

PECAN VALLEY MHMR REGION
(D.B.A. Pecan Valley Centers for Behavioral and Developmental Healthcare)

REQUEST FOR PROPOSAL
FOR YOUTH CRISIS RESPITE REMODEL

RFP Number: 25-101

I. INTRODUCTION

Pecan Valley MHMR Region (the Center) is requesting proposals for a remodeling/construction contract to be awarded **January 10, 2025**. This Request for Proposal (RFP) represents the work of updating the Cottage at our Youth Crisis Facility, located at 1410 Wendy Lane, Weatherford, TX 76086.

II. PROPOSAL INSTRUCTIONS AND QUALIFICATIONS

A. PROPOSAL SUBMISSION INSTRUCTIONS

1. SUBMISSION REQUIREMENTS

No specific format is required; however, submittals must include the following:

- i) Company name, address and contact information of the submitting company.
- ii) Name and contact information of the individual to contact who is authorized to represent the company.
- iii) The companies' federal and state taxpayer identification numbers
- iv) Length of time in business & experience providing proposed services
- v) Name, title, address and contact information of at least two references.
- vi) A copy of the General Liability Insurance and workman's compensation for the company prior to beginning work
- vii) Any contracts terminated for default in the last 3 years must be disclosed to include the reasons for the termination (non-performance or poor performance), any litigation related to the termination and the name and contact information of the terminating party. If no such terminations exist, declare that.
- viii) The proposal must clearly identify the scope of services provided by category (for example flooring, plumbing, texture, and paint, etc.) with an itemization of materials, labor costs and contractor fees.
- ix) The company should provide the earliest available start time and a reasonable estimation of the project's duration.
- x) Four hard copies and one electronic copy on a flash drive is requested.

The costs submitted will be considered valid and binding for ninety (90) days following the due date of the RFP and will become part of the final contract.

The Center reserves the right to reject any and all proposals and to accept the proposal that the Center considers most advantageous.

Submission:

*Proposals must be received at the address below by **December 20, 2024, at 1:00 pm.** Please put Pecan Valley Youth Crisis Respite Cottage Remodel RFP 25-101 on the outside of the sealed envelope.*

RFP Questions:

Questions concerning this RFP or the service requested are due by **1:00 pm December 15, 2024** and should be directed to:

Gail Millard, Director of Facilities and Logistics
Telephone: 817-579-4404
Pecan Valley Centers Email: gmillard@pecanvalley.org
2101 W. Pearl Street
Granbury, Texas 76048

All questions received will be posted with answers on the Center’s website.

Request for Proposal Amendments:

Modifications or additions to the RFP or contract may be made as a result of questions submitted. Written notification of any material change will be made in writing to all known bidders.

Award Criteria and Process:

Selection will be based on multiple factors to include availability, warranties, prior experience, default history and costs.

Preference will be given to contractors that can complete the requested repairs in a timely manner. It is requested all work associated with this RFP be completed March 30, 2025.

Award of Bid and Service Initiation:

The contract for services will be dependent upon funds availability. No costs associated with the preparation of the candidate’s response to this RFP are reimbursable by the Center. This RFP does not oblige the Center to release any funds in relation to this RFP.

The proposal submitted will become the basis of the final construction contract.

B. MINIMUM QUALIFICATIONS

Bidding companies must be able to contract, or sub-contract all requested services listed in Attachment A.

A floor plan of the Youth Respite Facility is included in Attachment B.

A building walk through will be scheduled on Friday, December 6, 2024, at 2:00pm at the property located at 1410 Wendy Ln, Weatherford, TX, 76086. During this time potential respondents will be welcome to walk the property, as well as take measurements and pictures to assist them in their response. Potential respondents are highly encouraged to walk through the property due to the nuances of the structure.

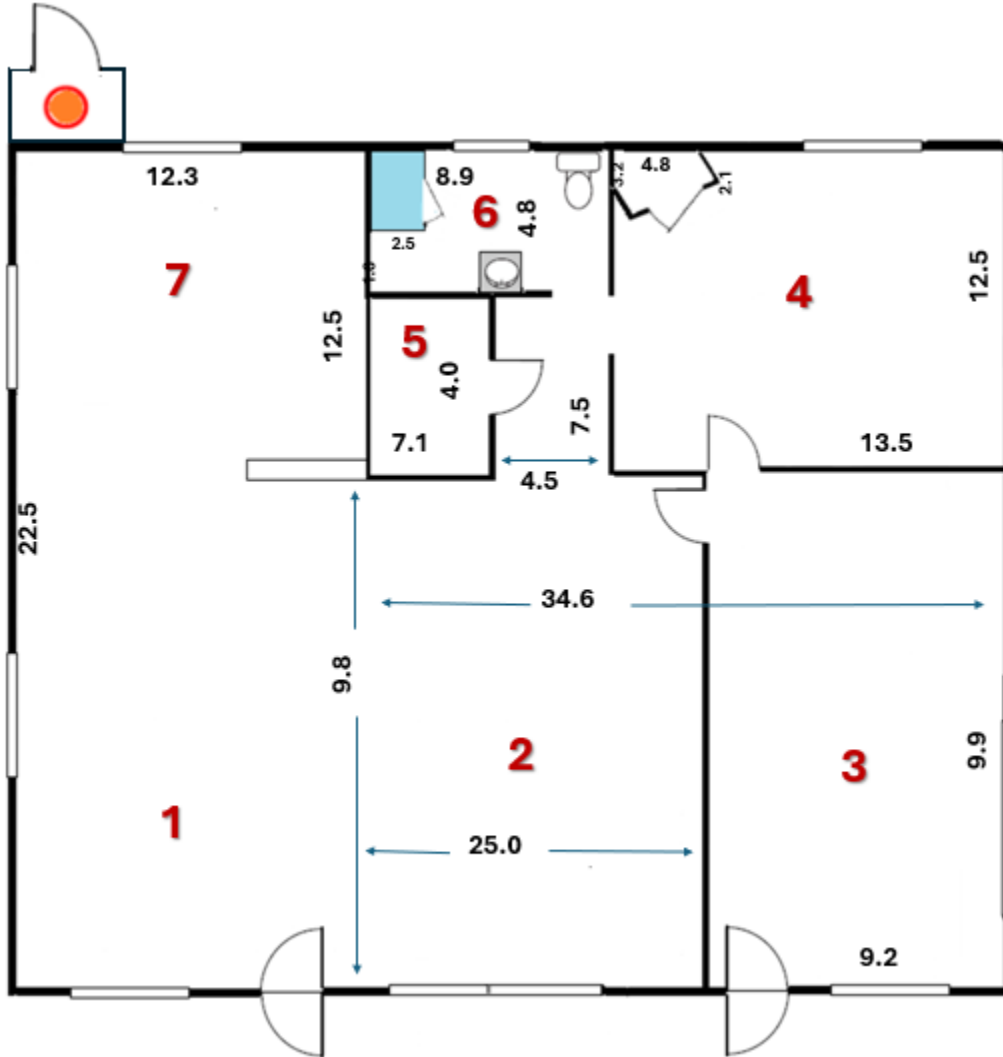
Attachment A-Scope of Work

Youth Crisis Respite Cottage 1410 Wendy Lane Weatherford, Texas 76086

1. Demo inside walls (see layouts in Attachment B, pic1)
2. Move breaker box to an outside wall in the cottage(pic 2)
3. Add closet outside the bathroom
4. Remove gas line that goes across the main part of the cottage (will keep the section for the hot water heater, Pic 4)
5. Level floor (floor is currently multiple levels, Pic 5 & 6)
6. New wood look laminate flooring (to match the main house)
7. Frame, Sheetrock, Texture and Paint interior (to match the main house)
8. Install (5) flush mounted ceiling fans
9. Install new kitchen cabinets, counters and backsplash and add a new sink and faucet (Pic 9)
10. Level floor in the bathroom(Pic 10)
11. Remove shower and install new toilet in that area
12. Install new ADA sink in bathroom
13. Install a new window on the Northeast side of the cottage (approximately 60"x50", Pic 13)
14. Replace (8) window screens
15. Install new blinds (without draw strings) in all 8 windows
16. Add can lights
17. Install Mini-Split(s) to heat and cool the cottage
18. Tear down the shed near the cottage and remove the debris (Pic 18)

Attachment B-1410 Wendy Lane Cottage

Current



Exterior



Interior (numbering corresponds to Scope of Work item number)



1.



2.



4.



5.



6.



9.



10.



13.



18.

Finished Floorplan

