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***Central Texas Opportunities, Inc.***

***114 Needham Street***

***Coleman, TX. 76834***

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**Helping People. Changing Lives.**

# REQUEST FOR PROPOSALS (RFP)

**Live Oak Baptist Renovation**

**Issue Date: December 18, 2019**

**Due Date: January 1, 2020, 5:00 PM CST, Cornerstone Community Action Agency, 548 Santa Fe Dr, Weatherford, TX 76086**

1. **Introduction**

Cornerstone Community Action Agency is soliciting proposals from qualified professional vendors for Interior Renovation services. The qualified vendor will enable CCAA to significantly improve the quality of the interior space at the Live Oak Baptist Church in Jacksboro, TX which will allow CCAA to provide quality early childhood education and family services to the families of Jacksboro, TX.

# Background Information

CCAA has partnered with the Live Oak Baptist Church located at 1014 Wichita Ave, Jacksboro, TX to provide early childhood education and family services to their community. LOBC has graciously donated approximately 3,800 SF of office space. CCAA wishes to update the look and feel of the space throughout. Accessibility issues in the restrooms and updating the kitchen area will also be addressed during the renovation. CCAA wishes to begin construction on or around January 13, 2020. The contractor shall provide all permits for construction and must be able to register with the City of Jacksboro. Since CCAA will be using federal funds for this project, Davis-Bacon rules will apply.

# Services Required

The following narrative outlines the services to be provided to the CCAA in the area of interior renovation. Services are to be provided during office hours (M-F / 8:30 am – 5:00pm). Please refer to the bid set of documents provided for further information:

Flooring removal of project area excluding linoleum

Modification/enlargement of Women’s’ Bathroom to ADA Standards

Removal of upper wall between Room 111 and Room 109

New Countertops for Cabinets in Room 111 and Room 109

Removal of 2 walls in Room 107

Removal of wall separating Room 108 and 110

Repair and Replacement of Sheetrock including tape-bed-texture

Replace 2 exterior doors with 4-hour fire rated doors

Enlargement of Doors leading into Jack and Jill Bathroom between Room 107 and Room 109, and the Men’s Bathroom

Leveling of Floor area around Room 104 and Room 105

Removal of Hallway walls on Room 104 and Room 105

Removal of Back-hallway wall on Room 105

Reinforcement of Roof Truss and Roof Ceiling Joists between Room 104 and Room 105

Construction of New Wall inside Room 105 to Back-hallway wall

Removal and Replacement of Ceiling Sheetrock in the Back-hallway

Tape-bed-texture-paint new walls

New Paint on all walls, doors, trim and sheetrock ceilings excluding the pattern ceiling.

New vinyl flooring throughout project area

New 4-foot chain-link exterior fence with 5, 3’ gates at 50’x’100’ with 50’ interior cross-fence

Removal of Countertop on left wall of kitchen

Install Stainless Steel Countertop on left wall and on back wall of kitchen

Modify countertop on back wall of kitchen for a 3 compartment sink

Install 3 Compartment sink in countertop on the back wall of the kitchen

Modify Drainage and Water to the 3 compartment sink

Install Kitchen Faucet and short commercial sprayer on 3 compartment sink

3 HVAC system tune-up

Add 5 air supply drops. 1 in each classroom

New 5 ton 14 SEER 80% Gas Furnace Install with new flue pipe thru roof

Install 2 exit lights with 2-hour battery backup at two exterior doors

Install 5 new 120 Volt Wall outlets in various locations (1 in Room 107, 2 in Room 106, 2 in Room 107)

Add additional circuit breakers as needed

Ground all existing wall outlets in project area

Remove circuit that is ran to exterior light in the office area and move it to the attic.

Install 220 volt wall outlet for dryer in room behind Room 105

Install 2 GCFI 120 Volt Wall outlets in the kitchen

Add 2 lavatory stainless steel sinks with new Delta single handle lavatory faucet (1 in Room 109 and 1 in Room 110)

Install hot and cold water lines and new drain, waste and vent pipes in Room 109

Add one single hole stainless steel sink, faucet and hot and cold water lines in Room 107

Install drain pump and pump waste water to vent in attic instead of jackhammer slab in Room 107

Install new washer drain with new hot and cold water lines and valves in back room behind Room 105

Replace one existing lavatory faucet with new single handle delta lavatory faucet in bathroom behind Room 104

Install new Kiddie toilet to replace existing standard toilet in bathroom behind Room 104

Install new Noritz tank less water heater in attic

Install small Network Wall Mountable rack

Run and install 3 Cat5e Ethernet Lines beginning in Room 112 and terminating at wall plates in Room 106

# Submittal Requirements

The following information shall be required in the RFP submittal:

* 1. **Letter of Transmittal** –The letter is not intended to be a summary of the proposal itself. The letter of transmittal must contain the following statements and information:

1. Company name, address, and telephone number(s) of the firm submitting the proposal.
2. Name, title, address, e-mail address, and telephone number of the person or persons to contact who are authorized to represent the firm and to whom correspondence should be directed.
3. Federal and state taxpayer identification numbers of the firm
4. Briefly state your understanding of the services to be performed and commitment to provide the services as specified.
5. The letter must be signed by a corporate officer or other individual who is legally authorized to bind the applicant to both its proposal and cost schedule.
6. Statement which indicates “proposal and cost schedule shall be valid and binding for ninety (90) days following proposal due date and will become part of the contract that is negotiated with CCAA.”
   1. **General Vendor Information** – Provide the following information:
7. Length of time in business.
8. Length of time in business of providing proposed services.
9. Number of full-time personnel in: consulting, installation, training, sales, marketing, and administrative support.
10. Location of office which would service this account (location of headquarters and any field offices that are not providing service to this project can also be listed).
    1. **Description of Services** – Provide the following information:
11. Describe how your firm is positioned to provide the services listed in this request for proposals and provide a history of experience on providing similar services
12. Describe your approach and methodology to providing these services.
13. Provide insight on how your team will phase our project, any processes that your team recommends to maintain CCAA employee safety and productivity during construction and your proposed schedule for each phase of our project.
    1. **References** - Provide the following information:
14. Name, title, address, and telephone number of three references for clients whom you have provided similar services.
15. Describe the actual services provided and the length of tenure providing services to each client referenced.
    1. **Staff Resources** – Provide the following information:
16. Identify names of principals and key personnel who, if your company is selected, will actually provide the interior renovation services.
17. Summarize the experience and expertise of these staff.
18. Describe the role and responsibilities that each of these individuals will have.
    1. **Default** - If your company has had a contract terminated for default during the past five years, all such incidents must be described. Termination for default is defined as notice

to stop performance due to the vendor’s non-performance or poor performance; and the issue was either (a) not litigated or (b) litigated, and such litigation determined the vendor to be in default. If default occurred, list complete name, address and telephone number of the party. If NO such terminations for default have been experienced by the vendor in the past five years, declare that. The Commission will evaluate the facts and may, at its sole discretion, reject the vendor’s proposal if the facts discovered indicate that completion of a contract resulting from this RFP may be jeopardized by selection of this vendor.

* 1. **Other Information** - Beyond the scope of this RFP, what services (related or otherwise) does your organization provide that may be of interest to CCAA?
  2. **Summary** – Summarize your proposal and your firm’s qualifications. Additionally, you may articulate why your firm is pursuing this work and how it is uniquely qualified to perform it. Include any other pertinent information that helps CCAA determine your overall qualifications. Your proposal summary is not to exceed two pages.
  3. **Cost of Services** - Provide the following information:

1. The proposal must contain a fee schedule that includes hourly rates for proposed services.
2. Describe how your services are priced, and any specific pricing you are able to provide.
3. Define any additional charges (e.g. travel expenses).
   1. **Insurance** – Contractor shall furnish a certified copy of General Liability Insurance, as well as workman’s compensation for company and employees prior to beginning any work.
4. **Evaluation Criteria and Process** - A selection committee will conduct an evaluation of qualifications and will rate each submittal based upon the following criteria:
   1. Experience
   2. Understanding of services to be provided
   3. Personnel expertise
   4. Ability to provide requested services
   5. Compatibility with end users
   6. Project approach
   7. Satisfaction of clients/end users
   8. Cost
   9. References
5. **Deadline for Submissions of Proposals** - Copies of the proposal must be received by CCAA prior to 5:00 PM prevailing time on Wednesday, January 1, 2020.

Proposals shall be delivered or mailed to:

# Cornerstone Community Action Agency

# Live Oak Baptists Renovation

# 548 Santa Fe Dr.

**Weatherford, TX 76086**

Any questions or to request an appointment for a walkthrough at the project site for this proposal are to be submitted no later than Monday, December 27, 2019 to:

# Wayne Kauffman

# Director of Infrastructure

# Cornerstone Community Action Agency

# Live Oak Baptists Renovation

# 548 Santa Fe Dr.

**Weatherford, TX 76086**

**Tel: (817) 771-7198**

**E-Mail: waynek@ctoinc.org**

1. **Miscellaneous**
   1. Cornerstone Community Action Agency reserves the right to reject any and all proposals for failure to meet the requirements contained herein, to waive any technicalities, and to select the proposal which, in CCAA’s sole judgment, best meets the requirements of the project.
   2. The Request for Proposal creates no obligation on the part of CCAA to award a contract or to compensate the proposer for any costs incurred during proposal presentation, response, submission, presentation, or oral interviews (if held). CCAA reserves the right to award a contract based upon proposals received without further discussion or negotiation. Proposers should not rely upon the opportunity to alter their qualifications during discussions.
   3. CCAA further reserves the right to make such investigation as it deems necessary to determine the ability of proposers to furnish the required services, and proposers shall furnish all such information for this purpose as CCAA may request.
   4. Proposers must specifically identify any portions of their submittals deemed to contain confidential or proprietary information, or trade secrets. Those portions must be readily separable from the balance of the proposal. Such designations will not necessarily be conclusive, and proposers may be required to justify why CCAA should not, upon written request, disclose such materials.
   5. Evaluation and Award – This is a Request for Proposals and not a bid process. Therefore, CCAA has the discretion to evaluate the qualitative as well as the financial aspects of each proposal and make its selection based on what it considers to be in its best interest as a whole. The award and selection of the Vendor is solely within the discretion of CCAA. After the contract award has been announced, no unsuccessful Vendor should submit additional information for CCAA’s consideration or have any subsequent contact with CCAA employees or officials, other than to receive a debrief from an authorized individual.
   6. Transportation Charges – Unless proposal clearly states otherwise, prices quoted will be considered to include all charges for transportation, packaging, crates, containers, ect., necessary to complete delivery on an F.O.B. Destination basis.
   7. Job Familiarization – Vendor is urged to make itself fully aware of all job and facility requirements. Vendor shall be responsible to question any discrepancies, errors, and/or omissions in the specification and totally familiarize itself with the full intent of this invitation for proposal. Failure to do so will not relieve Vendor of the responsibility to perform to the full scope and quality of work expected by CCAA.

# BID FORM

# Cornerstone Community Action Agency

# Live Oak Baptists Renovation

# 548 Santa Fe Dr.

**Weatherford, TX 76086**

1. Submit bids in compliance REQUEST FOR PROPOSALS.

Fill in blanks. The Owner reserves the right to reject incomplete bid forms.

1. This Bidding document is not part of the Contract Documents, unless specifically referenced in the Owner/Contractor Agreement.
2. Name and Address of Bidder:
3. TOTAL BID: The Bidder proposes to perform all of the Work required by the Contract Documents for the amount of:

$ \_\_\_.

1. Time: The Bidder proposes to the following dates (Fill in):
   1. Proposed Starting Date after receipt of permits:
   2. Proposed calendar days required for substantial completion:
2. By submitting this Bid Form, the Bidder certifies that he has visited the project site, is aware of existing conditions which affect the work, and has reviewed the Contract Documents, including the following Addenda: (List Addenda received)
3. Bid Qualifications: Submit bid qualifications and reasons for qualifications with this Bid Form. Include impact of bid qualifications on time, cost or quality. Bid qualifications may include: A list of proposed subcontractors, cash flow requirements, assumptions for access to the work, assumptions for staging the work, assumptions for protecting existing and abutting work, and proposed modifications to General and Supplementary Conditions.
4. Signed (Enter date, Bidder's signature and legal business address.)

Date:

Name:

Business Address:

Contact information

Signature:

List of Bid Qualifications by Bidder (if any) - Use additional sheets if required:

Project Before Drawing:

Women’s Room

Men’s Room

Jack and Jill Restroom

Room 111

Room 112

Room 109

Room 110

Room 108

Room 107

Room 106

Room 105

Room 104

Project After Drawing:

Room 105

Women’s Room

Men’s Room

Jack and Jill Restroom

Room 111

Room 112

Room 109

Room 110

Room 108

Room 107

Room 106

Room 104