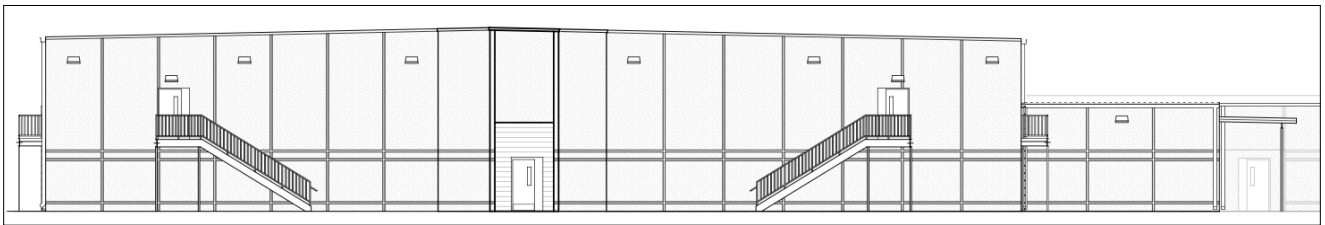


Friday, October 27, 2023



An Invitation to Construction Managers
for submission of Qualifications to construct:

A Facility Addition for the
Saline County Detention Center



DESCRIPTION & REQUIREMENTS

SECTION 1 - PROJECT

A Facility Addition for the Saline County Detention Center

Please download the current Construction Documents at the following link:

<https://www.dropbox.com/sh/hh5h6dfe0gnbqgb/AABqN21-FEtINnB1OnwNrA56a?dl=0>

SECTION 2 - GOAL

Saline County, Arkansas (the "Owner") seeks an innovative, reputable Construction Manager to expand our existing Detention Center.

SECTION 3 - PROJECT SUMMARY

The project shall add two detention pods containing 82 beds, 10 infirmary cells, administration and nursing facilities, food storage space for the existing kitchen, and two exterior recreation courtyards. The project requires the addition of 11,258 SF to the existing building, located at 735 South Neeley Street, Benton, Arkansas. We are seeking a company who is thoroughly familiar with this size of project, this type of construction, and with a proven track record demonstrating delivery of similar scopes on schedule and within budget. **The construction budget for this project is \$7.2 million.**

SECTION 4 - REQUEST

The Owner requests a complete construction solution from a qualified Construction Manager, including the following services:

1. Project Analysis - a thorough understanding of the property and the construction documents.
2. Cost Summary - 16 division breakdown of the costs associated with the scope of work.
3. Scheduling - a detailed timeline from ground-breaking until the Owner occupies the facility.
4. Cost Control - identifying solutions to save money if unexpected expenses arise during construction.
5. Quality Control - work with trades to achieve workmanship that meets or exceeds industry standards.
6. Vendor Coordination - work with the Owner's vendors to ensure seamless installation of FF&E.
7. Risk Mitigation - proactively identify issues to prevent small problems from becoming costly setbacks.
8. Local Labor - Our desire to prudently spend the County's funds using local trades wherever possible.
9. Weekly Updates - coordinate weekly OAC meetings at the job trailer for the duration of the project.
10. Project Closeout - including punch list, as-built documents, and Owner's staff training.
11. Warranty Assistance - expedient help with problems during the Owner's first year of occupancy.



SECTION 5 - CONSTRUCTION MANAGER QUALIFICATIONS

The CM must have:

1. Sufficient experience in the construction of similarly sized facilities, such as:
 - Detention Centers
 - Prisons
2. Licensure in the State of Arkansas.
3. A proven track record building similarly sized projects with government entities.
4. A proven track record building similarly sized projects on time and within budget.
5. Accessibility to the Owner and A/E team for the daily needs of the project.
6. The employment of qualified staff to manage all aspects of the project.
7. Proof of insurance capacity.
8. Proof of bonding capacity.
9. Method of project management and distribution of information (i.e. Procore, Bluebeam, PlanGrid, etc.).
10. Past client satisfaction and reference letters.

SECTION 6 - QUALIFICATIONS SUBMISSION REQUIREMENTS

Qualifications shall be 8 1/2" x 11" portrait layout, digitally submitted in PDF format via email or on a USB thumb drive, and organized according to the requirements of Section 5 above.

SECTION 7 - CONTRACT

The contract shall be the attached AIA A133-2019 Standard Form of Agreement Between Owner and Construction Manager where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price.

SECTION 8 - INCLUDE THIS DOCUMENT

Sign and notarize this Invitation and include a copy of it with your Submission.

SECTION 9 - SUBMISSION OF QUALIFICATIONS PACKAGES

Each respondent shall, by 2PM CST on Monday, November 20, 2023, deliver a sealed envelope containing 1 hard copy and 1 digital PDF copy (on a USB "thumb drive") of their Qualifications. The envelope shall be labeled with the applicant's company name, contact name, address & email address, and delivered to:

Angie Drummond, CPA
Saline County Comptroller
200 North Main St, RM 115
Benton AR, 72015



Alternately, the proposal may be emailed to Angie Drummond at Angie.Drummond@salinecounty.org.

SECTION 10 - GENERAL COMMENTS

All responses, inquiries, or correspondence relating to this Invitation shall become the property of Saline County, Arkansas upon receipt. The County has sole discretion and reserves the right to accept or reject any and all responses received with respect to this Invitation and to cancel the process at any time prior to entering into a formal agreement. The County reserves the right to request additional information or clarification of information in the response without altering the terms of the Invitation.

SECTION 11 - SELECTIONS FOR INTERVIEWS

All responses shall be reviewed by the Saline County Judge, the Saline County Sheriff, the Saline County Attorney, the Saline County Comptroller, and the Project Architect. A minimum of three applicants shall be selected to interview for the position of Construction Manager. The date of the interviews shall be Thursday, November 30. All applicants shall be notified of the selections via email.

State of: _____ County of: _____

Subscribed and sworn to before me this the _____ day of _____, 2023

Notary Public: _____ My commission expires: _____

This document has been read and accepted by: _____