REQUEST FOR PROPOSALS FOR CONSTRUCTION SERVICES

McMullen County requests proposals from qualified general contractors for the McMullen County Emergency Shelter Renovation, located at 401 Main Street, Tilden, Texas, 78072.

Electronic documents may be obtained from the county's website: www.mcmullencounty.org, www.civcastusa.com or at the office of Debra J. Dockery, Architect, P.C., 118 Broadway, Suite 516, San Antonio, Texas 78205, (210) 225-6130. From the architect's office, each general contractor proposer may receive a disk with the drawings and project manual in pdf format. There is no charge for the disk. Subcontractors and material suppliers may receive the documents on disk for a non-refundable deposit of $25.00 per disk. Proposers are to use the proposal forms included in the project manual, including the proposal form, required certifications, and further materials describing their capabilities and experience in the format prescribed in the Request for Proposals.

PROPOSALS MUST BE RECEIVED NO LATER THAN 3:00 PM, CDT, ON THURSDAY, AUGUST 1, 2019 at the Project Manager's Office, McMullen County Courthouse, 501 River Street, Tilden, Texas 78072. No faxed or emailed proposals will be accepted. Any proposal received after such time will not be considered and will be returned unopened.

A pre-proposal conference to discuss the project and tour the site will be held at 1:30 PM on Monday, July 22, 2019 at the McMullen County Facility located at 401 Main Street, Tilden, Texas, 78072. Any requests for interpretation, clarification, or substitutions shall be received no later than 5:00 PM, Wednesday, July 24, 2019. Submit questions to Debra J. Dockery, FAIA at debra@debradockeryarchitects.com.

McMullen County will select the offeror that offers the best value based on the proposed monetary amount, the Contractor's past performance and other criteria, provided the proposals do not exceed the amount budgeted. The Owner and its Architect may discuss with the selected offeror options for a scope or time modification and any price change associated with the modification. If the Owner is unable to negotiate an agreement with the selected offeror, negotiations will be ended with that offeror and the negotiation process will begin with the second offeror. This process shall continue until an agreement has been negotiated with an offeror or the Owner rejects all proposals for this project.

By submitting a Proposal, each offeror agrees to waive any claim it has or may have against the Owner, the Architect, the Architect's consultants, and their respective trustees, agents, employees, and any reference sources, arising out of or in connection with the administration, evaluation, or recommendation of any proposal; waiver of any requirements under the proposal documents; acceptance or rejection of any proposal, and award of the Contract.

McMullen County shall have no contractual obligation to any offeror, nor will any offeror have any property interest or other right in the contract or Work being proposed unless and until the contract is unconditionally executed and delivered by all parties, and all conditions to be fulfilled by the offeror have been so fulfilled.

Bid bonds in the amount of 5% of the greatest amount bid are required with the proposal. The successful proposer shall provide payment and performance bonds and insurance in the kinds and amounts described in the contract documents.