

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

REQUEST FOR PROPOSAL
FOR WEATHERFORD and GRANBURY CLINIC REMODEL
RFP Number: 23001

I. INTRODUCTION

Pecan Valley MHMR Region (the Center) is requesting proposals for a remodeling/construction contract to be awarded **December 23, 2022**. This Request for Proposal (RFP) represents the work of updating the Weatherford Clinic Facility, located at 1715 Santa Fe Dr, Weatherford, TX 76086 and the Granbury Clinic Facility, located at 104 Pirate Drive, Granbury, TX 76048.

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. Proposals should further categorize expenses by location (Weatherford or Granbury).
- ix) The company should provide an earliest available start time and a reasonable estimation of the project's duration

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 **November 11, 2022 at 1:00 pm.**
Please put Pecan Valley Facilities Remodel on outside of sealed envelope.*

RFP Questions:

Questions concerning this RFP or the service requested are due by **1:00 pm November 1, 2022** and should be directed to:

Mr. Wayne Vaughn, CFO
Pecan Valley MHMR Region
2101 W. Pearl Street
Granbury, Texas 76048

Telephone: 817-579-4414
Email: wvaughn@pecanvalley.org

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 the multiple factors to include availability, warranties, prior experience, default history and costs.

Preference will be given to contractors that can complete the requested repairs on both facilities in a single proposal, however Pecan Valley will accept proposals for each scope of work that include one or both facilities.

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 obligate 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 Weatherford Clinic is included in Attachment B and a floor plan of the Granbury Clinic is included in Attachment C.

Building walk throughs can be scheduled with Mr. Vaughn at 817-579-4414. During this time, measurements can be obtained.

Attachment A-Scope of Work

**Weatherford Clinic
1715 Santa Fe Drive
Weatherford, Texas 76086**

1. Remove popcorn, texture and paint ceiling in lobby and training room
2. Repair cracks in sheetrock in lobby and hallways
3. Remove tile floor in lobby and replace with vinyl plank
4. Replace all outside fascia boards with hardy board
5. Repaint exterior
6. Remove 7-8' section of sidewalk leading to front door and repour sidewalk to ADA standard (1:12 rise)
7. Repair/replace existing lawn sprinkler system to optimize irrigation. Move heads away from trees and bushes as required to prevent/repair broken lines.

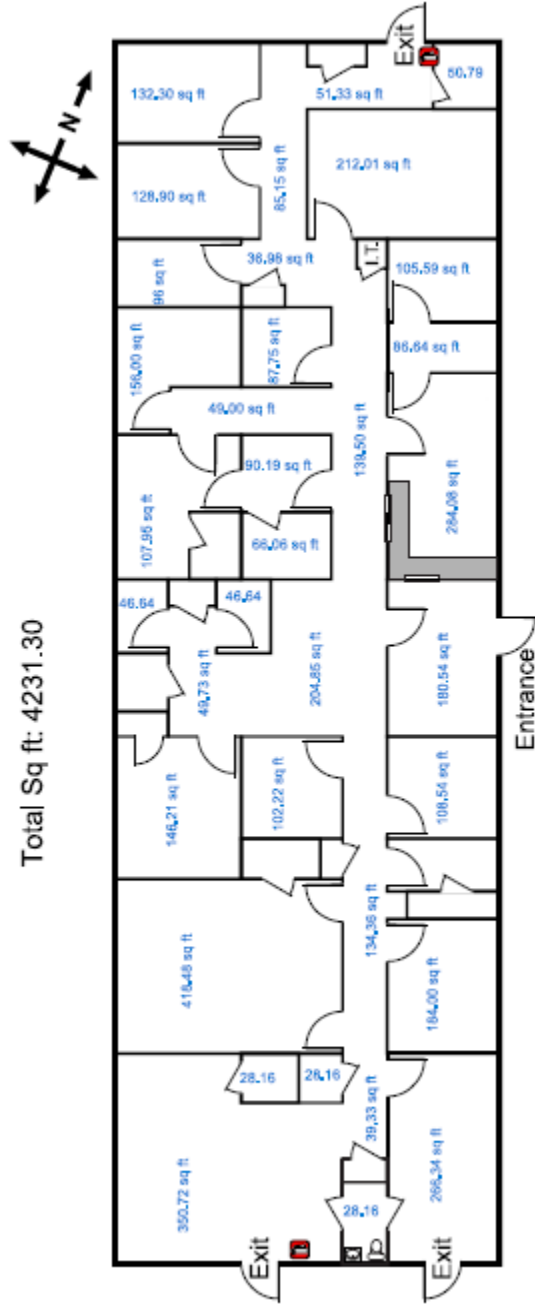
**Granbury Clinic
104 Pirate Drive
Granbury, Texas 76048**

1. Replace office carpet with carpet squares
2. Remove tile floor in lobby and carpet in the hallways and replace with vinyl plank
3. Repaint interior

Attachment B-Weatherford Clinic

Pecan Valley Centers
 Hood County
 Granbury Clinic
 104 Pirate Dr
 Granbury, TX 76048
 Last Update 06/08/2019

Total Sq ft: 4231.30



Fire Extinguisher
 Automatic External Defibrillator

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FAQs v.2

Current 10/19/2022

Here are a few questions for Weatherford:

- Will the clinic be occupied during remodel? **Yes**
- What are the construction working hours? **That is negotiable. We need to limit impact to client services. Construction could include evenings and weekends.**
- Repair cracks in sheetrock in lobby and hallways – we will include painting in lobby and hallways. **Yes. That is the intent.**
- Is there a vinyl plank spec? **No. Need a durable wood look plank appropriate work a professional setting.**
- Replace rubber base is not noted. Should we price replacing rubber base where flooring is replaced? **Yes**
- Repaint exterior Fascia only? Or include exterior stone walls? **Fascia only, no stone or masonry will be painted.**
- Can you clarify irrigation scope of work?
 - Will heads away from bushes and trees be adequate? **Need irrigation to function appropriately. This is anticipated at a minimum.**
 - Will we need to relocate or add to existing heads? **I believe so.**
 - Do we need to add/remove zones to existing controls? **Not anticipated.**
 - Who is the current lawn maintenance co serving this site? **Darden's Organic Lawn 7 Landscape**

Here are a few questions for Granbury:

- Is there a carpet tile spec? **No. Commercial grade squares appropriate to a professional setting.**
- Replace rubber base is not noted. Should we price replacing rubber base where flooring is replaced? **Yes**
- Repaint interior: we will include gyp walls and gyp ceilings. **Walls yes, ceilings, no**
 - Will repaint interior include doors? **No**
 - Frames? **Metal frames will be repainted to match walls**
 - Wood Trim? **No**

Additional Information

- Outside trim at Weatherford does not have to be Hardy Board. It can be material of like kind with the intention of salvaging trim in good condition.
- Repainting all hallways, not just the touch up sheetrock portions is expected.