



**REQUEST FOR PROPOSALS**  
**City of North Platte, Nebraska**

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**Construction Management Services for  
Industrial Wastewater Treatment Plant Construction**

**Note:** The City of North Platte is hereafter referred to as “the City” within this Request for Proposal.

**Procurement Schedule**

No	Activity	Date (2023)
1	Issuance of Letters of Interest Request	April 22 <sup>nd</sup>
2	Letters of Interest Due	May 22 <sup>nd</sup>
3	Advertisement of RFP	Sat May 27 <sup>th</sup>
4	Pre-Proposal Video Conference	Wed, June 7 <sup>th</sup>
7	Deadline to Submit Questions	Wed June 14 <sup>th</sup>
6	Answers to Questions Posted as Addenda	Fri, June 16 <sup>th</sup>
7	Deadline to Submit Proposals	Tue, June 27 <sup>th</sup>
8	Interviews	Week of July 3 <sup>rd</sup> &/Or 10 <sup>th</sup>
10	Notification to Selected Construction Manager	Week of July 16 <sup>th</sup>
11	Scope Identification and Contract Negotiation	2 weeks+/-
15	Anticipated City Council Award	Tues, August 1 <sup>st</sup> .

The City reserves the right to modify the Procurement Schedule.  
Changes will be posted as Addenda.

**Point of Contact**

**Brent Burklund | [development@northplattene.gov](mailto:development@northplattene.gov) | 308.535.6724**

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All communications must be directed to the Point of Contact during the solicitation period. Any Construction Manager contacting other City officials or employees does so at their own risk and may be disqualified. The City is not bound by information that is not provided and answered in writing.

### **Site Visits:**

Upon request, a team site visit may shall be scheduled June 1<sup>st</sup> – June 19<sup>th</sup> during standard working hours. This visit must be scheduled in advance with Doug Meyer by contacting him at 308.535.6757. The team will have access to City operational and maintenance staff, as determined by the City. These site visits will be no more than 120 minutes.

### **Access to RFP Documents:**

RFP Documents may be downloaded electronically or viewed in person during normal business hours at City of North Platte 211 West 3<sup>rd</sup> Street, North Platte, Nebraska. RFP Documents are available at: <https://www.ci.north-platte.ne.us/government/city-projects/> and <https://www.publicpurchase.com>



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## Section 1: Purpose and Background

### 1.1 Purpose of the RFP

The purpose of this RFP is to source a qualified supplier to provide Construction Management Services for the new North Platte Industrial Wastewater Treatment Plant (IWWTP). The selected Construction Manager is expected to provide preconstruction services during design and all site and building services required to construct a turnkey project.

The delivery method for this Project is “Construction Manager at Risk” (CMAR), which consists of a Preconstruction Phase and a Construction Phase. Due to the time schedule, we anticipate the Preconstruction Phase to be very limited and move into construction as soon as possible. During the Preconstruction Phase, the Construction Manager will collaborate with the Consultant on the design, constructability, cost and schedule of the Project and develop a Guaranteed Maximum Price (GMP) proposal to construct the Project. The Construction Phase shall commence upon the City’s unqualified written acceptance of the Construction Manager’s Guaranteed Maximum Price proposal, and the City’s issuance of a Notice to Proceed on the Construction Phase of the Project. If the City and the Construction Manager do not agree upon a GMP, the City will not award the construction phase of the Project to the Construction Manager. The City is open to considering a multiple-GMP process if it is deemed beneficial to the project, which may include early equipment purchasing and/or early work packages.

### 1.2 General Information

The City of North Platte’s Municipal Light and Water provides various services to a population of approximately 24,000. The new IWWTP is expected to treat 1.64 million gallons per day (MGD) of high strength wastewater

### 1.3 Project Background

In 2022, The Nebraska Unicameral created a \$20 million grant for wastewater treatment of meat processing. The City of North Platte applied and was awarded funding. The new IWWTP will primarily support the new Sustainable Beef meat processing facility. The project will follow American Rescue Plan Act requirements for funding and North Platte’s contract with Nebraska Department of Economic Development.

The new IWWTP will have a new National Pollution Discharge Elimination System (NPDES) permit and the permit may be interconnected with the current Municipal Wastewater Plant. The permit writing process is in the beginning stage and will be done by the Engineering Consultant, City and NDEE.



The primary goals of this project include the assistance in development of construction plans and specifications and the construction of the following:

- Assist with cost estimates, availability and lead time for during development of construction plans and specifications for process improvements
- Construction management to meet construction schedule.

#### **1.4 Budget for Preconstruction and Construction Services**

The design basis is in progress and expected to be completed by the middle of June. NPDES permitting has preliminary work and evaluation completed. We are anticipating moving to construction services and equipment ordering as soon as possible.

#### **1.5 Project Milestones**

The following overall project milestones have been established:

Detailed Design and GMP Development	July- August 2023
Plant Construction	Aug 2023 – Dec 2024

#### **1.6 Design Status**

The Basis of Design Report is anticipated being complete in June, 2023.

The design phase of this project is progressing under the following assumptions:

- A liftstation, gravity main and new industrial wastewater treatment plant will be built. The liftstation is anticipated being constructed on the east side of Newberry Access and at the intersection of Golden Road, near the future Sustainable Beef meat processing plant. From the liftstation, a high temperature
  - The plant will be designed for 1.68 million gallons per day.
  - Inflow Design Parameters
    - BOD 3462 mg/l
    - TSS 3840 mg/l
    - FOG 629 mg/l
    - TKN 252 mg/l
    - Ammonia 42 mg/l
    - Chlorides 250 mg/l
    - Temperature 100 degrees F
    - Ph 6.0-9.0
    - Max Particle Size ½”



- Olsson Associates will coordinate with the City to obtain NDEE permits as applicable. The permits will be done with a design basis set and then incremental sets with final design.

### **1.7 Deadline to Submit Proposals**

Tuesday, June 27<sup>th</sup>, 2023

5:00 p.m. Central Time

### **1.8 Submission Method**

Submit a single PDF on Submittal Exchange or sealed paper copy to 211 West 3<sup>rd</sup> Street, North Platte, Nebraska. Attn: City Clerk.



## Section 2: Scope of Work

### 2.1 Project Scope of Work

The Construction Manager shall provide all labor, tools, material, equipment, supervision, quality control, quality assurance, construction management, scheduling, planning, safety management and auditing, sanitary facilities, break areas, office facilities and miscellaneous items and provisions unless specifically stated to be provided by the Consultant or City to provide preconstruction and construction services for the project. The Construction Manager is expected to provide all site and building services required to construct a turnkey project.

All work completed by the Construction Manager shall be done to the satisfaction of the City. Work not meeting the City's satisfaction shall be corrected at the Construction Manager's own time and expense. The City shall in all cases determine the quality, acceptability and fitness of the work which is to be paid for hereunder, and shall decide all questions which may arise as to the fulfillment of this Contract on the part of the Construction Manager, and shall determine all questions respecting the true construction or meaning of the plans and specifications, and the City's determination and decision thereon shall be final and conclusive.

The Construction Manager shall provide all necessary construction administration, construction supervision, inspection, equipment, labor, tools, materials, overheads, etc. to complete the work of the project.

### 2.2 Anticipated Services to be Provided

#### A. PRECONSTRUCTION PHASE AND PREPARATION OF GUARANTEED MAXIMUM PRICE (GMP)

The CMAR shall collaborate with the City and the Consultant throughout the design process to facilitate a holistic approach to meet the required permit limits and City's condition assessment recommendations that balance budget, schedule, construction sequencing, and constructability. The general scope of services anticipated for the Preconstruction and Preparation of GMP Phase includes:

- a. Assist the Consultant with – design development and development of a project execution plan.
- b. Evaluate the City's program, schedule and construction budget requirements, each in terms of the other.
- c. Advise the City and the Consultant on site use and improvements, selection of equipment, materials, and building systems and equipment.
- d. Provide recommendations consistent with the Project requirements to the City and Consultant on constructability; construction approaches and plans to keep project on budget; availability of materials and labor, and reducing the impacts of any such shortages; time requirements for procurement, installation and construction; and factors related to construction cost including, but not limited



- to, costs of alternative designs or materials, preliminary budgets, life-cycle data, and possible cost reductions and economies. Provide recommendations regarding early purchase of key equipment as well as early work packages.
- e. Coordinate the distribution and assembly of information needed to perform the Preconstruction Phase services and provide the Work, including but not limited to the collection of any information for the City or the Consultant.
  - f. Prepare and maintain a Project Cost Model and submit detailed cost estimates based on the Consultant's 30% and 60% design deliverables. Depending on the Consultant's progress, the Consultant's design may be further along than 60%. If that is the case, we will need cost estimates as soon as practical. Include information related to contingencies and allowances as pertinent.
  - g. Provide a Guaranteed Maximum Price (GMP) Package based on Consultant's 90% design deliverable. The GMP Package shall contain lists and costs of the following, but not limited to, schedule of materials, construction systems, equipment lists and subcontracts necessary to complete the construction phase of the new Industrial Wastewater Treatment Plant. This package shall account for possible early-out equipment and/or early construction packages that were previously agree-to. This package shall include any and all costs and overheads associated with calculating the GMP.
  - h. Compete and secure multiple Fixed Firm Price bids/proposals for all materials, labor, equipment work, subcontracting, unless approved by City, and provide value engineering with City representative(s) to assure the project is performed for the best value possible. The City will have final say on all subcontracting selections. The results of the competition shall be submitted to the City, with the CMARs pricing bids/proposals being delivered to the City prior to receiving other bids/proposals. The City is interested in value-based proposals that consider both cost and qualifications (note that a 2-step pre-qualification process is not the same as a value-based selection).
  - i. Provide a GMP that is based on the selection of suppliers, subcontractors, and others that will provide for the highest quality project that is delivered on time and on budget (best value). The City expects the Construction Manager to use a value-based selection processes that consider cost, qualifications, and other considerations in developing the GMP. (Note that a traditional 2-step pre-qualification process is not the same as a value-based selection).
  - j. Provide a methodology to show that costs and value for subcontracted and self-performed work are reasonable and in the best interest of the project.
  - k. Prepare and submit to the City and the Consultant an updated Construction Schedule for the Work and updated Submittal Schedule prior to the execution of the GMP Amendment.

The City intends to partner with the top ranked CMAR for Preconstruction services. The City will review the GMP and Schedule provided by the CMAR and will go to the City Council for approval to proceed into an Agreement for Construction Phase Services.





**B. CONSTRUCTION PHASE**

The general scope of services anticipated for the Construction Phase includes:

- a. This phase will commence upon the City's unqualified written acceptance of the Construction Manager's GMP proposal, and the City's issuance of a Notice to Proceed on the Construction Phase of the Project.
- b. Obtain necessary permits for construction
- c. Procure equipment, materials, and subcontractors.
- d. Construct the project, manage project schedule, and mitigate project risks.
- e. Conduct training, startup, commissioning, and performance testing.

Work completed by the Construction Manager shall be done in a neat and workmanlike manner in accordance with the construction documents included, accepted industry practices and all appropriate codes and standards applicable to the type of work being performed.



## Section 3: Procurement Requirements

### 3.1 Conflicts of Interest

No conflicts of interest shall be permitted with the project. A potential conflict of interest exists if any member of the Construction Manager has any interest that would conflict, or has the appearance of conflicting, in any manner with the performance of the work on this project.

### 3.2 Special Requirements

The City of North Platte is the recipient of grant funds for use of the project. The Contract 23-11-219 between State of Nebraska – Department of Economic Development requires funding to follow American Rescue Plan Act requirements. Please refer to the above contract for details.

### 3.3 Overview of The Expertise-Driven Project Delivery Process

This project will be delivered via Expertise-Driven Project Delivery (XPD) as outlined below:

#### 3.3.1 Selection

The first phase of the XPD process evaluates each Construction Manager's ability to propose a highly-qualified project team and approach. Proposals will focus on the Construction Manager's project-specific approaches rather than traditional marketing content. Interviews will be conducted solely with the Construction Manager's Project Team. Refer to Section 4 for full details.



## Section 4: Selection

### 4.1 Proposal Submission

This subsection provides a description of the proposal content that is required from each Construction Manager.

### 4.2 Proposal Forms

The RFP contains an electronic copy of the required Proposal Forms in MS Word format (see Section 7: Proposal Forms). Construction Managers must follow the special formatting requirements noted in this section for each of the forms.

**Format:** Unless otherwise specified, the form must be submitted on standard 8½"x11" page size, must use the given font with a minimum font size of 11 or greater, and must use the provided Proposal Forms.

**Anonymous:** As shown in the table below, Proposal Forms listed as "YES" under the Anonymous column **must not** contain names nor other identifying information that can be used to determine the Construction Manager's identity (such as company names, personnel names, project names, client names, sub-contractor names, manufacturer or supplier names, product names, company or product logos, etc.)

**Page Limits:** The Submittal Forms listed below have maximum page limit requirements. Construction Managers **must not** exceed the maximum page limits. The page limit applies to a single side of a page only (for example, '1 page' implies that the Construction Manager can only provide a response on one side of a piece of paper).

**Note:** No other content beyond these Proposal Forms will be considered for evaluation.

Proposal Form	Evaluation Criteria	Anonymous?	Page Limits
1	Signature Form	No	Use Form
2	Project Team	No	Use Form
3	Project Approach	YES	2 pages +1pg visuals
4	Concerns, Risks, Intuitions, Suspicious, Problems	YES	2 pages
5	Alternatives & Differentiators	YES	2 pages
6	Past Performance Survey	No	Use Form
7	Fee Proposal	No	Use Form



#### 4.3 Proposal Form 1: Signature Form

Construction Managers must complete all information requested in this form.

#### 4.4 Proposal Form 2: Project Team

Construction Managers must identify the names of the following Project Team individuals. Please note that the titles are generic and may not accurately reflect the actual job titles of the individuals within each Construction Manager.

- **Preconstruction Project Manager:** day-to-day lead point of contact for the project, responsible for coordinating preconstruction services across the team, including strategic planning, estimating, GMP development, etc. Note: this is not the project sponsor, principal, executive leader, etc.
- **Constructability Expert:** responsible for constructability reviews, value engineering, project planning & scheduling, works directly with the engineering consultant leads, etc.
- **Open Role:** this role is open to the choice of the CMAR. Anticipated roles might include maintenance of plant operations (MOPO) specialist, startup commissioning manager, construction site superintendent, etc. This role is not intended to be filled by business development or executive personnel.
- **Construction Project Manager:** day-to-day on-site lead point of contact for the construction phase of the project, oversees project organization/schedule/cost, manages project procurement, etc.

Following contract award, the City expects these project team individuals to act as the lead individuals responsible for the roles described. The term “lead individual” is defined as the person who will devote the greatest time allocation to completing the day-to-day tasks, activities, and requirements associated with each role. In other words, the “lead individuals” are expected to devote the greatest time commitment at the operational level (rather than an executive, partner, or other leadership staff that will be less directly involved in day-to-day operations). These project team personnel cannot be removed or replaced without written approval by the City. Construction Managers are encouraged to submit a question if the above-listed individuals do not optimally represent the key roles and/or distinct technical competencies required for this RFP.

#### 4.5 Proposal Form 3: Project Approach

Construction Managers should describe their approach to both preconstruction and construction. With a compressed time frame and partial submittals to NDEE, there is anticipated to be some overlapping construction and preconstruction services (ex. Dirt work may be progressing while equipment is ordered)

- Preconstruction Phase topics may include, but are not limited to, the CMAR’s approaches for: GMP Development, Early Equipment Purchases / Early-Out Equipment, Early Work Packages, Subcontractor Selection, etc.
- Construction Phase topics may include, but are not limited to, the CMAR’s approaches for: construction sequencing, maintaining Plant Operations during Construction, and any other important aspects of the Construction Manager’s Construction Approach

The Project Approach is limited to a 2-page narrative description. Construction Managers also have the option to add an additional 1-page of visuals, such as a high-level project schedule or other visuals that are relevant to communicate the project approach.



#### **4.6 Proposal Form 4: Concerns, Risks, Intuitions, Suspicions, Problems (CRISPs)**

This Proposal Form should address concerns, risks, intuitions, suspicions, or problems (CRISPs) that could impact project performance. The CRISPs should be most important items (known and unknown) that could cause the project to not be completed on time, not finished within budget, not deliver the quality of scope that the City expects, or potentially generate any other change to the agreement. Construction Managers must list and prioritize potential CRISPs, provide a simple description of the CRISP, and provide a concise description of their strategy to minimize the impact of the CRISP.

#### **4.7 Proposal Form 5: Alternatives & Differentiators**

Construction Managers can suggest alternatives (ideas that represent options, innovations, or opportunities for the project) and differentiators (distinctive features and experience of their team) that will benefit the City and the project. This may include ideas regarding alternate services, scope adjustments, changes to scope requirements, innovative strategies, changes to timelines, life-cycle considerations, approaches to operations and maintenance, or alternative implementation approaches, goals, deliverables, methodologies, etc. Differentiators may include aspects of the Construction Manager's team experience, expertise, and structure that are distinctive from competitors and will in result in a better project outcome. These Value Assessment items may adjust project scope, schedule, and budget in ways that are either additive, deductive, or otherwise. In short, Construction Managers should recommend ideas/expertise that may benefit the project and explain the benefits of each idea/expertise.

#### **4.8 Proposal Form 6: Past Performance Survey**

Construction Managers shall prepare and submit Past Performance Surveys from their past/current clients for their Project Team individuals listed in Proposal Form 2 – Project Team. For each individual, the Construction Manager should submit a **maximum of three (3)** Past Performance Surveys.

#### **4.9 Proposal Form 7: Fee Proposal**

Construction Managers must complete the form.

#### **4.10 Interviews**

The City will conduct interviews with the Project Team individuals listed in Proposal Form 2 – Project Team. Interview requirements include:

- The City will interview teams; Each team member is expected to contribute approximately equally..
- Interviews are expected to last approximately 30 minutes per individual.
- Interviewees will be asked questions regarding their experience, knowledge and understanding of the project, their proposed approach/plan to deliver the scope of work, potential CRISPs they foresee, and value assessment items they recommend.
- Project Team individuals who fail to attend the interview will be given a "0" score.
- No substitutes, proxies, nor additional interviewee attendees will be allowed to join.
- Interviews will take place at the City's facilities or via other emergency situations.
- Interviewees may not bring notes, presentation materials, or handouts beyond a copy of their submitted proposal forms (note: Interviewees shall not simply read from nor recite their submittal forms).
- The City may request additional information prior to interviews.



#### **4.11 Evaluation Procedures**

This subsection provides a description of the evaluation procedures that will be used.

##### **4.11.1 Overview**

The City will select the Construction Manager that, in the sole judgment of the City, best meets the RFP requirements. The City reserves the right to clarify, negotiate, or seek additional information, on any Proposal.

##### **4.11.2 Evaluation Weights**

Proposals will be prioritized based on the weights described below.

<b>Evaluation Criteria</b>	<b>Maximum Points</b>
Project Approach – Financial ability to complete project and ability of personnel to perform	25
Concerns, Risks, Intuitions, Suspicions, Problems – Ability to perform within timeframe and costs	20
Alternatives & Differentiators – character, integrity, reputation, judgement, experience and efficiency	20
Past Performance Survey – quality and compliance with laws related to the performance of this contract	15
Fee Proposal and interview	20

##### **4.11.3 Responsive and Responsible**

The City shall only consider and evaluate proposals from responsive and responsible Construction Managers.

To be considered responsive, at a minimum, Construction Managers must complete and submit all of the required information that is requested in this RFP and its Attachments, and the Proposal must also be delivered on time and to the correct address as identified in this RFP. Any proposal that is unsigned, improperly signed or sealed, conditional, illegible, obscure, contain arithmetical errors, erasures, alterations, or irregularities of any kind, may be marked as non-responsive.

To be considered responsible, at a minimum, Construction Managers must be presently engaged in providing the services similar to those required in this RFP, must have appropriate licenses, and must be capable of performing the services required in the Scope of Work. The City, in its sole discretion, may reject any proposal in which the Construction Manager:

- Has unsatisfactorily performed work for the City in past projects.
- Has a current contract with the City which is not in good standing.



- Has had a contract terminated by the City for non-performance.
- Is engaged in unresolved disputes or is in litigation with the City.
- Has been or is presently debarred, suspended, proposed for debarment, or declared ineligible for award of a contract by any public entity.
- Had judgments rendered against them for fraud, embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or tax evasion.

The City reserves the right to contact any Construction Manager to clarify information in its proposal, to request additional information from the Construction Manager, or to conduct additional investigation about the Construction Manager not outlined in this RFP. Construction Managers that do not or cannot provide the requested information may be considered non-responsive.

#### **4.11.4 Evaluation Committee**

An Evaluation Committee will be used to evaluate all responsive Proposals. The Evaluation Committee is expected to contain approximately 5-10 individuals with knowledge of this project and associated Scope of Work. However, members of the Evaluation Committee may or may not have specific technical expertise or previous experience with this particular project; therefore, it is important that the Construction Managers submit clear and concise proposals that avoid overly technical jargon (as much as possible).

The Evaluation Committee will be asked to independently score each evaluation criteria based on a 1-10 scale. Once each member has individually scored each item, their scores will be averaged for each of the evaluated criteria.

The Evaluation Committee will not be permitted to review any non-anonymous Proposal Forms until after the anonymous Forms have been evaluated. The Fee Proposals will be held separate until after all interview evaluations are submitted. Fee Proposals will be scored such that the most financially advantageous cost proposal receives all evaluation points, and competing proposals will receive a linearly pro-rated amount of points.

#### **4.11.5 Cost Reasonableness Check**

The Point of contact will perform a cost reasonableness check of the selected Construction Manager in the following manner:

- For Fee Proposals that are 30% above or below the average of all other proposals, the City reserves the right to not consider that proposal (regardless of ranking).
- The City reserves the right to first consider proposals that are within the budget. If all proposals are over budget, the City reserves the right to invite the most cost-effective proposals, in order of cost or qualifications. In this situation, the City may also identify appropriate modifications to the scope or cancel the procurement.

#### **4.11.6 Debriefing**

A debriefing will be provided to all Construction Managers who submit a request. Debriefs will be held once the contract award has been issued. The intent of the debriefing will be to provide feedback on Construction Manager proposals. The



debriefing will not reveal the identities or content between competing Construction Managers. The purpose of the debriefing is to provide Construction Managers with feedback and to work towards continuous improvement of proposal practices.

## **Section 5: Award**

### **5.1 Notification of Intent to Award**

No action of the City other than a written notice from the City to the Construction Manager, advising acceptance of the proposal and the City's intent to enter into an Agreement, shall constitute acceptance of the proposal.

### **5.2 Failure to Enter into an Agreement**

At any time during, if the City is not satisfied with the progress being made by the invited Construction Manager, the City may terminate the negotiation activities and then commence or resume a new negotiation with the next highest rated Construction Manager. There will be no legally binding relationship created with any Construction Manager prior to the execution of a written agreement. Any Construction Manager's proposal, terminated in accordance with this article, is removed from further participation in this Request for Proposal. The City shall not be responsible for any costs or expenses incurred by the Construction Manager in the preparation of their proposal nor their participation negotiations.





## **Section 6: Proposal Forms**

**Proposal Form 1 - Signature Form**

**Proposal Form 2 - Project Team**

**Proposal Form 3 - Project Approach**

**Proposal Form 4 - Concerns, Risks, Intuitions, Suspicions, Problems (CRISPs)**

**Proposal Form 5 - Alternatives & Differentiators**

**Proposal Form 6 - Past Performance Survey**

**Proposal Form 7 - Fee Proposal**

# PROPOSAL FORM

## Signature Form

Project: **CMAR for IWWTP**

### Proposer Information (Prime)

Company that will hold the Prime relationship with the City.

Name of Construction Manager: \_\_\_\_\_

### Contact Information for Lead Executive / Principal In-Charge

Individual that will serve as the Escalation Point and is the Lead Executive / Principal In-Charge responsible for project execution at the company level with ultimate authority to represent and make legally binding commitments on behalf of the partner companies.

Name \_\_\_\_\_  
Title \_\_\_\_\_ E-  
mail \_\_\_\_\_  
Telephone \_\_\_\_\_

### Contact Information for Lead Proposal Manager

Individual that can be contacted for clarification on this proposal:

Name \_\_\_\_\_  
Title \_\_\_\_\_ E-  
mail \_\_\_\_\_  
Telephone \_\_\_\_\_

### Acknowledgement of Addenda

The Construction Manager acknowledges receipt of the following addenda and has incorporated the requirements of such addenda into their proposal. Failure to identify and sign for all addendum may subject the Proposer to disqualification. The Proposer must list all addenda (by number), then initial and date to confirm that you have received and incorporated them into your Submittal.

Number	Initial & Date

Number	Initial & Date

Number	Initial & Date

### Signature

The proposal must be signed by the person authorized to contractually obligate the Proposer.

Name \_\_\_\_\_  
Title \_\_\_\_\_  
E-mail \_\_\_\_\_  
Telephone \_\_\_\_\_  
Signature \_\_\_\_\_  
Date Signed \_\_\_\_\_

# PROPOSAL FORM

## Project Team

Role	Name of Lead Individual	Name of Firm
Preconstruction Project Manager		
Constructability Expert		
Open Role		
Construction Project Manager		

# PROPOSAL FORM

## Project Approach

*Refer to Section 4 for format requirements and instructions.*

*This Proposal Form must be anonymous and must NOT exceed the maximum 2-page limit + 1-page visuals.*

Insert project approach here.

# PROPOSAL FORM

## CONCERNS, RISKS, INTUITIONS, SUSPICIONS, PROBLEMS

*Refer to Section 4 for format requirements and instructions.*

*This Proposal Form must be anonymous and must NOT exceed the maximum 2-page limit.*

CRISP 1: \_\_\_\_\_  
Description: \_\_\_\_\_  
Strategy: \_\_\_\_\_

CRISP 2: \_\_\_\_\_  
Description: \_\_\_\_\_  
Strategy: \_\_\_\_\_

CRISP 3: \_\_\_\_\_  
Description: \_\_\_\_\_  
Strategy: \_\_\_\_\_

*Insert additional CRISPs as necessary within the maximum page limit.*

# PROPOSAL FORM

## Alternatives & Differentiators

*Refer to Section 4 for format requirements and instructions.*

*This Proposal Form must be anonymous and must NOT exceed the maximum 2-page limit.*

Item 1: \_\_\_\_\_  
Benefits: \_\_\_\_\_

Item 2: \_\_\_\_\_  
Benefits: \_\_\_\_\_

Item 3: \_\_\_\_\_  
Benefits: \_\_\_\_\_

*Insert additional items as necessary within the maximum page limit.*

# PROPOSAL FORM

## Past Performance Surveys

**Insert Construction Manager Name** is performing Past Performance Surveys as part of a proposal process and has identified your organization as one of their previous or current clients.

Please evaluate your satisfaction with their performance for the project identified in Part A.

### PART A – CLIENT REFERENCE & PROJECT INFORMATION

Client:	<b>Previous Client Organization Name</b>	Project Name:	<b>Insert brief project title</b>
Reference:	<b>Individual reference person's name</b>	Proj. Duration (months):	<b>Approx. total duration</b>
Job Title:	<b>Individual reference person's role</b>	Project Size (\$):	<b>Approx. total dollar value</b>
E-mail:	<b>Reference person's e-mail</b>	Project Type:	<b>Standardized type</b>
Phone:	<b>Reference person's contact number</b>	Delivery Method:	<b>Insert project delivery</b>

### PART B – COMPANY & PERSONNEL BEING EVALUATED

Name of the Construction Manager:

**Insert Construction Manager's name**

Name of Key Personnel:

**Insert name & role (i.e. John Smith, Project Manager)**

**Insert additional members as needed (i.e. Jane Doe, Lead Arch.)**

### PART C – PERFORMANCE EVALUATION

Please rate your level of satisfaction with the Construction Manager personnel's performance on a scale of 1 to 10 (with 10 representing that you were very satisfied and 1 representing that you were very unsatisfied).

- If a question is not applicable, please input a rating of "N/A"

No.	Criteria	Unit	Rating
1	Ability to successfully achieve client scope objectives and deliverables	(1-10)	
2	Ability to successfully manage project cost	(1-10)	
3	Ability to successfully manage project schedule	(1-10)	
4	Quality of work	(1-10)	
5	Ability to proactively identify, communicate, and mitigate project risk items	(1-10)	
6	Overall professionalism and responsiveness to requests	(1-10)	
7	Ability to successfully manage project safety	(1-10)	
8	Ability to maintain ongoing plant operations during construction (if applicable)	(1-10)	
9	Overall client satisfaction and willingness to hire the firm / individual again	(1-10)	

Please provide any recommendations or lessons learned from your project experience:

\_\_\_\_\_  
Printed Name of Reference

\_\_\_\_\_  
Job Title

\_\_\_\_\_  
Signature

Thank you for your time and effort!

Please return the completed survey to: <<**insert proposing company's contact info**>>

## Fee Proposal

**Construction Manager shall submit a cost proposal below for the anticipated scope of work listed in Section 2.  
Construction Manager shall submit a completed Allowable General Conditions Worksheet.**

The successful Construction Manager will be required to enter into an agreement with the City where the basis of payment is the Cost of the Work plus a Fee with a GMP. The fees/costs below shall be based on a total construction budget of \$25 million.

1. **Preconstruction Fee:** To include personnel expenses, project estimates, preliminary project schedules, value engineering, constructability reviews, pre-planning, overhead and profit, and other preconstruction phase services identified in this RFP.

\$ \_\_\_\_\_

2. **Construction Phase Services Fee:** Identify a Construction Phase Services Fee as a percentage of the construction budget for all home office expenses and any other expenses not included in the Allowable General Conditions Worksheet, including all overhead and profit.

% \_\_\_\_\_

3. **Not-to-Exceed General Conditions Costs:** Identify General Conditions Cost using allowable General Conditions in the worksheet on the following page.

\$ \_\_\_\_\_

Use the following assumptions when completing the Allowable General Conditions Worksheet:

1. **Payment and Performance Bonds:** Each bond shall be in an amount equal to 100% of the estimated construction cost (assume \$25 million).
2. **Maintenance/Warranty Bond:** Bond shall be in the amount of 100% of the contract sum (assume \$25 million for cost proposal) covering defect of material and workmanship for one (1) calendar year following the City's approval and acceptance of the construction.
3. **Project Duration:** Reference the project milestones listed in Section 1.





## Allowable General Conditions Worksheet

Below is a list of Allowable General Conditions for the construction of the City of North Platte Nebraska River Wastewater Treatment Plant Improvements Phase 1. List all project management, bonds, insurance, and field office costs for the Project below and enter the total as the 'Not-To-Exceed General Conditions Costs' as No. 3 on the Proposal Form.

<b>General Conditions</b>					
	Description	QTY	Unit	Cost (\$/Unit) including all burden, insurance, etc.	Total
	<b>On Site Project Management</b>				
	Project Executive		MO		
	Project Manager		MO		
	Superintendent(s)		MO		
	Assistant Superintendent(s)		MO		
	Project Engineer(s)		MO		
	Project Scheduler		MO		
	Project Support Staff		MO		
	Cost Estimator		MO		
	<b>Bonds and Insurance</b>				
	All Insurance including Builder's Risk		LS		
	Payment, Performance and Maintenance Bonds		LS		
	<b>Temporary Project Construction and Utilities for CM Staff</b>				
	Dumpsters for CM Staff		MO		
	Monthly Internet & Telephone Service		MO		
	Project Water		MO		
	Temporary Toilets		MO		
	Electricity		MO		
	<b>Field Equipment</b>				
	Mobilization for Office Trailers		LS		
	Jobsite Trailer(s) incl. Job Office FF&E		MO		
	Job Photos and Videos		MO		
	Project Signage		LS		
	Postage and Deliveries		MO		
	Storage Trailers		MO		
	Crane Erection and Rental		MO		
	Vehicles, including Fuel, Maintenance, and Insurance		MO		
	Safety Equipment and First Aid Supplies		MO		
	Job Office and Janitorial Supplies		MO		
	Project Fencing		MO		
	Security Personnel/Equipment		MO		
	Communications Equipment		MO		
	Misc Materials and Small Tools		LS		
	<b>TOTAL GENAL CONDITIONS</b>				