

REQUEST FOR COMPETITIVE SEALED PROPOSALS FOR A GENERAL CONTRACTOR

The University of Texas Southwestern Medical Center
EF3.150 – Shell Space Office Renovations
RFP No.: FY2026-RFP-HC-00187

RFP Due: December 19, 2025

LINK TO SOLICITATION

The University of Texas Southwestern Medical Center is now using an internal procurement portal for all competitive procurements. Please click the following link and then click the *Respond Now* button to be directed to the full solicitation.

<https://bids.sciquest.com/apps/Router/PublicEvent?CustomerOrg=UTSWMC>



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REQUEST FOR COMPETITIVE SEALED PROPOSALS
The University of Texas Southwestern Medical Center
EF3.150 -Shell Office Space Renovation
RFP No: FY2026-RFP-HC-00187

SECTION 1 – GENERAL INFORMATION AND REQUIREMENTS

- 1.1 **GENERAL INFORMATION:** The University of Texas Southwestern Medical Center (“Owner”) is soliciting Competitive Sealed Proposals (“Proposals”) for selection of a General Contractor firm for Project #FY2026-RFP-HC-00187; EF3.150 – Shell Office Space Renovation (“Project”), in accordance with the terms, conditions, and requirements set forth in this Request for Competitive Sealed Proposals.
- 1.1.1 This Request for Competitive Sealed Proposals (“RFP”) is the only step for selecting a General Contractor for the Project as provided by Texas Education Code §51.783(d). The RFP provides the information necessary to prepare and submit Competitive Sealed Proposals for consideration and ranking by the Owner.
- 1.1.2 The Owner may select the Proposal that offers the “best value” for the institution based on the published selection criteria and on its ranking evaluation. The Owner may first attempt to negotiate a contract with the selected offeror. The Owner may discuss with the selected offeror options for a scope or time modification and any price change associated with the modification. If the board is unable to reach a contract with the selected offeror, the Owner may formally end negotiations with that offeror and proceed to the next “best value” offer or in the order of the selection ranking until a contract is reached or all proposals are rejected.
- 1.2 **PUBLIC INFORMATION:** All information, documentation, and other materials submitted in response to this solicitation are considered non-confidential and/or non-proprietary and are subject to public disclosure under the Texas Public Information Act (*Texas Government Code*, Chapter 552.001, *et seq.*) after the solicitation is completed.
- 1.2.1 The Owner strictly complies with all statutes, court decisions, and opinions of the Texas Attorney General with respect to disclosure of RFP information.
- 1.3 **TYPE OF CONTRACT:** Any contract resulting from this solicitation will be in the form of the Owner’s Standard General Contractor Agreement, a copy of which is included in the Bidding Documents.
- 1.3.1 The work will be awarded under as a Lump-Sum contract to the Respondent offering the “best value” to the Owner.
- 1.4 **CLARIFICATIONS AND INTERPRETATIONS:** Any clarifications or interpretations of this RFP that materially affect or change its requirements will be issued by the Owner as an Addendum. It is the responsibility of all respondents to obtain this information in a timely manner. All such Addenda issued by the Owner before the proposals are due as part of the RFP, and respondents shall acknowledge receipt of each Addendum to the RFP and/or the Bid Documents in its Proposal.
- 1.4.1 No oral explanation in regard to the meaning of the Bidding Documents will be made and no oral instructions will be given before the award of the contract. Discrepancies, omissions or doubts as to the meaning of Drawings and Specifications shall be communicated in writing to

the Project Architect for interpretation. Any interpretation made will be in the form of an Addendum, which will be forwarded to all known plan holders and its receipt by the respondent shall be acknowledged on the Pricing and Delivery Proposal Form.

- 1.4.2 Respondents shall consider only those clarifications and interpretations to the Drawings and Specifications that the Project Architect issues by Addenda five (5) calendar days prior to the submittal deadline. Interpretations or clarifications in any other form, including oral statements, will not be binding on the Owner and should not be relied on in preparing Proposals.

1.5 SUBMISSION OF PROPOSALS:

- 1.5.1 PROPOSAL DEADLINE: The Owner will receive Proposals by the date and time below.

December 19, 2025 at 4:00pm local time (CST)

- 1.5.1.1 Submit individual responses to each Criterion for Selection listed under Question Group 2, as well as one full and comprehensive response under Question 1.12

- 1.5.2 Proposals or HUB Subcontracting Plans that are received late will remain unopened. The Point-of-Contact identified in Section 1.6 will identify the official time clock at the Proposal submittal location identified above.

- 1.5.3 The Owner will not acknowledge or receive Proposals or HUB Subcontracting Plans that are delivered by telephone, facsimile (fax), postal mail, or electronic mail (e-mail).

- 1.5.4 Properly submitted Proposals, or HUB Subcontracting Plans will not be returned to the respondents.

- 1.5.5 Properly submitted Proposals will be opened publicly via a virtual meeting and the names of the respondents will be read aloud after the HUB Subcontracting Plans are received and confirmed by the Owner.

Monday December 22, 2025 at 10:00 AM

Microsoft Teams [Need help?](#)

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Meeting ID: 240 368 451 651 7

Passcode: Np9xz9Qk

Dial in by phone

[+1 469-208-1505,,938160772#](#) United States, Carrollton

[Find a local number](#)

Phone conference ID: 938 160 772#

- 1.6 POINT-OF-CONTACT: The Owner designates the following person(s), as its representative and Point-of-Contact for this RFP. Respondents shall restrict all contact with the Owner and direct all questions regarding this RFP, including questions regarding terms and conditions, to the Point-of-Contact person.

Amanda Usrey; Sourcing and Contracting Specialist (**PRIMARY**)
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The Office of Supply Chain Management
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E-mail: John.Ihnfeldt@UTSouthwestern.edu

- 1.6.1 The Owner designates the following person, as its Architect/Engineer representative regarding the technical Drawings and Specifications.

Neal Braswell
NBB Architect
5006 Lake Forest Dr.
Rowlett, TX 75088

- 1.7 EVALUATION OF PROPOSALS: The evaluation of the Proposals shall be based on the requirements described in this RFP. Approximately thirty-five percent, (35%) of the evaluation will be based on the Respondent's Pricing and Delivery Proposal; the remaining evaluation will be based on the Respondent's qualifications. All properly submitted Proposals will be reviewed, evaluated, and ranked by the Owner.
- 1.8 OWNER'S RESERVATION OF RIGHTS: The Owner may evaluate the Proposals based on the anticipated completion of all or any portion of the Project. The Owner reserves the right to divide the Project into multiple parts, to reject any and all Proposals and re-solicit for new Proposals, or to reject any and all Proposals and temporarily or permanently abandon the Project. Owner makes no representations, written or oral, that it will enter into any form of agreement with any respondent to this RFP for any project and no such representation is intended or should be construed by the issuance of this RFP.
- 1.9 ACCEPTANCE OF EVALUATION METHODOLOGY: By submitting its Proposals in response to this RFP, the Respondent accepts the evaluation process and acknowledges and accepts that determination of the "best value" Respondent will require subjective judgments by the Owner.
- 1.9.1 The Owner reserves the right to consider any Proposal "non-responsive" if the Base Proposal Cost is determined to be unreasonable or irresponsible in relation to the other submitted Proposals and/or the Owner's estimate of the construction cost.
- 1.10 NO REIMBURSEMENT FOR COSTS: Respondent acknowledges and accepts that any costs incurred from the respondent's participation in this RFP process shall be at the sole risk and responsibility of the respondent. Respondents submit Proposals at their own risk and expense.
- 1.11 PRE-BID CONFERENCE: A pre-bid conference and guided tour of the project site will be held at the time and location described below.

An RSVP with name and title of attendees (max 3 per company) is required to be submitted, by e-mail, to the primary point of contact listed in section 1.6 by Tuesday November 18, 2025 at 2:00pm local time (CST).

Thursday November 20, 2025 at 10:00am local time (CST)

The University of Texas Southwestern Medical Center
2001 Inwood Rd
EF3.150
Dallas, TX 75390

- 1.11.1 A guided tour of the EF3.150 -Shell Office Space Renovation project site will be included as a part of the conference agenda. This may be the only opportunity for potential respondents to view the Project site(s) before the submittal of Proposals.
- 1.12 ELIGIBLE RESPONDENTS: Only individual firms or lawfully formed business organizations may apply (This does not preclude a respondent from using consultants.) The Owner will contract only with the individual firm or formal organization that submits a Proposal.
- 1.13 HISTORICALLY UNDERUTILIZED BUSINESSES SUBMITTAL REQUIREMENTS: It is the policy of The University of Texas System, and each of its component institutions, to promote and encourage contracting and subcontracting opportunities for Historically Underutilized Businesses (HUB) in all contracts. Accordingly, the Office of Facilities Planning and Construction (OFPC) has adopted Exhibit H, Policy on Utilization of Historically Underutilized Businesses (included in the Bidding Documents). The Policy applies to all contracts with an expected value of \$100,000 or more. If OFPC determines that subcontracting opportunities are probable, then a HUB Subcontracting Plan is a required element of the Proposals. Failure to submit a required HUB Subcontracting Plan will result in rejection of the Proposals.
 - 1.13.1 STATEMENT OF PROBABILITY: The University of Texas System, Office of Facilities Planning and Construction (OFPC), has determined that subcontracting opportunities are probable in connection with this procurement solicitation. Therefore, a HUB Subcontracting Plan (HSP) is required as a part of the respondent's Proposal. The respondent shall develop and administer a HSP as a part of the respondent's Proposal in accordance with the OFPC Policy on Utilization of Historically Underutilized Businesses (HUB), Exhibit H.
 - 1.13.2 Refer to Exhibit H, Policy on Utilization, Historically Underutilized Business and the Summary of Requirements for a detailed list of attachments required with the Proposals.
 - 1.13.3 The "Statement of Probability" determines the probability for subcontracting opportunities. This determination will clarify which attachments, detailed in Figure 1, will be required to be completed and returned.
- 1.14 CERTAIN PROPOSALS AND CONTRACTS PROHIBITED: Under Section 2155.004, Texas Government Code, a state agency may not accept a proposal or award a contract that includes proposed financial participation by a person who received compensation from the agency to participate in preparing the specifications or request for proposals on which the proposal or contract is based. All vendors must certify their eligibility by acknowledging the following statement, "Under Section 2155.004, Government Code, 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." If a state agency determines that an individual or business entity holding a state

contract was ineligible to have the contract accepted or awarded as described above, the state agency may immediately terminate the contract without further obligation to the vendor. This section does not create a cause of action to contest a proposal or award of a state contract.

- 1.15 SALES AND USE TAXES: Section 151.311, Tax Code, as amended effective October 1, 1993, permits the purchase free of state sales and use taxes of tangible personal property to be incorporated into realty in the performance of a contract for an improvement to realty for certain exempt entities that include The University of Texas System. The section further permits the purchase tax-free of tangible personal property (other than machinery or equipment and its accessories and repair and replacement parts) for use in the performance of such a contract if the property is "necessary and essential for the performance of the contract" and "completely consumed at the job site." In addition, the section permits the purchase tax-free of a tangible service for use in the performance of such a contract if the service is performed at the job site and if "the contract expressly requires the specific service to be provided or purchased by the person performing the contract" or "the service is integral to the performance of the contract."
- 1.16 CERTIFICATION OF FRANCHISE TAX STATUS: Respondents are advised that the successful respondent will be required to submit certification of franchise tax status as required by State Law (H.B. 175, Acts 70th Leg. R.S., 1987, Ch. 283, p. 3242). The Respondent further agrees that each subcontractor and supplier under contract will also provide a certification of franchise tax status.
- 1.17 REQUIRED NOTICES OF WORKERS' COMPENSATION INSURANCE COVERAGE: The Texas Workers' Compensation Commission has adopted a new rule, 28 TAC, sec. 110.110, relating to REPORTING REQUIREMENTS FOR BUILDING OR CONSTRUCTION PROJECTS FOR GOVERNMENTAL ENTITIES. The rule applies to all building or construction contracts advertised for bid on or after September 1, 1994. The rule implements sec. 406.096, Texas Labor Code, which requires workers' compensation insurance coverage for all persons providing services on a building or construction project for a governmental entity. The requirements of the rule are set forth in Article 6 of the Uniform General Conditions.
- 1.18 PREVAILING MINIMUM WAGE RATE DETERMINATION: Respondents are advised that the Texas Prevailing Wage Law will be administered in accordance with the policies and procedures set forth in the U. T. System document, entitled "Prevailing Wage Guidelines." A copy is attached in the solicitation prerequisites section. The penalty for violation of prevailing wage rates has been increased from \$10.00 per underpaid worker per day or portion thereof to \$60.00.
- 1.19 DELINQUENCY IN PAYING CHILD SUPPORT: Under Section 231.006, Family Code, the vendor or applicant certifies that the individual or business entity named in this contract, bid, or application is not ineligible to receive the specified grant, loan, or payment and acknowledges that this contract may be terminated, and payment may be withheld if this certification is inaccurate.
- 1.20 Certification Required by Texas Governor Executive Order GA-48. Pursuant to [Executive Order GA-48 of the Governor of Texas effective November 19, 2024](#), Contractor certifies that it and, if applicable, any of its holding companies or subsidiaries, is not:
 - a. Listed in Section 889 of the 2019 National Defense Authorization Act (NDAA); or
 - b. Listed in Section 1260H of the 2021 NDAA; or

c. Owned by the government of a country on the U.S. Department of Commerce's foreign adversaries list under 15 C.F.R. § 791.4; or

d. Controlled by any governing or regulatory body located in a country on the U.S. Department of Commerce's foreign adversaries list under 15 C.F.R. § 791.4.

SECTION 2 – EXECUTIVE SUMMARY

2.1 **PROJECT DESCRIPTION AND SCOPE:** This project involves Convert the existing shell space into: (18) Private offices; (2) Touchdown area; (1) storage; (14) Open office space.

2.2 **PROJECT PLANNING SCHEDULE:**

The following anticipated dates are for planning purposes only. The contractual dates required by the Owner of the “best value” respondent will be identified in the executed agreement.

▪ Owner conducts Pre-Submittal Conference	November 20, 2025
▪ Owner receives Request For Competitive Sealed Proposals	October 27, 2025
▪ Owner executes Agreement	January 2026
▪ Owner issues Notice to Proceed for Construction	January 2026
▪ General Contractor achieves Substantial Completion	June 2026
▪ General Contractor achieves Final Completion	July 2026

SECTION 3 – REQUIREMENTS FOR COMPETITIVE SEALED PROPOSALS

Respondents will be evaluated based on the following criteria and completion of their Proposal in response to all questions in this Section.

3.1 **CRITERIA ONE: RESPONDENT’S SAFETY MANAGEMENT PROGRAM FOR THIS PROJECT (5%)**

3.1.1 The University of Texas Southwestern Medical Center goal regarding Construction and workplace safety is to eliminate workplace injuries on all UT Southwestern construction projects. We consider safety a core value within our organization and attach the highest importance to this section in scoring evaluation. NOTE: This section shall be addressed by the corporate safety director and within their response the firm shall provide the signature of the corporate safety director attesting to that fact. **The response to Criterion One may be reviewed by the Owner’s safety professional.**

3.1.2 Identify the proposed Project Safety Coordinator and Assistant(s) for Construction Phase services. Provide details to support time spent in safety positions, primary duties, formal education and continuing education as they relate to construction safety. Provided information shall demonstrate compliance with the Project Safety specification (01 35 23) for each position.

3.1.3 Provide details of your corporate safety organizational structure including individuals, titles and corresponding duties and safety resources your firm will bring to the project.

3.1.4 Describe the methodology, including any technology or other resources, that your firm intends to use for prevention and/or control of incidents and insurance claims on this Project.

- Include details regarding your firms' approach to safety pre-planning, training, implementation, monitoring of results and actions taken to correct process deficiencies. Provide examples of unique safety strategies your firm has used with success on other projects.
- 3.1.5 Provide examples of how your firm recognizes project team members and subcontractors for identifying hazards on projects and your response to those issues.
- 3.1.6 Describe in detail how your firm would provide unique project specific safety orientation training for UTSW projects. Provide examples and details.
- 3.1.7 Identify (in separate figures) the percentage of the Construction Cost that is to be included in the Project general conditions for each of the following pieces of the Project Safety Program:
- on-site safety education & training,
 - personal protective equipment, signage, and hardware,
 - first aid and emergency response equipment,
 - safety incentives and recognition,
 - contingency for post incident drug testing and incident management costs
 - Miscellaneous other safety-related expenses (NOTE: DO NOT LIST items that will appear elsewhere in the Project's General Conditions; office equipment, salaries, etc.)
- 3.1.8 Describe the level of importance for Enforcement and Support of Project Safety that the firm includes in performance evaluations for Superintendents and Project Managers.
- 3.1.9 Describe the Safety and Insurance/Claims History information and weighting that the firm includes in the submission and award process for "best value" Subcontracts.
- 3.1.10 For all projects that the firm has managed (or co-managed) in the past five (5) years, list and describe all events or incidents that have reached any of the following levels of severity:
- Any occupational illness or injury that resulted in death or total and permanent disability
 - Three occupational illnesses or injuries that resulted in hospital admittances
 - Explosion, fire or water damage that claimed 5% of the project's construction value
 - Failure, collapse, or overturning of a scaffold, excavation, crane or motorized mobile equipment when workers were present at the project
- 3.1.11 Does the firm or any other company within the same holding group of companies self-perform any work beyond General Conditions?
- 3.1.12 Identify the firm's Experience Modification Rate (EMR) for the five (5) most recent annual insurance-year ratings and the North American Industry Classification System (NAICS) code used to determine your organization's EMR. Contractor must have a current EMR of < 1.0
- 3.1.13 Identify the firm's annual OSHA Recordable Incident Rates (RIR) for all work performed during the past five (5) calendar years.
- 3.1.13.1 If the firm has performed work for UT System in the past and been enrolled in the Rolling Owner's Controlled Insurance Program, provide a list of each individual project(s) managed and the overall project RIR for each.
- 3.1.14 Identify the firm's annual OSHA Days Away From Work Incident Rates (DAFW) for all work performed during the past five (5) calendar years.

- 3.1.14.1 If the firm has performed work for UT System in the past and been enrolled in the Rolling Owner's Controlled Insurance Program, provide a list of the individual project(s) managed and the overall project DAFW for each.

3.2 CRITERIA TWO: RESPONDENT'S ABILITY TO PROVIDE CONSTRUCTION SERVICES (5%)

- 3.2.1 Provide the following information on your firm for the past **five** (5) fiscal years:

Volume

- Annual number, value and percent change of contracts in Texas per year;
- Annual number, value and percent change of contracts nationally per year;

Revenues

- Annual revenue totals and percent change per year;

Bonding

- Total bonding capacity;
- Available bonding capacity and current backlog;

- 3.2.2 Attach a letter of intent from a surety company indicating your firm's ability to bond for the entire construction cost of the project. The surety shall acknowledge that the firm may be bonded for each stage/phase of the project, with a potential maximum construction cost of \$600,000.00. Bonding requirements are set forth in the Agreement and in the Uniform General and Supplementary General Conditions for The University of Texas System Building Construction Contracts.
- 3.2.3 Identify if your firm is currently for sale or involved in any transaction to expand or to become acquired by another business entity? If so, please explain the impact both in organization and company direction.
- 3.2.4 Provide details of any past or pending litigation, or claims filed, against your firm that may affect your performance under a Contract with the Owner.
- 3.2.5 Identify if your firm is currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity? If so, specify date(s), details, circumstances, and prospects for resolution.
- 3.2.6 Does any relationship exist by relative, business associate, capital funding agreement, or any other such kinship between your firm and any Owner employee, officer or Regent? If so, please explain.

3.3 CRITERIA THREE: QUALIFICATIONS OF CONSTRUCTION TEAM (20%)

- 3.3.1 Provide resumes of the Respondent's team that will be directly involved in the Project, including their experience with similar projects, the number of years with the firm, and their city(s) of residence. Include as applicable; Project Managers, Superintendents, Assistant Project Managers and Superintendents, Expeditors, Project Scheduler, Quality Control Inspectors, Safety Coordinator / Assistant, Carpenter Forman, and Labor Forman.
- 3.3.2 For each team member identified above, provide his/her current status, and when each team member will be available to provide Construction Services for this Project.

- 3.3.3 Describe, in graphic and written form, the proposed Project assignments and lines of authority and communication for each team member to be directly involved in the Project. Indicate the estimated percentage of time these team members will be involved in the Construction Services.
- 3.3.4 Identify the Mechanical, Electrical and Plumbing (MEP) Subcontractors included as part of this proposal, including their experience with similar projects, the number of years with the firm, and their city(s) of residence.
- 3.3.5 Provide resumes of the Project Manager and Superintendent that will be directly involved in the Project for the MEP Subcontractors, including their experience with similar projects, the number of years with the firm, and their city(s) of residence.

3.4 CRITERIA FOUR: RESPONDENT'S PAST PERFORMANCE ON REPRESENTATIVE PROJECTS (10%)

- 3.4.1 Identify and describe the Construction Team's past experience for providing Construction Services that are MOST RELATED TO THIS PROJECT within the last five (5) years. List the projects in order of priority, with the most relevant project listed first. Provide the following information for each project listed:

- Project name, location, contract delivery method, and description
- Color images (photographic or machine reproductions)
- Final construction cost
- Final project size in gross square feet
- Type of construction (new, renovation, or expansion)
- Actual Notice to Proceed, Substantial Completion, and Final Payment dates for Construction Services
- Name of Project Manager (individual responsible to the Owner for the overall success of the project)
- Name of Project Superintendent (individual responsible for coordinating the day to day work)
- Names of Mechanical, Plumbing and Electrical Subcontractors

References (for each project listed above, identify the following):

- The Owner's representative who served as the day-to-day liaison during construction, including telephone number
- Architect/Engineer's name and representative who served as the day-to-day liaison during construction, including telephone number
- Length of business relationship with the Owner

References shall be considered relevant based on specific project participation and experience with the respondent. The Owner may contact references during any part of this process. The Owner reserves the right to contact any other references at any time during the RFP process.

- 3.4.2 Identify a maximum of three (3) completed projects, of any type, for which your firm has received an award for construction excellence from a recognized organization and provide descriptive information for each.

3.5 CRITERIA FIVE: RESPONDENT'S PAST PERFORMANCE ON U.T. SYSTEM PROJECTS (5%)

- 3.5.1 Identify and describe the Construction Team's past experience for providing Construction Services on University of Texas System projects within the last five (5) years.

If the respondent has not previously provided Construction Services for The University of Texas System, then identify and describe the respondent's past performance on Construction projects for "major" institutions of higher education (or similar) within the last five (5) years. Projects may repeat those listed in Section 3.4 above.

In either case above, provide the following information for each project listed:

- Project name, location, contract delivery method, and description
- Color images (photographic or machine reproductions)
- Final construction cost
- Final project size in gross square feet
- Type of construction (new, renovation, or expansion)
- Actual Notice to Proceed, Substantial Completion, and Final Payment dates for Construction Services
- Name of Project Manager (individual responsible to the Owner for the overall success of the project)
- Name of Project Superintendent (individual responsible for coordinating the day to day work)
- Names of Mechanical, Plumbing and Electrical Subcontractors

3.6 CRITERIA SIX: RESPONDENT'S PROJECT PLANNING AND SCHEDULING FOR THIS PROJECT (10%)

- 3.6.1 Provide a Primavera CPM Milestone schedule for this Project as described in Owner Specification Section 01 32 00 using the Project Planning Schedule and identify specific critical process, phases, milestones, approvals, and procurements anticipated. Clearly identify the 10% Total Project Float required during the Construction Phase.
- 3.6.2 Describe what you perceive are the critical Construction issues for this Project?
- 3.6.3 Describe your approach to ensuring timely completion of this project, including methods for schedule recovery, if necessary. From any three (3) of the projects listed in response to Section 3.4 or 3.5 of this RFP, provide examples of how these techniques were used, including specific scheduling challenges/requirements and actual solutions.
- 3.6.4 This Project will physically connect to an existing adjacent building that will remain occupied during construction, describe your plan to phase construction to minimize impact to the occupants in the existing building.
- 3.6.5 Describe the anticipated steps necessary to maintain operation of the occupied building during construction.

3.7 CRITERIA SEVEN: RESPONDENT'S QUALITY CONTROL AND COMMISSIONING PROGRAM FOR THIS PROJECT (5%)

- 3.7.1 Describe your quality control program. Explain the methods used to ensure quality control during the Construction phase of a project. Provide specific examples of how these techniques or procedures were used from any of three (3) projects listed in response to Section 3.4 or 3.5 of this RFP.
- 3.7.2 Describe how your quality control team will measure the quality of construction and commissioning performed by trade Subcontractors as required by Owner Specification Sections 01 45 00, 01 91 00 and 01 77 00 on this Project, and how will you address non-conforming work.
- 3.7.3 Describe how you have maintained security during the construction of an occupied facility listed in Section 3.4 or 3.5 of this RFP.
- 3.7.4 Describe your past experience dealing with congested campuses/site conditions for any project listed in Section 3.4 or 3.5 of this RFP.
- 3.7.5 Provide examples of records, reports, monitoring systems, and information management systems you will use on this Project.
- 3.7.6 Describe your plans for infection control in an occupied, fully functional hospital facility.
- 3.7.7 Describe your approach to coordinating inspections and approvals with the State Fire Marshall regarding approval of life safety systems.
- 3.7.8 Describe your Best Management Practices for containing storm water run-off as required by the Environmental Protection Agency's National Pollutant Discharge Elimination System and The University of Texas Systems Storm Water Pollution Prevention Program.

3.8 CRITERIA EIGHT: RESPONDENT'S WARRANTY AND SERVICE SUPPORT PROGRAM FOR THIS PROJECT (5%)

- 3.8.1 Describe your warranty service support philosophy and warranty service implementation plan for this Project.
- 3.8.2 Describe how you will measure the quality of service provided to the Owner for this Project.
- 3.8.3 Provide reference letters from three (3) Owners (other than U.T. System) identified in Section 3.4 or 3.5 of this RFP, that describe your response to, and performance on, warranty services AFTER substantial completion.

3.9 CRITERIA NINE: RESPONDENT'S PRICING AND DELIVERY PROPOSAL (35%)

- 3.9.1 Complete the "Respondent's Pricing and Delivery Proposal" included with the Bidding Documents.
- 3.9.2 Complete the Scope Narrative and Descriptions while providing inclusions and exclusions for each division being priced for this project.
- 3.9.3 Complete the Schedule of Values (SOV)

SECTION 4 – FORMAT OF PROPOSALS

4.1 GENERAL INSTRUCTIONS

- 4.1.1 Proposals shall be prepared SIMPLY providing a straightforward, CONCISE description of the respondent's ability to meet the requirements of this RFP. Emphasis shall be on the QUALITY, completeness, clarity of content, responsiveness to the requirements, and an understanding of Owner's needs.
- 4.1.2 Respondents shall carefully read the information contained in this RFP and submit a complete response to all requirements and questions as directed. Incomplete Proposals and HUB Subcontracting Plans (HSP) will be considered non-responsive to the RFP and subject to rejection.
- 4.1.3 Proposals and any other information submitted by respondents in response to this RFP shall become the property of the Owner.
- 4.1.4 Proposals that are qualified with conditional clauses, alterations, items not called for in the RFP documents, or irregularities of any kind are subject to rejection by the Owner, at its option.
- 4.1.5 The Owner makes no representations of any kind that an award will be made as a result of this RFP. The Owner reserves the right to accept or reject any or all Proposals, waive any formalities or minor technical inconsistencies, or delete any item/requirements from this RFP when deemed to be in Owner's best interest.
- 4.1.6 Proposals shall consist of answers to questions identified in Section 3 of the RFP. It is not necessary to repeat the question in the Proposals; however, it is essential to reference the question number with the corresponding answer.
- 4.1.7 Failure to comply with all requirements contained in this Request for Proposals may result in the rejection of the Proposals.