



Samano Studios & Armand's Grocery

GENERAL CONTRACTOR REQUEST FOR QUALIFICATIONS



Introduction

cdcb invites you to submit Qualifications for Preconstruction and Construction services for our Samano Studios and Armand's Grocery. This request is for services for the proposed adaptive re-use project at the historic building known as the "Samano Building", located at 1158 E. Elizabeth, Brownsville, Texas. The project site is at an original town-site lot in the downtown area. The proposed development will contain studio apartments, storage/utility areas, coffee shop, offices, grocery store. The property is located at the south-west intersection of E. Elizabeth and E 12th Street. The project will be utilizing Historic tax credits and National Housing Trust Fund dollars from TDHCA.

All communications concerning the RFQ shall be directed via email to Leo Barrera, Director of Real Estate Development at jbarrera@cdcb.org.



Proposed Schedule

- March 15th – RFQ issued
 - March 19th – 4:00pm site visit to all interested parties
 - March 22nd – All inquiries related to the RFQ submitted via email to jbarrera@cdcb.org by 5:00pm
 - March 26th - Qualifications due by 3pm. Email to jbarrera@cdcb.org with file name: Samano2021_firmname.pdf. File should be under 15 MB.
 - March 29th – Interviews (if required)
 - Early April – GC selection
 - September – NTP
 - Aug 2022 – Substantial Completion
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Project Information

cdcb will select a General Contractor who will immediately begin working on the pre-construction services portion of the project to include pre-permit coordination with the project design team. The successful General Contractor should be prepared to provide pricing of the Design Development package the week of April 19th, 2021.

SCOPE

GC will rehabilitate the building to contain a grocery store on the first floor, office space on the second floor and studio apartments on floors three - five. The rehabilitation project will retain the historic character defining features of the building throughout.

CONTRACT

TBD after negotiations with gc and consultations with buildingcommunityWORKSHOP.

BUDGET

Construction budget is estimated at \$6,900,000 including General Conditions and Fees.

Qualifications

Qualifications shall be no more than twenty (20) pages and shall include:

Firm overview and history

- Address ability to meet schedule and budget.

Related Experience: Provide three (3) examples of similar projects, including:

- Services provided
- Experience w/ Historic buildings, Texas Historic Commission recommendations
- start and completion dates
- construction cost
- client contact (name, phone number and email)
- architect contact (name, phone number and email)

Project Team

- Submit resumes for the proposed Preconstruction Lead, Project Manager, Project Superintendent, and any other proposed project personnel you feel are key to the project.
- Include a high level staffing plan identifying the time each individual will be dedicated to the project during construction.

References: Provide three (3) client references. These may overlap with related project experience. Include:

- Name
 - Title
 - Company
 - Phone Number
 - Email
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