RFP 1974-03-01
Construction Manager at Risk Services for 2025 Bond Projects for Springtown ISD

SISD Leadership



Shane Strickland
Superintendent



Micheal Chavez
Executive Director of Operations

Huckabee



Aubrey Moses
Principal Architect

Important Dates

- Pre-proposal meeting: Tuesday, July 15, 2025 (9:00AM)
- Question deadline: Tuesday, July 22, 2025 (5:00PM)
- RFPs Due: **Tuesday, July 29, 2025 by 2:00PM**
- Evaluations of RFPs: July 29-31, 2025
- Interviews: Tuesday, August 5, 2025 (1:00-4:00PM)
- Board Award of CMAR: Monday, August 11 (6:00PM), tentative

Project Scope: New Elementary #4

- 700 students, K-5
- 100,000sq. ft., 2-stories
- 17-acre site on Williams-Ward Rd.
- Annexation into City of Springtown anticipated

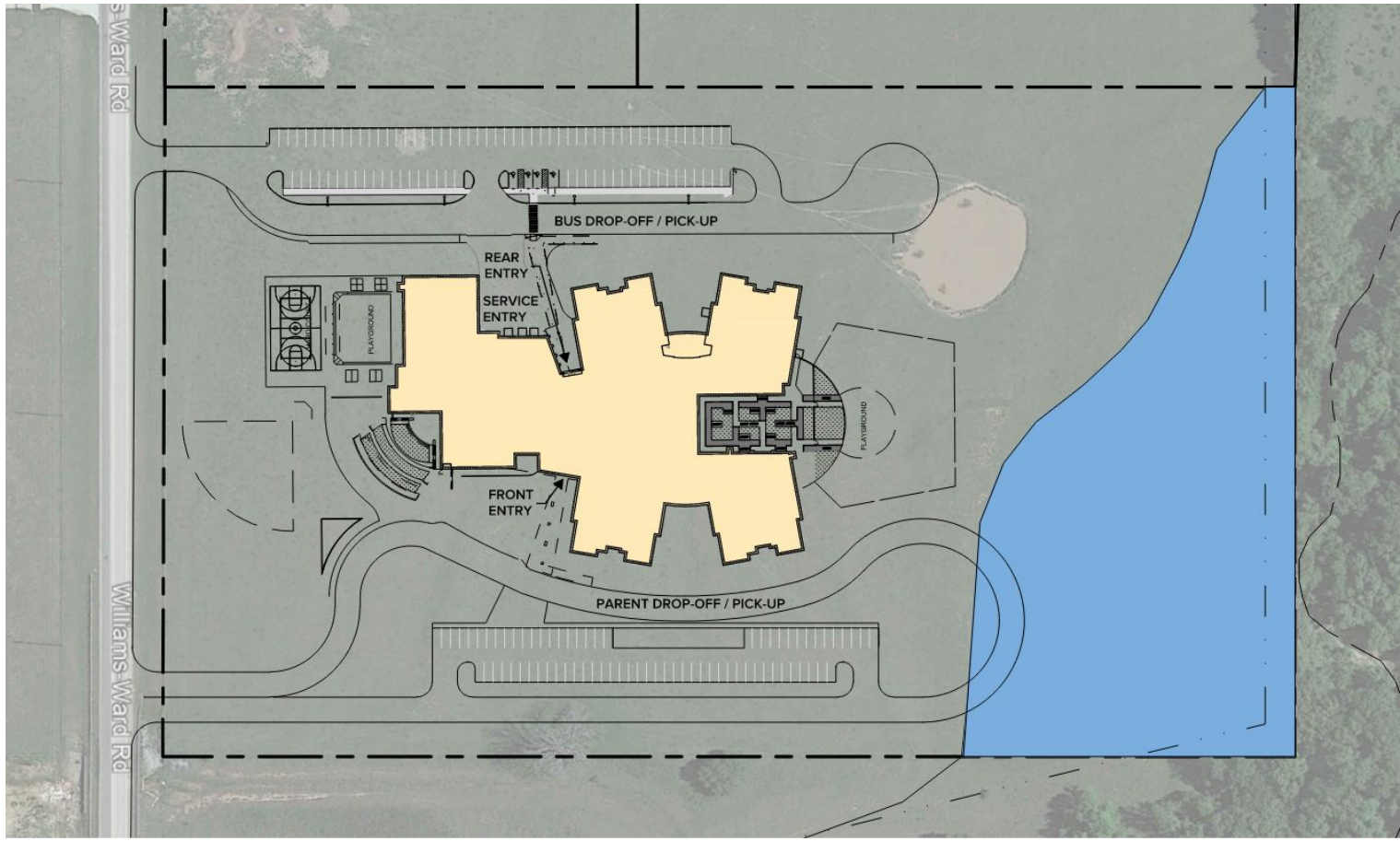
- Similar design to Godley ISD's Pleasant View Elementary and Brock ISD's New Elementary

Project Scope: New Elementary #4

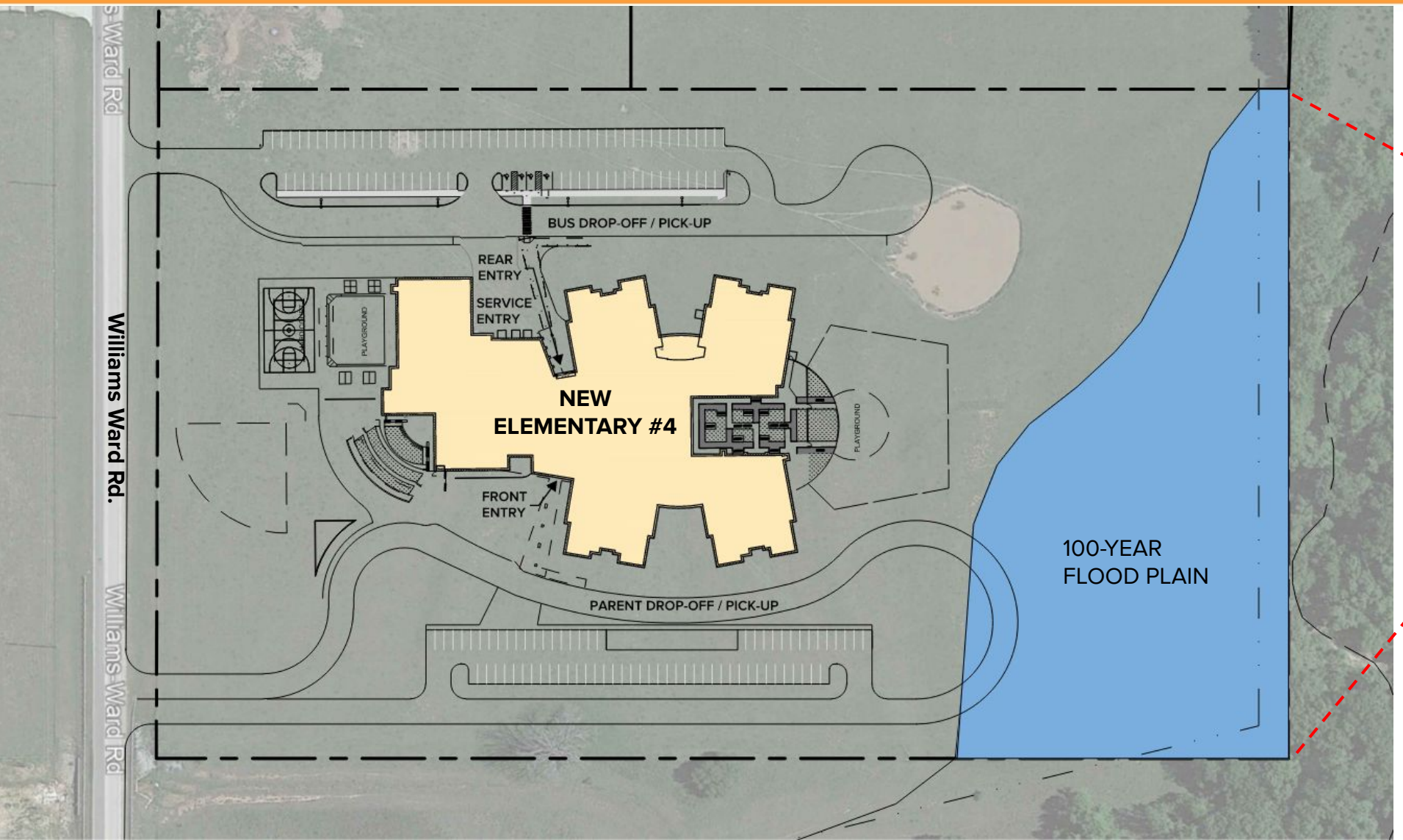
- Building systems:
  - ICF exterior walls
  - Metal stud interior walls
  - Pre-cast concrete tornado shelter at gym
  - Steel framing
  - Slab type TBD
  - RTUs
  - LED lighting
- Type IIB construction likely

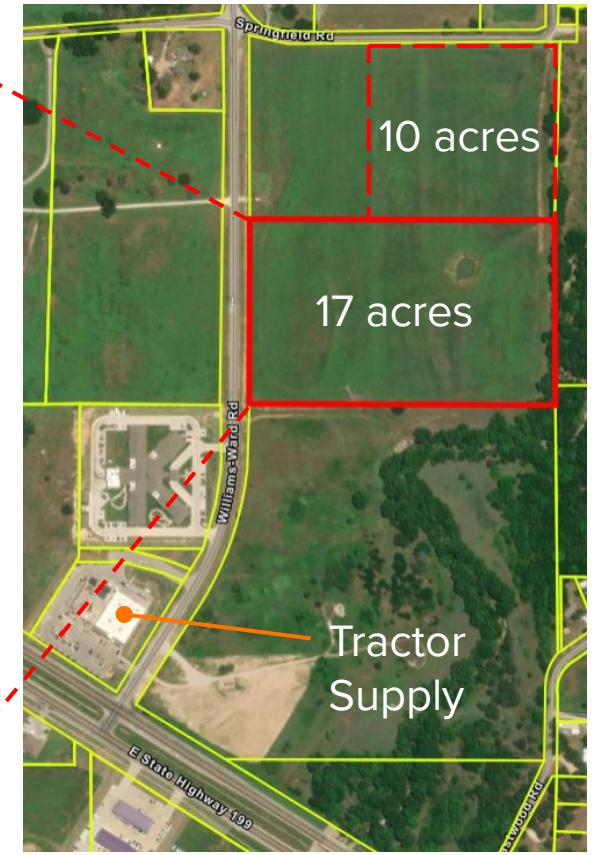
Project Scope: New Elementary #4

- Construction budget: $53,500,000
- Schedule:
  - Currently in SD
  - Issue for Bid: 2/2026
  - Construction: 4/2026 – 7/2027
  - Open: 8/2027



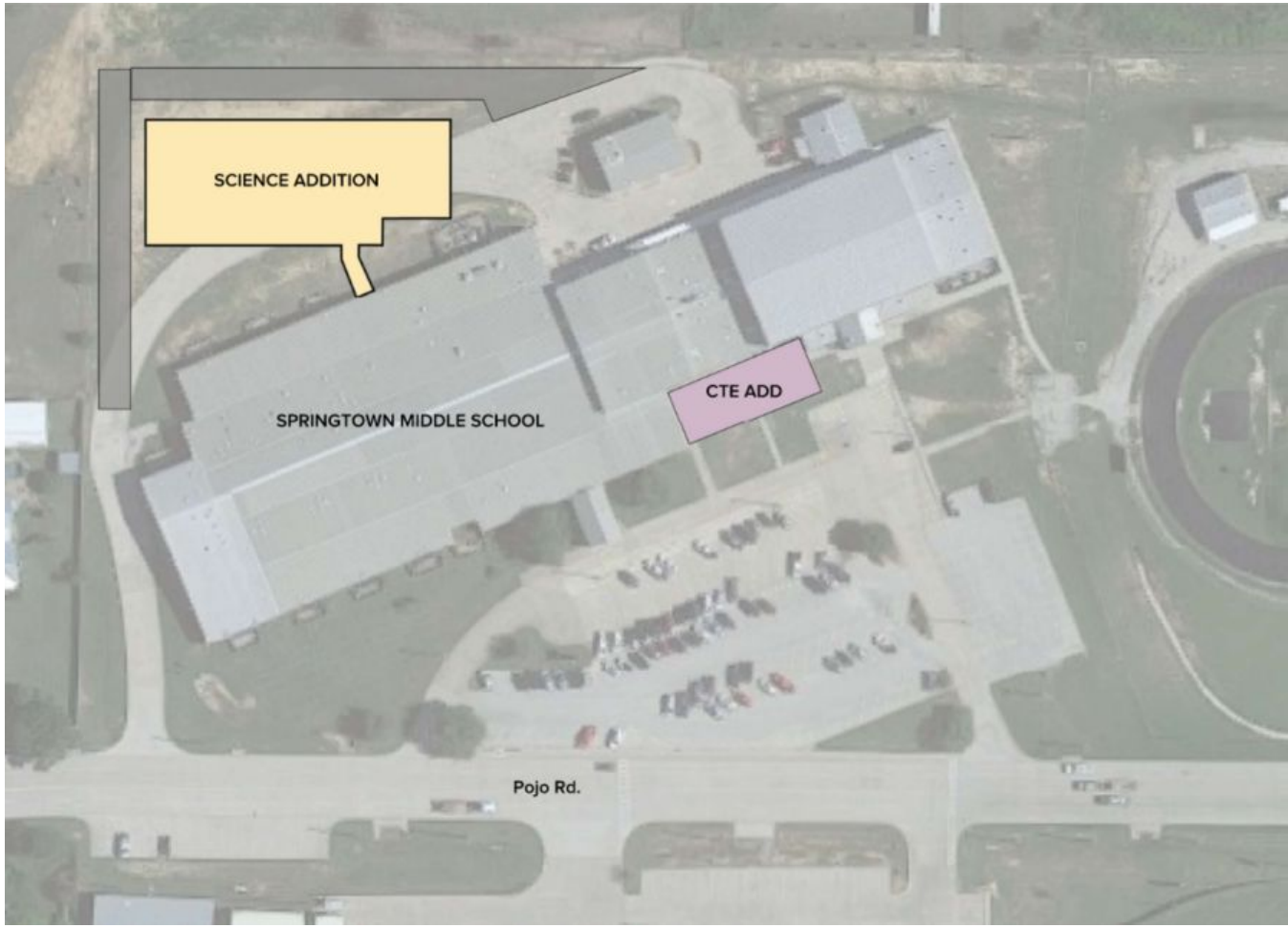
Project Scope: New Elementary #4





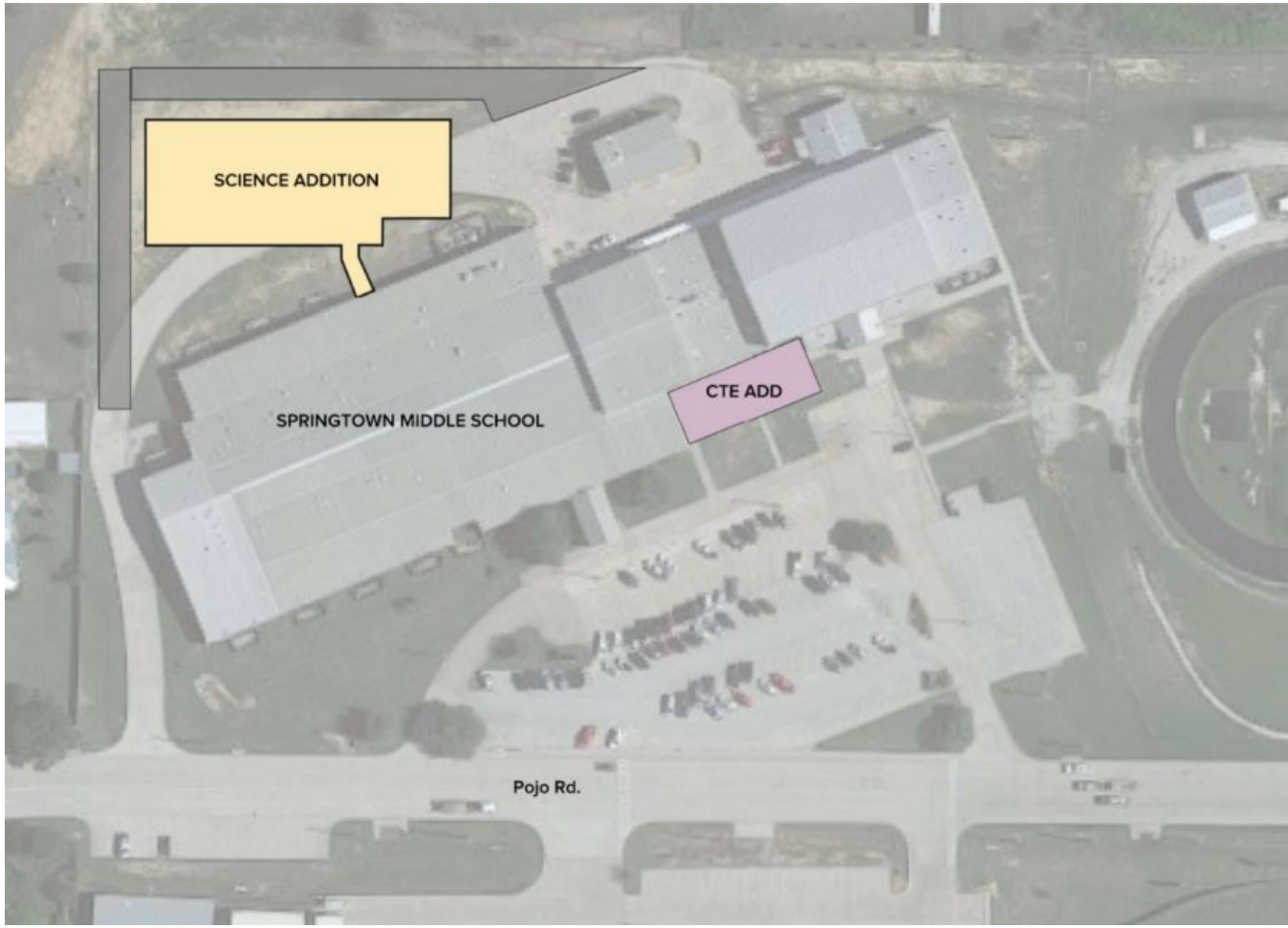
Project Scope: Springtown Middle School Additions

- 150-student addition
- 20,000sq. ft.
- New Science labs
- New CTE spaces
- Renovate existing science labs into classrooms
- Tornado shelter
- Building systems: TBD
- Existing building: Pre-Eng. Mtl.



Project Scope: Springtown Middle School Additions

- Construction budget: $15,200,000
- Schedule:
  - Kick off: 8/2025
  - Issue for Bid: 4/2026
  - Construction: 7/2026 – 5/2027
  - Open: 8/2027



Project Scope: Springtown Elementary Renovations

- Renovation scope:
  - Built-up roof replacement
  - HVAC replacement (RTUs and split systems)
  - Add energy management system for HVAC
  - Full restroom renovations



Project Scope: Springtown Elementary Renovations

- Construction budget: $5,600,000
- Schedule:
  - Kick off: 8/2025
  - Issue for Bid: 2/2026
  - Construction: 5/2026 – 11/2026
  - Open: 12/2026



Pre-Construction Services

- Attend design meetings, typically Tuesdays 9:00am (in person)
- Periodically attend consultant coordination meetings (virtual)
- Provide input on site usage, building systems, materials, etc.
- Prepare preliminary schedules and discuss project phasing if applicable
- Prepare cost estimates at end of SD and DD
- Facilitate bid phase and prepare GMP

Selection Criteria

Criteria	Weight
Fees and Pricing	20%
Experience	20%
Proposed Personnel	20%
CMAR Methodology	20%
Other appropriate factors that demonstrate capability	20%
Total	**100%**

Fee Proposal

- Pre-Construction Services Fee
- Construction Phase Services Fee
  - Overhead & profit to administer construction
  - Do NOT include direct project management expenses or direct project expenses
- General Conditions
  - Provide itemized cost breakdown
  - Will not be part of RFP evaluation rankings
  - Will be discussed during contract negotiations

Submission

- Questionnaire Responses (i.e. Qualifications)
  - 1 original & 4 copies
  - 1 PDF electronic copy
- Fee Proposal
  - 1 original & 1 copy in a sealed envelope
  - To be opened and read aloud at submission deadline
- No email submissions required

- *Will be clarified via addendum*

Questions?

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To request documents:
huckabee-inc.com
Construction tab

