

ADDITIONAL PROJECT DESIGN CRITERIA PACKAGE: DESIGN/BUILD PROJECT

Owner: LaSalle County Public Facility Corporation

Project: Design and construction services for the turnkey delivery of roof replacement at the La Salle County Regional Detention Facility in Encinal, Texas. The existing detention center roof is approximately 88,000 square feet and the Design / Build firm will be required to provide a metal roof replacement system with a minimum of a 20-year warranty.

The PFC is seeking a Design / Build Firm (Firm) to design and build a roof replacement of the La Salle County Regional Detention Center facility located in Encinal, Texas. The Scope of Work includes, but not limited to, anticipated architectural, engineering, structural, mechanical, electrical, and plumbing engineering design services along with construction, and construction administration. The Firm will assist the PFC to develop a roofing system and plans for waterproofing conditions and improved expected longevity of the roof system, setting priorities and budgets, preparation of drawings, specifications, CAD details, contract documents, and construct the roof replacement system. The Firm will be required to provide a design to accommodate the existing HVAC systems and plumbing and perform all services without interrupting the facility operations. **All areas of the facility shall remain secured and shall remain clean and free of any construction debris.** An allotted laydown area at the facility will be allowed for material storage. The Firm will be required to meet all Federal and State requirements to perform work within a detention facility including certifying that it has obtained the criminal history background on all of its employees as required by law. The Firm selected shall also coordinate necessary conferences, programming, complete appropriate field inspections and surveys, develop quality control plans to ensure compliance with the plans and specifications, including field verification and fulfill other normal design professional services and construction completion of this project. All Design Build Firms must have a professional architect and/or professional licensed engineer who can properly seal construction documents in the State of Texas. **The Detention Center will remain in operation during this work. Coordination with administration of the Detention Center is critical. Security requirements must be followed.**

Copies of the plans related to the existing facility roof are available at the County Clerk's Office for a nonrefundable fee of \$100.00.

The Scope of Work shall include, but will not be limited to the following:

Pre-Construction Phase

1. Prior to design, the Firm will familiarize itself about the conditions of the site, including existing conditions, access, utility availability, provide a roof survey, constraints, verify roof load limits, HVAC impacts and conflicts, waterproofing investigation, obtain plans and field verify of the existing roof system, if available. Firm will verify existing conditions to ensure no hidden or differing site conditions exist that will help minimize costly changes in the future.
2. Provide Design / Build services for planning, conceptual design, programming, design schematics, construction documents/specifications, permits, value engineering, scheduling, testing, systems review, preliminary and final budgets, Guaranteed Maximum Price ("GMP"), and all other design services necessary for the development of a durable and effective roofing system that complies with applicable codes, ordinances and regulations.

3. Accumulate historical and other pertinent data regarding the performance issues and existing sign/symptoms of problems. Map or evaluate interior damage, active leaks, and signs of past water infiltration. Document findings with photos, video (if required) and detailed field notes.
4. Develop complete turnkey construction documents, including all necessary engineering design plans and specifications needed for the Project. Conduct facility feasibility studies, evaluations of facilities, buildings, and/or properties as required for the Project.

Construction Phase

5. Provide and pay for all material, labor, tools, equipment, and transportation, and all other services and facilities necessary to complete and deliver the work intended. Permits and/or licenses shall be secured by the Firm. Any work necessary to be performed after regular working hours, or legal holidays, shall be performed at no additional expense to the PFC.
6. In the event removal of existing roof is required, remove and properly dispose of existing roof in accordance with all applicable federal, state and local laws or regulations.
7. Remove and properly dispose of any and all construction debris as may be required for the Project in accordance with all applicable federal, state and local laws or regulations.
8. Provide and pay for a new 24 gauge galvalume painted steel standing seam roofing with major rib corrugation over existing roof pitch as per manufacturers and engineer's recommendations.
9. Provide and pay for new roof gutters and downspouts gauge as per manufacturer's recommendations and design of Project. Install all trims and other flashings as needed as per manufacturer's recommendations for the project.
10. Replace or adjust all HVAC and plumbing systems as needed for proper installation as per manufacturer's recommendations.
11. Maintain field reports and daily logs documenting weather conditions, manpower, equipment, material/equipment deliveries, general description, of the work performed and location, issues and areas of concern critical to job progress
12. Maintain monthly progress reports outlining the activities of the preceding month, including updated program and project information, updated budget information, updated schedule information progress photos.
13. Conduct quality assurance inspections throughout the construction phase services and maintain progress photos.
14. Conduct project progress meetings to discuss schedule, budget, quality control, submittal/shop drawings, etc.

Project Close-Out Phase

15. When the work is completed, all documents will be organized and transmitted to the County including record documents, operations, and maintenance data, warranties, and guarantees and lien waivers.

The firm shall not take any action that would cause the warranty to be voided or limited.

Bonding Requirements

Performance bond

In amount of estimated portion of budget attributable to construction---can be reduced to GMP

Payment bond

In amount of estimated portion of budget attributable to construction ---can be reduced to GMP

Insurance Requirements

BI & PD	Each Occurrence	\$1,000,000
BI & PD	General Aggregate	\$2,000,000
Products & Completed Operations		\$1,000,000
Fire & Legal Liability		N/A
Medical Expenses		\$5,000
Builder's Risk		Contract amount
Professional Errors & Omissions Liability		\$1,000,000
	Each Occurrence	\$1,000,000
	General Aggregate	
Commercial Auto Liability		
	Bodily Injury Each Person	\$100,000
	Bodily Injury Each Accident	\$300,000
	Property Damage Each Occurrence	\$100,000
	Combined Single Limit	\$300,000
Umbrella Liability (Excess)		
	Over GL, Auto & Employers Liability	\$1,500,000
Workers' Compensation		Per Statutory Provisions
Employee Liability		\$500,000
Additional Insured Endorsement		Yes, except WC and professional liability
Waiver of Subrogation		Yes
Cancellation Notice		30 days
Loss Payee on Builder's Risk		Yes

Other Requirements

Prevailing wage required

Subcontractors must have or be covered by workers compensation

Project Location: 832 E. Texas 44, Encinal, Texas

Liquidated Damages: \$500 per day

Budget: Not to exceed \$1,000,000

Selected offeror also must provide conflict of interest and other forms as required by law.