

April 16, 2024

IDEA PUBLIC SCHOOLS – Central Texas Building Envelope

GMS ARCHITECTS
BROWNSVILLE, TEXAS 78526
(956) 546-0110

ADDENDUM NO. 1

A. PURPOSE AND INTENT

This addendum is issued for the purpose of modifying the plans and specifications for the Idea Public Schools Central Texas Building Envelope.

This addendum shall become part of the contract and all CONTRACTORS shall be bound by its content. All aspects of the specifications and drawings not covered herein shall remain the same.

The General Conditions and the Special Conditions of the specifications shall govern all parts of the work and apply in full force to this addendum.

B. SCOPE

I. CLARIFICATION:

Proposals must be submitted by sending a hard copy to:

IDEA Public Schools
Attn. Solicitation Team
7035 San Pedro Ave, San Antonio, TX 78216

Proposals sent by mail must be in a sealed envelope marked with the RFP Number and Title and include:

- a) One (1) clearly identified hard copy ORIGINAL of the Proposal.
- b) One (1) copy of the Proposal on FLASH DRIVES, marked with the Respondent's name.

Note: Faxed or emailed Proposals will not be accepted.

The proposal will be read aloud via Microsoft Teams at the link below:

[Join the meeting now](#)

Meeting ID: 236 441 228 894

Passcode: ooJL3J

Estimated Budget: \$ 2,100,000.00.

Anticipated Start Date: May 27,2024

II. SPECIFICATIONS:

Replace Section 001000 – Request for Competitive Sealed Proposals (1 Page) to Construction Documents.

Replace Section 002000 – Instructions to Proposers (7 Pages) to Construction Documents.

III. PLANS:

N/A

REQUEST FOR COMPETITIVE SEALED PROPOSALS

IDEA Public Schools Board, in accordance of Texas Education Code Chapter 44, Subchapter B and Chapter 2269 of the Texas Government Code, has delegated to its Construction Committee of the Board the authority of the selection of procurement method, determining the evaluation/ranking criteria, ranking of respondents, selection of the respondent that will provide best value to the the District. The Board desires to delegate to the CEO/Superintendent (or her designee) the authority to negotiate a contract with the selected respondent. The Chief Executive Officer has elected to utilize the Competitive Sealed Proposal procurement process. Furthermore, The Board has delegated the authority to open proposals to independent Project Manager or the Architect/Engineer of Record. Competitive Sealed Proposals will be received from qualified General Contractor Proposers for the entire scope of Work described below in accordance with Proposal Documents, and Addenda as may be issued, by IDEA Public Schools, until the date and time fixed for the Proposal Opening, as identified below:

OWNER: IDEA Public Schools 2115 W Pike Blvd. Weslaco Tx 78596.

ARCHITECT: Gomez Mendez Saenz, Inc. 1150 Paredes Line Rd., Brownsville, Texas 78521 Representative: Roan G. Gomez, AIA, (956) 546-0110
rgg@gmsarchitects.com

PROJECT & LOCATION: **IDEA Central Texas Building Envelope**
The IDEA Carver is located at 217 Robinson Pl, San Antonio, TX 78202. The Project consists of re-roofing, roof penetration repairs, exterior siding repairs, roof drain repairs, wall leak repairs, and exterior sealant replacement.

IDEA Montopolis is located at 1701 Vargas Rd, Austin, TX. 780 0 5(I)-5.0000090

REQUEST FOR COMPETITIVE SEALED PROPOSALS

Accepted bids will be read aloud on a video conference call at the link below:

END OF DOCUMENT

DOCUMENT 002000

INSTRUCTIONS TO PROPOSERS

The IDEA Public Schools Board, in accordance of Texas Education Code Chapter 44, Subchapter B and Chapter 2269 of the Texas Government Code, has delegated to its Construction Committee of the Board, the authority of the selection of procurement method, determining the evaluation/ranking criteria, to rank respondents, and to select the respondent that will provide best value to the District. The Board desires to delegate to the CEO/Superintendent (or her designee) the authority to negotiate a contract with the selected respondent. The Board has also authorized its Project Manager or Architect to open bid submissions to be publicly read aloud at the time of opening. The following Instructions to Bidders outlines the decisions by the Chief Executive Officer.

.AVAILABILITY OF PROPOSAL DOCUMENTS

- A. Proposal Documents will be available on the date and time indicated in Document 001000 - Request for Competitive Sealed Proposals.
- B. The Proposal Documents, made available by the Owner and Architect, are for the exclusive purpose of obtaining proposals for the Work indicated; availability does not confer a license or grant for any other use. The Proposal Documents remain the property of the Owner and must be returned if not used for construction purposes.
- C. Complete sets of the Proposal Documents shall be used for the preparation of proposals; partial sets will not be issued. Neither the Owner nor the Architect assumes any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Proposal Documents.
- D. Successful Proposers may retain their Proposal Documents for construction use.

1.2 WORK COVERED BY CONTRACT DOCUMENTS

Project Description:

IDEA Carver project consists of re-roofing, roof penetration repairs, exterior siding repairs, roof drain repairs, wall leak repairs, and exterior sealant replacement.

IDEA Montopolis project consists of exterior siding repairs and roof drain repairs, window sealant and trim replacement.

Project Location: Idea Central Texas Building Envelope is located IDEA Carver in San Antonio and IDEA Montopolis in Austin. The IDEA Carver is located at 217 Robinson Pl, San Antonio, TX 78202. IDEA Montopolis is located at 1701 Vargas Rd, Austin, TX. 78741

Owner: IDEA Public Schools, 2115 W. Pike, Weslaco, Texas 78596.

Architect: The Contract Documents were prepared for this Project by Gomez Mendez Saenz, Inc. (GMS Architects), 1150 Paredes Line Rd., Brownsville, Texas 78521 and their consultants identified on the Project Directory page of this Project Manual.

1.3 EXAMINATION OF PROPOSAL DOCUMENTS, SITE AND LOCAL CONDITIONS

- A. Proposers shall carefully examine the Proposal Documents and shall visit the site to examine the existing conditions under which the Work is to be performed. Extra payments will not be authorized for Work that could have been foreseen by careful examination of the Site.

INSTRUCTIONS TO PROPOSERS

- B. Proposers shall carefully examine the Proposal Documents to verify that they agree with the Table of Contents in the Project Manual, the Index of Sheets on the Drawings, and the Cover Page of Addenda. Proposer

INSTRUCTIONS TO PROPOSERS

9. The Proposer has included only products, materials and equipment as specified by the Proposal Documents.

1.8 CERTIFICATION OF CRIMINAL HISTORY BACKGROUND CHECKS FOR CONTRACTORS

- A. The new law is found in Texas Education Code § 22.0834, which can be access reW*ñB -ñ

1.12 PARTICIPATION OF UNDER-UTILIZED BUSINESSES

- A. As a policy, IDEA Public Schools promotes the inclusion of under-utilized businesses as part of the construction team to provide opportunities for less-advantaged enterprises where possible and appropriate. Proposers are encouraged to submit proposed M/WBE subcontractors who will be actively engaged in the project. In addition, if the firm has a formal program involving mentoring of under-utilized subcontractors and suppliers to provide management and technical assistance, information related to the mentoring program should be provided. If the Proposer is not engaged in a formal mentoring program, then letters from under-utilized firms describing the mentoring efforts provided are encouraged and will be accepted.

1.13 SUBMISSION PROCEDURES FOR PROPOSALS

- A.

INSTRUCTIONS TO PROPOSERS

- f. Document 006100 - Bid Bond
 - g. Information required in Section 1.15 below.
 - h. Proposed subcontractor list (within 24 hours after bid time and date).
 - i. AIA 305 Qualifications Statement
- G. The Owner reserves the right to reject any Proposal if the evidence submitted by, or investigations of, such Proposer fails to satisfy the Owner that such Proposer is properly qualified to carry out the obligations of the contract and to complete the Work therein.
- H. Failure to submit a Proposal in the form requested, or the inclusion of stipulations, conditions, qualifications, limitations, or provisions distorting the intent of the Proposal Documents, will render the Proposal irregular and subject to rejection.
- I. A Proposal may be withdrawn only upon written request by the Proposer provided it is received by the Owner at the place fixed for the Proposal Opening at least 48 hours prior to the time fixed for the Proposal Opening. The withdrawal of a Proposal does not prejudice the right of the Proposer to submit a new Proposal at the time and place fixed for the Proposal Opening. Proposals may not be withdrawn for a period of five (5) calendar days after the time fixed for the Proposal Opening.
- J. Proposals shall be valid for sixty (60) calendar days from the date and time of opening. By signing this proposal, the Proposer certifies and represents to the Owner that the Proposer has not offered, conferred, or agreed to confer any pecuniary benefit or other thing of value for the receipt of special treatment, advantage, information, recipient's decision, opinion, recommendation, vote or any other exercise of discretion concerning this proposal. The Proposer further certifies that the Proposer is not prohibited from doing business with any Federal or State Department or Agency and that to the best of their knowledge no company employee, either full or part time, owner, official, stockholder, subcontractor, or member of their immediate family, are related to a member of the Board of Trustees in violation of the Nepotism Prohibition of the State of Texas

INSTRUCTIONS TO PROPOSERS

- E. The attorney-in-fact who executes the bond on behalf of the surety shall affix to the bond a certified and current copy of the power of attorney.
- F. The Owner reserves the right to retain the Bid Bond of Proposers to which an award is being considered until either the contract has been executed and bonds have been furnished, or the specified time has elapsed so that Proposals may be withdrawn, or all Proposals have been rejected.

1.15 DETERMINATION OF SUCCESSFUL PROPOSER

- A. SUBCONTRACTOR INFORMATION
- B. Upon request from the Owner, within five (5) calendar days the Successful Proposer shall furnish a statement of costs for each major portion of the Work included in the Proposal. Each section of the specifications shall be considered a major portion of the Work and shall be shown as a separate cost item.

1.16 AWARD OF CONTRACT

- A. After the time fixed for the Proposal Opening, at the discretion of the Owner, the Proposer determined to be the Successful Proposer will be promptly notified that the Owner intends to enter into a contract for the Work.
- B. If any of the following occurs related to the Successful Proposer, the Owner has the right to award the contract for the Work to another Proposer, or Proposers, and to accept and award new Proposals:
 - 1. The Proposer withdraws the Proposal within five (5) calendar days after the time fixed for the Proposal Opening.
 - 2. The Proposer fails or refuses to execute the contract, or other required forms within 5 calendar days after they have been presented for execution.
 - 3. The Proposer fails or refuses to furnish a properly executed performance bond, a properly executed payment bond, and a certificate of insurance within five (5) calendar days of the request.

1.17 NOTICE TO PROCEED

- A. The Successful Proposer / General Contractor shall not commence the Work under this contract until the contract has been duly executed by both parties, and a written Notice to Proceed has been issued by the Owner.
- B. FUNDING/NOTICE TO PROCEED TO COMMENCE WORK
 - 1. Notice regarding construction project financing: This project is a "public project" for purposes of Tx. Bus. Comm. Code chapter 56. Unlike a traditional school district where a bond election must be held and approved before major construction projects are undertaken charter schools such as IDEA are authorized to use interim financing, traditional bank financing and to issue tax exempt bonds that do not require an election. IDEA typically uses a combination of the above, and proceeds with construction using an available line of credit before issuing bonds to finance the completed project. Responding bidders and the selected contractor acknowledge the financing plan of the Owner and agree that they will comply with IDEA's notice to proceed and commence construction when and as directed, in order to meet IDEA's construction timelines. The following information is provided to the selected contractor and shall be provided by each contractor in writing to each subcontractor in accordance with Bus. Comm. Code 56.054(e):

INSTRUCTIONS TO PROPOSERS

Owner/Obligor: IDEA Public Schools, 2115 W. Pike, Weslaco, Texas 78596

Surety: [INSERT NAME ADDRESS OF SURETY ON PAYMENT BOND]

Statement: IDEA is the primary obligor and provides the following statement: "funds are available
at the time of award and throughout the term of the contract." [REDACTED]

1.18 WORK UNDER OTHER CONTRACTS

- A. Simultaneous Separate Contracts: Owner will award separate contracts for performance of certain construction operations at Project site. Those operations may be conducted simultaneously with work under this Contract. The separate contracts **excluded** from this contract will include the following:
 - B. contractors so work on those contracts may be carried out smoothly, without interfering with or delaying work under this Contract.

1.19 WORK SCHEDULE AND COMPLETION TIME

- A. A Notice to Proceed (NTP) will be issued on or about **May 17, 2024**, for the full building permit.
- B. The project shall have Substantial CofrY0 1 0-iT60 0 00