



**Kinney County
Request for Qualifications for
RFQ # 00156
Design-Build Services for Baseball Park**

**Deliver Qualifications Submissions to:
John Paul Schuster, County Judge
Kinney County Courthouse
501 South Ann Street
Brackettville, Texas 78832**

Kinney County Baseball Park – RFQ Design-Build Services

This Request for Qualifications ("RFQ") requires that qualifications be submitted without any cost information on the proposed project. Based on the proposed RFQ submittals, finalists will be selected for further interview. Please note that the RFQ submissions must be sealed and received at the designated location by the deadline shown. RFQ submissions received after the required deadline will be returned unopened and shall be considered late and non-responsive and will be rejected.

Any questions concerning the RFQ must be submitted in writing and must be submitted no later than five (5) business days prior to the RFQ submittal deadline to the contact person indicated below.

John Paul Schuster
Kinney County Judge
Email: county.judge@co.kinney.tx.us

Section 1 – General Requirements

- 1.1 Request for Qualifications for Design Build Services for the Kinney County Baseball Park. The design-build contract will be procured in accordance with Subchapter G, Chapter 2269, Texas Government Code.
- 1.2 One sealed original response is due in the office of the **Kinney County Judge at the Kinney County Courthouse no later than 5:00pm local time on Friday, March 20, 2026**. Any submittals received after that will not be accepted and will be returned unopened to the respondents.
- 1.3 Packages are to be sealed and clearly labeled "Response to RFQ for Design Build Services. ATTN: **Judge John Paul Schuster**." RFQ submissions must address each applicable requirement set out in the RFQ. Only respondents who can provide, either directly or as part of a team under its control, both design and construction should tender their RFQ submission.
- 1.4 Unless expressly allowed by a written authorization or addendum to this solicitation/request, no RFQ submissions may be changed, amended, or modified in any manner after it has been delivered to the Court; however, a RFQ submission or proposal may be withdrawn and resubmitted any time prior to the deadline for receipt thereof.
- 1.5 Interested persons, entities or teams, submitting RFQ submissions, must submit one original and five copies of their RFQ submission. One of the bound copies must be executed original bearing the signature of an authorized representative of the Respondent or Team.
- 1.6 RFQ submissions must be on standard paper, with each page numbered

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sequentially. The RFQ submissions should be in the format set forth as requested herein.

- 1.7 RFQ submissions will be opened during **Commissioners Court on Monday, March 23, 2026 at 9:00am in the District Courtroom of the Kinney County Courthouse but will not be awarded until Monday, April 13, 2026.**
- 1.8 A tour of the site shall be held on **Friday, March 13, 2026 at 11:00am at the Kinney County Little League Field** to gain a better understanding of the site and the proposed project.
- 1.9 Persons, entities or teams delivering timely and accepted RFQ submissions shall be notified by **5:00pm Friday, April 17, 2026**, as to whether they have been selected. ¹

Section 2 – Selection

Step I – Qualification Submission

- 2.1 Prior to any receipt of, request for, or consideration of any submission, the County request will consider, the relative qualifications of any person, entity or team seeking to provide the goods and services necessary for the development, design, and construction of **Kinney County Baseball Park**. After such consideration, the County may choose to interview any respondent and/or request additional information.
- 2.2 Each respondent must submit a RFQ submission containing a full and complete response to each of the items that are set forth below and fully complying with the general requirements set out above. No price or cost information is to be included with the initial RFQ submission. The inclusion of pricing or cost information in an RFQ submission is grounds for automatic disqualification by the County.
- 2.3 By submitting a proposal, the design-build firm certifies to the County that each architect and engineer that is a member of the design-build firm was selected based on demonstrated competence and qualifications, in the manner provided by Section 2254.004, Texas Government Code.

Project Overview:

The County of Kinney is seeking qualifications from design-build firms to construct a new baseball park consisting of **two regulation baseball fields with synthetic turf, concession stand, restrooms and parking lot.** The County's anticipated budget is **\$2,125,310.00**

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General Project Description:

- **Engineering/Design/ and Geotechnical Investigations**
- **Demolition of current site structures**
- **Earthwork and excavation**
- **2 Regulation Baseball Fields with synthetic turf**
- **Bleachers with Shade Covers and Press Box**
- **Concession Stand and Restrooms**
- **Landscaping**
- **Parking Lot**
- **Lighting**
- **Scoreboards**
- **The project must be designed and built in strict compliance with:**

Design/Build firm shall be responsible for designing and constructing the project to meet all applicable codes and regulations including life safety codes, building codes, Texas Disabled Accessibility Standards, fire marshal requirements, city and county regulations, etc.
- **The location of the project is: 303 E. Louise Street**

Project Schedule:

Request for Qualifications advertised: **March 5, 2026**

Site Inspection: **March 13, 2026**

RFQ due: **March 20, 2026**

Receive and Review RFQ submissions: **March 23, 2026**

Selection of Design Build Firm at Commissioners Court Meeting: **April 13, 2026**

Notice to Proceed to Design Build Firm: **April 17, 2026**

Design and construction completion: **April 30, 2027**

REQUEST FOR QUALIFICATIONS

Please provide the following information for the Design/Build firm in the sequence and format prescribed by this questionnaire. If the firm is a joint venture, please provide information on both firms. Supplemental materials providing additional information may

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be attached, but the information requested below is to be provided in this format.

1. Firm Information

- 1.1 Name of Firm
- 1.2 Address
- 1.3 Phone and email
- 1.4 Form of Business Organization (Corporation, Partnership, Individual, Joint Venture, other)
- 1.5 Year Founded
- 1.6 Primary Individual to Contact Regarding This Response
- 1.7 Copy of sam.gov active registration

2. Organization

- 2.1 How many years has your organization been in business in its current capacity?
- 2.2 How many years has your organization been in business under its present name? Under what other former names has your organization operated?
- 2.3 If your organization is a corporation, answer the following: Date of Incorporation, State of Incorporation, President's Name, Vice President's Name(s), Secretary's name, and Treasurer's Name.
- 2.4 If your organization is a partnership, answer the following: Date of Organization, Type of Partnership (if applicable), Name(s) of General partners.
- 2.5 If your organization is individually owned, answer the following: Date of Organization, Name of Owner.
- 2.6 If the form of your organization is other than those listed above, describe it and name the principals.

3. Financial Information

- 3.1 Attach a financial statement including your organization's latest balance sheet and income statement.
- 3.2 Provide the name, address, and phone number of the financial statement preparer requested under 3.1 above
- 3.3 Will the organization whose financial statement is attached act as guarantor of the contract for construction?
- 3.4 Provide name, address, and phone number of your primary financial institution.
- 3.5 Provide name, address and phone number of your bonding company and agent. Provide a letter from your surety verifying your current bonding capacity. (Performance and Payment Bonds equal to 100% of the

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Contract Amount for Construction will be required upon establishing the Contract amount.)

4. Experience

- 4.1 Provide a list of at least five projects constructed by your organization using the Design/Build delivery method. For each project, provide the name and type of project, location, contract value, start and completion dates, names and phone numbers of the Owner and Architect/Engineer.
- 4.2 Describe how you propose to integrate the design team and how the design team and construction team interact and influence one another.
- 4.3 Describe your method of subcontractor award.
- 4.4 Within the last five (5) years, has your organization failed to complete a construction contract? (If the answer is yes, please attach details).
- 4.5 Have any lawsuits been filed against you or arbitration requested with regard to construction contracts within the last five (5) years?

5. Process of Planning and Project Management

- 5.1 Describe your organization's management plan and concepts for working with a Design/Build relationship with your Architect and the Owner during design and construction.
- 5.2 Describe your plan for assuring that the project design meets the Owner's requirements.
- 5.3 Describe your procedures and objectives for reviewing the design and construction documents for quality control/constructability and providing feedback to the Owner.
- 5.4 Describe your method of assuring that materials, equipment and construction methods meet the Owner's design requirements.
- 5.5 Describe your firm's process for making sure subcontractors understand the intent of the contract documents.
- 5.6 Describe your firm's start up and close out procedures for this project.

6. Firms Proposed Personnel

- 6.1 Identify by name the project manager, architect, engineers, construction superintendent, estimator, and any other field personnel you would assign to this work. Prior to contracting with a Design/Build firm, County reserves the right to interview any of the project personnel assigned to the work.

7. Schedule Control

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- 7.1 Describe in detail the project scheduling system or methodology you propose to use in this project.
- 7.2 Identify all key steps, phases, milestones, approvals and project meetings you anticipate in a proposed schedule for the project.

8. Uniqueness

- 8.1 In 500 words or less, explain why you believe your organization is uniquely qualified to perform Design/Build services for the County on this Project.

- 2.4 The Selection Criteria to be applied to the Qualifications Submission identified as Step I are as follows:

Evaluation Factors and Weighting of Those Factors For Evaluation of Qualifications Submissions

The RFQ submissions received from the Respondents, will be reviewed, evaluated and ranked by the County based upon the application of the following evaluation criteria and weighting factors. If a Respondent is unable to provide qualifications responsive to each of the criteria below, it will be disqualified as non-responsive. No other criteria or factors will be used or considered.

1. Reputation and stability	25 Points
2. Experience with Sports Complex Construction	20 Points
3. Bonding Capacity	15 Points
4. Ability of Design/Builder to meet contract time and schedule	15 Points
5. Qualifications of Assigned Personnel	15 Points
6. Safety Record	<u>10 Points</u>
TOTAL	100 Points

Only the information included in the RFQ submissions will be used to rank and select the Firm.

Step II – Submission of Proposals and Interviews

- 2.5 The County may request that the Finalist submit a request for proposal response to provide additional information concerning demonstrated competence and qualifications, considerations of safety and long-term durability of the project, the feasibility of implementing the project as proposed, the ability of the offeror to meet schedules or costing methodology.

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- 2.6** The proposals received from the Finalist and the interview results, if held, will be evaluated and ranked by the County based upon the following evaluation criteria and weighting factors.

Evaluation Factors and Weighting of Those Factors For Evaluation of Proposals for the Project

Group A – The following factors will be given a total weight of 20%:

1. Respondent and Team’s Experience.
2. Respondent and Team’s Technical Competence.
3. Respondent and Team’s Past Performance on Sports Related Projects.
4. The Professional Reputation of the Respondent and its Team Members based on References Provided on Similar Sized Projects.
5. The Quality of Services Provided by the Respondent and its Team on Similar Projects.

Group B – The following factors will be given a total weight of 30%:

6. Finalist Capability to Value Engineer Cost Savings to Keep Project within Budget.
7. Feasibility of Implementing Project as Proposed and Presented.
8. Ability of Respondent to meet schedules and estimated time of completion.
9. The extent to which the Respondent’s Submission complies with the requirements of the RFQ.

Group C – The following factors will be given a total weight of 35%:

10. The long-term cost to the County of operating the facility (including, but not limited to energy costs, sustainability, quality of materials, and durability of the completed structure identified in Proposal).
11. Ability of Respondent to assist the County in setting up existing County Owned Equipment in the new facility, making that equipment operational (it is currently in good operating order), providing/constructing a facility that is safe and functional for employees working in the proposed facility.
12. County funds will be used on the project. Value engineering for costs savings would be considered to provide the County with the best value.
13. Appropriate levels of insurance, for both the design and construction, as well as, bonding capacity.
14. Please provide information regarding your firm’s safety record. Please include the last two years workers compensation modifier and a sample copy of the safety plan you will develop specific to this project and site.

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Group D – The following factors will be given a weight of 15%:

15. The extent to which the Finalist meets the County’s needs.
 16. Ability of the Proposal to reduce the delivery schedule as identified by the County.
 17. Guarantees made by Finalist to achieve a reduced schedule.
 18. The ability to work around or incorporate existing structures.
- 2.7** Finalists must comply with the applicable deadlines and all other applicable requirements described in Section 1 – General Requirements.
- 2.8** Finalists must comply with the applicable deadlines and all other applicable requirements described in Section 3 – Design and Construction, Section 4 – Additional Requirements and Section 5 – Miscellaneous set out below.
- 2.9** Finalists must comply with the criteria, elements and requirements of the Design Criteria Package.
- 2.10** The County shall rank the Finalists and then select the Design-Build Team based upon the determination of the proposal offering the best value to the County on the basis of the results of the two step process set forth herein.
- 2.11** The County will then attempt to negotiate with the selected first ranked Design-Build Team. If a contract cannot be successfully negotiated, the County will formally and in writing end negotiations with the first ranked selected Design-Build Team and shall proceed to negotiate with the second ranked selected Design-Build Team until a contract is reached or there are no firms remaining.
- 2.12** Contract Documents: The County will use the AIA Document A141- 2024 Edition, all appropriate Exhibits to the A141 plus supplementary provisions to the contract.
- 2.13** Following the successful negotiation of a Contract, the Design-Build Team shall complete the design of the Project, submitting all design elements to the County before construction begins.
- 2.14** The Design-Build Team shall provide a signed and sealed set of "as-built" construction documents for the Project to the County at the conclusion of construction.

Section 3 – Design & Construction

- 3.1** Only Respondents who propose to provide either directly or through a team under its control all goods and services requested in the Request for Qualifications should respond. This includes design and construction. The maximum construction period of **nine months**.

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- 3.2** The County will use its staff or appropriate consultants to assist the County for purposes of evaluation and qualitative issues for the duration of the Design/Build work.
- 3.3** The selected Finalist will provide a Contract Price as set forth in the A141-2024 for which the selected Finalist will agree to Design the Project in full compliance with the requirements in this RFQ, in full compliance with all applicable laws, rules, regulations and in full compliance with all the offers, proposals, terms and conditions set forth in the Agreement approved by the Kinney County Commissioners.
- 3.4** Payment and performance bonds, as required by the Texas law, will be required from the successful Finalist in the amount of the Contract Price, less the portion of the Contract Price attributable to design services. If the County and the Design-Build Team have not been able to determine the Contract Price at the time the Design-Build Contract is awarded, then the penal sum of the performance and payment bonds shall be in an amount equal to the construction budget as specified herein. If the Contract amount has been set then the Design-Build Team shall provide the bonds not later than the 10th day after the contract is executed.
- 3.5** The successful Finalist must provide liability insurance covering its activities in the coverage amount of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate, with the aggregate applying to the Project only. The County must be named as an additional insured. The successful Finalist must provide builder's risk/property insurance for the Project in the amount of the full contract sum. The County must be named an additional loss payee on the insurance. The successful Respondent must provide workers compensation insurance for its employees. Automobile liability insurance must be provided for all motor vehicles involved in the Project in the amount of \$1,000,000 per single limit for bodily injury and property damage, with umbrella coverage in an amount not less than \$2,000,000.
- 3.6** Design professionals on the Project must be covered by professional liability insurance in a coverage amount of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate. Design professionals on the Project must be licensed/registered to practice their profession in the State of Texas.
- 3.7** Construction shall be carried out in accordance with the contract documents (including the approved drawings, plans, specifications, and Project manual), and in accordance with the regulations all applicable local, state and federal laws, regulations, statutes and ordinances. Construction draws and retainage shall be in accordance with the negotiated contract. Construction shall include provision of all necessary furnishings and equipment as negotiated between the parties to make the facility operational for its intended purpose. As part of its interview, the Finalist should include the basic terms and definition of general conditions it

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proposes for the Design/Build of the facility. The agreement to be negotiated will not become effective until the County and its counsel have approved the agreement, and it has been approved and its execution authorized by Commissioners Court.

Section 4 – Additional Requirements

- 4.1 Non-Collusion Statement: By submitting a response to this RFQ, you affirm that you are duly authorized to execute this contract, that the company, corporation or firm has not prepared this submittal in collusion with any other bidder, and that the contents of this RFQ as to terms and conditions of said RFQ have not been communicated by the undersigned nor by the employee or agent to any other person engaged in this type of business prior to the official opening of this RFQ
- 4.2 Conflict of Interest: Conflict of Interest Questionnaire (Form CIQ) is required to be submitted by any vendor or other person doing business with a local government entity in accordance with Chapter 176, Local Government Code. Please acknowledge there are no conflicts of interest with any local government officer.
- 4.3 Certificate of Interested Parties: If the procurement and the resulting contract either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least \$1 million, then the successful awarded design-build contractor/team will be required to complete Form 1295 – Certificate of Interested Parties. The disclosure requirement applies to a contract entered into on or after January 1, 2016.
- 4.4 Kinney County does not assume, and hereby specifically disclaims, any responsibility or obligation of any nature, to any of the persons or entities responding to this RFQ and will make no payment or reimbursement of any cost, fee, or other expenditure whatsoever associated with the preparation or submission of a Qualification Submission.
- 4.5 The contracts awarded will be governed by the laws of the State of Texas, and is (are) deemed payable and performable in Brackettville, Kinney County. The venue for all disputes shall lie in **Kinney County, Texas**.
- 4.6 The County has established a budget of **\$2,125,310**. The County anticipates the proposed Contract Price to be less than the Project Budget.
- 4.7 Prevailing Wage: Each Respondent's attention is called to Chapter 2258 – Prevailing Wage Rates of the Texas Government Code. This law provides that it shall be mandatory upon the Design-Builder and upon any subcontractor under him to pay not less than the prevailing rates of per diem wages in the locality at the time of construction to all laborers, workmen, and mechanics employed by

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them in the execution of the Contract. It is also mandatory for the Design-Build Team and its subcontractors to maintain certified payrolls as part of its compliance with the prevailing wage rate statutes.

In accordance therewith, the County will follow the most current prevailing wage scales established by the US Department of Labor in accordance with the Davis-Bacon Act for the county where the project is located and not less than this established scale must be paid on the Project. Any workers not included in the schedule shall be properly classified and paid not less than the rate of wages prevailing in the locality of the Work at the time of construction.

Section 5 – Miscellaneous

- 5.1** To the extent not covered heretofore in these specifications, responses will be evaluated for compliance with the contract requirements of Texas law, including, but not limited to, those set out in Chapter 2269 of the Texas Government Code.
- 5.2** In addition to all rights provided by law, the County:
- a. reserves the right to reject any or all Submissions;
 - b. reserves the right to reject any Finalist after interviews are completed;
 - c. may, at its sole discretion, waive technical mistakes, informalities, or irregularities in any Submissions received; and
 - d. reserves the right to select the Finalist which, in its discretion, is determined to provide the best value to the County and which it believes to serve its best interests in accordance with all applicable laws, including but not limited to Texas Government Code Section 2269.
- 5.3** Neither this document, nor the advertisement of the Notice of the RFQ is an offer. The exhibits attached hereto are incorporated herein for all purposes.
- 5.4** Respondents shall, as a part of the selection process, address and identify how they intend to comply with all existing laws, rules or applicable local ordinances, state and federal laws, specifically related to construction of similar facilities.
- 5.5** It is the expressed intent of the County that each Submission and Interview be:
- a. comprehensive,
 - b. prepared in good faith,
 - c. present a reasonable likelihood to be developed,
 - d. built and become fully operational in a reasonable length of time,
 - e. and its development, design and construction be in full compliance with all applicable laws, rules, regulations, standards and ordinances.

Selection and acceptance of Finalist is expressly conditioned upon actual closing and funding of the Project after approval of all documents by County Commissioners.

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Acceptance of any Submission and following interview is not acquiescence or agreement with any term or condition set forth in the submitted documents included in, or referenced by, the Submission or follow-up Interview.

DESIGN CRITERIA PACKAGE

General Scope:

- Work with the County to develop spatial needs based on budget and the determined use of spaces
- Prepare complete construction documents.
- Comply with all required codes, regulations and laws. All buildings, fields, dugouts, parking lot, and spectator areas shall provide access for individuals with disabilities by way of walkways, ramps, or other acceptable means in accordance with criteria established by law.
- Secure all required building permits.
- Complete the work within the time frame established in this RFQ.