



REQUEST FOR EXPRESSION OF INTEREST

Construction Manager at Risk and Design-Build

Project:

The Central Office Development Project

Location:

2901 North John Redditt Drive, Lufkin, Texas

Issued by: Angelina & Neches River Authority
Issued Date: June 16, 2017
Due Date: June 30, 2017

1.1 Overview

The Angelina & Neches River Authority (ANRA) is a political subdivision of the State of Texas created by the Texas Legislature pursuant to authorization in Article 16, Sec. 59 of the Texas Constitution, by Acts 1939, Special Laws, p. 1080, Acts 1945, Ch. 287, Acts 1977, Ch. 394, Acts 1989, Ch. 1278, and Acts 2003, Ch. 1277, for several purposes, including the conservation and development of the State's water resources for the benefit of the lands and territory within ANRA's boundaries and service area, consisting of all or part of 17 East Texas counties, and further ANRA is granted rights, powers, privileges, and functions under Chapters, 11, 12, 26, and 49 of the Texas Water Code.

1.2 The Central Office Development Project

The project will consist of a new administration building and environmental laboratory located on a 26-acre site at 2901 North John Redditt Drive, Lufkin, Texas. Site work is to include clearing and grubbing, demolition of existing structures, new street, driveways, parking for staff and visitors, secure parking for Authority vehicles, small storage building, and landscaping.

Preliminary building program:

- single story, 7,000 – 8,000 square feet
- Reception area
- 8 – 10 private offices
- Open office areas
- Conference/board room
- Laboratory and work areas
- Break room
- Storage/file room
- Restrooms
- Building shall meet all applicable codes, including Americans with Disabilities' Act

Note: ANRA's Environmental Laboratory is NELAP-accredited by the State of Texas (through the Texas Commission on Environmental Quality) to perform chemical and microbiological analyses of surface water, wastewater, and drinking water samples.

The estimated budget for the design and construction of the project is a maximum of \$1,500,000 with an expected delivery date for project completion being August 2018.

ANRA Project Expectations

The project calls for strict adherence to the budget and ANRA is considering using the Construction Manager at Risk (CMAR) or Design Build (DB) delivery methods to provide for increased collaboration between designer, builder and ANRA to maximize the project scope and

quality for the funds available. ANRA also contemplates evaluation of various options and alternatives during the design process to achieve its expectations for the project. ANRA is considering using CMAR or DB to increase the probability of the project being delivered on time or ahead of schedule and at or under budget.

1.3 Purpose of the Request For Expression of Interest

ANRA is distributing this Request for Expression of Interest (RFEI) to inform the marketplace of this potential CMAR or DB project opportunity. ANRA is requesting potential architects, engineers and contractors with CMAR and DB experience to indicate their level of interest in participation in the project as the construction manager at risk or design-builder or part of the design-build team and offering such potential proposers the opportunity to comment generally on the two approaches.

All submittals made in response to this RFEI are strictly voluntary and may be used by ANRA in any manner it deems appropriate. The primary purpose of this RFEI is to solicit interest in this project from architects, engineers and contractors with CMAR and DB experience specifically for this type of project, its scope, contract value and its location.

All responses are subject to Texas Government Code, Chapter 552-Public Information and may be available to the public. ANRA will not make payment to respondents for any cost or expense incurred in the preparation and submittal of responses to this RFEI. In addition, respondents to this RFEI should note the following:

- This RFEI is not a solicitation of services; nor does it constitute a request for qualifications, request for proposals or commencement of any other procurement process under Texas law.
- This RFEI is not an offer or intent to contract with any company, architect, engineer, contractor or consulting firm nor does it commit the ANRA to any contractual relationship, directly or indirectly, or in any manner with respect to this project.
- Responding to this RFEI is purely voluntary and does not affect any party's ability to receive or respond to any future procurement documents to the project if in fact they are formally commenced nor will it influence in any way the evaluation of responses to any future procurement related to this project if in fact it is formally commenced.
- Responses may be submitted jointly. Joint submissions will not be considered to constitute a formal teaming arrangement.

ANRA has not made any formal decision as to proceeding with the project using the CMAR or DB delivery method.

1.4 Communications

All communications related to this RFEI, including the Response to this RFEI shall be in writing or emailed to:

Kelley Holcomb, General Manager
Angelina & Neches River Authority
P.O. Box 387
210 E. Lufkin Ave.
Lufkin, TX 75902
Email: kholcomb@anra.org

1.5 Potential Future Procurement Process

Should ANRA decide to proceed using the CMAR or DB method to deliver the project, it shall follow Texas law specifically, Texas Government Code Chapter 2269, Subchapters A and B and Subchapter F or G.

1.6 Submission of Responses

ANRA requests responses to this RFEI from potential firms or companies interested in participating in this project. Responses to this RFEI should clearly indicate the respondent's level of interest in participating in the project for both CMAR and DB or either CMAR or DB. Responses shall include commentary about the specific delivery method for the project that the respondent thinks best meets ANRA's expectations for the project including:

- the potential future procurement,
- any significant comments,
- challenges, and
- other information the respondents' feel that the ANRA should consider.

All commentary should be focused on providing information the respondent believes will assist the ANRA in structuring any future formal procurement process.

1.7 Submission Requirements

Electronic submissions are preferred and should be made as noted in Section 1.4- Communications. Submissions shall consist of a letter not to exceed five pages that:

- Identifies the name, address, title, telephone number and email address of the individual who is the authorized executor of the letter for the respondent. The letter must include a statement that the individual is in fact authorized to represent the respondent.

- Includes an expression of the level of interest in participating in both the CMAR and DB or either the CMAR or DB. Commentary should include information about the specific delivery method for the project that the respondent thinks best to meet ANRA's project expectations.
- Provide additional commentary on the potential future procurement or any significant comments, challenges or other information the respondents' feel that the ANRA should consider or address if in fact it proceeds with a CMAR or DB procurement
- Summary information of the firm/company, lines of business, history of firm, office location(s), design and/or construction experience for projects similar to the scope of this project.
- Summary information relating to the CMAR and/or DB experience of the firm/company for projects similar to the scope of this project, closest office to this project site, experience in doing business in Texas, and any other relevant information the respondent deems appropriate.
- Name, address, telephone and email address of a contact person if different from the individual who signs the letter.

Note: Brochures, marketing and promotional materials are not required and not requested. Any such inclusions with the letter should be kept to a minimum.