



February 15, 2025

TEXO Region 5 Student Design-Build Competition

11101 N Stemmons Fwy
Dallas, Texas
75229

Re: Request for Proposal for Professional Design, Preconstruction, and Construction Services

Greetings,

Congratulations to your firm for being short-listed by Welton Academy for professional design, preconstruction, and construction services related to the **Captain M. Webb Center**, located on the academy's campus in southwest Dallas, Texas. Please review and respond to the attached RFP with a proposal as outlined.

The deadline for submission will be February 16th, 2025, by 12:00 AM CST. Please submit your proposal via Procore.

Sincerely,

Greg O'Bryan

Request for Proposal

For Design, Preconstruction & Construction Services
Captain M. Webb Center
Dallas, Texas

Owner's Representative:

The Beck Group
1601 Elm Street
Suite 2800
Dallas, TX 75201



INTRODUCTION

The purpose of the RFP is to solicit proposals for professional design, preconstruction, and construction services for the scope of services defined below for the Captain M. Webb Center. As the Owner's Representative, Beck is seeking to select a Design-Build firm or team to serve as a trusted partner for the project.

PROJECT PURPOSE & BACKGROUND

→ design to ensure this never happens again

Late in the evening of May 11th, 2024, a severe thunderstorm passed over Welton Academy. The existing athletic complex was hit by lightning which caused a tragic fire that destroyed our athletic Facilities. The adjacent maintenance and security office building also suffered significant structural damage. Thankfully surrounding academic buildings received no damage.

In the aftermath of this disaster, we now have a unique opportunity to reimagine our longstanding commitment to athletic excellence. Welton Academy has developed a program to rebuild and improve the former athletic center with the new Captain M. Webb Center to include a natatorium, conference rooms, a gathering space looking over our sports field for our alumni and modern accommodations for our maintenance and security team.

Welton Academy has decided to relocate all athletic facilities to the southeast end of campus. This strategic move will free up valuable space at the heart of campus for academic expansion, enabling us to accommodate our growing student body.

Thanks to the generosity of our community, we have already raised \$56 million in the past eight months to support this ambitious project, which is planned to be located on the campus as shown in the attached Exhibit A. We are excited to embark on a new era of athletic excellence at Welton Academy, creating a world-class facility that will empower our students to achieve their full potential both on and off the field.

PROGRAM SUMMARY

The Welton Academy and Beck team have reviewed initial program needs and have determined a list of needed spaces which should be incorporated into the proposed designs. Specific space square footages should be considered approximate Net Square Feet (NSF) at this stage and do not include circulation. See Exhibit B Program Requirements for list of spaces required.

OTHER DESIGN REQUIREMENTS

In no particular order, several key project requirements and notes are provided below to be accounted for in the planning, design, and construction of this project.

→ highlight 100 year decisions - design for maintenance

The campus intends this building to benefit students for coming generations, thus the design should be for a 100-year building.

The project is required to be LEED Silver.

The existing campus architectural style and material palette shall be maintained for the exterior of the new building. See Exhibit F for representative imagery.

The gym component shall meet storm shelter requirements. → What are storm shelter requirements?

The current campus has a central plant for heating and cooling. Based on existing capacity and anticipated new load, the facilities team believes that one (1) additional chiller will be required for the central plant as part of this project. If design-build team has reason to believe the proposed design will require additional equipment in the central plant, please note this and include an allowance for further central plant upgrades. → include in budget if needed

Parking to be provided under separate contract by Owner, overlapping with the end of construction activities for athletics facility.

Design per recommendations of the Geotechnical Engineer. See Exhibit D. → info on foundations

PROJECT BUDGET & SCHEDULE CONSTRAINTS

Welton Academy has set a target budget of \$66.5 million for the design and construction of the new facility, including associated site improvements.

Owner's timeline for the project is as follows:

Interview DB Teams: 2/17/2025

Award DB Team: 2/24/2025

Design Start: 3/3/2025

Substantial Completion & Begin Owner Move-In: 11/17/2027

Final Completion & Owner Move-In Complete: 12/23/2027

~ 2.5 year duration

RFP RESPONSE DELIVERABLE

To evaluate the team's capabilities and proposed solutions, we require the following minimum items to be included with the RFP deliverable.

- A. Team → can work on this now
1. Team Statement of Interest (100 Words Maximum) Pg. 6
 2. Company Philosophy (200 Characters Maximum) Pg. 6
 3. Design, Preconstruction & Construction Team Organization Chart (1 Page) pg. 7
 4. Proposed plan for executing the work and ideas for innovation (1 Page)

↓ needs more added from Jeremy + Catherine



all sections laid out
unique criteria: won't burn down, last 100 years

B. Design

1. Conceptual Site Plan to show building(s) orientation in relation to site context (topography, adjacent uses, site access, etc.)
2. Diagrams or Sketch illustrating the Design Concept
3. Plan view showing program areas (bubble diagram or color-coded rooms, etc.)
4. Plan view showing circulation of occupant flow from area to area
5. Conceptual Floor plan(s) with square footages noted per room
 - i. Plans should illustrate occupancy of key areas: locker and seating areas.
6. Exterior and Interior imagery as needed to convey design concept
7. Completed LEED Checklist showing the planned path to achieve LEED Silver.
8. Any other design imagery necessary to convey the design intent

alan's to add SF per room →

lots rework this into a Visual →

C. Preconstruction

1. Conceptual estimate based on Proposed Design submitted according to Bid Form included in **Exhibit C**.
2. Detailed estimate in format to be selected by Team (Unifomat, MasterFormat, or CSI).
3. Major clarifications and assumptions regarding project scope.
4. Value analysis recommendations to maximize value relative to budget and design goals. → include 100 years in decisions

in appendix

D. Construction

1. Schedule to include the following milestones at a minimum:
 - i. Design Build Partner Award
 - ii. SD, DD, and CD design and budget updates
 - iii. Guaranteed Maximum Price (GMP) Established
 - iv. Groundbreaking
 - v. Top-out
 - vi. Dry-in
 - vii. Substantial Completion
 - viii. Owner Move-In
2. Site Logistics Plan to include at minimum:
 - ix. Site Fence
 - x. Construction & Emergency Access
 - xi. Trailer Location
 - xii. If applicable, Crane Location(s)/Pathway(s)
 - xiii. Laydown Area
 - xiv. Parking

Please upload your RFP response in PDF format (preferably in 1 file) by at the end of the 16-hour Competition on February 15, 2025 via the Procore project set up for this competition. Printed copies of the



RFP response are not required. However, teams may provide a single page (max. 11"x17") of proposal highlights to judges during the presentation.

The Beck Group will hold interviews on Monday, February 17, 2025 at the Hurst Conference Center in Hurst, Texas. Interviews will be limited to 30 minutes in length (5 minutes for setup, 20 minute presentation, and 5 minutes for Q&A). Responses will be evaluated by a panel of judges familiar with the RFP.

EVALUATION

Teams will be evaluated based on overall best value, experience, and quality of proposed services. Review and consideration will be given to the proposed team's Design, Preconstruction, and Construction capabilities.

Evaluation will be weighted as follows:

1. Team / RFP response submission (10%)
2. Design (30%)
3. Estimate (25%)
4. Schedule (25%)
5. Interview (10%)

EXHIBITS

Exhibit A: Site Plan

Exhibit B: Program Requirements

Exhibit C: Bid Form

Exhibit D: Summary of Geotech Recommendations

Exhibit E: LEED Checklist

Exhibit F: Campus Standards

Thank you for your interest in this project; we look forward to your submissions and presentations.

Sincerely,

A handwritten signature in blue ink that reads "Greg O'Bryan".

Greg O'Bryan
The Beck Group