



TRAVIS CENTRAL APPRAISAL DISTRICT
2025-01: REQUEST FOR PROPOSAL
CONSTRUCTION MANAGER-AT-RISK
SERVICES AT 850 E. ANDERSON LANE

PROPOSAL DUE DATE: Monday, December 8, 2025, at 2:00 p.m. (CST)

ISSUED BY: TRAVIS CENTRAL APPRAISAL DISTRICT- FINANCE DEPARTMENT

Travis Central Appraisal District is accepting proposals for the following project:

The Travis Central Appraisal District is accepting sealed proposals for construction manager-at-risk services until 2:00 p.m., December 8, 2025, for 3rd floor interior finish-out at 850 E. Anderson Lane.

A copy of the RFP package in its entirety, including the scope of work, is available on the Travis Central Appraisal District website at <https://traviscad.org/publicinformation>.

Responses shall be mailed or hand-delivered in a sealed envelope marked on the outside **"2025-01: RFP for Construction Manager-at-Risk- DO NOT OPEN"** prior to 2:00 p.m. on Monday, December 8, 2025.

Responses can be mailed to:

Travis Central Appraisal District
ATTN: Finance Department
P.O. Box 149012
Austin, Texas 78714-9012

Responses can be hand delivered to:

Travis Central Appraisal District
ATTN: Finance Department
850 E. Anderson Lane
Austin, Texas 78752

TCAD reserves the right to reject any or all proposal statements, to waive technicalities or formalities, and to accept the response that the District determines to be most qualified. The District may determine no action and reserves the right to do so. Proposal statements submitted after the deadline date will not be accepted.



Kat Harvey, SHRM-CP, CGFO, CPM
Director of Administration
Travis Central Appraisal District

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Section 1: General Information & Requirements

1.1 General Information

Pursuant to the provisions of Section 2269, Subchapter F of the Texas Government Code, the Travis Central Appraisal District is seeking qualified companies to submit proposal responses for construction manager-at-risk services ("Contractor") for interior finish-out of the District's building located at 850 E. Anderson Lane, Austin, TX 78752 ("Project").

This Request for Proposal (RFP) contains information and instructions to enable interested proposers to prepare and submit a proposal and describes the terms and conditions that the successful Contractor will be expected to accept as part of the performance of the Contract. Below is the anticipated project schedule:

Event	Date
Construction Documents/Permitting	January 2026
Start Construction	January 2026
Complete Construction	March 31, 2026

1.2 Public Information

All information, documentation, and other materials submitted in response to this solicitation are considered non-confidential and/or non-proprietary and are subject to public disclosure under the Texas Public Information Act (*Texas Government Code*, Chapter 552.001, *et. Seq.*) after the solicitation is completed. The District strictly complies with all statutes, court decisions, and opinions of the Texas Attorney General with respect to disclosure of RFP information.

1.3 Clarifications and Interpretations

Any clarifications or interpretations of this RFP that materially affect or change its requirements will be posted on the District's website at <https://traviscad.org/publicinformation>. It is the responsibility of the respondents to obtain this information. All addenda issued by the District prior to the proposal due date are considered to be incorporated herein by reference. The deadline for the District to issue addenda statements is Friday, October 10, 2025. Interpretations or clarifications in any other form, including oral statements, will not be binding on the District and should not be relied on in preparing proposals. Award information will be issued by the Travis Central Appraisal District via e-mail directly to the qualified respondent. A courtesy e-mail will be sent to all other respondents who are not selected.

1.4 Proposal Submission

All proposals must be received **at the address specified prior to the deadline**. The District will not consider any response to this solicitation that is not received at the address specified by the deadline.

DEADLINE AND LOCATION: The District will receive proposals up to the time and date at the location described below:

Monday, December 8, 2025, at 2:00 p.m.

Mail to:

Travis Central Appraisal District
ATTN: Finance Department
P.O. Box 149012
Austin, TX 78714-9012

Hand Deliver to:

Travis Central Appraisal District
ATTN: Finance Department
850 E. Anderson Lane
Austin, Texas 78752

Responses shall be mailed, or hand delivered in a sealed envelope marked on the outside "**2025-01: RFP for Construction Manager-at-Risk- DO NOT OPEN**". A contact name, return address, and e-mail address for the respondent's contact person must be included. Respondents should submit three (3) identical copies of the proposal.

1.5 Point of Contact

The District designates the following person as its representative and point of contact for this RFP. Respondents shall restrict all contact with the District and direct all questions regarding this RFP, including questions regarding terms and conditions and technical specifications to the point-of-contact person:

Kat Harvey, Director of Administration
PO Box 149012
Austin, TX 78714-9012
(512) 834-9317 Ext. 405
Kharvey@tcadcentral.org

All questions and requests for clarifications must be received by 2:00 p.m., Tuesday, December 2, 2025.

1.6 General Terms, Conditions & Requirements for Solicitations

This Request for Proposal shall be governed by the following documents unless an exception is otherwise taken within this Solicitation.

- Section 2269 of the Texas Government Code (reference only)
- Travis Central Appraisal District Finance Policy (reference only)
- General Terms and Conditions (reference only)

The District will be utilizing a one-step process as outlined in Texas Government Code, Section 2269.253.

1.7 District's Reservation of Rights

The District may evaluate the proposals based on the anticipated completion of all or any portion of the Project. The District reserves the right to divide the project into multiple parts, to reject any and all qualifications and re-solicit for new qualifications, or to reject any and all submissions and temporarily or permanently abandon the Project. The District makes no representations, written or oral, that it will enter into any form of agreement with any respondent to this RFP for any project, and no such representation is intended or should be construed by the issuance of this RFP.

1.8 Reimbursement of Cost

Respondents acknowledge and accept that any costs incurred from the respondent's participation in this RFP shall be at the sole risk and responsibility of the respondent.

1.9 Eligible Respondents

Only individuals, companies, or lawfully formed business organizations may apply. This does not preclude a respondent from using consultants. The District will contact only the individual firm or formal organization that submits a proposal.

1.10 Disclosure of Interested Parties

Respondent represents and warrants that if selected for award of a contract as a result of the Solicitation, Respondent will submit to Agency a Certificate of Interested Parties prior to contract execution in accordance with Section 2252.908 of the Texas Government Code.

1.11 Prohibition on Contracts with Companies Boycotting Israel

Respondents are advised that Texas Government Code, Section 2270.002 prohibits a governmental entity from entering into a contract with a company for goods or services unless the contract contains a written verification from the company that: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the contract.

1.12 Lobbying Prohibition

Respondent represents and warrants that Agency's payments to Respondent and Respondent's receipt of appropriated or other funds under the contract are not prohibited by Sections 556.005 or 556.0055 of the Texas Government Code.

Section 2: Summary Information

2.1 Historical Background

The Travis Central Appraisal District was created under the 66th Texas State Legislature in 1979 under the provisions of Senate Bill 621 known as the Property Tax Code. The District is responsible for the appraisal of property subject to ad valorem taxation in Travis County, Texas. The District is governed by a board of nine directors serving two year terms, plus a tenth statutorily designated non-voting member who is the County Tax Assessor-Collector. Travis County appoints two board members, Austin ISD appoints two board members, City of Austin appoints two board members, and Austin ISD and City of Austin appoint one board member together. The remaining two board members are appointed by a vote of the eastern and western taxing entities within Travis County.

The District was formed in 1981 and formally began operations in 1982, pursuing its mission to provide accurate appraisal of all property in Travis County at one hundred percent of market value, equally and uniformly, in a professional, ethical, economical and courteous manner, working to ensure that each taxpayer pays only their fair share of the property tax burden. As stipulated under the Texas Property Tax Code, the District serves the citizens and taxpayers of Travis County and the taxing entities which lie within Travis County.

2.2 Project Description and Scope

The District is seeking a construction manager-at-risk that will be required to perform the services of general contractor for interior finish-out (the "Project") on a District owned property located at 850 E. Anderson Lane, Austin, TX 78752. Specific services and fee schedules will be specified in the contract agreement which will be negotiated after selection.

2.3 Project Schedule

Event	Date
RFP Released	11/20/2025
RFP Clarification Request Deadline	12/2/2025
Pre-Proposal Conference (Non-Mandatory)	12/3/2025
RFP Addenda Deadline	12/4/2025
RFP Submittal Deadline	12/8/2025
Interview Respondents (if necessary)	12/9/2025
Respondent that provides best value selected	12/10/2025
District & Selected respondent negotiate fees and contract details	December 2025
Agreement Execution	December 2025
Assist in construction design as needed	December 2025
Construction Begins	1/1/2026
Construction Completed	3/31/2026

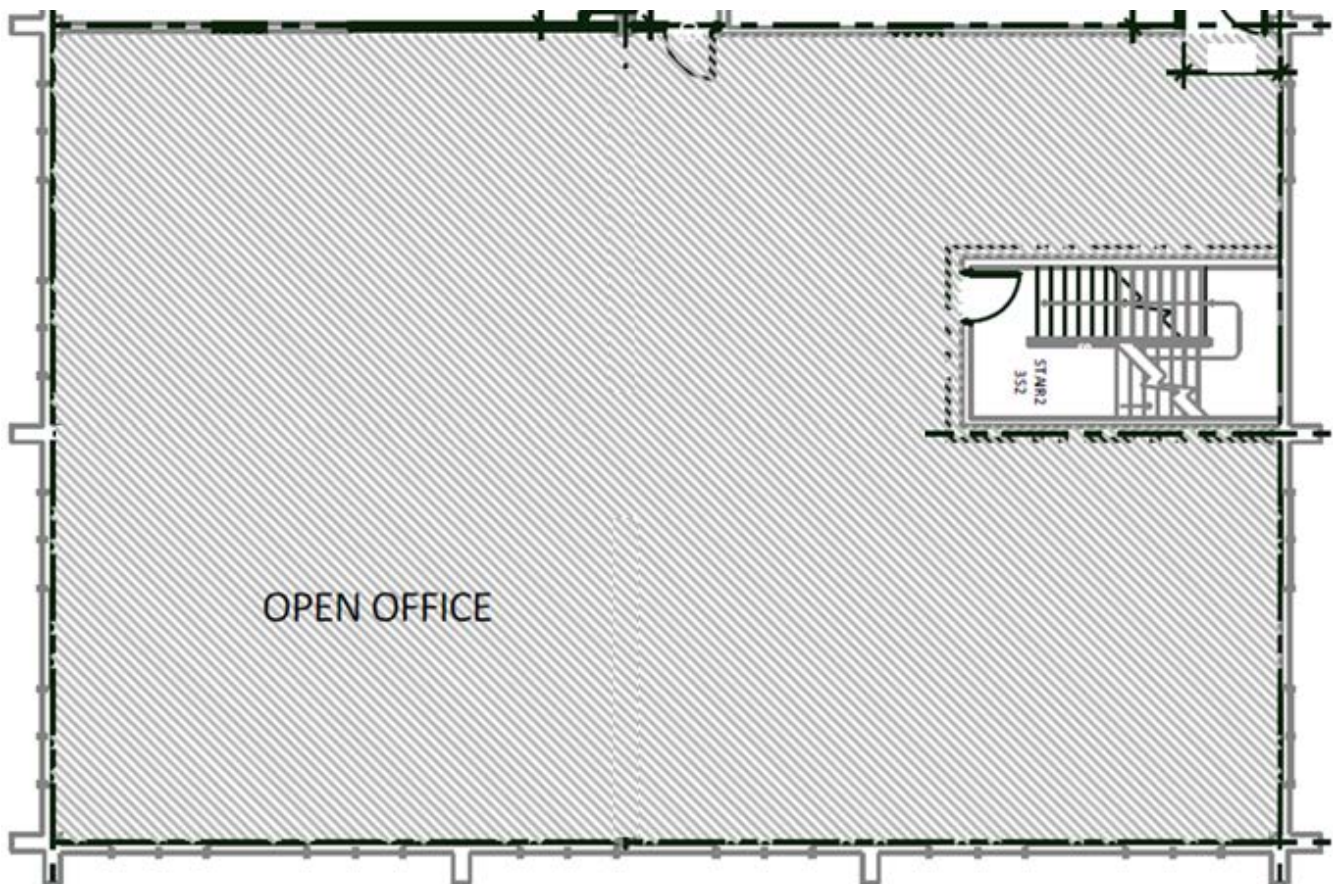
Other project deadlines and schedule details will be discussed and outlined in the contract agreement.

2.4 Scope of Work

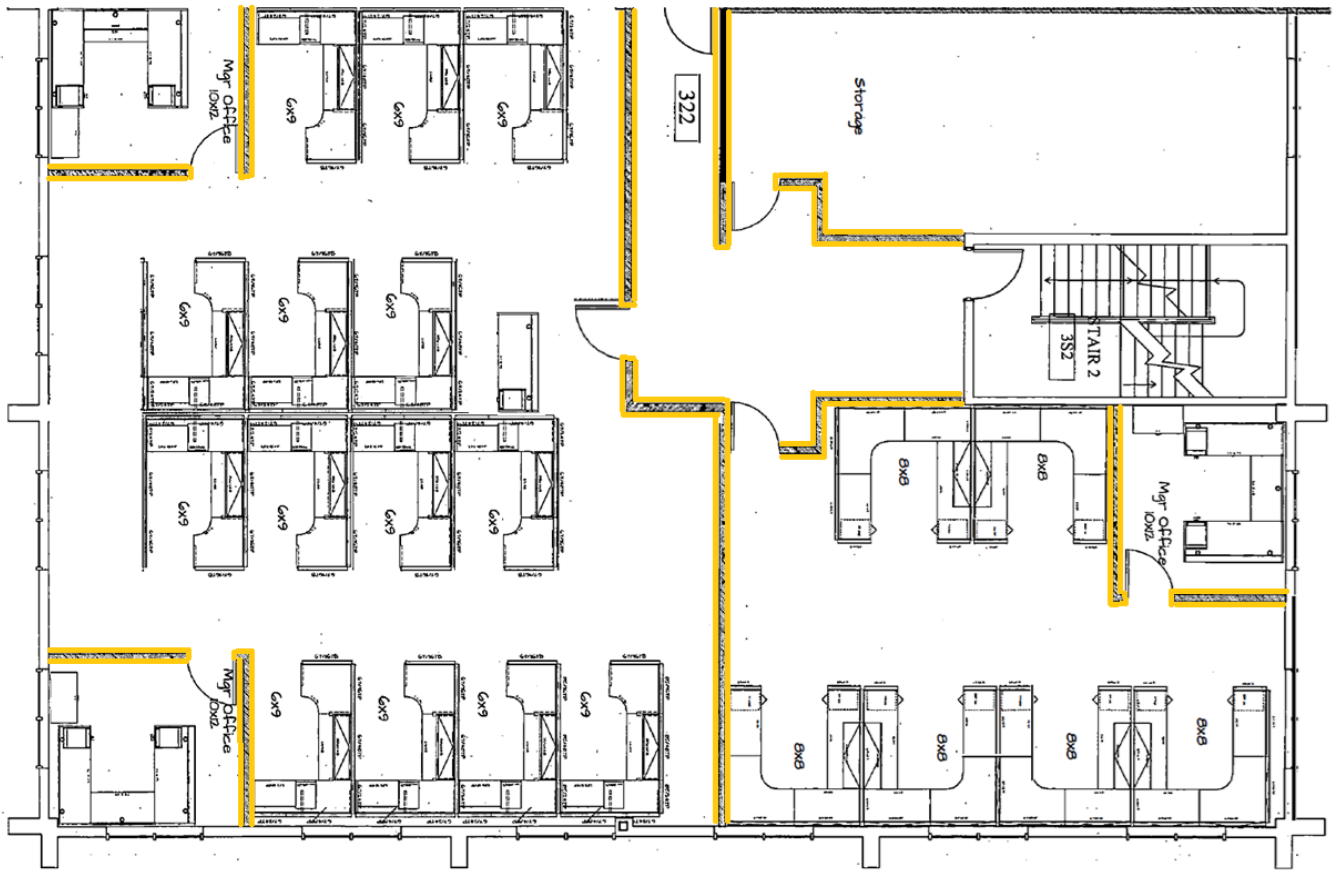
The scope of work includes:

- Site management & coordination
- New gyp board wall to ceiling and/or Modular Panels
- Patch & Base
- Install new power poles as needed for the new furniture layout
- Install new doors
- Painting & Wallcovering
- Cleanup and removal of construction debris

The current layout of the area:



Desired layout of the area:



Any contractor who would like to review the area where the interior finish-out will be made can make an appointment to view the area by contacting:

Davina Barton
Executive Support & Facilities Coordinator
Travis Central Appraisal District
Dibarton@tcadcentral.org

2.5 General Conditions

All respondents shall agree to the following conditions:

- A. The original proposal and two (2) copies shall be delivered in a sealed envelope marked **"2025-01: RFP for Construction Manager-at-Risk- DO NOT OPEN"** on or before 2:00 p.m., Monday, December 8, 2025, to Travis Central Appraisal District, ATTN: Finance Department. Requests for extension of the closing date or time will not be granted. Only proposals with the required documentation will be considered. Proposals arriving late will not be considered. Proposers should allow sufficient mailing or transportation time to insure the timely receipt of the proposal.
- B. All proposals, attachments to, and/or documents submitted with a proposal must be signed by an individual who is authorized to act on behalf of the proposer.
- C. Any company or corporation conducting business with TCAD shall be on file with the Secretary of State of Texas and certified to do business in this state.
- D. Respondents agree by submission of their proposal that they have reviewed the RFP documents and instructions and accept the requirements.
- E. Each proposal shall be prepared in a simple manner and provide a straightforward, concise delineation of the responder's ability to satisfy the requirements of the RFP.
- F. Respondents desiring to submit proposals in response to this request must comply with all mandatory submission requirements set out in this document. Failure to comply with any part of the request may subject the response to immediate rejection.
- G. Any inquiries from parties concerning this RFP and its requirements shall be submitted in writing (e-mail is acceptable) to: Kat Harvey, Travis Central Appraisal District, P.O. Box 149012, Austin, Texas 78714-9012 or at kh Harvey@tcadcentral.org.
- H. No negotiations, decisions, or actions shall be initiated or executed by the proposer as a result of any decision with a TCAD employee. Only those communications that are in writing from TCAD shall be considered as a duly authorized expression of TCAD.
- I. The proposer agrees to abide by the Prevailing Wage Standard for the cost of his/her proposal.

2.6 Pre-Proposal Conference

A non-mandatory pre-proposal conference will be held on the following date and location:

TIME: 10:00 a.m.

DATE: Wednesday, December 3, 2025

LOCATION: 850 E. Anderson Lane, Austin, TX 78752

2.7 Competitive Selection

The method to be used to select the Construction Manager-at-Risk is the one-stop process as detailed in Texas Government Code, Section 2269.253.

- This is a negotiated procurement.
- In making the determination, the District shall consider the Proposer's technical expertise and experience, the proposed fees/costs, the Proposer's references and record of responsibility, and any other relevant factor that the District deems necessary.
- The District reserves the right to retain all Proposal responses for a period of forty-five (45) days after the opening date for examination and comparison.

2.8 Criteria Used for Selection

Proposals will be evaluated based on the following criteria:

Criteria	Weighted Value
Price	50
Experience & Reputation	30
Claims & Suits	10
Prior relationship with the District (if any)	10

2.9 Availability of Funds

In the event that sufficient funds are not available for the project, the District reserves the right to negotiate the scope of this contract, delay implementation, reject all proposals, or award another type of contract other than that required by the RFP.

2.10 Award of Contract

Upon successful negotiations between the District and the selected proposer, the parties will be required to enter into a written Agreement with the Travis Central Appraisal District. All scopes of work related to the project shall be governed by the executed agreement.

2.11 HB 1295 Requirements

This procurement falls under the requirements of HB1295 (Government Code Section 2252.908). The awarded Contractor will be required to complete and submit form 1295. The form along with instructions are available on the Texas Ethics Commission website at <https://www.ethics.state.tx.us/filinginfo/1295/>.

Section 3: Content of Submittal

Each response shall be submitted as outlined in this section. Please include an outside cover and /or first page, containing the section name. A table of contents should be shown first, followed by dividers separating each of the following sections.

3.1 CRITERION ONE: Company Information

- Provide a statement of interest for the Project, including a narrative describing the company and project team's unique qualifications as they pertain to this project.
- Provide the following information for the company:
 - Legal name of the company as registered with the Secretary State of Texas
 - Address of principal office
 - Address of local office
 - Year Founded
 - Type of Organization (individual, partnership, corporation, joint venture, etc.)
 - Year opened- local office
 - Primary contact name
 - Primary contact title
 - Primary contact e-mail address
 - Primary contact phone number
 - Any former names that the organization operated under
- If your organization is a corporation, answer the following:
 - Date of incorporation
 - State of incorporation
 - President's name
 - Vice President's name
 - Secretary's name
 - Treasurer's name
- If your organization is a partnership, answer the following:
 - Date of organization
 - Type of partnership (if applicable)
 - Name(s) of general partner(s)
- If your organization is individually owned, answer the following:
 - Date of organization
 - Name of owner
- If your organization is another form other than those listed above, describe it and name the principals.

3.2 CRITERION TWO: General Company History and Qualification

- Provide a brief history of the firm and each proposed consultant including a list of services routinely provided
- An organizational chart that explains the team members and their responsibilities related to this project.
- Provide a list that outlines each person and contact information for the following positions:
 - o Project Manager
 - o Superintendent
 - o Estimator
 - o Other Personnel which will be actively involved in the project
- Provide a resume and references for each individual proposed team member. The minimum information must be provided for each individual:
 - o Job title and description of responsibilities
 - o Number of years in current job title
 - o Number of years with company
 - o Other titles/roles with the proposing company prior to the current role
 - o Formal education
 - o Number of years of construction-related experience
 - o Projects the individual has been involved with in the current job title
 - o Other construction experience

3.3 CRITERION THREE: Experience and References

- Discussion of firm's experience in working with municipalities or special districts
- List of municipal projects within Texas from the past three years, whether complete or ongoing, including references. For each project, provide the following:
 - o Project name and location
 - o Year completed
 - o Short description of project
 - o Name, address, telephone number, and e-mail for owner
 - o Name, address, telephone number, and e-mail for contact person tasked with the daily responsibility and management of the project
 - o Original estimate and final cost
 - o Final project size in square feet
 - o Type of Construction (new, remodel, expansion, etc.)
 - o Actual Start and Finish Dates for Design work
 - o Planned versus actual dates for schematic design
 - o Name of Project Architect, designer, manager (if applicable)
- Describe how the firm will report the status of the Project to District management.

3.4 CRITERION FOUR: Claims and Suits

If the answer to any of the items below is yes, please attach details.

- Has your organization ever failed to complete any work awarded?
- Are there any judgments, claims, arbitration proceedings or suits, pending or outstanding, against your organization or its officers?
- Has your organization filed or been involved in any lawsuits or requested neutral third party arbitration with regard to construction contracts within the last five years?
- Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract?
- Within the last five years, has any worker's compensation claim been filed by any worker on any job site managed by your organization? If yes, please provide details of the incident and the outcome.

3.5 CRITERION FIVE: Respondent's Performance on Past Projects

- Indicate if your business has provided construction services for the Travis Central Appraisal District in the past, and provide project details.

References shall be considered relevant based on specific project participation and experience with the respondent. The District may contact references during any part of this process. The District reserves the right to contact any other reference at any time during the RFP process.

3.6 CRITERION SIX: Signed Transmittal and Acknowledgement Letter

The Transmittal and Acknowledgement Letter (Exhibit A) must be signed by a principal in the firm and submitted as part of the response packet.

3.7 CRITERION SEVEN: Estimated Project Cost

Price Proposal Form (Exhibit B) must be signed and returned as part of the proposal package.

3.8 CRITERION EIGHT: Signed Ethics Statement

The Ethics Statement (Exhibit C) must be signed by a principal in the firm and submitted as part of the response packet.

3.9 CRITERION NINE: Signed Certification Regarding Debarment, Suspension & Other Responsibility Matters Form

The Certification Regarding Debarment, Suspension, and Other Responsibility Matters Form (Exhibit D) must be signed by a principal in the firm and submitted as part of the response packet.

Section 4: Format for Statement of Qualifications & Proposal

4.1 General Instructions

- Proposals shall be prepared in order of stated criterion, providing a concise, straightforward description of the respondent's ability to meet the requirements of this RFP.
- Respondents shall carefully read the information contained in this RFP and submit a complete response to all requirements and questions as directed. Incomplete proposals will be considered non-responsive and may be subject to rejection.
- Proposals and any other information submitted by respondents in response to this RFP shall become the property of the District and are subject to the Public Information Act.
- The District will not compensate respondents for any expenses incurred in Proposal preparation or for any presentations that may be made. Respondents submit proposals at their own risk and expense.
- The District makes no representations of any kind that an award will be made as a result of this RFP. The District reserves the right to accept or reject any or all proposals, waive any formalities or minor technical inconsistencies, or delete any item/requirements from this RFP when deemed to be in the District's best interest.
- Qualifications shall consist of answers to criteria provided in Section 3. It is not necessary to repeat the questions in the proposal; however, it is essential to reference the question number with the corresponding answer.
- Failure to comply with all requirements contained in this RFP may result in the rejection of the proposal.

4.2 Page Size, Binding, Dividers and Tabs

- Responses shall be printed on letter size (8 ½" x 11") paper and collated.
- Additional attachments shall NOT be included with the proposal. Only the responses provided by the respondent to the questions identified in Section 3 of this RFP will be used by the District for evaluation.
- Separate and identify the response to each criterion in Section 3 of this RFP by use of a divider sheet.

4.3 Table of Contents

Submittals shall include a Table of Contents and page numbers for each part of the proposal.

TRANSMITTAL AND ACKNOWLEDGMENT LETTER

Travis Central Appraisal District

Request for Proposal- Construction Manager-at-Risk

Date

In response to the above referenced request for proposal from Travis Central Appraisal District, the attached qualifications, forms, exhibits, and statements are submitted in response. I have read all attachments, including the specifications, and fully understand what is required.

In submitting this qualifications statement, I agree to the following conditions:

1. Proposals submitted and opened on Monday, December 8, 2025 may not be withdrawn for thirty (30) days following the statements opening.
2. To enter into negotiation and subsequently execute a Contract with the District, if selected on the basis of the Proposal.
3. To accomplish the work in accordance with the Contract documents.

(Name of Institution)

Authorized Representative:

(Signature)

(Name)

(Title)

(Date)

PRICING PROPOSAL FORM

The proposal shall complete the following pricing. The proposer shall contain a straightforward, concise delineation of the proposer's fees to satisfy the requirements of this RFP.

NOTE: For item 2 below, the District will only reimburse actual costs. The costs and percentage provided on this form below are to be used only to establish the cost estimates. Estimated reimbursement will be added during the contract period based on these projected costs/percentages, but will be reconciled by the finance department during or at the end of the contract.

Liquidated damages will be assessed at \$1,000.00 per day unless otherwise noted by the District.

Proposer Company Name: _____

- | | | |
|---|---|----------|
| 1 | Construction Manager-at-Risk Fee: A construction manager-at-risk fee shall be the percentage paid to the construction manager-at-risk based on the actual cost of work. | _____ % |
| 2 | Pre-Construction Costs: The Pre-construction fee shall be based on the allowable expense. | \$ _____ |

ETHICS STATEMENT

(Complete and Return this Form with Response)

The undersigned firm, by signing and executing this RFP or RFQ, certifies and represents to the Travis Central Appraisal District that the firm has not offered, conferred or agreed to confer any pecuniary benefit, as defined by 1.07 (a) (6) of the Texas Penal Code, or any other thing of value as consideration for the receipt of information or any special treatment of advantage relating to this RFP or RFQ; the firm also certifies and represents that the firm has not offered, conferred or agreed to confer any pecuniary benefit or other thing of value as consideration for the recipient's decision, opinion, recommendation, vote or other exercise of discretion concerning this RFP or RFQ, the firm certifies and represents that firm has neither coerced nor attempted to influence the exercise of discretion by any officer, trustee, agent or employee of the Travis Central Appraisal District concerning this RFP or RFQ on the basis of any consideration not authorized by law; the firm also certifies and represents that firm has not received any information not available to other firms so as to give the undersigned a preferential advantage with respect to this RFP or RFQ; the firm further certifies and represents that firm has not violated any state, federal, or local law, regulation or ordinance relating to bribery, improper influence, collusion or the like and that firm will not in the future offer, confer, or agree to confer any pecuniary benefit or other thing of value of any officer, trustee, agent or employee of the Travis Central Appraisal District in return for the person having exercised their person's official discretion, power or duty with respect to this RFP or RFQ; the firm certifies and represents that it has not now and will not in the future offer, confer, or agree to confer a pecuniary benefit or other thing of value to any officer, trustee, agent, or employee of the Travis Central Appraisal District in connection with information regarding this RFP or RFQ, the submission of this RFP or RFQ, the award of this RFP or RFQ or the performance, delivery or sale pursuant to this RFP or RFQ.

THE FIRM SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE TRAVIS CENTRAL APPRAISAL DISTRICT, ALL OF ITS OFFICERS, AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, ACTIONS, SUITS, DEMANDS, PROCEEDING, COSTS, DAMAGES AND LIABILITIES ARISING OUT OF, CONNECTED WITH, OR RESULTING FROM ANY ACTS OR OMISSIONS OF FIRM OR ANY AGENT OR EMPLOYEE OF FIRM IN THE EXECUTION OR PERFORMANCE OF THIS RFP or RFQ.

I have read all of the specifications and general RFP or RFQ requirements and do hereby certify that all items submitted meet specifications.

FIRM: _____

OFFICER NAME: _____

OFFICER SIGNATURE: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP CODE: _____

TELEPHONE: _____

TELEFAX: _____

DEVIATIONS FROM SPECIFICATIONS IF ANY:

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS

(Complete and Return this Form with Response)

Name of Entity: _____

The prospective participant certifies to the best of their knowledge and belief that they, the principals in the firm, and the firm:

1. Are not presently debarred, suspended, proposed for debarment, and or declared ineligible from providing bank depository services, financial management, financial records management, financial advisory services, any associated management services, and or voluntarily surrendered their license to provide such related services in the State of Texas and or the United States of America.
2. Are not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from conducting any business and or financial transactions by any department or agency of Federal, State, and or local government.
3. Have not been convicted of, had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
4. Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State, Local) with commission of any of the offenses enumerated in item 3 above of the certification; and
5. Have not within a ten (10) year period preceding this RFP or RFQ had one or more public transactions (Federal, State, Local) terminated for cause or default.

I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. In addition, under 18 USC Section 1001, a false statement may result in a fine up to a \$10,000.00 or imprisonment for up to five (5) years, or both.

Name and Title of Authorized Representative (Typed)

Signature of Authorized Representative

Date