

REQUEST FOR PROPOSALS

FOR

CONSTRUCTION MANAGER-AT-RISK

ROYAL PUBLIC SCHOOLS

Project: Royal Middle & High School 2024
(Project # RMHS240620)

Issue Date : June 20, 2024

Proposal Due Date : July 12, 2024 (3 PM CST)

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I. REQUEST FOR PROPOSALS (RFP) FOR CONSTRUCTION MANAGER-AT-RISK (CMAR) OFFERORS

Royal Public Schools – Middle & High School 2024 Project

Project Address:

222 Fair Avenue
San Antonio, TX 78223

Owner's Address:

4018 S. Presa St.
San Antonio, TX 78223

SUBJECT: Royal Public Schools – Middle & High School 2024 Project

Proposals from Construction Manager-At-Risk (“**CMAR**”) offerors will be received until July 12, 2024, on July 15, 2024, at 4018 S. Presa St. San Antonio, TX 78223. All proposals will be opened, and the Royal Public School’s (“**Owner**”) representative will read aloud from each timely received offer, only the names of the offeror, their pre-construction phase services fee, General Conditions prices, and construction phase services fee percentage, at this time.

INTERPRETATIONS. Questions about the Project and this Construction Manager-At-Risk Request for Proposals should be submitted in writing *via* email to Dr. Soner Tarim, CEO, at starim@royaltx.org. Please provide your email address to Dr. Soner Tarim. Questions or requests for interpretation must be received no later than seven (7) calendar days prior to the proposal due date of July 12, 2024. The Proposal documents and general information concerning the property, including the Proposal Form, Selection Criteria, Statement of Qualification Form, and Scope of Work may be obtained by contacting Dr. Soner Tarim at 210-531-0300 / 832-641-5588 or picked up at 4018 S. Presa St. San Antonio, TX 78223 beginning on June 20, 2024. Clarification(s) for questions received will be issued no later than 4 PM on July 7, 2024. Answers will be issued in writing *via* email to all proposers who provide an email address for this purpose. Oral or other non-written interpretations or clarifications will be without legal effect.

Owner reserves the right to accept or reject any or all Proposals, to waive all informalities and irregularities, and to award the Proposal in the best interest of the school.

Owner will select the CMAR through a **ONE-STEP PROCESS.**

The Owner reserves the right to accept or reject any or all Proposals, to waive all informalities and irregularities, to be the sole judge of quality and suitability and to award the Proposal in the best interest of Owner.

EQUAL EMPLOYMENT OPPORTUNITY. All proposers shall be in compliance with Executive Order 11246, entitled “Equal Employment Opportunity” as amended by Executive Order 11375, and as supplemented in the Department of Labor Regulations (41CFR Part 60). No individual shall be excluded from participating in, denied the benefit of, subjected to discrimination under, or denied employment in the administration of, or in connection with, any such program because of race, color, religion, sex, national origin, age, handicap, or political application or belief.

INSURANCE. The successful applicant will be required to supply proof of insurance in accordance with the following schedule prior to the start of the project. The owner requires that contractor’s insurance be placed only with companies that have achieved at least an “A” rating with A.M. Best. The Owner reserves the right to require higher limits of coverage depending on the size, scope and nature of the project. The owner must be named as an additional insured.

Required Coverage and Limits of Liability:

- a) Workers Compensation: Statutory
- b) Employer's Liability: \$500,000 per accident, \$500,000 disease policy limit, \$500,000 disease each employee
- c) Commercial General Liability: \$2,000,000 combined single limit, policy aggregate \$500,000 combined single limit each occurrence.
- d) Property damage deductible not to exceed \$500 per occurrence.
- e) Builder's Risk Insurance. The Contractor shall purchase property insurance written on a builder's risk "all- risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project and existing structures on a replacement cost basis.

CONFIDENTIAL OR PROPRIETARY DATA. Any documentation submitted that is to be considered confidential or proprietary by applicant must be clearly marked as such by applicant, but applicant acknowledges that such documents submitted to Owner will be subject to the Texas Public Information Act.

EVALUATION CRITERIA. Consistent with the Texas Education Code Section 44.031(b) and Texas Government Code Section 2269, each proposal will be evaluated based upon the following criteria, and the total possible points that may be awarded for each criterion is in parenthesis after each criteria:

Criteria	Possible Points
Proposed fees and prices.	40
Reputation and references of the Proposer and of the Proposer's goods or services.	20
Quality of the Proposer's goods or services.	20
Extent to which the Proposer's goods and/or services meet Royal's needs.	20
Proposed personnel and methodology	20
Proposer's past relationship with the schools.	20
Total long terms cost to Royal to acquire the Proposer's goods and/or services.	20
TOTAL POSSIBLE POINTS	160

Each offeror must submit the information requested in the "Information for Offerors" listed below to be evaluated against each of the criteria.

PROJECT MANUALS. Project Manuals may be obtained by contacting Royal Public Schools at 210-531-0300 / 832-641-5588 or picked up at 4018 S. Presa St. San Antonio, TX 78223 beginning on June 20, 2024.

II. INFORMATION FOR OFFERORS

Royal Public Schools (“**Owner**”) proposes the CONSTRUCTION of a middle and high school instructional facility. The project consists of and meeting any and all codes required.

We invite qualified contractors to bid on a group construction of a new middle and high school building, encompassing approximately 99,000 square feet. This project involves the development of a two and a half story brick building designed to accommodate modern educational facilities. The proposed building will house middle and high school students. The building will feature a first and second floor, each approximately 45,000 square feet, and a third floor of 9,000 square feet. The construction will be executed in two phases. The first phase will focus on completing the 45,000 square feet first floor, alongside the roof and the outer shell of the second and third floors, ensuring the building's structural integrity and readiness for phase two. The subsequent phase will include the interior completion of the second and third floors, along with all necessary utilities and finishing works.

The scope of work includes, but is not limited to:

1. **Site Preparation:**
 - Clearing and grading of the site.
 - Installation of necessary utilities, including water, sewer, electrical, and data services.
 - Construction of access roads, parking lots, and landscaping.
2. **Building Construction:**
 - Foundation and structural work, including concrete and steel framing.
 - Exterior work, including roofing, cladding, windows, and doors.
 - Interior work, including partition walls, flooring, ceilings, and finishes.
 - Mechanical, electrical, and plumbing (MEP) systems, including HVAC, lighting, power distribution, and fire protection.
 - Integration of technology infrastructure to support modern educational needs.
3. **Specialized Spaces:**
 - Classrooms equipped with modern teaching aids and technology.
 - Science laboratories with necessary safety and operational equipment.
 - Libraries and media centers designed for collaborative learning.
 - Art, music, and performance spaces with appropriate acoustics and equipment.
 - Gymnasium and athletic facilities.
 - Cafeteria and service facilities.
 - Administrative offices and staff rooms.
4. **Sustainability and Energy Efficiency:**
 - Implementation of energy-efficient HVAC and lighting systems.
 - Use of sustainable building materials.
 - Design features to maximize natural light and ventilation.
 - Compliance with local and national sustainability standards.

Owner proposes utilizing the one-step Construction Manager-At-Risk (“**CMAR**”) procurement process set forth in Section 2269.251-258 of the Texas Government Code. The scope of the work is described above and in the attached documents. The estimated budget for construction, which includes all CMAR contractor fees and construction contingencies, is approximately \$18,000,000. Project Manuals include selection criteria and detailed information regarding the project scope and what offerors are required to respond to when submitting their RFP responses. Construction is scheduled to be performed beginning in August 2024. All construction must be completed by July 15, 2025.

Proposer agrees and acknowledges that pursuant to Chapter 2258 of the Texas Government Code Title 10 Prevailing Wage Rate, and Article 29, Section 5.5 of the Code of Federal Regulations (The Davis-Bacon Act and related provisions), no employee used in this construction may be paid less than the minimum prevailing wage rates for each published by the United States Department of Labor Wage and Hour Division for each classification of work. Federal Davis-Bacon requirements for this project are set forth in the Owner’s Supplementary Conditions to the AIA Document A201-2017.

1. RECEIPT OF PROPOSALS.

Proposals from CMAR offerors will be received until 3 PM, (CST) on July 15, 2024, at Royal Public Schools at 4018 S. Presa St. San Antonio, TX 78223. All proposals will be opened, and the Owner's representative will read aloud from each timely-received offer, only the names of the offeror, their pre-construction phase services fee, general conditions prices, and construction phase services fee percentage, at this time.

2. ACCURACY OF PROPOSALS.

It is specifically required that each offeror warrants that his/her proposal contains true, correct and complete information, and that the offeror will make no claim for omission or error.

3. VISIT TO SITES.

Each offeror, before submitting a proposal for this work, shall visit the sites to inspect and satisfy himself with the existing conditions and requirements of the site under which s/he will be obligated to perform his/her work or that will in any manner affect the work. There will be no change order allowed for increased costs associated with conditions which could have been determined by examining the site and project documents before submission of proposals and/or before a contract is awarded to the successful offeror.

4. INTERPRETATIONS AND CLARIFICATIONS.

- a. No Pre-Proposal Conference will be held. Offerors are strongly encouraged to discuss the Project and seek interpretation or clarification if necessary. Questions about the Project and this CMAR RFP should be submitted in writing *via* email to Soner Tarim at starim@royaltx.org. Please provide your email address to 4018 S. Presa St. San Antonio, TX 78223. Questions or requests for interpretation must be received no later than seven (7) calendar days prior to the proposal due date of July 8, 2024. Please allow a minimum of five (5) days for a response. Clarification(s) for questions received will be issued no later than 4 PM on July 13, 2024. Answers will be issued in writing *via* email to all proposers who provide an email address for this purpose. Oral or other non-written interpretations or clarifications will be without legal effect.

5. REQUIREMENTS OF PROPOSALS.

In order for your proposal to be evaluated it must contain the following completed information. Each offeror must provide three (3) separate copies of all of the requested information. Place all information in a tabbed three-ring binder and organize the submittal materials as follows:

- | | |
|--------|--|
| Tab A. | Proposal Form |
| Tab B. | Contractor's Qualification Statement (AIA Document A305) |
| Tab C. | Construction Manager-At-Risk Questionnaire |
| Tab D. | Required Certification Forms |

6. OFFEROR'S REPRESENTATIONS.

By submitting his/her proposal, the offeror represents s/he:

- A. understands and has carefully read all information contained in the Project Manual;
- B. has examined the project site(s), and is familiar with the conditions under which the work will be performed; and
- C. will comply with the requirements of the project manual.

7. PROPOSALS.

- A. Complete the required submittal information, to be sealed, and marked as follows:
- Royal Public Schools
Attn: dr. Soner Tarim
“Construction Manager-At-Risk”
4018 S. Presa St.
San Antonio, TX 78223
- B. Proposals will be received until 3 PM, (CST) on July 12, 2024. Proposals will be received at 4018 S. Presa St. San Antonio, TX 78223.
- C. In the event the proposal is mailed, it is the responsibility of the offeror to allow enough time in transit for proposal to be received by Owner prior to date and hour of proposal opening. Proposal may be delivered by hand to the office prior to opening. Telephone, telegraphic, emailed, or faxed proposals or proposal modifications will not be accepted.
- D. Proposals received prior to the advertised hour of opening will be kept securely sealed. The Owner’s representative whose duty it is to open them will decide when the specified time has arrived, and no proposal received thereafter will be considered. The Owner or its representatives will not be responsible for the premature opening of, or the failure to open, a proposal not properly addressed or identified.
- E. Any proposal which is not based upon the project manual, or which contains any qualification of same, or which is not properly completed and signed by the offeror, may be rejected by Owner. All information must be provided specifically as outlined in paragraph 8 below or the proposal will not be evaluated.

8. EVALUATION OF PROPOSALS.

Within thirty (30) days after the opening of the proposals, Owner and the Architects shall review all proposals and first see if they contain the information required in Paragraph 5, “Requirements of Proposals.” If the proposal does, then Owner and the Architects shall evaluate the proposals in accordance with the advertised selection criteria and offerors submission of the following information related to each criterion. Points for the advertised selection criteria will be awarded as follow:

1st – 100% of available points
2nd – 75% of available points
3rd – 50 % of available points
4th – 25 % of available points

Criteria	Possible Points
Proposed fees and prices.	40
Reputation and references of the Proposer and of the Proposer’s goods or services.	20
Quality of the Proposer’s goods or services.	20
Extent to which the Proposer’s goods and/or services meet owner’s needs.	20
Proposed personnel and methodology	20
Proposer’s past relationship with the schools.	20
Total long terms cost to Owner to acquire the Proposer’s goods and/or services.	20
TOTAL POSSIBLE POINTS	160

9. SPECIFIC PROPOSAL REQUIREMENTS.

- A. Based on the qualification information provided, once the CMAR is selected, the CMAR cannot reassign the project's designated project managers or superintendents to other projects without Owner's written consent of the proposed personnel change and without thirty (30) days' written notice to the Owner, if such is possible.
- B. Construction Service Fees. The below listed items may be included in the construction phase service fees listed on the cost proposal form under overhead and profit. Additionally, the offerors must complete the **Attachment-A**.

Overhead and Profit – percentage based on the Cost of the Work

- i. Profit on Project(s) – Construction Manager's Profit
- ii. General Home Office Overhead
 - 1. Association Dues
 - 2. All employee benefits
 - 3. All other costs assigned to the project
 - 4. Home office personnel assigned to the project
 - 5. All accounting and audit fees
- iii. Project Specific Overhead
 - 1. Labor

Payroll Burden (including but not limited to Project Manager, Project Engineer, Project Superintendent, Assistant Superintendent, secretary, etc. whomever will be employed to support these projects including all costs related to company vehicles).
 - 2. General Conditions (including but not limited to the following)
 - a. Project Executive (Half Time)
 - b. Project Manager on site (Full Time)
 - c. Superintendent(s) on site (Full Time)
 - d. Assistant Superintendent(s) (Full Time)
 - e. MEP Coordinator on site (Full Time)
 - f. Project Engineer
 - g. Safety officer
 - h. Support Staff
 - i. Senate Bill 9 requirements (80th Leg. R.S. (2007))
 - j. Safety Training and Programs
 - k. Clean-up (General, including but not limited to site cleanup)
 - l. Clean-up (Substantial and Final)
 - m. Landscape Restoration
 - n. Job Sign(s), one per campus
 - o. Cups, Water, Coffee, Hardhats and all other miscellaneous project office supplies costs
 - p. Office equipment including copiers, copier maintenance, faxes, staplers, etc.
 - q. Jobsite/field water and ice
 - r. Material Handling & Forklift
 - s. Building Startup Power
 - t. Drug Screening Costs
 - u. Aerial photos (monthly)
 - v. Engineering (survey & layout)
 - w. Erosion Control

- x. Fax, email and phone service costs
- y. Fencing
- z. Field Office – temporary facilities rental (including all services for Contractor and On- Site Representative of Architects’ office)
- aa. First Aid Supplies and Training Costs
- bb. Insurance (all insurance associated with the project)
- cc. Jobsite Signage
- dd. Mobilization/Demobilization Costs
- ee. Payment Bonds
- ff. Personnel Relocation
- gg. Postage and Shipping Costs
- hh. Project Controls Systems
- ii. Project Closeout
- jj. Project Office Equipment (copier, fax and furnishings)
- kk. Record Drawings production and printing
- ll. Rubbish Clean-up
- mm. Payroll/Taxes/Insurance
- nn. Shop Drawings / Blue Printing / Printing / Copying with all shipping and handling costs for submittals from General Contractor to Subs and Architect/Engineers Offices
- oo. Site Photography and Videotaping
- pp. Small Tools and communication devices
- qq. Storage Trailers Rental
- rr. Applicable Taxes and Required Permits, other than Building
- ss. Temporary Electric/Water/Sewer (connections & service)
- tt. Temporary Fire Protection Devices
- uu. Toilets (temporary)
- vv. Covered walkways, temp sidewalks and other sidewalks and construction area protection
- ww. Travel & Lodging
- xx. Vehicles/Fuel
- yy. Warranties/Warranty Inspection
- zz. Waste Disposal and Dumpsters
- aaa. Watchman/Security

C. Obtaining bids from sub-contractors and suppliers to arrive at a guaranteed maximum price (“GMP”) for the project. The CMAR shall comply with all requirements and procedures set forth in Texas Government Code § 2269.

i. To receive profit on project work or materials, the CMAR must receive a minimum number of bids on the project work and materials from subcontractors and material suppliers (including GC bid if submitted). The minimum number of bids required is established as follows:

a) For work and/or material value of \$0-50,000, the minimum number of bids that must be received is three (3).

b) For work and/or material value of \$50,001 and above, the minimum number of bids that must be received is three (3).

c) For work and/or material value that the minimum number of bids is not received, and the work is self-performed the cost shall be incorporated into the GMP as an Allowance with a not to exceed price.

d) Upon receipt of all bids, the profit portion of the CMAR fee will be adjusted proportionally to reflect the percentage of bid value meeting the above criteria.

e) Should the minimum number of bids not be received for any portion of the work, the Owner has the right to reject all bids and request that the CMAR re-bid that portion of the work.

ii. All CMAR sealed proposals must be received by the Owner at Royal Public Schools at 4018 S. Presa St. San Antonio, TX 78223, twelve (12) hours in advance of the receipt of bids from subcontractors. No direct supervision and labor work can be associated with CMAR proposal items by field personnel already assigned to the project.

iii. The costs of all line items budgeted by the CMAR (that work where bids will not be received) will be regulated in the same manner as the contractor's construction contingency. The contractor must provide the Owner complete accounting of all budgeted and contingency expenses. Savings in these categories will be returned to the Owner as indicated on the Cost Proposal form. Should the contractor's expenses exceed the budgeted line items and the contractor's construction contingency amounts, all additional project costs are the responsibility of the contractor.

iv. It is anticipated that the GMP for the project will be furnished within one (1) week after the receipt of material supplier and subcontractor bids.

v. After the GMP contract is signed all differences (credits and debits) from material suppliers and subcontractor bids will be added to or subtracted from the contractor's construction contingency fund. Disbursement and/or the responsibility of providing additional funds to the construction contingency fund are defined in item (iii) above.

vi. The contractor is to provide the Owner an audited accounting of all project costs. Submit this summary of project costs with the contractor's request for final payment.

vii. Owner and the offeror recognize that "time is of the essence" in the performance of this agreement. Owner and the offeror agree that it would be impossible for Owner to calculate the damages and losses it will incur if the substantial completion date for each separate work phased item is not met. Owner and offeror agree that Owner's losses and/or damages include actual and consequential damages, as well as additional fees for architects, attorneys, engineers, and others who may be retained to resolve issues caused by the contractor's failure to achieve substantial completion by the scheduled date. Accordingly, Owner and offeror agree that the contractor will pay \$2,500 per day liquidated damages; not as a penalty, but for each day that substantial completion has not been achieved beyond the scheduled completion date. Regardless of unanticipated weather delays, the project must be completed when noted in the attached schedule, provided that the Notice to Proceed is issued when noted in the attached schedule. Contractor is to anticipate rain days and include in your overhead any required overtime to meet the project schedule and be complete within the scheduled timeframe. Additionally, the contractor will pay \$200.00 per day if final close-out is not achieved within 60 days of the scheduled Substantial Completion date.

10. PROPOSAL SURETY.

Proposal surety is not required. Offeror must provide a Certified Statement of Surety that bonding requirements of the agreement can be met.

11. ACCEPTABLE SURETY.

"Acceptable surety" is defined as an insurance company, duly authorized to do business in the State of Texas and license by the State of Texas to issue surety bonds, and having an acceptable record, in the opinion of Owner, for faithful performance during the preceding five (5) years of all undertaking to Owner, for faithful performance during the preceding five (5) years of all undertaking to Owner. Notwithstanding any other law to the contrary, the Owner may establish financial criteria for the surety companies that provide payment and performance bonds.

12. RESERVATION OF RIGHTS.

Owner reserves the right to reject any and all proposals, and to waive any informality or irregularity in the proposals, when such rejection or waiver is in the best interests of the Owner.

13. TERMINATION OF PROPOSAL.

No proposal shall be withdrawn or terminated for a period of sixty (60) days subsequent to the opening of proposals without consent of the Owner except that if a proposal is accepted and a contract executed, or all proposals rejected.

14. FEES.

- A. Proposal prices may not be changed after opening of proposal has occurred.
- B. Owner and its Architects may discuss with the selected offeror, options for a scope or time modification and any price change associated with such modification.
- C. Offerors' prices are firm for ninety (90) days after timely receipt of the proposals.

15. OFFERORS' QUESTIONS ABOUT PROJECT DOCUMENTS.

Offerors shall submit any questions regarding the projects including, but not limited to, the information contained in the project manual, in writing, to Owner or the project architect for clarification. Offerors should allow a minimum of five (5) days for a reply.

All changes and/or additions to the project documents shall be done by a written addendum published by the architect to all offerors, and such addendum(s) shall become a part of the offerors' proposals.

All other oral or written interpretations, or explanations, corrections and/or approvals, do not constitute a change to the project manual, and therefore, should not be relied upon as such.

16. SALES TAX.

Under Ruling No. 9, Repairment and Contractor (amended April 3, 1962) Limited Sales, Excise and Use Tax Rules and Regulations, Comptroller of Public Accounts, State of Texas, tangible personal property (materials) becoming a part of improvements and structures and incorporated in such, under lump sum contracts, are not subject to sales tax when the cost of such materials is segregated from the cost of skill, labor, and all other materials not becoming a part of the improvement of structure. Under the interpretation of this ruling, contract will state not only the lump sum but also the value of materials and value of skill, labor, etc. Proposals are to be tendered in lump sum only.

17. CONTRACT SECURITY.

A Performance Bond, in conformance with Texas Government Code Chapter 2253, and a Payment Bond, in conformance with Texas Government Code § 53.201-.211 will be required on this project. The successful offeror must deliver to the Owner, not later than the tenth (10th) day after the date the design-build firm executes the contract, fully executed Performance and Payment Bonds in an amount of one hundred percent (100%) of the construction budget as security for the faithful performance of contract obligations and payment of all persons performing labor and furnishing materials in connection with this contract. All bonds shall be issued on AIA Document A-312 by a surety company licensed, listed, and authorized to issue bonds in the State of Texas by the Texas Department of Insurance. The surety company shall also provide such other information as may be necessary to document net worth, stability, total bonding capacity, other projects under coverage and to establish adequate financial capacity for this project. Should the bond amount be in excess of ten percent (10%) of the surety company's capital and surplus, the surety company issuing the bond

shall certify that the surety company has acquired reinsurance, in a form and amount acceptable to the Owner, to reinsure the portion of the risk that exceeds ten percent (10%) of the surety company's capital and surplus with one or more reinsurers who are duly authorized and admitted to do business in Texas and that amount reinsured by any reinsurer does not exceed ten percent (10%) of the reinsurer's capital and surplus.

The offeror shall require any attorney-in-fact who executed the required bond on behalf of the surety to affix thereto an original certified and current copy of a Power of Attorney evidencing the authority of such attorney-in-fact to so execute such bond within the State of Texas indicating the monetary limit of such power and authority.

During the project, the Construction Manager ("**CM**") shall purchase and maintain insurance as set forth in the Owner's Supplementary Conditions.

Owner requires that contractor's insurance be placed only with companies that have achieved at least an "A" rating with A.M. Best. The Owner reserves the right to require higher limits of coverage depending on the size, scope and nature of the project. Owner must be named as an additional insured.

18. CONTRACT FORMS.

The latest edition of the following AIA Documents, as modified by the Owner (attached hereto and incorporated), will be used to execute the contract between the Owner and contractor:

AIA Document A201-2017: General Conditions of the Contract for Construction

AIA Document A133-2019: Standard Form of Agreement Between Owner and Construction Manager as Constructor

Offeror is to attach to its Proposal and to the attached Proposal Form any and all requested modifications, revisions, and/or additions you or your organization anticipates requesting to the AIA Document A201-2017: General Conditions of the Contract for Construction and AIA Document A133-2019: Standard Form of Agreement Between Owner and Construction Manager as Constructor.

19. RETAINAGE.

Retainage will be five percent (5%) of the cost of the work. Retainage may be reduced for phases of the project that are substantially completed at the Owner's discretion.

20. OWNER.

Whenever the term "Owner" is used in this specification, it shall refer to Royal Public Schools, 4018 S. Presa St. San Antonio, TX 78223. All papers required to be delivered to the Owner, unless otherwise specified, shall be delivered to Attention: Soner Tarim, CEO, Royal Public Schools, 4018 S. Presa St. San Antonio, TX 78223.

21. ARCHITECT.

Whenever the term "Architects" is used in this specification, it shall refer to architect, if applicable, who by contract is authorized by the Owner to prepare all contract documents as well as administer the construction contract. Contact: Soner Tarim, starim@royaltx.org.

22. APPLICABLE LAW.

This agreement shall be governed by Texas Law.

23. VENUE.

All parties agree that venue for any litigation arising from this contract/project shall lie in Bexar County, Texas.

24. MINIMUM SCOPE OF WORK FOR CM AT RISK SERVICES.

Owner is seeking the services of a CM with the compatible experience, style and approach to provide planning, preconstruction and construction services for this project. Working collaboratively with Owner and the entire project team, the program manager / CM will be required to provide the following services.

Note: Include in your pricing comprehensive notes for each meeting attended as well as final reports to the Owner at the end of each phase that deals with construction schedules, project costs, constructability, all items described in section 9(b) "Construction Service Fees," supra, as well as all items listed below.

A. Preconstruction Services.

i. **Design Coordination:** Work in coordination with architects, engineers, surveyors and other design consultants with an eye toward maximizing value and functionality but minimizing costs. Develop a prototype layout and systems design to be used with the Owner in partnership with the design team.

ii. **Construction Strategy:** Advise the project team on construction strategies including, but not limited to, construction management, construction methods, phasing and sequencing, permitting, materials procurement, bidding and subcontracting, staging, and commissioning throughout the project.

iii. **Constructability Analysis:** Advise the project team on the construction ramifications of design alternatives of all building systems, throughout the preconstruction process. Support the design teams' investigation of similar projects, material/system alternatives, sustainability issues, geotechnical conditions, etc.

iv. **Construction Cost Estimating & Control:** Prepare and update both project and construction budgets and estimates. Provide construction cost estimating of design components and system alternatives (including MEP systems). Provide value analysis on a continuous basis. Produce a construction cost estimate for presentation to the Owner and architect).

v. **Construction Duration Estimating:** Due to the nature of this project and typical schedule requirements, advise the project team of the construction duration implications of design scheme alternatives utilizing "just in time" and pull-schedule techniques. Provide an updated construction duration schedule estimate at each milestone of design for review by the Owner and architect.

vi. **Construction Procurement:** Develop and execute a comprehensive procurement plan for review by the Owner and its Architects. The procurement plan should include procurement timing, long-lead item planning, competitive bidding of subcontractors, detailed evaluation of proposals by all project team members, contract negotiations, etc.

B. Construction Services.

i. **Construction:** Execute construction of all portions of the project in compliance with the construction documents and all applicable laws, ordinances and codes. Retain full responsibility for the project site and the actions of all employees/subcontractors throughout construction. Construction responsibility includes, but is not limited to, the following activities: construction planning, implementation, safety management, schedule management, material management, change management, quality control, permitting/inspections, coordination with Owner operations, commissioning and Owner O&M support, and project closeout.

C. Additional Owner Expectations.

During the phases outlined herein, Owner will have the following expectations of the CMAR:

- i. The Performance and Payment Bonds described in section 17, supra, will be required within ten (10) days of execution of the contract.
- ii. The Project Manager and the estimator shall attend and actively participate in regular meetings with the Owner and Architect to review project status and review and update the construction cost estimate.
- iii. The CMAR will be accountable for the construction budget the completion of the project.
- iv. The CMAR will prepare, and periodically update, a Project Schedule for the Architect's and the Owner's review.
- v. During the preparation of the Construction Documents, the Construction Manager ("CM") shall update and refine the cost estimate at established milestones, i.e., 25% and 50%. The CM shall do this with input from Subcontractors.
- vi. At each project development milestone, each estimate shall be in a format that allows comparison from one milestone to the next.
- vii. If any estimate submitted to the Owner exceeds previously approved estimates the CM shall make recommendations to the Owner and Architect to reduce the cost of the project.
- viii. The CM shall recommend to the Owner and Architect to schedule for procurement of long-lead time items that will constitute part of the Work as required to meet the Project schedule.
- ix. Prior to commencing any work on this Project, Proposer will must coordinate and cooperate with the Owner to ensure that an appropriate criminal history record information review as required by Texas Education Code § 22.08341 is conducted for Proposer and any of Proposer's personnel, including personnel of any subcontracting entity, who will have continuing duties related to this Project and will have direct contact with students (i.e., substantial opportunity for verbal or physical interaction with students that is not supervised by a certified educator or other professional employee of the Owner. Proposer agrees to reimburse Owner for any of its direct costs associated with conducting the appropriate criminal history background check for Proposer and Proposer's personnel.
- x. Any employee or independent contractor of Proposer, or any of its subcontractors, who will have direct contact with students must not have been convicted of any disqualifying offense identified in Chapter 22 of the Texas Education Code.

III. PROPOSAL FORM

In submitting its Proposal, the undersigned agrees to the following:

- a) Accept the right of the Owner to reject any or all Proposals, or to waive formalities and to accept the Proposal that the Owner considers will provide the best value for Owner.
- b) By signing this Proposal Form, the Offeror affirms that, to the best of their knowledge, the information concerning this Proposal has been arrived at independently and is being submitted without collusion with anyone to obtain information or gain any favoritism that would in any way limit competition or give an unfair advantage over other respondents in the award of this Proposal.
- c) The Offeror affirms that they have taken time to review the included AIA A133-2019 and A201-2017 contract documents and has included any and all requested modifications, revisions, and/or additions to said documents on a separate page submitted with its Proposal.

FIRM INFORMATION:

Name of firm: _____

Address of principal office: _____

Phone: _____ Fax: _____

Primary individual to contact: _____

Title: _____

FEE PROPOSAL:

It is anticipated that Owner will enter into a contract with the construction manager at risk based on the Cost of the Work plus a fee with a Guaranteed Maximum Price in the total amount of approximately \$ 18,000,000.00. **The GMP shall include the cost of all subcontractors, suppliers, CMAR labor, and CMAR Fees with all profit, project specific overhead, home office overhead and all related and approved general conditions costs, as outlined below.**

- A. Pre-Construction Phase Services Fee:
For all pre-construction phase services as described in the Construction Manager-At-Risk Selection Package including cost estimating, scheduling, building systems and material cost analysis, the total cost for these services shall be a lump sum amount as follows: \$ _____
- B. Construction Phase Services Fee: _____
For overhead and profit, list your proposed fee as a percentage of the Cost of the Work: _____ %
- C. General Conditions: Provide a line-item detail of monthly unit costs proposed for General Conditions costs on a separate sheet, or alternatively, a percentage multiplier of the Cost of the Work for General Conditions costs. _____ %

ADDENDA:

The undersigned acknowledges receipt of Addenda and Required Certifications attached.

Dated _____, 20____ Signed _____

Name, Title

IV. CONTRACTOR'S QUALIFICATIONS STATEMENT

This statement, fully executed, must accompany any proposal submitted to Owner for Owner to consider such proposal.

The undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO: _____

ADDRESS: _____

SUBMITTED BY:

NAME: _____ Corporation _____

ADDRESS: _____ Partnership _____

Individual _____

PRINCIPAL _____ Joint Venture _____

OFFICE: _____ Other _____

PHONE: _____

FAX: _____

NAME OF PROJECT (IF APPLICABLE):

TYPE OF WORK:

General Construction _____ HVAC _____

Plumbing _____ Electrical _____

Other _____ (please specify)

1. Organization.

1.1 How many years has your organization been in business as a Contractor? ____ years.

1.2 How many years has your organization been in business? ____ years.

1.2.1 Under what other or former names has your organization operated?

1.3 If your organization is a corporation, answer the following:

- 1.3.1 Date of incorporation: _____
- 1.3.2 State of incorporation: _____
- 1.3.3 President's name: _____
- 1.3.4 Vice-President's name: _____
- 1.3.5 Secretary's name: _____
- 1.3.6 Treasurer's name: _____
- 1.4 If your organization is a partnership, answer the following:
- 1.4.1 Date of organization: _____
- 1.4.2 Type of Partnership (if applicable) _____
- 1.4.3 Name(s) of general partner(s) _____
- 1.5 If your organization is individually owned, answer the following:
- 1.5.1 Date of organization: _____
- 1.5.2 Name of Owner: _____
- 1.6 Identify any subcontractors in which your organization has any ownership. List the categories of work those subcontractors normally perform: _____
- 1.7 If the form of your organization is other than those listed above, describe it and name the principals: _____

2. Licensing.

- 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.
- _____
- _____
- 2.2 List jurisdictions in which your organization's partnership or trade name is filed.
- _____
- _____

3. Experience.

- 3.1 List the categories of work that your organization normally performs with its own forces and describe any work that you propose performing with your own forces on this project.
- _____

3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details).

3.2.1 Has your organization ever failed to complete any work awarded to it? If yes, provide details.

_____ Yes _____ No

3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers? If yes, provide details.

_____ Yes _____ No

3.2.3 Has your organization filed any lawsuits or requested arbitration with regard to construction contracts within the last five years? If yes, provide details.

_____ Yes _____ No

3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details).

_____ Yes _____ No

3.4 On a separate sheet, list major projects your organization has in progress, giving the name of project, Owner's contact person and phone number, architect, architect's contact person and phone number, contract amount, percent complete, and scheduled completion date.

3.4.1 State total worth of work in progress and under contract: \$ _____

3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, Owner, Owner contact person and phone number, architect, architect's contact person and phone number, contract amount, dates of start and completion, method of project delivery, brief description of scope of work, status of occupancy of the facility during construction, and percentage of the cost of the work performed with your own forces.

3.5.1 State average annual dollar amount of construction work performed during the past five years: Dollars.

3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

3.7 List individuals and attach detailed resumes of the positions indicated below who will be assigned for the entire duration of the Project and may not be replaced except as allowed in the Contract Documents or approved in writing by Owner:

Project Manager(s): _____

Assistant Project Manager(s): _____

Project Superintendent(s): _____

Assistant Project Superintendent(s): _____

MEP Quality Control Specialist(s): _____

- 3.8 Provide evidence in an attachment of sufficient resources necessary to manage, staff and successfully perform the Work. Provide a profile in addition to the above information to assist the Owner in its evaluation. Include an organizational structure and indicate the number and qualifications of key personnel. Include a discussion of the methods, tools, or procedures used to schedule the Work and complete projects on time. Include evidence of ability to obtain bonding, insurance and the ability to cover operating costs.
- 3.9 Describe in an attachment the Contractor's system for the selection, award and management of subcontractors and suppliers. Include methods to encourage subcontractors to accelerate their work schedule.
- 3.10 Identify the percentage of work devoted to school construction and specific work performed for other charter schools.
- 3.11 Describe your organization's safety program and provide your workers' compensation experience modification factor.
- 3.12 Elaborate on your staff's ability to work with other team members in a collaborative environment. Provide a breakdown, by percent of total volume, of your annual revenues for the last three years, by project delivery method.
- 3.13 Describe your management tools and approach to create a team environment that encourages understanding of a commitment to the Owner's goals. Describe your approach to ensuring effective communication among the various members of the project team to minimize misunderstandings and conflict. Describe your conflict resolution method.
- 3.14 Describe your company's approach to management and coordination of design efforts and preconstruction services. Specifically address your company's approach to estimating and scope management during preconstruction. Include an explanation of how contingency or other cost buffering mechanisms are developed, accounted for in the estimate documentation, and communicated to the Owner and project team. Describe how the contingency strategy impacts the Owner's understanding of budget estimates.

4. References.

4.1 Trade References:

Name_____Address_____Telephone_____

Name_____Address_____Telephone_____

Name_____Address_____Telephone_____

4.2 Bank References:

Name_____Address_____Telephone_____

Name_____Address_____Telephone_____

Name_____Address_____Telephone_____

4.3 Surety:

4.3.1 Name of bonding company:_____

4.3.2 Name, address, and phone number of agent:

Name _____ Address _____ Telephone _____

5. Financing.

- 5.1 Financial Statement. The Offeror must submit a current report of his financial condition sworn to before a Notary Public.

For all business entities other than publicly held corporations, please provide the following:

Attach a financial statement, preferably audited, including your organization's latest balance and income statement showing current assets, net fixed assets, other assets, current liabilities and other liabilities. Clearly indicate name and address of firm preparing financial statement, and date thereof. If the financial statement is not for the identical organization named above, explain the relationship and financial responsibility of the organization whose financial statement is provided (parent, subsidiary, etc.)

- 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

_____ Yes _____ No

6. Notification of Criminal History of Contractor.

Has any Owner or operator of the business ever been convicted of a felony?

_____ Yes _____ No

If yes, please provide name, place, nature, and date of offense below:

Conviction of a felony by an Owner or Operator shall not automatically constitute disqualification of the Offeror. However, failure to provide advance notice of such conviction by the Offeror, or Offeror's misrepresentation of the conduct which resulted in the conviction, may lead to termination of an awarded contract pursuant to Section 14.2 of the contract documents.

7. Award to Nonresident Offerors.

Is your business organized under the law of the State of Texas?

_____ Yes _____ No

If no, what is your principal place of business?

Proposals from nonresident contractors shall be evaluated according to Texas Government Code § 2252.002.

8. Signature.

8.1 Dated at _____ this ____ day of _____, 20 ____.

Name of Organization _____

By: _____

Printed Name: _____

Title: _____

_____, being duly sworn, deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this ____ day of _____, 20 ____.

NOTARY PUBLIC, STATE OF TEXAS

My Commission Expires: _____

Typed or Printed Name of Notary

V. REPRESENTATIONS

By execution and submission of this Proposal, the Offeror hereby represents and warrants to Owner as follows:

- a) The Offeror has prior experience on Construction Management at Risk projects of the same or similar scope, nature and class as the Work described.
- b) The Offeror has read and understands the Proposal Documents and the Contract Documents, and this Proposal is made in accordance with the Proposal Documents.
- c) The Offeror has carefully inspected the Project site, and that from the Offeror's own investigation, the Offeror has satisfied itself as to the nature and location of the Work within the scope of the Project and the character, quality, quantities, materials and difficulties to be encountered; the kind and extent of equipment and other facilities needed for the performance of the Work; the general and local conditions and other items which may in any way affect the Work or its performance; and the Offeror has correlated the Offeror's site observations with the requirements of the Contract Documents. The Offeror understands and accepts the difficulties and costs associated with the Work and the Project site and the potential delays, disruptions in work and costs associated therewith and has included such considerations in its construction schedule and the Proposal amount.
- d) To the fullest extent permitted by applicable law, the Offeror waives any claim it has or may have against the Owner, the Architect, and their respective officers, shareholders, directors, trustees, partners, agents, contractors, consultants and employees arising out of or in connection with the administration, evaluation or recommendation of any offers; waiver of any requirements under the Proposal Documents or the Contract Documents; acceptance or rejection of any proposals; and the award of the Contract.
- e) The Project will be undertaken in accordance with the applicable provisions of Chapter 44 of the Texas Education Code and Section 2269 of the Texas Government Code.
- f) Represents that to the best of its knowledge it is not indebted to Owner. Indebtedness to Owner shall be basis for non-award and/or cancellation of any award.
- g) Certifies that no suspension or debarment is in place, which would preclude receiving a federally funded contract.
- h) Section 44.034, of the Texas Education Code requires a person or business entity that enters into a contract with a school district or charter school must give advance notice to the district or school if the person and/or Owner or operator of the business entity has been convicted of a felony. The notice must include a general description of the conduct resulting in the conviction of a felony. Subsection (b), which also applies to charter schools, states "a school district may terminate a contract with a person or business entity if the district determines that the person or business entity failed to give notice as required by Subsection (a) or misrepresented the conduct resulting in the conviction. The district must compensate the person or business entity for services performed before the termination of the contract." THIS NOTICE IS NOT REQUIRED OF A PUBLICLY HELD CORPORATION.

I, the undersigned agent for the firm named below, certify that the information concerning notification of felony convictions has been reviewed by me and the following information furnished is true to the best of my knowledge.

COMPANY NAME: _____

1. _____ My firm is a publicly held corporation; therefore, this reporting requirement is not applicable.

2. _____ My firm is not owned nor operated by anyone who has been convicted of a felony.

3. _____ My firm is owned or operated by the following individual(s) who has/have been convicted _____ of a felony.

Name of Felon(s): _____

Felon(s): _____

Details of Conviction(s): _____

CHECK (✓) 1, 2, OR 3 ABOVE AND SIGN BELOW

“Non-Collusion Statement”: “The undersigned affirms that they are duly authorized to execute this contract and that this company, corporation, firm, partnership, etc., or individual has not prepared this proposal in collusion (*An agreement between two or more persons to deceive the school district or defraud the school district of its rights*) with any other bidder, school board member, or school employee, and that the contents of this proposal as to prices, quality of product, terms and/or conditions, etc., have not been communicated by the undersigned nor by any other employee, agent and/or representative of the company, corporation, firm, partnership, etc., or individual to any other person engaged in this type of business prior to the official opening of this proposal for the intent or purpose of collusion.”

PLEASE PRINT OR TYPE

Bidder Name/Title: _____ Bidder Signature: _____
(must be signed)

Telephone No. _____ Fax No. _____ Address _____

VI. REQUIRED CERTIFICATION FORMS

a. Request for Taxpayer Identification Number and Certification

Form W-9 (Rev. January 2005) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification	Give form to the requester. Do not send to the IRS.					
Print or type See Specific Instructions on page 2.	Name (as shown on your income tax return)						
	Business name, if different from above						
	Check appropriate box: <input type="checkbox"/> Individual/ Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other ▶ <input type="checkbox"/> Exempt from backup withholding						
	Address (number, street, and apt. or suite no.)						
	City, state, and ZIP code						
List account number(s) here (optional)		Requester's name and address (optional)					
Part I Taxpayer Identification Number (TIN)							
<p>Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> on page 3.</p> <p>Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.</p>							
<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="text-align: center;">Social security number</td></tr><tr><td style="text-align: center;"> + </td></tr><tr><td style="text-align: center;">or</td></tr><tr><td style="text-align: center;">Employer identification number</td></tr><tr><td style="text-align: center;"> + </td></tr></table>			Social security number	+	or	Employer identification number	+
Social security number							
+							
or							
Employer identification number							
+							
Part II Certification							
<p>Under penalties of perjury, I certify that:</p> <ol style="list-style-type: none">The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), andI am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, andI am a U.S. person (including a U.S. resident alien). <p>Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 4.)</p>							
<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 60%;">Sign Here</td><td style="width: 40%;">Signature of U.S. person ▶</td></tr><tr><td></td><td>Date ▶</td></tr></table>			Sign Here	Signature of U.S. person ▶		Date ▶	
Sign Here	Signature of U.S. person ▶						
	Date ▶						

Purpose of Form

A person who is required to file an information return with the IRS, must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

U.S. person. Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

For federal tax purposes you are considered a person if you are:

- An individual who is a citizen or resident of the United States,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States, or

- Any estate (other than a foreign estate) or trust. See Regulations sections 301.7701-6(a) and 7(a) for additional information.

Foreign person. If you are a foreign person, do not use Form W-9. Instead, use the appropriate Form W-8 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the recipient has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.

b. Conflict of Interest Questionnaire

CONFLICT OF INTEREST QUESTIONNAIRE For vendor doing business with local governmental entity		FORM CIQ
<p>This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.</p> <p>This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).</p> <p>By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.</p> <p>A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.</p>	OFFICE USE ONLY	
<p>1 Name of vendor who has a business relationship with local governmental entity.</p>	<p>Date Received</p>	
<p>2 <input type="checkbox"/> Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)</p>		
<p>3 Name of local government officer about whom the information is being disclosed.</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Name of Officer</p>		
<p>4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.</p> <p style="margin-top: 20px;">A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?</p> <p style="margin-left: 100px;"> <input type="checkbox"/> Yes <input type="checkbox"/> No </p> <p style="margin-top: 20px;">B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?</p> <p style="margin-left: 100px;"> <input type="checkbox"/> Yes <input type="checkbox"/> No </p>		
<p>5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.</p>		
<p>6 <input type="checkbox"/> Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).</p>		
<p>7</p> <p style="margin-top: 20px;"> _____ Signature of vendor doing business with the governmental entity </p> <p style="margin-left: 300px;"> _____ Date </p>		

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

- (a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

- (2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

- (i) a contract between the local governmental entity and vendor has been executed;
- or

- (ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

- (a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

- (1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);
- (2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or
- (3) has a family relationship with a local government officer of that local governmental entity.

- (a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

- (1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

- (2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

c. Non-Collusive Proposal Certificate & Acknowledgement

NON COLLUSIVE PROPOSAL CERTIFICATE & ACKNOWLEDGMENT	
<p>By submission of this proposal, the Vendor certifies that: (a) the proposal has been independently arrived at without collusion with any other vendor or with any competitor. (b) The proposal has not been knowingly disclosed and shall not be knowingly disclosed, prior to the opening of proposals for this project, to any other vendor, competitor or potential competitor. (c) No attempt has been or will be made to induce any other person, partnership or corporation to submit or not to submit a proposal. (d) The person signing this proposal certifies that he has fully informed himself regarding the accuracy of the statements contained in this certification and under the penalties being applicable to the Vendor as well as to the person signing in its behalf.</p> <p style="text-align: right;"><input type="checkbox"/> </p> <p>• I certify that the above information is true and correct. YES</p>	

d. Felony Conviction Notification

FELONY CONVICTION NOTIFICATION	
<p>State of Texas Legislative Senate Bill No.1, Section 44.034, Notification of Criminal History, Subsection (a), states: "a Person or business entity that enters into a contract with a school district must give advance notice to the district if the Person or an Owner or operator of the business entity has been convicted of a felony. The notice must include a general description of the conduct resulting in the conviction of a felony." Subsection (b) states "a school district may terminate a contract with a person or business entity if the district determines that the person or business entity failed to give notice as required by Subsection (a) or misrepresented the conduct resulting in the conviction. The District must compensate the person or business entity for services performed before the termination of the contract." This Notice Is Not Required of a Publicly Held Corporation. <u>Check the appropriate box and sign the form.</u></p>	
<input type="checkbox"/>	My firm is a publicly held corporation; therefore, this reporting requirement is not applicable.
My firm is not owned or operated by anyone who has been convicted of a felony.	
My firm is owned or operated by the following individual(s) who has/have been convicted of a felony:	
Name of Felon:	
Details of Conviction(s)	

e. **Certification Regarding Debarment, Suspension, Ineligibility and Exclusion**

CERTIFICATION REGARDING DEBARMENT SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION - LOWER TIER COVERED TRANSACTIONS							
<p>This certificate is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 7 CFR Part 3017, Section 3017.510, Participants' responsibilities. The regulations were published as Part IV of the January 30, 1989, <i>Federal Register</i> (pages 4722-4733). Copies of the regulations may be obtained by contacting the Department of Agriculture agency with which this transaction originated.</p> <p>1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by a Federal department or agency.</p> <p>2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.</p>							
PR/Award # or Project Name:							
	<table border="1"> <tr> <td>Check applicable box</td> <td><input checked="checked" type="checkbox"/></td> </tr> <tr> <td>• I (We) certify that our company has not been debarred and is not participating in lobbying activities.</td> <td></td> </tr> <tr> <td>• See attached explanation and complete disclosure forms.</td> <td></td> </tr> </table>	Check applicable box	<input checked="checked" type="checkbox"/>	• I (We) certify that our company has not been debarred and is not participating in lobbying activities.		• See attached explanation and complete disclosure forms.	
Check applicable box	<input checked="checked" type="checkbox"/>						
• I (We) certify that our company has not been debarred and is not participating in lobbying activities.							
• See attached explanation and complete disclosure forms.							

f. **Clean Air and Water Act Certification**

CLEAN AIR & WATER ACT CERTIFICATION	
(This is a Federal requirement)	
<p>I certify that my company is in compliance with all applicable standards, orders or regulations issued pursuant to the Clean Air Act of 1970, as amended (42 U.S.C. 1857(h), Section 508 of the Clean Water Act, as amended (33 U.S.C. 1368), Executive Order 117389 and Environmental Protection Agency Regulation, 40 CFR Part 15 as required under OMB Circular A-102, Attachment O, Paragraph 14 (1) regarding reporting violations to the grantor agency and to the United States Environmental Protection Agency Assistant Administrator for the Enforcement.</p>	

g. Certification Regarding Lobbying for Federal Funds

	CERTIFICATION REGARDING LOBBYING for FEDERAL FUNDS - Applicable to grants, Subgrants, Cooperative Agreements, and Contracts Exceeding \$100,000 in Federal Funds.
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Submission of this certifications a prerequisite for making or entering into this transaction and is imposed by section 1352, Title 31, U.S. Code. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with the awarding of a Federal contract, the making of a Federal grant, the making of a Federal loan, the entering into a cooperative agreement, and the extension, continuation, renewal, amendment, or modification of a Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement the undersigned shall complete and submit StandardForm-LLL, "Disclosure of Lobbying Activities" Form in accordance with its instructions.

(3) The undersigned shall required that the language of this certification be included in the award documents for all covered subawards exceeding \$100,000 in Federal funds at all appropriate tiers and that all subrecipients shall certify and disclose accordingly.

	Check applicable box	<input checked="" type="checkbox"/>
• I (We) certify that our company has not been debarred and is not participating in lobbying activities.		
• See attached explanation and complete disclosure forms.		

h. Certification of Criminal History Review of Employees

**CERTIFICATION OF CRIMINAL HISTORY REVIEW OF EMPLOYEES
OF PUBLIC WORKS CONTRACTORS AND SUBCONTRACTORS**

I, the undersigned agent for _____ (“**Contractor**”), agree to coordinate and cooperate with the Owner to ensure that Owner may receive all criminal history record information relating to any person to whom Section 22.08341(b) of the Texas Education Code applies, and that each of Contractor’s subcontractors on the Project will similarly cooperate and comply with Section 22.08341(e), as it relates to such subcontractor’s employees.

I further certify that Contractor, and each of its subcontractors, does not and will not employ any person on the Project to whom Section 22.08341(b) applies that has, during the preceding thirty (30) years, been convicted of any of the following offenses, where the victim was under 18 years of age or was enrolled in a public school:

- A felony offense under Title 5, Penal Code;
- An offense on conviction of which a defendant is required to register as a sex offender under Chapter 62, Code of Criminal Procedure; or
- An offense under the laws of another state or federal law that is equivalent to an offense under Subdivision (1) or (2).

I further certify that Contractor, and each of its subcontractors, shall comply with Section 22.08341 of the Texas Education Code in all other respects for the duration of the Project, and that:

1. Upon receipt of information that any employee of Contractor, or any of its subcontractors, on the Project has a reported criminal history including any of the above offenses, such employee shall be immediately removed from the Project and notice provided to the Owner in writing within three business days.
2. Upon request, Contractor will provide the Owner with the name and any other requested information regarding any employee of Contractor, or any of its subcontractors, so that the Owner may obtain criminal history record information on such person.
3. If the Owner objects to the presence of any employee of Contractor, or any of its subcontractors, on the basis of the employee’s criminal history record information, Contractor agrees to immediately remove that employee from the Project, or to discontinue using that subcontractor on the Project until such employee to provide services to the Owner.


I further certify that Contractor has obtained written certifications and assurances from each of its subcontractors on the Project in the same manner and form as provided herein, and that the form of each subcontractor’s certification shall be provided to the Owner.

I understand that non-compliance with this certification by Contractor may be grounds for contract termination and/or barring disqualified persons from performing the work.

Signature of Contractor Official

Date

i. **Child Support Certification**

	<p style="margin: 0;">State of Texas</p> <p style="margin: 0;">Health & Human Services Commission</p> <p style="margin: 10px 0 0 0;">Child Support Certification</p>										
<p>I.</p>											
<p>Section 231.006, Texas Family Code, as amended by Section 82 of House Bill No. 433, 74th Regular Legislative Session (Acts 1995, 74th Leg., R.S., ch. 751), prohibits the payment of state funds under a grant, contract, or loan to</p> <ul style="list-style-type: none"> • a person who is more than 30 days delinquent in the payment of child support, and • a business entity in which such a person is the sole proprietor, partner, shareholder or owner with an ownership interest of at least 25%. <p>Section 231.006 further provides that a person or business entity that is ineligible to receive payments for the reasons stated above shall continue to be ineligible to receive payments from the state under a contract, grant, or loan until</p> <ul style="list-style-type: none"> • all arrearages have been paid, or • the person is in compliance with a written repayment agreement or court order as to any existing delinquency. <p>Section 231.006 further requires each bid, or application for a contract, grant, or loan to include</p> <ul style="list-style-type: none"> • the name and social security number of the individual or sole proprietor and each partner, shareholder, or owner with an ownership interest of at least 25% of the business entity submitting the bid or application, and • the statement in Part III below. <p>Section 231.006 authorizes a state agency to terminate a contract if it determines that statement required below is inaccurate or false. In the event the statement is determined to be false, the vendor is liable to the state for attorney's fees, costs necessary to complete the contract [including the cost of advertising and awarding a second contract], and any other damages provided by law or contract.</p>											
<p>II.</p>											
<p>In accordance with Section 231.006, the names and social security numbers of the individual identified in the contract, bid, or application, or of each person with a minimum 25% ownership interest in the business entity identified therein are provided below.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; text-align: center; border-bottom: 1px solid black;">Name</th> <th style="width: 50%; text-align: center; border-bottom: 1px solid black;">Social Security #</th> </tr> </thead> <tbody> <tr> <td style="border-bottom: 1px solid black; height: 20px;"></td> <td style="border-bottom: 1px solid black; height: 20px;"></td> </tr> <tr> <td style="border-bottom: 1px solid black; height: 20px;"></td> <td style="border-bottom: 1px solid black; height: 20px;"></td> </tr> <tr> <td style="border-bottom: 1px solid black; height: 20px;"></td> <td style="border-bottom: 1px solid black; height: 20px;"></td> </tr> <tr> <td style="border-bottom: 1px solid black; height: 20px;"></td> <td style="border-bottom: 1px solid black; height: 20px;"></td> </tr> </tbody> </table>		Name	Social Security #								
Name	Social Security #										
<p>III.</p>											
<p>As required by Section 231.006, the undersigned certifies the following:</p> <p style="margin-top: 20px;"><i>"Under Section 231.006, Family Code, the vendor or applicant certifies that the individual or business entity named in this contract, bid, or application is not ineligible to receive the specified grant, loan, or payment, and acknowledges that this contract may be terminated and payment withheld if this certification is inaccurate."</i></p> <table style="width: 100%; margin-top: 20px;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">Signature</td> <td style="width: 50%; border-bottom: 1px solid black;">Title</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Printed Name</td> <td style="border-bottom: 1px solid black;">Date</td> </tr> </table>		Signature	Title	Printed Name	Date						
Signature	Title										
Printed Name	Date										

I (We) the undersigned, agent for the firm, named below certify that all information in the above certifications is true and correct to the best of my knowledge.

Name/Title: _____

Company Name: _____

**Original
Signature:** _____

Date _____

Exhibit A – Prevailing Wage Rates

Contractor responsible to pay within prevailing wage rates:

1. All Campuses/Facilities outside of Houston Area: Use Davis Bacon Act Rates through US Department of Labor: Use Link/Directions Below:

> https://sam.gov/search/?index=wd&sort=-modifiedDate&page=1&pageSize=25&sfm%5Bstatus%5D%5Bis_active%5D=true

> Select “Construction (DBA)

> Choose State, County & Construction Type

Use <https://www.mapdevelopers.com/what-county-am-i-in.php> to find exact County

ATTACHMENT-A
Royal Middle & High School Ground Up Cost Estimate

Company Name: _____

Address: _____

Date: ____ / ____ / ____

#	DESCRIPTION	TOTAL AREA/QUANTITY	COST
1	Mobilization		
2	Cleaning up General, including site cleanup)		
3	Silt Fence material and Installation		
4	Excavating (foundation and sidewalk)		
5	Foundation and sidewalk		
6	Excavating and Removing the soil (parking, pavement)		
7	Select Fill and Compacting (parking , pavement)		
8	Underground utilities and pipes		
9	Detention Pond and Lift Station (if any)		
10	Backflow Preventer		
11	Parking Pavement Labor		
12	Parking Pavement Material		
13	Building Foundation Material (including sidewalk)		
14	Building Foundation Labor		
15	Steel Frame		
16	Steel Frame Erection		
17	Windows Exterior & Interior		
18	TPO Roof Material		
19	TPO Roof Installation		
20	Gutters and Downspouts		
21	Exterior Material & Labor		
22	Brick (41,546 sqf X 70%)		
23	Stucco (41,546 sqf X 30%)		
24	Wall Coping		
25	Doors (Exterior, Interior, Hallow metal, & Aluminum)		
26	Insulation Material & Installation		
27	Metal Stud, Sheetrock, and Exterior Sheating Material		
28	Metal Stud, Sheetrock and Exterior Sheating labor		
29	Paint material		
30	Paint Labor		
31	Electric		
32	Light Fixtures		
33	Parking Light Poles		
34	AC Units		
35	AC Materials and Labor		
36	Plumbing		
37	Landscaping - trees and bushes		
38	Interior Floor - Vinly		
39	Interior Floor - Tile		
40	Floor concrete (2nd-3rd Floor) Materials		
41	Floor concrete (2nd-3rd Floor) Labor		
42	Basketball Hoops & Floors		
43	Irrigation		
44	Fire Sprinkler and Alarm		
45	Dumpster		
46	Equipment Rental		
47	Day Labors and miscellenous expenses		
48	Demolation		
49	Elevator (6 Person)	Phase-2	
TOTAL CONSTRUCTION COST			
54	TOTAL SOFT COST (Survey, Platting, Traffic Impact, Storm Water, Soil Report, Civil, Architectural, MEP, Structural, Landscaping, Irrigation, Fire, Sprinkler, and all Permits)		
55	Construction Manager's Profit (Profit on Project)		
56	Profit for the project (approximate)		
GRAND TOTAL			