

# Request for Proposal

## Professional Services for General Contracting Services

**Prepared on Behalf of:**

Frisco Chamber of Commerce  
Frisco, TX

**Prepared By:**

Marin Kolb  
Senior Project Management  
Project Management  
Cresa Dallas

Issuing date for Request for Proposals: 3/16/26  
Closing Date for Receipt of Proposals: 4/6/26  
Time: 5:00 PM

On behalf of the Frisco Chamber of Commerce Cresa Project Management requests proposals for General Contracting Services ("Contractor") for the tenant fit-out of 11,789 RSF on the 2<sup>nd</sup> and 3rd floor of 7511 Main Street would like a relationship of trust and confidence established between itself and the Contractor. To this end, the Contractor must use its best skill and judgment in a cooperative effort with the Project Team to further the interests of Frisco Chamber of Commerce to ultimately achieve Frisco Chamber of Commerce's desired build-out, budget and schedule ("Work"). Once the construction phase begins, the Contractor will ensure an adequate supply of workmen and materials to perform the Work in the best, most expeditious and economic way, in a manner consistent with project objectives.

Bidders are asked to provide a lump sum bid with costs itemized in the CSI format attached and their estimated construction schedule. Frisco Chamber of Commerce may choose a general contractor directly from the responses of this RFP or may "short list" firms to interview and/or illicit further information. Please note that bids are due by COB, April 6, 2026, in electronic format. All requests for information are to be submitted by email to Cresa no later than COB on **March 30, 2026**.

**A pre-bid walkthrough will be scheduled on-site Thursday 3/26 from 1:00 PM-4:00PM**

**Bidders have been sent the link to the box with the drawings within it.**

### **General Contractor's Scope of Work**

Contractor is to provide personnel for all pre-construction activities of the project management team inclusive of the project estimators, project managers and site superintendent. During the Work, the project management team shall conduct specific construction activities to include all off-site and on-site construction management activities as necessary.

### **Design and Pre-construction Phase:**

- Work on preliminary submittals and construction schedule in order to prioritize subcontractor/supplier release dates to ensure on-time project completion.
- Perform internal estimating or obtain bids to generate a construction project budget, project schedule, and to define critical lead-time for subcontracts or purchase orders.
- Perform non-destructive pre-construction survey work, or limited demolition, as necessitated by preliminary schematic plans to identify to the extent possible any potential construction difficulties not obviously apparent.

### **Construction Procurement Phase:**

- Immediately upon receipt of the designated final Construction Plans and Specifications, Contractor shall proceed to obtain final bids from subcontractors and suppliers for the Work. Contractor shall use its best efforts to obtain the lowest prices for the Work from responsive and responsible subcontractors and suppliers. Contractor shall obtain consent of Frisco Chamber of Commerce for all proposed sub-contractors.

### **Construction Management Services:**

- The construction services shall include all Work as defined in the Contract Documents. The Work shall include all labor and materials (i) consistent with the Contract Documents, (ii) reasonably inferable therefrom and (iii) required to complete the Work as required by the Contract Documents to permit the occupancy and intended use of the building.
- All portions of the Work that Bidder's organization does not self-perform shall be performed under Subcontracts or by other appropriate agreement with Contractor. All Sub-contractors shall conform to the requirements of the Contract Documents.
- Contractor shall check all materials, equipment and labor entering into the Work and shall keep such full and detailed accounts as may be necessary for proper financial recording. Owner shall be afforded access to all Bidder's records, books, correspondence, instructions, drawings, receipts, vouchers, memoranda and similar data relating to this Project.

### **Attachments:**

- CSI Divisions Form

## **Proposal Submittal**

Responses shall be submitted to:

Frisco Chamber of Commerce  
c/o Cresa Project Management  
Marin Kolb  
[mkolb@cresa.com](mailto:mkolb@cresa.com)

End of RFP.