



Texas Facilities Commission
P.O. Box 13047
Austin, Texas 78711-3047

**REQUEST FOR QUALIFICATIONS
FOR CONSTRUCTION MANAGER-AT-RISK
FOR
DEFERRED MAINTENANCE PROJECTS
IN FIVE STATE OFFICE BUILDINGS IN AUSTIN**

PROJECT #16-021-5051

RFQ #303-6-01935 Addendum #2

Dated: July 13, 2016

Qualifications and HUB Subcontracting Plan
Due Date: August 16, 2016 3:00 PM

TABLE OF CONTENTS

Section I	General
Section II	Project Description
Section III	Scope of Work
Section IV	Submittal Information
Attachment A	HUB Subcontracting Plan (Posted as 'Package #2' on the ESBD)
Attachment B	Execution of Submittal
Attachment C	CMR Proposal Form – REVISED Addendum #2
Attachment D	Contractor's Qualification Form
Attachment E	Project Manual (Posted as 'Package #3' on the ESBD)
Attachment F	RESERVED
Attachment G	Non-Collusion Affidavit
Attachment H	CMR Service Contract Template (Posted as 'Package #4' on the ESBD)
Attachment I	RFQ Checklist

REQUEST FOR QUALIFICATIONS
Deferred Maintenance Projects in Five State Office Buildings
Project #16-021-5051

SECTION I
GENERAL

1. **SCOPE:** In accordance with the provisions of Texas Government Code, Chapter 2269, Subchapter F, Construction Manager-at-Risk Method, and Rules and Procedures adopted by the Texas Facilities Commission (TFC), TFC is requesting qualifications for a Construction Manager-at-Risk (CMR) to correct deferred maintenance deficiencies at five (5) state office buildings: Insurance Building (INS) at 1100 San Jacinto Blvd., Price Daniel, Sr. Building (PDB) at 209 West 14th Street, Supreme Court Building (SCB) at 201 West 14th Street, Sam Houston Building (SHB) at 201 East 14th Street, and Tom C. Clark Building (TCC) at 205 West 14th Street, Austin, Texas hereinafter described as TFC Project #16-021-5051 (the Project). This project will be administered by TFC. This procurement will be a two-step award process with a two-part work requirement. Step One of the solicitation will include a submittal of company experience and qualifications focusing on projects of similar size and type. Respondents will be evaluated on experience and qualifications, as detailed in Section IV, Submittal Information. Step Two of the solicitation will include only the highest ranked five or fewer respondents from Step One who will be asked to provide pricing.

For consideration of this RFQ, the construction budget and Guaranteed Maximum Price (GMP) should consider a budget for the "Cost of the Work" of Ten million five hundred thousand dollars (\$10,500,000) not including any Pre-construction Management fees, Construction Management fees, and Construction General Conditions.

2. **CONTRACT TERM:** Construction is required to commence within ten (10) calendar days after the Notice to Proceed for Construction is issued. For planning purposes, the pre-construction time period is estimated to be one hundred and eighty (180) calendar days. The construction contract period is projected for a term of three hundred sixty-five (365) calendar days except as may be otherwise amended or negotiated.

This contract is contingent upon the continued availability of funding. If funds become unavailable through lack of appropriations, legislative budget cuts, amendment of the Appropriations Act, state agency consolidations, or any other disruption of current appropriations, provisions of the Termination Article in the CMR Service Contract shall apply.

3. **DEFINITIONS:**

Addendum - A modification of the specifications issued by TFC.

Attachment A, HUB Subcontracting Plan - The Historically Underutilized Business (HUB) Subcontracting Plan (HSP) required by Chapter 2161 of the Texas Government Code (TGC) and by Title 34, Chapter 20, Subchapter B, §20.10- §20.28 of the Texas Administrative Code (TAC).

Good Faith Effort – Effort required by vendors when completing the Attachment A, HUB Subcontracting Plan, which demonstrates the respondent has completed one of the following for the planned subcontracting needs: A) Using strictly HUBs for all subcontracting needs, B) Meeting stated agency goal for HUB subcontracted needs using both HUB and Non-HUB vendors, C) Performing "Traditional Good Faith Effort" of notifying two minority/women trade organizations and soliciting bids from three HUBs for each subcontracting opportunity, and allowing seven business days for response, or D) Self-Performing Contract (performing all work with own materials and labor).

Historically Underutilized Business (HUB) – pursuant to TGC, Chapter 2161, means a business that is at least 51% owned by an Asian Pacific American, a Black American, a Hispanic American, a Native American, an American Woman, and/or a United States Veteran with a minimum 20% Disability rating; is an entity with its principal place of business in Texas; and has an owner residing

in Texas with proportionate interest that actively participates in the control, operations, and management of the entity's affairs.

Owner - The Texas Facilities Commission.

Project Manager - The individual designated by the Owner authorized to represent the Owner during the performance of the contract.

SECTION II PROJECT DESCRIPTION

The project includes correction of numerous deferred maintenance deficiencies under a single prime contract for the following five (5) state office buildings: Insurance Building (INS), Price Daniel, Sr. Building (PDB), Supreme Court Building (SCB), Sam Houston Building (SHB), and Tom C. Clark Building (TCC). The project includes, but is not limited to, repairs to mechanical, electrical, elevators, security, waterproofing, and rain water drainage systems.

Pre-Construction:

The Construction Manager-at-Risk (CMR) shall provide a preliminary evaluation of the Owner's program, schedule, and construction budget requirements, each in terms of the other.

CMR shall schedule and conduct meetings with the A/E and Owner to discuss such matters as procedures, progress, coordination, and scheduling of the Work. CMR shall advise the Owner and A/E on selection of materials, building systems and equipment. CMR shall also provide recommendations consistent with the Project requirements to the Owner and A/E on constructability, availability of materials and labor, time requirements for procurement, installation and construction, and factors related to construction cost including, but not limited to, cost of alternative designs or materials, preliminary budgets, life-cycle data, and possible cost reductions.

When project requirements have been sufficiently identified, CMR shall prepare and periodically update project schedule for the A/E's review and Owner's acceptance. Project schedule shall coordinate and integrate CMR services, A/E's services, and the Owner's responsibilities and identify items that could affect the Project's timely completion. CMR will update the Project schedule and submit GMP proposal.

GMP shall be provided for A/E's review and Owner's approval. GMP proposal will follow requirements provided by Owner.

CMR shall provide recommendations with regard to potential phased construction. CMR shall take into consideration cost reductions, cost information, and constructability. CMR will work with A/E during this process to produce optimum potential phasing plans for construction.

Preliminary cost estimates shall include costs evaluations of alternative materials and systems as suggested by A/E or CMR.

CMR shall develop bidders' interest in the Project.

CMR shall prepare, for the A/E's review and the Owner's acceptance, a procurement schedule for items that must be ordered well in advance of construction. CMR shall expedite and coordinate the ordering and delivery of such materials.

During and post-construction:

CMR shall provide the following:

1. Provide all permits, barricades, and coordinate street closures with the City of Austin as required for the performance of the work.
2. Install fencing and/or covered overhead walkways as needed to delineate contractor's staging area and any potential pedestrian walking areas.

3. Provide follow-up one-year warranty inspection.

Architectural:

1. Any Architectural modifications and code compliance related to the correction of deferred maintenance deficiencies including but not limited to:
 - a. Repair of exterior claddings, window sealing, and waterproof as needed.

Mechanical:

1. Any mechanical modifications related to the correction of deferred maintenance deficiencies and code compliance including but not limited to:
 - a. Replacement or repairing of Air Handler Units.
 - b. New DDC controls to connect with existing control system.

Plumbing:

1. Any plumbing modifications related to the correction of deferred maintenance deficiencies and code compliance.

Electrical:

1. Any electrical modifications related to the correction of deferred maintenance deficiencies and code compliance including but not limited to:
 - a. Replacement of electrical distribution panels

Elevator:

1. Renovation of elevator cabs and modification of consoles to ensure compliance with accessibility requirements.

For the consideration of this RFQ, TFC is assessing any known asbestos materials in the existing facility to be abated prior to demolition and construction.

Any asbestos abatement of the building is to be considered part of the construction contract and budget of this RFQ. Any required abatement will be either negotiated with the CMR awarded the contract or addressed by TFC separately.

Third Party Testing: TFC shall provide or contract with third party for Testing and Balancing Services, RAS Review, Commissioning, and Construction Materials Testing.

SECTION III **SCOPE OF WORK**

1. Part One - Collaborate with TFC and its Architects and Engineers (A/E), HMG & Associates, Inc., during the completion of construction documents including cost estimation, review and comments at Schematic Design, Design Development, 50%, 90%, and 100% completion of Construction Documents. The respondent's expertise will be used to affect value engineering, establish a project schedule and ultimately determine the Guaranteed Maximum Price (GMP). The services include attending meetings, consultation of plan reviews, constructability reviews, and cost estimating.
2. Part Two - In accordance with the approved schedule and GMP, facilitate bidding and selection of subcontractors in accordance with HUB requirements, provide and/or secure and install all materials, labor, coordination, management and supervisory activities necessary to complete construction of the project in accordance with the drawings, specifications and other contract documents that will be prepared by the A/E & TFC.

3. Documents are available for review on the state of Texas Electronic State Business Daily (ESBD) at <http://esbd.cpa.state.tx.us/> Select 'Agency 303 Texas Facilities Commission' from the drop-down box.
4. **SUBCONTRACTORS:** Subcontractors providing services shall meet the same requirements and level of experience as required of the respondent. No subcontract shall relieve the primary respondent of responsibility for the service. If the respondent uses a subcontractor for any or all of the work required, the following conditions shall apply under the listed circumstances:
 - 4.1. Respondents planning to subcontract all or a portion of the work shall identify the proposed subcontractors on the Attachment A, HUB Subcontracting Plan.
 - 4.2. Subcontracting shall be at the respondent's expense.
 - 4.3. TFC retains the right to check a subcontractor's background and make a determination to approve or reject the use of submitted subcontractors.
 - 4.4. The respondent shall be the only contact for TFC and subcontractors. Respondent shall list a designated point of contact for all TFC and subcontractor inquiries.
5. Respondents will be held to have satisfactory understanding regarding all existing conditions and to have included in the proposal an amount sufficient to cover all work including permits, fees, etc.

SECTION IV
SUBMITTAL INFORMATION

1. **SCHEDULE OF EVENTS:** TFC reserves the right to change the dates shown below upon written notification.

<u>EVENT</u>	<u>DATE</u>
Issue RFQ	07/13/2016
Mandatory Pre-Submittal Conference (OR)	07/26/2016 Tuesday @ 10:00 AM
Mandatory Pre-Submittal Conference	07/28/2016 Thursday @ 2:00 PM
Deadline for Submission of Questions	08/04/2016
Deadline for Submission of Qualifications & HSP	08/16/2016 Tuesday @ 3:00 PM
Notification of Short List Selection	08/22/2016
Deadline for Submission of Proposals/Opening	08/26/2016 Friday @ 3:00 PM
Notification of Interview Selection	08/29/2016
Interviews	09/06/2016
Award by Commission	09/21/2016
Execute Contract	10/12/2016

2. **MANDATORY PRE-SUBMITTAL CONFERENCE AND SITE VISIT:** The mandatory pre-submittal conferences are scheduled for Tuesday, July 26, 2016 at 10:00 AM and Thursday, July 28, 2016 at 2:00 PM. The location of both pre-submittal conferences is 1711 San Jacinto Blvd., Austin, TX 78701. Check in with the 4th floor receptionist. Respondents must have an employee of their firm attend at least one (1) of the two (2) pre-submittal conferences. TFC shall reject qualifications submitted by firms that did not attend one of the mandatory pre-submittal conferences. Please be on time.

For the pre-submittal conferences there is metered parking on the street (quarters) or free parking on the top level of State Parking Garage B, 1511 San Jacinto, Austin.

http://www.tspb.texas.gov/plan/maps/doc/capitol_complex_maps/capitol_complex_employee_parking.pdf

3. **SUBMISSION REQUIREMENTS:**

3.1. Submission:

- 3.1.1. **Step One:** The initial submittal is of qualifications only. Respondents shall submit one (1) original of the following:
- 3.1.1.1 Attachment A, HUB Subcontracting Plan;
 - 3.1.1.2 Attachment B, Execution of Submittal;
 - 3.1.1.3 Acknowledgement of Addenda;
 - 3.1.1.4 Original Bid Bond; and
 - 3.1.1.5 Litigation History Statement;

Include one (1) original and three (3) copies of the following:

- 3.1.1.6 Company Information;
- 3.1.1.7 Attachment D, Contractor's Qualification Form;
- 3.1.1.8 Budget Compliance Form;
- 3.1.1.9 Schedule Compliance Form;
- 3.1.1.10 Experience and Qualifications;
- 3.1.1.11 Methodology; and
- 3.1.1.12 Quality/Safety Programs & Safety Record.

Pages should be numbered and contain an organized, paginated table of contents corresponding to the section and pages of the RFQ.

Additionally, respondent shall provide a formatted CD, or USB flash memory drive, containing a complete copy of the vendor's response to this RFQ. The format shall be Adobe Acrobat version 9.0 or higher.

- 3.1.2. **Step Two:** For the five or fewer respondents chosen from Step One, respondent shall submit one (1) original of the following:
- 3.1.2.1 Attachment C, CMR Proposal Form; and
 - 3.1.2.2 Attachment G, Non-Collusion Affidavit.

- 3.1.3. Respondents to this RFQ are responsible for all costs of submittal preparation and delivery.

- 3.2. **Step One Contents:** Below is a summary of required information. Submittals without this information will be evaluated accordingly. TFC reserves the right, in its sole judgment and discretion, to waive minor technicalities and errors in the best interest of the state. The Attachment A, HUB Subcontracting Plan, the Attachment B, Execution of Submittal, and the Bid Bond shall be returned with the response. Failure to do so shall result in disqualification.

- 3.2.1. **Company Information:** Including, but not limited to the following (on a separate sheet):

- 3.2.1.1. Company description
- 3.2.1.2. Ownership information
- 3.2.1.3. Physical and Mailing address
- 3.2.1.4. Other company locations/offices
- 3.2.1.5. Primary Contact
- 3.2.1.6. Office and mobile telephone number, and email address of company's Primary Contact
- 3.2.1.7 11-Digit State of Texas Vendor Identification Number

- 3.2.2. **Relevant Experience and Qualifications: <25 pts.>**

- 3.2.2.1 **Relevant Experience:**

- 3.2.2.1.1. Complete and submit the Attachment D, Contractor's Qualification Form. The form can be obtained electronically at the TFC website:
<http://www.tfc.state.tx.us/divisions/facilities/prog/construct/formsindex/>

Document #1, Index of Forms. Respondent should also provide free-form narrative that describes, in detail, any qualifications not enumerated on Attachment D, Contractor's Qualifications Form.

3.2.2.1.2 Particularly indicate your firm's experience with deferred maintenance projects. Also indicate your firm's experience and project examples with:

- 1) Performing construction activities in secured and occupied multi-story building;
- 2) Coordination with Owner, A/E, and third-party testing agents;
- 3) Elevator, mechanical, electrical, plumbing, and building envelope systems;
- 4) Accurate cost estimation;
- 5) Preparing construction moving and phasing plan.

3.2.2.1.3 Demonstrate the Company's or Individual's relevant CMR experience to the type of work solicited in the RFQ.

3.2.2.1.4 Names of top management and key employees and each person's duties. Include the background and experience of these key employees.

3.2.2.1.5 Provide an Organizational Chart with roles and responsibilities of key individuals assigned to support the project.

3.2.2.2 **Minimum Qualifications:**

3.2.2.2.1 Out of State contractors doing business in Texas shall have a Certificate of Authority to do business in Texas. A copy of the certificate shall be submitted with the submittal.

3.2.2.2.2 Negative responses from Owners and A/E firms which are familiar with contractor's performance, depending on problems encountered, may be grounds for disqualification.

3.2.3. **Methodology and Budget/Schedule Compliance: <20 pts.>**

3.2.3.1. **Proposed Methodology:** A detailed plan outlining the methodology intended to be employed by the respondent that demonstrates the processes of implementation regarding the requirements of the RFQ Scope of Work into a realized and finished project. This shall include, but not be limited to

- 1) Processes and techniques used to understand the Statement of Work;
- 2) problem solving;
- 3) Value engineering;
- 4) Maintaining budgets;
- 5) Maintaining schedules;
- 6) Staff sizing and roles;
- 7) Company workload in proportion to the project outlined in the Statement of Work;
- 8) Coordination of work with subcontractors and/or consultants.
- 9) Coordination with Owner and third-party consultants/testing agents;
- 10) Coordination of work in a secured and occupied multi-story building;
- 11) Coordination with the City of Austin to obtain permits, planning and perform setting up barricades and street closures.

3.2.3.2. **Budget/Schedule Compliance:** On the Attachment D, Contractor's Qualifications Form, Contractor shall demonstrate their ability to meet schedule completion dates and maintain project budgets.

3.2.3.2.1. **For the five (5) most relevant recently completed projects,** contractor shall demonstrate experience in meeting **completion date schedules** by providing the original construction duration and final construction duration on their last five projects. Provide appropriate explanation on the causation when a variance of 5% or more is experienced.

3.2.3.2.2. **For the same five (5) most relevant recently completed projects as above,** contractor shall demonstrate experience in maintaining **construction budgets** by providing the awarded budget and the final completion budget. Variances of 5% or more shall be explained for the causation in exceeding the stated awarded budget.

3.2.4. **Quality Control Program & Safety Program: <5 pts.>**

3.2.4.1. **Quality Program:** Quality Assurance / Quality Control: The respondent shall provide the name and job title of the person in the organization who oversees the quality assurance program. The respondent shall also provide a description of the firm's quality assurance program. TFC reserves the right to require a copy of the Quality Control Manual and Quality Assurance Processes, which, if contracted, will become a contract document. Vendor shall describe its quality assurance program, quality requirements and means of measurement. Provide process flow charts on how quality is maintained and achieved. The respondent shall describe the firm's policy regarding establishing quality control processes similar to ISO 9000 and other in-place controls for adherence to budget, quality, safety and schedule.

3.2.4.2. **Safety Program and Contractor's Safety Record:** Provide the company's workers' compensation experience modification rate (EMR) for the last five years as part of the submittal. This shall be submitted on your insurance carrier's letterhead. Also, indicate the name and job title of the person in your organization who manages your safety program. Provide a description of your firm's safety program. TFC reserves the right to require a copy of your safety manual if your firm's proposal is scored within the highest range of proposals, which will become a Contract Document after award.

3.2.5 **Litigation:** <Pass/Fail>

3.2.5.1 Provide details of all litigation history, including but not limited to administrative claims and proceedings and arbitration within the past five (5) years.

3.2.5.2 Respondents involved in litigation, depending upon the circumstances, may be disqualified.

3.2.6 **Attachment B, Execution of Submittal:** Failure to sign and return the Execution of Submittal with the response shall result in rejection of the response.

3.2.7. **Bid Bond:** Submittals shall be accompanied by a bid security in the form of an original bid bond, certified and/or cashier's check (on a solvent bank in the State of Texas) drawn to order of the Texas Facilities Commission, in the sum of **\$25,000.00**. No other form of security will be accepted. The Bid Bond submitted by the awarded vendor will be held until GMP is accepted by TFC, and Performance and Payment Bonds subsequently received and approved.

3.2.7.1. Should the contractor fail, neglect, or refuse to begin performance of the contract after receiving the award, said security will be forfeited to TFC. Performance shall be considered begun upon acknowledgement of the

contract award and the furnishing of all required security bonds and insurance coverage.

3.2.7.1. If TFC has not made an award within ninety (90) calendar days after responses are opened, respondents may withdraw their responses without prejudice; however, respondents have the option to extend the time in which their bids will be honored after this ninety (90) day period.

3.2.8. **Insurance Requirements for CMRs:** The insurance requirements, located in the Attachment H, CMR Service Contract Template, shall be reviewed by an agent of your insurance company prior to submitting a response. **Upon acceptance of the high scorer's negotiated proposed pricing, the insurance requirements shall be met by providing the Certificates of Insurance (COI's) and the corresponding policy endorsements.**

3.2.9. **Attachment A, HUB Subcontracting Plan:** In accordance with TGC, Sections 2161.181-182 and Title 34, Chapter 20, Subchapter B, §20.10- §20.28 of the TAC, TFC shall make a good faith effort to utilize HUBs in contracts for construction services, including professional and consulting services; and commodities contracts. The purpose of the HUB Program is to promote full and equal business opportunities for all businesses in State contracting in accordance with the following HUB utilization goals as specified in 34 TAC § 20.13:

- 11.2% for heavy construction other than building contracts,
- **21.1% for all building construction,**
- 32.9% for all special trade construction contracts,
- 23.7% for professional services contracts,
- 26.0% for all other services contracts, and
- 21.1% for commodities contracts.

As mandated by 34 TAC § 20.14, Respondents must submit an Attachment A, HUB Subcontracting Plan that identifies all subcontracting items and complies with good faith effort requirements outlined in Attachment A, HUB Subcontracting Plan and in accordance with the Comptroller of Public Accounts HUB rules [34 TAC §20.14 (d)(1)(D)(iii)].

3.2.9.1. Pursuant to TGC § 2161.252(B), TFC shall reject any response that does not include a fully completed Attachment A, HUB Subcontracting Plan. An incomplete Attachment A, HUB Subcontracting Plan is considered a material failure to comply with the solicitation requirements.

3.2.9.2. The Attachment A, HUB Subcontracting Plan shall become a provision of the contract between the awarded respondent and TFC. The awarded respondent can only change the Attachment A, HUB Subcontracting Plan if (a) the respondent complies with 34 TAC Section 20.14; (b) the respondent provides its proposed changes to TFC for review; (c) TFC approves the respondent's proposed changes to its Attachment A, HUB Subcontracting Plan; and (d) TFC and the respondent amends their contract by submitting a revised Attachment A, HUB Subcontracting Plan containing the changes approved by TFC.

3.2.9.3. If TFC determines that the respondent failed to implement the Attachment A, HUB Subcontracting Plan in good faith, TFC, in addition to any other remedies, may report nonperformance to the Texas Comptroller in accordance with 34 TAC, Section 20.14, (g)(5).

3.2.9.4. **The Attachment A, HUB Subcontracting Plan submitted with the initial response to this RFQ solely addresses the Part One pre-construction collaborative phase of the scope of work. A revised**

Attachment A, HUB Subcontracting Plan shall be submitted by the awarded respondent prior to Part Two construction.

If further assistance is needed in preparing the Attachment A, HUB Subcontracting Plan, potential respondents may contact the TFC HUB Coordinator Yolanda Strey at 512-475-0453, or by email at HUB@tfc.state.tx.us

- 3.2.9.5. **Prior to soliciting bids in preparation for GMP, the CMR shall coordinate with the TFC HUB Coordinator to schedule a “Meet the Prime” event in order to promote outreach to HUBs for subcontracting opportunities.**

3.3. **Step Two Contents:** Step Two only applies to the five or fewer respondents chosen from the Step One qualification evaluation. Below is a summary of required information. TFC reserves the right, in its sole judgment and discretion, to waive minor technicalities and errors in the best interest of the state. The Attachment C, CMR Proposal Form and the Attachment G, Non-Collusion Affidavit shall be submitted upon request; failure to do so shall result in disqualification.

3.3.1. **Attachment C, CMR Proposal Form:** This form must be completed and returned. Respondents may not add qualifications, conditions or exceptions to the proposal. Any such representation by the respondent may be cause for rejection of the proposal, at the full and sole discretion of TFC.

3.3.1.1. **The Offer:** The offer (as more fully set forth in the Attachment C, CMR Proposal Form.) shall be comprised of three components, listed below. Only components 3.3.1.1.2 and 3.3.1.1.3 listed below are utilized in computing the possible fifty (50) points for compensation and fees.

3.3.1.1.1. A Pre-Construction Management Not-to-Exceed fee for collaboration with TFC and its A/E during the pre-construction phase described in Section III, Scope of Work, par. 1 Part 1. This pricing component will be negotiated with the highest ranked respondent. If a cost cannot be agreed upon, the negotiations will be formally terminated and TFC will attempt to negotiate an agreement with the next firm, in order of ranking, until an agreement is reached or the list is exhausted, upon which the solicitation will be cancelled and may be re-issued.

3.3.1.1.2. A Construction Management Fee as a percentage of the estimated Cost of Work. Such fee shall represent overhead and profit.

3.3.1.1.3. A Not-to-Exceed fee for Construction General Conditions.

3.3.2. **Construction Time:** Construction time is estimated at three hundred sixty-five (365) calendar days (this time excludes pre-construction time, that, at the time of this RFQ, is estimated to be one hundred eighty (180) calendar days).

3.3.3. **Submittal Duration:** If TFC has not made an award ninety (90) calendar days after responses are opened respondents may withdraw their responses without prejudice; however, respondents have the option to extend the time in which their responses will be honored after this ninety (90) day period.

3.3.4. **Attachment G, Non-Collusion Affidavit:** The Attachment G, Non-Collusion Affidavit must be enclosed with the proposal. The Attachment G, Non-Collusion Affidavit form can be obtained electronically at the following link, ‘Forms Index’, Document #4,

<http://www.tfc.state.tx.us/divisions/facilities/prog/construct/formsindex/>

3.4. **Inquiries:**

3.4.1. All inquiries shall be submitted in writing to Rico Gamino by email to: rico.gamino@tfc.state.tx.us.

- 3.4.2. All inquiries submitted by email shall be in an editable format, i.e. Microsoft Word, or standard email, as opposed to an un-editable format such as Adobe Acrobat .pdf files.
- 3.4.3. All inquiries will result in written responses with copies posted to the ESBD at: <http://esbd.cpa.state.tx.us/>. If respondents do not have internet access, copies may be obtained through the point of contact listed above.
- 3.4.4. Any respondents finding discrepancies between the provided documents, or in doubt as to their exact meaning, shall notify TFC at once. TFC, may then, as an option, issue addenda clarifying the same. TFC is not responsible for oral instructions or for misinterpretation of the drawings and specifications.
- 3.4.5. Upon issuance of this RFQ, beside written inquiries as described above, other employees and representatives of TFC will not answer questions or otherwise discuss the contents of the RFQ with any potential vendor or their representatives. Failure to observe this restriction may result in disqualification of any subsequent response. This restriction does not preclude discussions between affected parties for the purpose of conducting business unrelated to this solicitation.

3.5. Solicitation Submission:

- 3.5.1. All submittals shall be received and time stamped at TFC prior to 3:00 P.M. Central Time on the date specified in the Schedule of Events. TFC reserves the right to accept late submittals; however no submittals shall be accepted once the submittal opening process has begun, notwithstanding acceptable evidence that the delivery of the submittal was the fault of the shipper or the submittal was under agency control at the time of the opening.
- 3.5.2. Submittals should be placed in a separate envelope/package and correctly identified with your company name, RFQ number, Purchaser's name, and submittal deadline/opening date. If submitting multiple responses, each response should be placed in a separate envelope with correct identification. It is the respondent's responsibility to appropriately mark and deliver the submittal to TFC by the specified date.
- 3.5.3. Receipt of all addenda to this RFQ shall be acknowledged by returning a signed copy of the signature page of each addendum with the response. Any amendment to this procurement solicitation will be posted as an addendum on the ESBD. It is the responsibility of interested parties to periodically check the ESBD for updates to the procurement prior to submitting qualifications. Respondent's failure to periodically check the ESBD will in no way release the selected vendor from "addenda or additional information" resulting in additional costs to meet the requirements of the RFQ.
- 3.5.4. TFC will not consider any submittal that bears a copyright. As a state agency, TFC will strictly adhere to the requirements of Chapter 552 of the TGC (the "Texas Public Information Act") regarding the disclosure of public information. As a result, by participating in this solicitation process respondent acknowledges that all information, documentation, and other materials submitted in response to this solicitation may be subject to public disclosure under the Texas Public Information Act. TFC does not have authority to agree that any information submitted will not be subject to disclosure. Disclosure is governed by the Texas Public Information Act. Respondents are advised to consult with their legal counsel concerning disclosure issues resulting from this process and to take precautions to safeguard trade secrets and proprietary or otherwise confidential information. TFC assumes no obligation or responsibility relating to the disclosure or nondisclosure of information submitted by respondents. If it is necessary for respondent to include trade secrets or proprietary or otherwise confidential information in its submittal, respondent must clearly mark in bold red letters the term "CONFIDENTIAL" using at least **14 point font**, on that specific part or page of the submittal which respondent believes to be confidential. All submittals and parts of submittals that are not marked confidential will be automatically considered to be public information. Should trade secrets or proprietary or otherwise confidential information be included in the submitted CD, as referenced in

Section 3, Submission Requirements, par. 3.1, Submission, subparagraph 3.1.1. Step One, respondent should mark the CD with the word “CONFIDENTIAL.” If TFC receives a public information request seeking information marked by respondent as confidential, respondent will receive notice of the request as required by the Texas Public Information Act. If TFC receives a public information request for submittals and parts of submittals that are not marked confidential, the information will be disclosed to the public as required by the Texas Public Information Act.

- 3.6. **Delivery of Submittals** - Submittals shall be delivered to TFC by one of the following methods:

U.S. Postal Service	Overnight/Express Mail	Hand Deliver
TFC – Bid Services ATTN: Rico Gamino RFQ #303-6-01935 Central Services Building P.O. Box 13047 Austin, TX 78711-3047	TFC – Bid Services ATTN: Rico Gamino RFQ #303-6-01935 Central Services Building, Rm. 176 1711 San Jacinto Blvd. Austin, TX 78701 Hours – 8:00 AM to 5:00 PM	TFC – Bid Services ATTN: Rico Gamino RFQ #303-6-01935 Central Services Building 4 th Floor Receptionist 1711 San Jacinto Blvd. Austin, TX 78701 Hours – 8:00 AM to 5:00 PM

3.7. **Receipt of Submittals**

- 3.7.1. Submittals will be opened at the Central Services Building, 4th Floor Receptionist, 1711 San Jacinto Blvd., Austin, Texas.
- 3.7.2. Submittals will be received until the date and time established for receipt, then opened.
- 3.7.3. Telephone, facsimile, or email submittals are not an acceptable response to this RFQ.
- 3.7.4. All submittals become the property of TFC after the submittal deadline/opening dates.

4. **EVALUATION AND AWARD**

- 4.1. The intent of TFC is to award a contract to the vendor whose qualifications and pricing are considered to be the best value to the state.
- 4.2. An evaluation committee will be established to evaluate submittals. The committee will include employees of TFC, and may include other impartial individuals who are not TFC employees. By submitting qualifications in response to this RFQ, respondent accepts the solicitation and evaluation process and acknowledges and accepts that scoring of the qualifications may involve some subjective judgments by the evaluation committee. The evaluation committee will evaluate and score each submittal based on the following criteria:

<u>Step 1 Criteria</u>	<u>Weight</u>
• Experience and Qualifications	25%
• Methodology and Budget/Schedule Compliance	20%
• Quality/Safety Programs & Safety Record	5%
• Litigation History	<u>Pass/Fail</u>
	50%
<u>Step 2 Criteria</u>	<u>Weight</u>
• Compensation and Fees (CM Fee + Construction General Conditions)	50%
• Step 1 Criteria	<u>50%</u>
	100%

- 4.3 The evaluation committee may conduct an interview of the finalist(s) to make a determination for award recommendation. Scoring of the interview shall replace the scoring of the Step One criteria listed above. The following will be expected during an interview:
- 4.3.1 One hour is allocated for the interview.
 - 4.3.2 Attendance by team members assigned to the project to represent themselves as to their relevant experience and proposed involvement in the project. Representation by the Project Manager and the Superintendent is a critical component of the interview.
 - 4.3.3 An Agenda for the interview will be provided by TFC requiring an elaboration of company relevant experience, qualifications, and proposed methodology for the Project.
- 4.4 The Evaluation Committee will determine if price negotiations are necessary and may negotiate final pricing per TGC, Chapter 2269, Subchapter D, §2269.155(b), (c).
- 4.5 In evaluating proposals to determine the best value for the State of Texas, TFC may consider information related to past contract performance of a respondent including, but not limited to, the Vendor Performance Tracking System (available at http://www.window.state.tx.us/procurement/prog/vendor_performance/). Prior work performance with TFC, and other State agencies or governmental entities which are familiar with a respondent's performance, depending on problems encountered, may be grounds for disqualification.
- 4.6 Right to Audit: Vendor understands that acceptance of funds under this contract acts as acceptance of the authority of the State Auditor's Office, TFC or any successor agency, to conduct an audit or investigation in connection with those funds. Vendor further agrees to cooperate fully with the above parties in the conduct of the audit or investigation, including providing all records requested. Vendor shall ensure that this clause concerning the authority to audit funds received indirectly by subcontractors through the vendor and the requirement to cooperate is included in any subcontract awarded.
- 4.7 Protests shall be governed by TAC Title 1, Administration, Part 5 Texas Facilities Commission, Chapter 111 Administration, Subchapter 1 Complaints and Dispute Resolution, §111.32 Protests/Dispute Resolution/Hearings.
- 4.8 Order of Precedence: In the event of conflicts or inconsistencies between this contract and its attachments, such conflicts or inconsistencies shall be resolved by reference to the documents in the following order of priority: Signed Contract Attachments to the Contract, Request for Qualifications, and Respondent's Response to Request for Qualifications.

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ATTACHMENT A

HUB Subcontracting Plan

Posted as 'Package #2' on the ESBD

For electronic completion (RECOMMENDED) click here:

<http://www.window.state.tx.us/procurement/prog/hub/hub-forms/>

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ATTACHMENT B
EXECUTION OF SUBMITTAL

NOTE: RESPONDENTS SHALL COMPLETE AND RETURN THIS ATTACHMENT WITH THEIR SUBMITTAL. FAILURE TO DO SO SHALL RESULT IN DISQUALIFICATION OF THE SUBMITTAL.

By signature hereon, the respondent certifies that:

All statements and information prepared and submitted in the response to this RFQ are current, complete and accurate.

He/she has not given, offered to give, nor intends to give at anytime hereafter, any economic opportunity, future employment, gift, loan gratuity, special discount, trip, favor, or service to a public servant in connection with the submitted response. Failure to sign the Execution of Submittal or signing it with a false statement shall void the submitted offer or any resulting contracts.

Neither the respondent or the firm, corporation, partnership, or institution represented by the respondent or anyone acting for such firm, corporation, or institution has violated the antitrust laws of this State, codified in Section 15.01, et seq., Texas Business and Commerce Code, or the Federal antitrust laws, nor communicated directly or indirectly the offer made to any competitor or any other person engaged in such line of business.

By signing this submittal, respondent certifies that if a Texas address is shown as the address of the respondent, respondent qualifies as a Texas Resident Bidder as defined in TAC, Title 34, Part 1, Chapter 20.

Under Section 2155.004, TGC, the vendor certifies that the individual or business entity named in this bid or contract is not ineligible to receive the specified contract and acknowledges that this contract may be terminated and payment withheld if this certification is inaccurate.

Pursuant to TGC, Title 10, Subtitle D, Section 2155.004(a), the bidder has not received compensation for participation in the preparation of specifications for this solicitation.

Respondent is in compliance with TGC, Title 6, Subtitle A, Section 669.003, relating to contracting with an executive of a state agency. If Section 669.003 applies, respondent shall provide the following information as an attachment to this response. Name of former executive, name of state agency, date of separation from state agency, position with respondent, and date of employment with respondent.

Respondent agrees that any payments due under any contract arising from this submittal will be applied towards any debt, including but not limited to delinquent taxes and child support that is owed to the State of Texas.

HB1295 of the 84th Legislature mandates that you must comply with the following:

TGC Section 2252.908, and new rules promulgated by the Texas Ethics Commission ("TEC") pursuant to Section 2252.908, require a disclosure of interested parties by contractors that enter into certain types of government contracts.

To comply with the law and new rules, contractors must file a Disclosure of Interested Parties Form 1295 ("Form 1295") with the TEC and TFC

As of January 1, 2016, the TEC has made available on its website the new filing application that must be used to file Form 1295.

Go to: <https://www.ethics.state.tx.us/index.html>. Under the heading HOT TOPICS, click on "New Form 1295 Filing Application". Information on using the new filing application is also posted on the TEC's website as of January 1, 2016.

Questions concerning the Form 1295 may be directed to TFC Legal Services.

System for Award Management (SAM): Prior to awarding state funds for goods and/or services rendered, the State of Texas will conduct a required search of your firm using the Federal System for Award Management (SAM). This is a Federal government maintained database that record and track organizations either known to or suspected of contributing to terrorist organizations. No state funds may be paid to an individual or firm whose name appears on this list.

Texas Family Code Compliance Requirement:

Under TGC, Title 5, Subtitle D, Section 231.006, Family Code (relating to child support), the individual or business entity named in this solicitation is eligible to receive the specified payment and acknowledges that this contract may be terminated and payment withheld if this certification is inaccurate. The response includes the names of each person with a minimum of twenty-five percent (25%) ownership of the business entity submitting the response. Respondents that have pre-registered this information on the CPA Centralized Master Bidders List have satisfied this requirement. If not pre-registered, respondent shall provide the name(s) below. Upon award, respondent shall provide TFC Procurement the Social Security number(s) of the individual(s) listed below.

Firm Owner(s), Partners, Sole Proprietors, Share Holder(s)
of twenty-five percent (25%) interest:

Name: _____

Name: _____

Name: _____

(Respondent may use bottom of page if necessary.)

RESPECTFULLY SUBMITTED:

Authorized Signature: _____

Printed Name and Title: _____

Telephone: _____

Respondent's Corporate Charter No.: _____

If a Corporation, attach a corporation resolution or other official corporate documentation, which states that person signing this proposal is an authorized person to sign for and legally bind the corporation.

ATTACHMENT C
CMR PROPOSAL FORM Addendum #2
(Submitted at Step 2 by Selected Respondents Only)

1. Proposing Firm's Name: _____
Address: _____
City, State, Zip: _____
2. Project Number: 16-021-5051
Project Title: Deferred Maintenance projects in five state office buildings
Using Agency: Multiple Using Agencies
Project Location: Multiple locations within Capitol Complex

Having carefully examined the RFQ and solicitation documents, proposal Attachments as well as the premises and conditions affecting the work, as prepared by TFC, we hereby propose to complete the work for the following amounts:

Pre-Construction Management Fee for a Not-to-Exceed fee in collaborating with TFC and A/E during design phases To be negotiated with the respondent evaluated as the highest scoring firm

Construction Management Fee as a PERCENTAGE fee of the Cost of Work for construction (CMR's overhead and profit). For purposes of this RFQ solicitation only, **use Ten million and five hundred thousand dollars (\$10,500,000) as the Cost of Work:**

%

Not-to-Exceed fee for **Construction General Conditions:**
General Conditions shall include the following for the duration of the project:

- Bonds and Insurance
- Project Management / Supervisory / Support / Administrative Personnel (both office and field)
- Temporary Field Offices / Facilities / Storage (including equipment, materials and temporary utilities)
- Background Checks / Employee I.D.s
- Health and Safety
- Construction Documentation
- Transportation
- Parking
- Temporary Barriers, Signage, and Controls
- Cleaning and Waste Disposal

Dollars \$

~~Monthly Not-to-Exceed fee for **Construction General Conditions** for approved time extensions.~~

~~Dollars \$~~

~~This is no longer requested. Do not provide pricing for monthly general conditions.~~

Base Time: The respondent, by the signature of their authorized representative below, further agrees that, if awarded the contract, and upon the completion of the contract documents, the work will be substantially complete in the calendar day time indicated herein following the date of a Construction Notice to Proceed.

Base Time: Three Hundred Sixty-Five (365) calendar days

RESPECTFULLY SUBMITTED:

Authorized Signature:

Printed Name and Title:

Telephone:

Respondent's Corporate Charter No.:

If a Corporation, attach a corporation resolution or other official corporate documentation, which states that person signing this proposal is an authorized person to sign for and legally bind the corporation.

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ATTACHMENT D

Contractor's Qualification Form

Obtain a copy at the following website, Construction Contracts Item #1 at TFC website link below

ATTACHMENT E

Project Manual

(Posted as 'Package #3' on the ESBD)

ATTACHMENT F

RESERVED

ATTACHMENT G

Non-Collusion Affidavit

Obtain a copy at the following website, Construction Contracts Item #4 at TFC website link below

ATTACHMENT H

CMR Service Contract Template

(Posted as 'Package #5' on the ESBD)

TFC website link: <http://www.tfc.state.tx.us/divisions/facilities/prog/construct/formsindex/>

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ATTACHMENT I
RFQ CHECKLIST

Checklist for RFQ #303-6-01935

Title: RFQ for CMR for Deferred Maintenance projects in five state office buildings

Opening Date: 08/16/2016 @ 3:00 PM

Vendor Name and Address:

Contact: _____

TX Taxpayer #: _____

Office Phone: _____

Mobile Phone: _____

Email: _____

Attended a Pre-Submittal Conference: _____

STEP ONE SUBMITTAL:

1. Submitted one (1) original of the following:

- Attachment A - HUB Subcontracting Plan _____
- Attachment B - Execution of Submittal _____
- Bid Bond _____
- Acknowledge Addenda _____
- Litigation History Statement _____

2. Submitted one (1) original and three (3) copies of the following : _____

- Company Information _____
- Attachment D - Contractor's Qualification Form _____
- Budget Compliance Form _____
- Schedule Compliance Form _____
- Experience and Qualifications _____
- Methodology _____
- Quality/Safety Programs & Safety Record _____

3. Submitted one (1) PDF copy on a CD _____

STEP TWO SUBMITTAL:

1. Submitted one (1) original:

- Attachment C - CMR Proposal Form _____
- Attachment G - Non-Collusion Affidavit _____