

# Trammell Crow Company

March 5, 2014

## Request for Proposals Greenwater Redevelopment Project Block 23 - Office Building

TC Greenwater Master Developer, LLC invites your firm to submit a proposal to provide **Construction Management** services for Block 23 of the Greenwater Redevelopment Project. Block 23 will be the site of a 494,688 RSF 16 level office building located on top of two levels of below grade parking and twelve levels of above grade parking at the intersection of Second Street and San Antonio Street in Austin, Texas. Additional project information and can be found at the following link:

<https://www.dropbox.com/sh/lcc3s0vo7wb6slz/aWteK5Ellb>

TC Greenwater Master Developer, LLC strongly encourages the participation of Minority and Women Owned Business Enterprises (MBE/WBE) firms in the construction of this project. The term MBE/WBE means minority-owned and women-owned businesses certified by the City of Austin. The goals for MBE/WBE participation for the project are as follows:

- African American-Owned Business 2.7%
- Hispanic-Owned Business 9.7%
- Asian American and/or Native American-Owned Business 2.3%
- Women-Owned Business 13.8%

MBE/WBE firms are encouraged to submit proposals for this project. Additionally, all businesses that submit proposals for this project are encouraged to include MBE/WBE firms as lower tier subcontractors for appropriate opportunities. An availability list of City of Austin certified MBE/WBE firms are attached to this solicitation.

### Pre-Bid Conference

Trammell Crow Company and Gensler Architect ("the Architect") will conduct a Pre-Bid conference with the Construction Managers to discuss the requirements of this RFP and any specific questions on Wednesday, March 19, 10:00-11:00 am at the Trammell Crow offices located at 100 Congress, Suite 285, Austin TX 78701. Please allow no more than 2 representatives from your company to attend. No public parking is available at 100 congress but we will validate your parking if you choose to park at the Aston next door to our building.

Construction is expected to begin in November 2014 with the overall construction duration being twenty four (24) months.

## **DESIGN MILESTONE HIGHLIGHTS**

- |  |                     |
|--|---------------------|
| • Building Schematic Design                        | 3/3/14 – 3/28/14    |
| • Building DD Design                               | 4/14/14 – 5/23/14   |
| • Building 75% CD (Permit Set)                     | 6/9/14 – 7/18/14    |
| • Receive Limited Building Permit                  | 11/21/14 – 12/21/14 |
| • Receive Full Building Permit                     | 7/21/14 – 2/27/15   |
| • Receive Full Site Development Permit             | 5/5/14 - 11/21/14   |
| • Submit type D Site Development Permit            | 3/31/14 – 7/18/14   |
| • Design Retention & Obtain License Agreement      | 3/31/14 – 7/18/14   |
| • Soil Retention & Excavation CFRA (bid and award) | 3/3/14 – 7/4/14     |

## **CONSTRUCTION MILESTONE HIGHLIGHTS**

- |   |                     |
|---|---------------------|
| • Retention & Excavation of Contaminated Soil | 7/21/14 – 8/22/14   |
| • Rock Excavation                             | 8/25/14 – 9/5/14    |
| • Mobilization                                | 11/24/14 – 11/28/14 |
| • Structure                                   | 12/1/14 – 5/20/16   |
| • Building Skin                               | 7/22/15 – 8/2/16    |
| • Finishes                                    | 11/25/15 – 11/22/16 |
| • TI Improvements                             | 5/25/16 - 1/3/17    |

### **Proposers must meet the following qualifications:**

- Bonding Capacity of \$ 100,000,000.00
- Experience With Projects of Similar Type and Size

### **Required Proposal Responses**

#### **Construction Manager shall provide a detailed response to each of items outlined below:**

1. Provide a name and resume of the key person or executive in charge for the duration of the project
2. Provide names and resumes of key personnel involved in the weekly preconstruction phase.
3. Provide names and resumes of key on-site personnel that will be constructing building.
4. Will the key personnel be available to meet in Austin for weekly meetings?
5. Describe your early buyout strategy with emphasis on mitigating financial risk to the Owner.
6. Provide a detailed preconstruction and construction schedule. Milestones for Top-out, Dry-in, TCO of the Shell and a proposed date in which a tenant could occupy and begin TI's per floor.
7. Propose a lump sum monthly preconstruction fee.

8. Provide an overall estimated GMP budget based broken down at a minimum into 16 division format. This budget should be based on the information in this RFP along with the preliminary drawings & specifications. We anticipate an all in hard cost construction budget of \$ 195/GSF of office.
9. Clearly identify your monthly cost of General Conditions as defined in Exhibit “H” of the contract.
10. Clearly identify your monthly cost estimate of General Requirements as defined in Exhibit “I” of the contract.
11. Will you be agreeable to cap the General Conditions within the GMP at the time the GMP is established?
12. Do you have Prevailing wage included for the “Shell” construction as defined in the contract?
13. Clearly identify your proposed percentage for a CCIP insurance program.
14. Clearly identify your proposed percentage for the Sub Guard program.
15. Clearly identify your proposed percentage for your Builder Risk insurance.
16. Clearly identify the proposed percentage for your GL insurance policy.
17. Clearly identify the proposed amount for the Construction Manager/Owners contingency.
18. Clearly identify your proposed markup/fee for the project.
19. Provide a letter from your bonding company indicating your company’s bonding capacity per project.
20. Provide an explanation of your understanding of the Master Development Agreement “MDA” and how your firm plans to manage those requirements.
21. Provide an explanation of your understanding of the City of Austin MWBE program and how you plan to manage this process.
22. The Selected Construction Manager will be required to itemize, on a line-item basis, the General Conditions (Exhibit “H” in the contract) and General Requirement (Exhibit “I” in the contract) costs included in Construction Manager’s proposal to substantiate the dollar figures provided as part of Construction Manager’s response.
23. Each Construction Manager’s proposal shall state that the participant is a sole proprietor, a partnership, joint venture, a corporation or a legal entity. Each copy shall be signed by the person or persons legally authorized to bind the participant to an Agreement.
24. Included in the proposal, Construction Manager is to submit project specific LEED goals and provide innovative ideas, if any, that will be used to assist in obtaining the LEED certification specified by the Owner.
25. Construction Manager is to submit a draft or narrative of the project specific BIM Execution Plan. Include key members of the project team involved in the Building Information Modeling and give specifics on how your BIM expertise can enhance the overall delivery of the project.
26. Provide a minimum of three case studies using similar projects where your company was engaged early in the design process using the AIA Document A133 – 2009 contract to provide preconstruction services to establish and maintain a budget through construction.

The Owner will treat all information submitted by Construction Managers as confidential and Construction Manager shall treat information contained in this RFP as confidential. A Construction Manager may be removed from consideration if all requirements of this RFP are not submitted.

All questions to this RFP shall be submitted no later than Friday, April 11, 2014 at 3:00 PM via email to [mfowler@trammellcrow.com](mailto:mfowler@trammellcrow.com). Answers to any questions will be shared with all competing contractors.

The response to this RFP is due no later than **3:00 pm CST on Wednesday, April 16, 2014**. Submit five (5) hard copies, spiral bound, and an electronic copy to the address below:

Mark Fowler  
Senior Vice President, Development Management  
Trammell Crow Company  
100 Congress.  
Suite 225  
Austin, TX 78701  
[mfowler@trammellcrow.com](mailto:mfowler@trammellcrow.com)

Sincerely,  
**TRAMMELL CROW COMPANY**

A handwritten signature in black ink, appearing to read 'Mark Fowler', written in a cursive style.

**Mark Fowler**  
Senior Vice President  
512.482.5544 Direct  
[mfowler@trammellcrow.com](mailto:mfowler@trammellcrow.com)