Box 445
Seguin, Texas 78156

Purpose: To solicit responses from local General Contractors interested in renovating the Seguin Klein Opera House Art Center. A best value determination will be made to select the best qualified, commercially licensed respondent.

Project Location: 104 S. Austin Street, Seguin, Texas 78155

Project Description: Renovate approximately 2,500 sf to achieve an art gallery, classroom and community space.

Issue date of RFP: 1/05/2020. RFP package can be downloaded at the following link: seguinartleague@yahoo.com. Any questions please contact Joe Saenz at 210-216-4416.

RFP Due Date: 1/20/2020. Sealed responses must be hand delivered between the hours of 2:00-5:00 PM to the Seguin Klein Opera House Art Center located at 104 S. Austin Street.

Submittal must include a copy of contractor license from the city of Seguin.

Anticipated award date: February 28, 2020

Estimated Start Date: March 2020

Estimated Completion Date: May 2020

Best Value Selection Process: Price will be a major factor. However, selection will consider other relevant factors. Respondents must provide:

- GC % Fee
- No markup on owner furnished materials
- Renovation Pricing Breakdown per format on page 3
- Brief historical building renovation experience
- Number of commercial certificates of occupancy cleared within the past 2 years
- Contractor opinion of your strengths of relationship with the city permit/inspection department
- Minimum of two commercial client references for projects of similar or larger scope and complexity
- Brief summary of value added business practices (i.e., cost/schedule control; building material/equipment discounts; prior experience with sub contractor team; value engineering approach; other innovative management methods)

Progress Payments: Three monthly invoices. Five percent will be withheld from final payment until Certificate of Occupancy is issued.

Renovation Pricing Breakdown

Provide the price for all work presented in the RFP plans and specifications, dated 12/23/19.

1. Framing (Wood) \$ _____

2. Exterior Doors \$ _____

3. HVAC \$ _____

4. Plumbing \$ _____

Additive Sewer Tie In \$ _____

5. Electrical \$ _____

6. Interior Wall Cover \$ _____

7. Interior Doors \$ _____

8. Ceilings \$ _____

9. Floor Finishes \$ _____

10. Cleaning \$ _____

Basic Item Subtotal \$ _____

Additive \$ _____

Total \$ _____