



TEXAS SOUTHERN UNIVERSITY

REQUEST FOR QUALIFICATIONS

DESIGN-BUILD SERVICES

Health and Wellness Center, Catalyst for Urban Transformation, and Nabrit Science Building

RFQ # 717-23-717

DEADLINE FOR SUBMITTAL:

3:00 p.m., Central Standard Time, Tuesday, May 9, 2023

(Proposals received after the date and time specified will not be accepted)

Texas Southern University
PROCUREMENT SERVICES
Attn: Sceffers Ward
3100 Cleburne Street
Mack O. Hannah Hall, Suite 333
Houston, Texas 77004 - 4598

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REQUEST FOR QUALIFICATIONS FOR DESIGN/BUILD TEXAS SOUTHERN UNIVERSITY

SECTION 1 – GENERAL INFORMATION & REQUIREMENTS

- 1.1 **GENERAL INFORMATION:** Texas Southern University (“Owner”) is soliciting statements of qualifications (“Qualifications”) for the selection of a design/build firm(s) for three (3) separate new buildings: (i) a Health and Wellness Center, (ii) Catalyst Center for Urban Transformation, and (iii) a Nabrit Science Building (collectively the “Projects”), in accordance with the terms, conditions, and requirements set forth in this Request for Qualifications.
- 1.1.1 This Request for Qualifications (“RFQ”) will be in two phases. In the first phase, the Owner will evaluate each offeror’s experience, technical competence, and capability to perform, the past performance of the offeror’s team and members of the team, and other appropriate factors submitted by the team or firm in response to the RFQ. Based on the initial offering, TSU may select several qualified offerors to attend interviews in the final step of the process. However, cost-related or price-related evaluation factors are not permitted. Each offeror must certify that each engineer or architect that is a member of its team was selected based on demonstrated competence and qualifications in the manner provided by Section 2254.004, Texas Government Code. The Owner may qualify certain offerors to submit additional information and will schedule interviews for final selection.
- 1.1.2 In the second phase, the Owner shall evaluate the information submitted by the offerors on the basis of the selection criteria stated in the RFQ and the results of the interview. The Owner may request additional information regarding demonstrated competence and qualifications, considerations of the safety and long-term durability of the Projects, the feasibility of implementing the Projects as proposed, the ability of the offeror to meet schedules, costing methodology, conceptual design ideas, process for identification of critical issues and management of such during design and construction process, and other factors as appropriate. The RFQ will not require offerors to submit detailed engineering or architectural designs as part of the proposal. The Owner shall make the selection(s) based on the best value for the institution according to the published selection criteria and on its evaluations. The Owner shall first attempt to negotiate with the selected offeror(s) a contract. If the Owner is unable to negotiate a satisfactory contract with the selected offeror(s), the institution shall, formally and in writing, end all negotiations with that offeror(s) and proceed to negotiate with the next offeror in the order of the selection ranking until a contract is reached or negotiations with all ranked offeror(s) end.
- 1.2 **PUBLIC INFORMATION:** All information, documentation, and other materials submitted in response to this solicitation may be considered non-confidential and/or non-proprietary and may be 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 RFQ information.

- 1.3 **TYPE OF CONTRACT:** Any contract resulting from this solicitation will be in the form of the Owner's Design/Build Contractor Agreement (based on AIA A141 v.2014), a copy of which is attached to this RFQ ("Draft Agreement").
- 1.3.1 Any request to modify any terms or conditions of the Draft Agreement or any of its attachments, and exhibits will be taken into consideration before awarding an agreement.
 - 1.3.2 Offeror should carefully review the attached Draft Agreement and all of its attachments and exhibits. Offeror must clearly communicate in writing all terms and conditions of the Draft Agreement (including all attachments and exhibits) that offeror will require to be changed before offeror will sign an agreement.
 - 1.3.3 Offeror must provide written attestation of its willingness to accept Owner's complete Draft Agreement without change or modification or if offeror will require changes, offeror must provide all actual draft language it proposes for each change requested. In addition to proposed edits, offeror must provide a reasonable and articulable explanation why the offeror requests each change. Redlining Owner's Draft Agreement or providing a statement with the intent or an implication that the agreement will require further discussion or negotiation will not be considered sufficient as a reasonable request for change and will negatively impact offeror's overall ranking.
- 1.4 **CLARIFICATIONS AND INTERPRETATIONS:** Any clarifications or interpretations of this RFQ that materially affect or change its requirements will be posted by the Owner as an addendum on the Electronic State Business Daily (ESBD) website at <https://www.txsmartbuy.com/esbd>. It is the responsibility of all offerors to obtain this information in a timely manner. All such addenda issued by the Owner before the proposals are due as part of the RFQ, and respondents shall acknowledge receipt of and incorporate each addendum in its Qualifications.
- 1.4.1 All inquiries shall be submitted in writing (in Word format) via email to Mr. Sceffers Ward at sceffers.ward@tsu.edu and procurement@tsu.edu by **12:00 p.m. (Noon), Central Standard Time on Friday, April 21, 2023**; the date listed as the deadline for submission of questions as specified in Section 2.5 below.
 - 1.4.2 Offerors shall consider only those clarifications and interpretations that the Owner issues by addenda five (5) business 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 Qualifications.

1.5 SUBMISSION OF QUALIFICATIONS:

- 1.5.1 Deadline and Location: The Owner will receive Qualifications at the time and location described below.

9th, May 2023, at 3:00 p.m., Central Standard Time

Physical Address for Courier Delivery:

Texas Southern University
3100 Cleburne Street
Hannah Hall, Suite 333
Houston, Texas 77004 - 4598
ATTN: Mr. Sceffers Ward

or

TSU Post Office - Texas Southern University Post-Office. You may find the exact location for the Post Office (Bldg. #106_PO) on the campus map.

<http://www.tsu.edu/about/campus/pdf/tsu-campus-map.pdf>

The submittals should be packaged tightly with a business card affixed. A TSU representative will be in place to monitor the deliveries the day of the closing. If you have any questions, please mail the Texas Southern University contact stated in the bid. Thank you for cooperating with this request.

- 1.5.2 Offeror must submit one (1) original and three (3) identical copies of the Qualifications and one (1) PDF copy on a flash drive. An original signature must be included on the "Respondent's Statement of Qualifications and Ability to Undertake the Project" document submitted with each copy.
- 1.5.3 Offeror must submit one (1) original and one (1) copy of the HUB Subcontracting Plan as separate attachments to the Qualifications as described in the Attachments.
- 1.5.4 **LATE PROPOSALS WILL NOT BE ACCEPTED.**
- 1.5.5 The Owner will not acknowledge or receive Qualifications that are delivered by telephone, facsimile (fax), or electronic mail (e-mail).
- 1.5.6 Properly submitted Qualifications will not be returned to offerors.
- 1.5.7 Qualifications materials must be enclosed in a sealed envelope (box or container) addressed to the Point-of-Contact person; the package must clearly identify the submittal deadline, the RFQ number, and the name and return address of the offeror.

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

Mr. Sceffers Ward, Director of Purchasing
Texas Southern University
3100 Cleburne Street
Houston, TX 77004
713-313-7887
E-mail: procurement@tsu.edu

- 1.7 **COMMUNICATION RESTRICTIONS:** Offerors may communicate only with the Point-of-Contact and no other person regarding this RFQ or concerning matters related to it. **Failure to comply with these requirements and communications with other than the Point of Contact may result in disqualification of a response.**

- 1.8 **OWNER'S RESERVATION OF RIGHTS:** The Owner may evaluate the Qualifications based on the anticipated completion of all or any portion of the Projects. The Owner reserves the right to reject any and all Qualifications and re-solicit for new Qualifications. The Owner makes no representations, written or oral, that it will enter into any form of agreement with any offeror to this RFQ for the Projects, and no such representation is intended or should be construed by the issuance of this RFQ.

1.8.1 Offeror understands and agrees that this RFQ and any subsequent contract ensuing from this solicitation is contingent upon the approval by the Owner and/or Texas Southern University's Board of Regents. Offeror understands and agrees that Owner has made no representation, written or oral, that any such approvals will be obtained. If any such approvals are not obtained, offeror understands and agrees that this RFQ and any subsequent agreement ensuing from this solicitation will be null, void, and of no effect.

- 1.9 **ACCEPTANCE OF EVALUATION METHODOLOGY:** By submitting its Qualifications in response to this RFQ, offeror accepts the evaluation process and acknowledges and accepts that determination of the "most qualified" firm(s) will require subjective judgments by the Owner.

- 1.10 **NO REIMBURSEMENT FOR COSTS:** Offeror acknowledges and accepts that any costs incurred from its participation in this RFQ process shall be at the sole risk, expense, and responsibility of the offeror.

- 1.11 **PRE-SUBMITTAL CONFERENCE:** A pre-submittal conference will be held **18th, April 2023, at 10:00 a.m., Central Standard Time** and communicated to each offeror at the location described below.

Texas Southern University
Ernest Sterling Student Life Center, President Lounge Room 405
3100 Cleburne Street
Houston, Texas 77004

1.11.1 Attendance at the pre-submittal conference is mandatory.

- 1.12 **ELIGIBLE OFFERORS:** Only individual firms or lawfully formed business organizations in the State of Texas may apply (This does not preclude an offeror from using consultants.) The Owner will contract only with the individual firm or formal organization/partnership that submits Qualifications.

- 1.13 **HISTORICALLY UNDERUTILIZED BUSINESSES SUBMITTAL REQUIREMENTS:** It is the policy of Texas Southern University to promote and encourage contracting and subcontracting opportunities for Historically Underutilized Businesses (“HUB”) in all contracts. Accordingly, Texas Southern University has adopted Section 5.2 Policy on Utilization of Historically Underutilized Businesses. This policy applies to all contracts with an expected value of \$100,000 or more. If Texas Southern University determines those subcontracting opportunities are probable, then a HUB Subcontracting Plan is a required element of the Qualifications. Failure to submit a required HUB Subcontracting Plan (“HSP”) will result in rejection of the Qualifications.

1.13.1 Statement of Probability: Owner has determined that subcontracting opportunities are probable in connection with this procurement solicitation. Therefore, an HSP is required as a part of an offeror's Qualifications.

1.13.2 The HUB Subcontracting goal for the RFQ is **23.7%** for Professional Services and **21.1%** for Building Construction. Offerors are expected to make a good faith effort to meet this goal. The HSP may be prepared by either the Design-Build Firm listing the Prime Architect/Engineer with all of the sub-consultants, or the Prime Architect/Engineer may prepare the HSP listing all of the sub-consultants.

1.13.3 Offeror's HSP must be attached separately in a sealed envelope clearly labeled “HUB Subcontracting Plan” and must have the name of the Projects and the bid number clearly marked on the outside of the sealed envelope.

1.13.4 Refer to the Owner's Policy on the Utilization of Historically Underutilized Businesses (“HUB Policy”), for a detailed list of attachments required with the Qualifications.

1.13.5 The “Statement of Probability” determines the probability for subcontracting opportunities. This determination will clarify which statements, detailed in Figure 1, will be required to be completed and returned.

1.13.6 For information regarding Texas Southern University's HUB Program and HUB Subcontracting opportunities, please contact Mr. Sceffers Ward, HUB Coordinator, sceffers.ward@tsu.edu.

- 1.14 **SALES AND USE TAXES:** Section 151.311, Tax Code, 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 Texas Southern University. 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.”

It is the responsibility of the Offeror to incorporate allowable tax savings into this procurement.

- 1.15 **CERTIFICATION OF FRANCHISE TAX STATUS:** Offerors are advised that if successful it will be required to submit certification that it is not delinquent in the payment of any franchise tax status due under Chapter 171 of the Texas Tax Code, or that it is exempt from the payment of such taxes, or that it is an out-of-state legal entity and not subject to the Texas Franchise Tax, whichever is applicable. The Offeror further agrees that each subcontractor and supplier under contract will also provide an appropriate certification of franchise tax status.
 - 1.16 **PREVAILING MINIMUM WAGE RATE DETERMINATION:** Offerors are advised that the Texas Prevailing Wage Law (Texas Government Code, Chapter 2258) applies to the Projects will be administered in accordance with the policies and procedures set forth in Texas Southern University’s document, entitled “Prevailing Wage Guidelines.” A copy is attached to the Special Conditions.
 - 1.17 **REQUIRED NOTICES OF WORKERS’ COMPENSATION INSURANCE COVERAGE:** Section 406.096, Texas Labor Code, and the rules of the Texas Workers’ Compensation Commission, require workers’ compensation insurance coverage for all persons providing services on a building or construction project for a governmental entity.
 - 1.18 **DISCLOSURE OF INTERESTED PARTIES STATUTE:** In its submission, offerors must agree to comply with Section 2252.908, Texas Government Code (“Disclosure of Interested Parties Statute”) and 1 Texas Administration Code Sections 46.1 through 46.3 (“Disclosure of Interested Parties Regulations”) as implemented by the Texas Ethics Commission (“TEC”), including, among other things, providing the TEC and Owner with the information required by the Disclosure of Interested Parties Statute and the Disclosure of Interested Parties Regulations on the form promulgated by the TEC and set forth in APPENDIX EIGHT. The form will be required to be submitted to Owner prior to the countersigning of the final agreement and not submitted with this RFQ.
 - 1.19 **STATE REGISTRATION OF ARCHITECTURE FIRMS:** Offerors are advised that the Texas Board of Architectural Examiners requires that any firm or business entity providing architectural services to the public, other than a sole proprietor doing business under his/her name must annually register information regarding the firm or business entity with the Texas Board of Architectural Examiners. The Texas Board of Architectural Examiners, 333 Guadalupe Street, Suite 2-350, Austin, Texas 78701, telephone (512) 305-9000, has jurisdiction over individuals licensed under the Architects’ Registration Law, Chapter 1051, Texas Occupations Code.
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- 1.20 **STATE REGISTRATION OF ENGINEERING FIRMS:** Offerors are advised that the Texas Board of Professional Engineers requires that any entity providing engineering services to the public must register with the Texas Board of Professional Engineers. An entity is defined as a sole proprietorship, firm, partnership, corporation, or joint stock association.
- 1.21 **VENDOR PERFORMANCE:** In accordance with Texas Government Code, Sections 2155.074 and 2155.75, vendor performance may be used as a disqualification factor in the award. Vendor performance information on the Controller of Public Accounts web site may be accessed at: http://www.window.state.tx.us/procurement/prog/vendor_performance/. The Owner may conduct reference checks with other entities regarding past performance. In addition to evaluating performance through the Vendor Performance Tracking System (as authorized by 34 Texas Administrative Code §20.108), the Owner may examine other sources of vendor performance including, but not limited to, notices of termination, cure notices, assessments of liquidated damages, litigation, audit reports, and non-renewals of contracts. Such sources of vendor performance may include any governmental entity, whether an agency or political subdivision of the State of Texas, another state, or the Federal government. Further, the Owner may initiate such examinations of vendor performance based upon media reports. Any such investigations shall be at the sole discretion of the Owner, and any negative findings, as determined by the Owner, may result in non-award to the Offeror.

SECTION 2 – EXECUTIVE SUMMARY

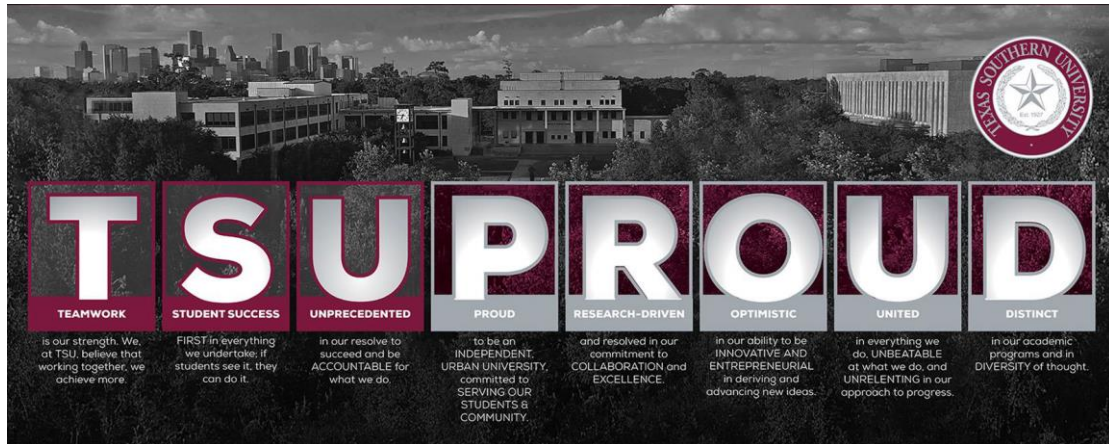
- 2.1 **HISTORICAL BACKGROUND:** Texas Southern University (“TSU”) is an elite, Carnegie R2 Institution and proud to be the premiere producer of diversity for building a talent-strong Texas. The Owner is one of the largest Historically Black College/University (“HBCU”) in the nation and destined to become the first HBCU with the coveted Carnegie R1 status.

Since its founding in 1927, TSU has evolved from its origins as a small junior college into an elite, nationally competitive university. Texas Southern is proud to be one of 11 HBCU’s designated as a Doctoral University of High Research Activity (R2) by The Carnegie Classification of Institutions of Higher Education. Recognized for not only its research, TSU has demonstrated a committed in every facet of university life from academics to athletics. Texas Southern University currently offers more than 120 undergraduate and graduate programs and concentrations at the baccalaureate, graduate-master, graduate-doctoral, and professional level. These programs are organized into 11 colleges and the campus is situated on more than 150-acres of land in the heart of Houston’s historic Third Ward community.

The administrative leadership of Texas Southern University changed on July 1 when Dr. Lesia Crumpton-Young began her service as the University’s 13th President. Dr. Crumpton-Young’s administration is guided by three principles: Innovation, Transformation, and Disruption. As the institution celebrates 95 years of providing learners with social and upward mobility through education, the administration has paid tribute to its rich past, while celebrating its present state, and envisioning its future.

Currently, Texas Southern University's enrollment is approximately 8,300 students, making it one of the largest HBCU's in the nation. The institution is currently finalizing a new plan for the campus community.

Texas Southern University is committed to transforming lives and achieving unprecedented success at an accelerated pace. The Board of Regents, President, Administration, Faculty, and Staff exemplify the mission of TSU everyday through their respective commitment to the students. Texas Southern University is PROUD to be the first public institution in Houston.



2.2 **MISSION STATEMENT:** Texas Southern University is a comprehensive research, teaching, and public service institution whose mission is the advancement of knowledge and the pursuit of excellence. The University is committed to ensuring equality, by offering innovative programs that are responsive to its urban setting, and transforming diverse students into lifelong learners, engaged citizens, and creative leaders in their local, national, and global communities.

2.3 **PROJECTS DESCRIPTION, SCOPE, AND BUDGET:** Texas Southern University proposes the development of a Transformative and Transdisciplinary Complex that includes a new Health and Wellness Center, the Catalyst Center for Research focused on for Urban Transformation, and a new building replacement of the Nabrit Sciences Center. The proposed development should be a modern design that evolves in bold new ways to meet the current and future needs of our students. The new complex must include state-of-the-art technology, innovative features design to foster a collaborative learning and research environment.

TSU requests information from qualified design/build ("DB") teams to complete programming, demolition, design, and construction of these important Projects, including MEP engineering, structural, technology, civil, and interior design. It is anticipated that the DB team employs their own estimating professional, however TSU reserves the right to bring in a third-party estimator to assist with validation of cost and establishment of a Guaranteed Maximum Price during the Design Development Phase.

Additional information on these Projects, each of which must be financially tracked separately, is listed below:

2.3.1 Health and Wellness Center (HWC): The new HWC will be operated by a collaborative effort of Texas Southern University's colleges and divisions, via a holistic approach to providing interdisciplinary health and wellness services to individuals within the community, while addressing critical health needs and disparities using both didactic and experiential learning. Students and faculty from all health-related disciplines and other TSU networks will work collaboratively to empower individuals to make informed decisions through health education and wellness activities. The new 40k square foot facility will provide exposure to higher education, in particular early introduction to Health and STEM education opportunities. The HWC will be comprised of flexible learning spaces, wellness services, exercise areas, meditation and mental health spaces, training facilities, and state-of-the-art technology. The HWC will also house a community kitchen space for nutrition training and community usage. In addition, the HWC will also include community pharmacy for constituents to have convenient access to prescription services and over the counter medications. The lot size for the location of the HWC is approximately 53,028 square feet.

2.3.2 Catalyst Center for Urban Transformation: The Catalyst Center for Research focused on Urban Transformation at TSU will be an innovative ecosystem consisting of diverse and synergistic educational research centers and institutes with transdisciplinary faculty, research staff, students, and community members engaging in transformative research, to offer solutions to challenges within communities and industries. The integration of virtual reality into subject area concepts will further lead to novel discoveries. Scholarly research, entrepreneurial activities, workforce and professional development training, and multigenerational family activities will take place in the Catalyst. National, international, and local thought leaders will collaborate on design solution within this facility.

The new 60k square foot facility will include a theater style auditorium, supported by a lobby designed to host research events, accommodate poster sessions, and facilitate large scale meetings. Multiple campus centers and institutes will be supported through office space as well as meeting and conference rooms. The Catalyst Center for Research focused on Urban Transformation will also include virtual reality, design thinking, and data science simulation labs. The lot size for the location of the Catalyst Center and the Nabrit Science Center is approximately 147,043 square feet.

2.3.3 Nabrit Science Center: Currently housed in aging facilities on campus, the new Nabrit Science Center will host the Institute for Drug Discovery and Development by providing nine (9) core facility/laboratory spaces that are up to current standards for both academic instruction and research, while anticipating the needs of future students, faculty, and researchers. The new 30k square foot facility will be located on the site of the current Nabrit Science Building and Annex and aims to provide the most advanced core facility/lab spaces to support research programs from basic sciences, translational and clinical sciences, while considering current and future technology needs, building in flexibility to the design. Specific programs to be housed in the new facility include Drug Discovery, Pre-Clinical Development, Translational and Clinical Sciences, including clinical trials. The lot size for the

location of the Catalyst Center and the Nabrit Science Center is approximately 147,043 square feet.

2.3.4 Projects Site: The new buildings will be located at the Northwest intersection of Tierwester and Wheeler (along what is also known as the Tiger Walk). The buildings will be multi-stories on structural foundations. The utilities (chilled water, steam, electricity, plumbing, data and phone lines, etc.) must be assessed to determine feasibility of current versus new infrastructure. Additional important items to note with regards to Project Scope: Building demolition and abatement will be required as there are existing structures on the proposed lots for the new buildings. Please see the Projects site information attachment.

2.3.5 Establishment of The Design-Builder's Budget Limitation: The Owner has established a not-to-exceed total Contract value for design and construction as follows:

Allocation of Cost

i. Health and Wellness Center -	\$26,179,000 (\$26.1M)
ii. Catalyst Center -	\$33,327,000 (\$33.3M)
iii. Nabrit Science Building -	<u>\$19,966,000 (\$19.9M)</u>
	\$79,472,000 (\$79.4M)

2.4 PROGRAMMING: The Owner intends to have the successful offeror(s) develop the programming for the Project(s) as a part of pre-construction services within the design/build contract scope.

2.5 PROJECT PLANNING SCHEDULE: The Owner anticipates completion of the following key milestones of the following project planning schedule:

• A pre-submittal conference,	April 18 th , 2023
• Offeror's inquiries for clarifications or interpretations,	April 21 st , 2023
• University's response to Offeror's inquiries,	April 25 th , 2023
• Offeror's submission of qualifications and HSP,	May 9 th , 2023
• Conduct in-person presentation/interviews, and	TBD
• Negotiate and execute a contract with the selected DF firm	TBD

2.6 CRITERIA AND WEIGHT/VALUE: Qualifications will be evaluated and ranked in accordance with the following criterion for each building. **Please provide (3) three responses to the criterion for each proposed building within your submittal:**

Category	Value
CRITERION 1: Offeror's Relevant Experience and Capabilities (Design and Construction)	25
CRITERION 2: Offeror's Qualifications of DB Team (Design and Construction)	25
CRITERION 3: Offeror's Financial Stability of Offeror, Joint Venture, or Partnership	10
CRITERION 4: Offeror's Ability to Manage Construction Safety Risks	15

CRITERION 5: Offeror's Quality Control and Commissioning Program	15
CRITERION 6: Offeror's Warranty and Service Support Program	10
Total of Weighted Value	100

2.6.1 **SCORING:** The team of evaluators will evaluate each factor and grade the submittal with a score of 1-5, with five (5) being the highest score available. The highest score attainable is 100.

2.7 **CRITERIA AND WEIGHT/VALUE:** In-person presentations/interview will be evaluated and ranked in accordance with the following:

Category	Value
CRITERION 1: Offeror's team knowledge/experience as a team and individually	30
CRITERION 2: Offeror's previous experience on similar projects and how such experience will add value to this Projects.	30
CRITERION 3: Offeror's responses to questions regarding the Projects	20
CRITERION 4: Offeror's working relationship with architects, engineers, and project managers	20
Total of Weighted Value	100

2.7.1 **SCORING:** The team of evaluators will evaluate each factor and grade the submittal with a score of 1-5, with five (5) being the highest score available. The highest score attainable is 100.

2.8 **CRITERIA AND WEIGHT/VALUE:** Overall score of the criteria below will be evaluated and ranked in accordance with the following:

Category	Value
CRITERION 1: Offeror's qualifications	50
CRITERION 2: Offeror's in-person interview	50
Total of Weighted Value	100

2.8.1 **SCORING:** The Owner will take the total weighted score from: (i) 2.6.1, and (ii) from 2.7.1. The result from each criterion is added together to obtain a total score for each offeror. The highest score attainable is 100.

SECTION 3 – REQUIREMENTS FOR STATEMENT OF QUALIFICATIONS

Respondents shall carefully read the information contained in the following criteria and submit a complete statement of qualifications to all questions in Section 3 formatted as directed in Section 4. Incomplete statements will be considered non-responsive and subject to rejection. Submittal must have a “Cover Letter” with complete contact information for offeror’s principal, including direct email, phone and fax, and offeror’s HUB Statement of Commitment.

3.1 CRITERIA ONE: OFFEROR’S RELEVANT EXPERIENCE AND CAPABILITIES (DESIGN AND CONSTRUCTION). The qualifications of the DB team will be evaluated based on the experience of the individual, primary team members, and/or consultants with emphasis given to their experience within their assigned roles and their history of working together on other projects. Emphasis is also given to the proximity of the primary residence to the project of key team members.

3.1.1 Provide a statement of interest for the Projects and including a narrative describing the offeror’s unique qualifications as they pertain to the Projects.

3.1.2 Provide a statement on availability and commitment to the offeror, its principal(s), and assigned professionals to undertake the Projects.

3.1.3 Describe your management philosophy for the design-build delivery method, including strategies to address:

3.1.3.1 Cost control and unique strategies for mitigating cost increases and material availability issues, while maintaining GMP;

3.1.3.2 Working on urban campuses with limited space for parking, mobilization, and other logistics;

3.1.3.3 Major systems coordination and strategies to fully integrate design and sub-consultants; and

3.1.3.4 Strategies for early-release of design components and/or early start of construction.

3.1.4 Provide resumes of the members of the Design-Build team that will be directly involved in the Projects, including their experience with similar projects, the number of years with offeror, and their city of residence. For each resume, identify whether the team member will be involved in pre-construction phase services or construction phase services (both, as defined in the Contract), and include at least two professional references from individuals who are not associated with offeror. Include:

3.1.4.1 Project Executives (officers or principals) representing both design and construction;

3.1.4.2 Project Managers for both design and construction, as applicable;

3.1.4.3 Project Planner/Programmer;

3.1.4.4 Project Architect and/or Technical Lead; and

3.1.4.5 Project Superintendent.

3.1.5 Describe, in graphic and written form, the proposed Projects assignments and lines of authority and communication for each team member to be directly involved in the Projects. Indicate the estimated percent of time these team members will be

involved in the Projects for pre-construction/design phase services and construction services. Affirm that the individuals will be committed for the entire duration of the Projects.

- 3.1.6 Identify the proposed team members (including consultants) who worked on the projects listed in your response and describe their responsibility in those projects compared to their anticipated responsibility in these Projects.
- 3.1.7 Identify any consultants that are included as part of the Design-Build team, their role and related experience for these Projects. List projects for which the consultant(s) has worked with offeror.

3.2 CRITERIA TWO: OFFEROR'S QUALIFICATIONS OF DB TEAM (DESIGN AND CONSTRUCTION). **Relevant experience and capabilities will be judged through a review of completed projects of similar components and complexity as the Project.**

- 3.2.1 Provide data for no more than five (5) projects, within the past seven (7) years, for BOTH construction and design components (TEN total), on which team members have been involved first-hand in providing primary services and which best illustrate your current experience and capabilities relevant to these Projects. Indicate how those projects relate to any/either of the buildings listed in these Projects. List the most relevant project first. For each project, please provide the following information:

- 3.2.1.1 Project name and location;

- 3.2.1.2 Brief project description including:

- 3.2.1.2.1 Type of construction (new, renovation, or expansion);

- 3.2.1.2.2 Project name, location, contract delivery method, and description;

- 3.2.1.2.3 Color images (photographic or machine reproductions, floor and site plans);

- 3.2.1.2.4 Project budget and construction cost estimate determined by offeror during pre-construction phase services (GMP);

- 3.2.1.2.5 Final construction cost (including all Change Orders);

- 3.2.1.2.6 Final project size in gross square feet;

- 3.2.1.2.7 HUB goals and actuals;

- 3.2.1.2.8 Date of notice to proceed for pre-construction/design services;

- 3.2.1.2.9 Date of notice to proceed for construction, substantial completion, and final payment dates for construction services;

- 3.2.1.2.10 Name of project manager (individual responsible to the owner for the overall success of the project);

- 3.2.1.2.11 Name of project superintendent (individual responsible for coordinating the day-to-day work);

- 3.2.1.2.12 Names of mechanical, plumbing, and electrical subcontractors;

- 3.2.1.2.13 If any members of offeror's proposed Design Build team were involved in the project, identify them by name;

- 3.2.1.2.14 The name of the owner and of the owner's representative who served as the day-to-day liaison during the design and construction phases of the project, including telephone number *(Include names, titles and contact information of university facilities representatives and department representatives)*

directly related to the development and construction of the project. Contact information to include email address and telephone numbers);

- 3.2.1.2.15 Architect/engineer's name and representative who served as the day-to-day liaison during the construction phase of the project, including telephone number;
- 3.2.1.2.16 Length of business relationship with the owner;
- 3.2.1.2.17 References shall be considered relevant based on specific project participation and experience with the Prime Offeror, including Design Team Partner(s) as applicable. Owner reserves the right to contact the listed references and any other references at any time during the RFQ process. Your proposal should specifically acknowledge your approval for Owner to contact references as set forth in this;
- 3.2.1.2.18 Identify a maximum of three (3) completed projects, of any type, for which prime firm, builder, and design team partner/component have received an award of excellence from a recognized organization and provide descriptive information for each; and
- 3.2.1.2.19 Include information about prime firm, designer, constructor, and/or sub-consultant's experience with Texas Southern University, including project names and dates, if not included within ten (10) highlighted projects for design and construction partners requested above.

3.3 CRITERIA THREE: OFFEROR'S ABILITY TO PROVIDE DESIGN/BUILD SERVICES.
Offeror's stability will be evaluated based on offeror's consistent revenue stream, and on pending acquisitions loans defaults and litigation. Provide the following information on your firm for the past five (5) fiscal years:

- 3.3.1 Offeror will submit an audited copy of its financial statements;
- 3.3.2 Provide the following information on your DB firm for the past five (5) fiscal years:
 - 3.3.2.1 Volume:
 - Annual number, value and percent change of contracts in Texas per year.
 - Annual number, value and percent change of contracts nationally per year.
 - 3.3.2.2 Revenues:
 - Annual revenue totals and percent change per year in Texas.
 - Annual revenue totals and percent change per year nationally
 - 3.3.2.3 Bonding:
 - Total bonding capacity.
 - Available bonding capacity and current backlog.
- 3.3.3 Identify offeror's total bonding capacity, available bonding capacity and current backlog of projects.

- 3.3.4 Attach a letter of intent from a surety bond company indicating offeror's ability to bond for the entire construction cost of the Projects. The surety shall acknowledge that the DB firm may be bonded for each stage/phase of the construction.
- 3.3.5 If offeror is currently for sale or otherwise involved in any transaction to expand or to become acquired by another business entity, explain the impact the proposed transaction is expected to have on offeror's organization and operation and on the staffing of the Projects.
- 3.3.6 If offeror is currently in default, or has received a notice of default, or will be (due to the passage of time) in default on any loan or financing agreement with any bank, financial institution, or other lender, specify relevant dates, circumstances, and prospects for resolution.
- 3.3.7 Identify and provide details of any pending or threatened litigation or claims against offeror that would affect offeror's performance on the Projects if the contract were awarded to offeror, and/or alleging offeror's default under a contract for the construction, modification, or renovation of permanent project.
- 3.3.8 Identify and provide details of any pending or threatened litigation or claims filed against offeror that may affect offeror's performance under a contract with the Owner.
- 3.3.9 Does any relationship exist by relative, business associate, capital funding agreement, or any other such kinship between your DB firm and any Owner employee, officer or Regent? If so, please explain.
- 3.3.10 If offeror is a joint venture or partnership, please explain the legal formation and provide any such incorporation and contractual documentation.

3.4 **CRITERIA FOUR: OFFEROR'S ABILITY TO MANAGE CONSTRUCTION SAFETY RISKS.** The Vision of Texas Southern University is to eliminate workplace injuries on all TSU construction projects. We consider safety a core value within our institution. Offeror's ability to manage construction safety risks will be evaluated based on offeror's proven approach to eliminating construction accidents supported by Offeror's Experience Modification Rate ("*EMR*") history.

- 3.4.1 Briefly describe the DB firm's approach for anticipating, recognizing and controlling safety risks and note the safety resources that the firm provides for each project's safety program;
- 3.4.2 Describe the level of importance for enforcement and support of project safety that the DB firm includes in performance evaluations for Superintendents and Project Managers. Detail the criteria used in evaluations and requirements for continuing safety education.
- 3.4.3 Describe the safety performance and insurance/claims history information and weighting that the DB firm includes in the submissions and award process for "best value" contracts.
- 3.4.4 For all projects that offeror 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:
 - 3.4.4.1 Any jobsite occupational illness or injury that resulted in death or total and permanent disability.
 - 3.4.4.2 Any jobsite occupational illnesses or injuries that resulted in hospital admittances.
 - 3.4.4.3 Any jobsite explosion, fire or water damage that claimed 5% of the project's construction value.

- 3.4.4.4 Any jobsite failure, collapse, or overturning of a scaffold, excavation, crane or motorized mobile equipment when workers were present at the project.
- 3.4.4.5 If offeror or any entity that controls, is controlled by or is under common control with Offeror self-performs any work other than the general conditions work, identify the firm and the services performed.
- 3.4.4.6 Identify offeror's Emergency Modification Rate (EMR) for the three (3) most recent annual insurance-year ratings.
- 3.4.4.7 Identify offeror's annual OSHA Recordable Incident Rates (RIR) for all work performed during the past three (3) calendar years.
- 3.4.4.8 Identify offeror's annual OSHA Lost Workday Case Incident Rates (LWCIR) for all work performed during the past five (5) calendar years.

3.5 CRITERIA FIVE: RESPONDENT'S QUALITY CONTROL AND COMMISSIONING PROGRAM. Identify the quality control and commissioning team, their duties, city(s) of residence and their objectives for these Projects.

- 3.5.1 Describe how your quality control/assurance team will measure the quality of design, construction and commissioning performed by mechanical and electrical personnel on these Projects, and how will you address non-conforming and/or deficient work.
- 3.5.2 Describe your implementation of a comprehensive quality control process for these Projects during pre-design, through the design development stage, to completion of construction documents stage.
- 3.5.3 Describe how your quality control team will measure the quality of construction performed by trade contractors (mechanical, electrical, etc.) on these Projects, and how will you address non-conforming work.

3.6 CRITERIA SIX: RESPONDENT'S WARRANTY AND SERVICE SUPPORT PROGRAM.

- 3.6.1 Describe your warranty service support philosophy and warranty service implementation plan for these Projects.
- 3.6.2 Describe how you will measure the quality of warranty service provided to the Owner for these Projects.
- 3.6.3 Provide reference letters from three (3) owners that describe your response to, and performance on, warranty services AFTER substantial completion. Provide contact name, phone numbers, and e-mail addresses of these owners.

SECTION 4 – FORMAT FOR STATEMENT OF QUALIFICATIONS

4.1 GENERAL INSTRUCTIONS:

- 4.1.1 Qualifications shall be prepared SIMPLY AND ECONOMICALLY, providing a straightforward, CONCISE description of offeror's ability to meet the requirements of this RFQ. Emphasis shall be on the QUALITY, completeness, clarity of content, responsiveness to the requirements, and an understanding of Owner's needs.

- 4.1.2 Qualifications shall be a **MAXIMUM OF FIFTY (50) PRINTED PAGES**. The cover, table of contents, divider sheets, HUB Subcontracting Plan, and Execution of Offer do not count as printed pages. Each bound copy must be in the following order:
- Cover;
 - Cover Letter;
 - Table of Contents;
 - Criteria One: Offeror's Relevant Experience and Capabilities (Design and Construction);
 - Criteria Two: Offeror's Qualifications of DB Team (Design and Construction);
 - Criteria Three: Offeror's Financial Stability of Offeror, Joint Venture, or Partnership;
 - Criteria Four: Offeror's Ability to Manage Construction Safety Risks;
 - Criteria Five: Offeror's Quality Control and Commissioning Program; and
 - Criteria Six: Offeror's Warranty and Service Support Program.
- 4.1.3 Hub Subcontracting Plan Submittal Requirements: It is the policy of Texas Southern University to promote and encourage contracting and subcontracting opportunities for Historically Underutilized Businesses (HUB) in all contracts. Accordingly, the Owner has adopted HSP, and refer to our HUB Policy.
- 4.1.3.1 HUB Achievement Form; and
- 4.1.3.2 **NOTE: The HUB Policy applies to all contracts with an expected value of \$100,000 or more and the HUB Subcontracting Plan is a required element of this request for proposal. Failure to submit a required HUB Subcontracting Plan will result in the disqualification of your RFQ response.**
- 4.1.4 Offerors shall carefully read the information contained in this RFQ and submit a complete response to all requirements and questions as directed.
- 4.1.5 Qualifications and any other information submitted by offerors in response to this RFQ shall become the property of the Owner.
- 4.1.6 Qualifications that are qualified with conditional clauses, alterations, items not called for in the RFQ documents, or irregularities of any kind are subject to rejection by the Owner, at its option.
- 4.1.7 The Owner makes no representations of any kind that an award will be made as a result of this RFQ. The Owner reserves the right to accept or reject any or all Qualifications, waive any formalities or minor technical inconsistencies, or delete any item/requirements from this RFQ when deemed to be in Owner's best interest.
- 4.1.8 Qualifications shall consist of answers to questions identified in Section 3 of the RFQ. It is not necessary to repeat the question in the Qualifications; however, it is essential to reference the question number with the corresponding answer. Separate each section of your proposal by use of a divider sheet with an integral tab for ready reference. Identify the tabs in accordance with the parts under Section, which is to be consistent with the Table of Contents. **TAB IDENTIFICATION BY NUMBERS ONLY IS NOT ACCEPTABLE.**
- 4.1.9 Failure to comply with all requirements contained in this RFQ may result in the rejection of the Qualifications.

4.2 **PAGE SIZE, BINDING, DIVIDERS, AND TABS:**

4.2.1 Qualifications shall be printed on letter-size (8-1/2" x 11") paper and assembled with spiral-type bindings or staples. DO NOT USE METAL-RING HARD COVER BINDERS.

4.2.2 Additional attachments shall NOT be included with the Qualifications. Only the responses provided by the Offeror to the questions identified in Section 3 of this RFQ will be used by the Owner for evaluation.

4.2.3 Separate and identify each criteria response to Section 3 of this RFQ by use of a divider sheet with an integral tab for ready reference.

4.3. **TABLE OF CONTENTS:**

4.3.1 Submittals shall include a "Table of Contents" and give page numbers for each part the Qualifications.

4.4 **PAGINATION:**

4.4.1 Number all pages of the submittal sequentially using Arabic numerals (1, 2, 3, etc.); the Offeror is not required to number the pages of the HUB Subcontracting Plan.

SECTION 5 – EXECUTION OF QUALIFICATIONS AND ATTACHMENTS

5.1 **EXECUTION OF QUALIFICATION:**

NOTE: THIS EXHIBIT MUST BE SIGNED AND RETURNED WITH THE QUALIFICATION. QUALIFICATION THAT DO NOT INCLUDE THIS EXHIBIT WILL BE DISQUALIFIED. THE QUALIFICATION SHALL BE VOID IF FALSE STATEMENTS ARE CONTAINED IN THIS EXHIBIT.

By signature hereon, Offeror certifies that:

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

Offeror has not given, offered to give, nor intends to give at any time 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.

Neither offeror nor the firm, corporation, partnership, or institution represented by offeror or anyone acting for such firm, corporation, or institution has (1) violated the antitrust laws of the State of Texas under Texas Business & Commerce Code, Chapter 15, or the federal antitrust laws; or (2) communicated the contents of this RFQ either directly or indirectly to any competitor or any other person engaged in the same line of business during the procurement process for this RFQ.

When a Texas business address shown hereon that address is, in fact, the legal business address of offeror and offeror qualifies as a Texas Resident Bidder under 1 TAC § 111.2.

Under Government Code § 2155.004, no person who prepared the specifications or this RFQ has any financial interest in offeror's submission. If offeror is not eligible, then any contract resulting from this RFQ shall be immediately terminated. Furthermore, under Section 2155.004 of the Texas Government Code, the offeror 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.

Under Government Code § 669.003, relating to contracting with an executive of a state agency, offeror represents that no person who, in the past four years, served as an executive of the Texas Comptroller of Public Accounts, Texas Southern University or any other state agency, was involved with or has any interest in this Proposal or any contract resulting from this RFQ. If offeror employs or has used the services of a former executive head of Texas Southern University or other state agency, then offeror shall provide the following information: Name of former executive, name of state agency, date of separation from state agency, position with offeror, and date of employment with offeror.

Texas Southern University is federally mandated to adhere to the directions provided in the President's Executive Order (EO) 13224, Executive Order on Terrorist Financing – Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism, effective 9/24/2001 and any subsequent changes made to it via cross-referencing respondents/vendors with the Federal General Services Administration's System for Award Management (SAM), <http://www.sam.gov>), which is inclusive of the United States Treasury's Office of Foreign Assets Control (OFAC) Specially Designated National (SDN) list.

Offeror certifies that the responding entity and its principals are eligible to participate in this transaction and have not been subjected to suspension, debarment, or similar ineligibility determined by any federal, state or local governmental entity and that offeror is in compliance with the State of Texas statutes and rules relating to procurement and that offeror is not listed on the federal government's terrorism watch list as described in Executive Order 13224. Entities ineligible for federal procurement are listed at <http://www.sam.gov>.

Under Section 2155.006(b) of the Texas Government Code, a state agency may not accept a bid or award a contract, including a contract for which purchasing authority is delegated to a state agency, that includes proposed financial participation by a person who, during the five-year period preceding the date of the bid or award, has been: (1) convicted of violating a federal law in connection with a contract awarded by the federal government for relief, recovery, or reconstruction efforts as a result of Hurricane Rita, as defined by Section 39.459, Utilities Code, Hurricane Katrina, or any other disaster occurring after September 24, 2005; or (2) assessed a penalty in a federal civil or administrative enforcement action in connection with a contract awarded by the federal government for relief, recovery, or reconstruction efforts as a result of Hurricane Rita, as defined by Section 39.459, Utilities Code, Hurricane Katrina, or any other disaster occurring after September 24, 2005. Under Section 2155.006 of the Texas Government Code, the bidder certifies that the individual or business entity named in this bid is not ineligible to receive the specified contract and acknowledges that any contract resulting from this IFB may be terminated and payment withheld if this certification is inaccurate.

The offeror must comply with all applicable laws at all times, including, without limitation, the following: (i) §36.02 of the Texas Penal Code, which prohibits bribery; (ii) §36.09 of the Texas

Penal Code, which prohibits the offering or conferring of benefits to public servants; (iii) §2155.003, Gov't Code, which prohibits the chief clerk or any other employee of the TSU from having an interest in, or in any manner be connected with, a contract or bid for a purchase of goods or services by an agency of the state or accept from any person to whom a contract has been awarded anything of value or a promise, obligation, or contract for future reward or compensation.

Offerors must comply with all applicable Texas and federal laws and regulations relating to the hiring of former state employees (see e.g., Texas Government Code Chapters 572 and 573). Such "revolving door" provisions generally restrict former agency heads from communicating with or appearing before the agency on certain matters for two years after leaving the agency. The revolving door provisions also restrict some former employees from representing clients on matters that the employee participated in during state service or matters that were in the employees' official responsibility. Offeror, by signing this solicitation, certifies that it has complied with all applicable laws and regulations regarding former state employees.

PREFERENCES

See Section 2.38 of the State of Texas Procurement Manual regarding preferences.

Check below to claim a preference under 34 TAC Rule 20.38

- ☐ Supplies, materials or equipment produced in TX or offered by TX bidder or TX bidder that is owned by a service-disabled veteran *
- ☐ Agricultural products produced or grown in TX
- ☐ Agricultural products and services offered by TX bidders*
- ☐ USA produced supplies, materials or equipment
- ☐ Products of persons with mental or physical disabilities
- ☐ Products made of recycled, remanufactured, or environmentally sensitive materials including recycled steel
- ☐ Energy Efficient Products
- ☐ Rubberized asphalt paving material
- ☐ Recycled motor oil and lubricants
- ☐ Products produced at facilities located on formerly contaminated property
- ☐ Products and services from economically depressed or blighted areas
- ☐ Vendors that meet or exceed air quality standards
- ☐ Recycled or Reused Computer Equipment of Other Manufacturers
- ☐ Foods of Higher Nutritional Value

Offeror represents and warrants that the individual signing this Execution of Qualification is authorized to sign this document on behalf of Offeror and to bind Offeror under any future contract resulting from this RFQ.

OFFEROR (COMPANY): _____

SIGNATURE (INK): _____

NAME (TYPED/PRINTED) _____

TITLE: _____ DATE: _____

EMAIL ADDRESS: _____

STREET: _____

CITY/STATE/ZIP: _____

TELEPHONE AND/OR FACSIMILE NUMBERS: _____

TEXAS IDENTIFICATION NUMBER (TIN): _____

ATTACHMENTS:

- Draft Agreement Between the Owner and Design/Build Firm.
- Uniform General Conditions from the Texas Facilities Commission.
- Projects Site Map & Additional Design Criteria.
- House 1295 Certificate of Interested Parties
- Historically Underutilized Business (HUB) Policy.

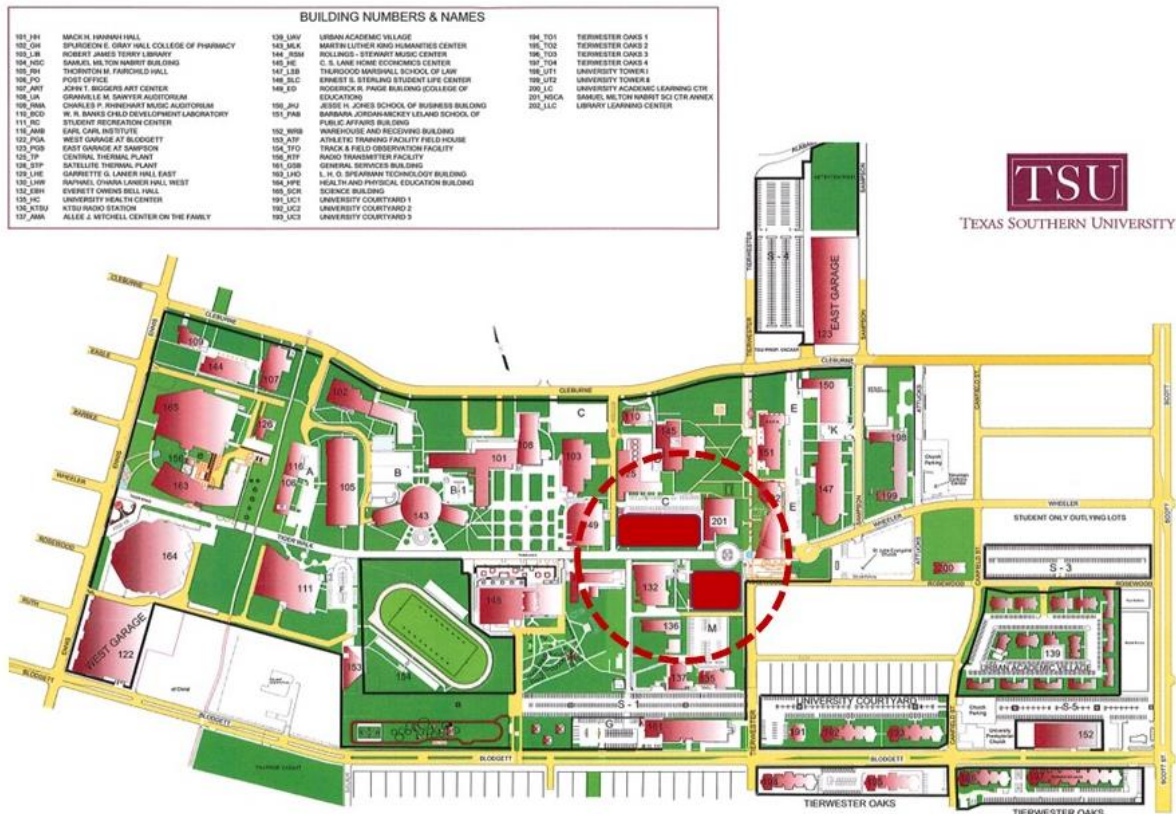
UNIFORM GENERAL CONDITION FROM THE TEXAS FACILITIES COMMISSON

https://www.tfc.texas.gov/divisions/commissionadmin/prog/internal-procurement-1/sb20/TFC%20Contract%20Manual_12152020.pdf

PROJECT SITE MAP & Additional Design Criteria

The Project site is located at the intersection of Tierwester and Wheeler, also known as Tiger Walk, as noted below (with New Health and Wellness planned where Lanier East currently resides, and both Catalyst and Nabrit where Nabrit Science Center is currently sited).

TEXAS SOUTHERN UNIVERSITY CAMPUS PLAN



The Project will utilize a Design-Build (D/B) Delivery Method with the following considered as Basic Services:

1. Site Design and Civil Engineering,
2. Landscape Design and Landscape Architecture (including Irrigation Design),
3. Building Design/Architecture,
4. Life Safety and Code Compliance (including TAS/ADA),
5. Vertical Transportation Design,
6. Interior Design/Architecture,
7. Structural Engineering,
8. Mechanical Engineering,
9. Electrical Engineering,
10. Plumbing Design,

11. Fire Protection,
12. AV/IT/Security Design,
13. Food Service Planning and Equipment Design (Health and Wellness Building),
14. Lab Planning and Equipment Design (including coordination of OFCI Equipment),
15. Building Signage and Wayfinding (Campus-Wide Signage and Wayfinding is currently set for a separate contract),
16. Efficient Systems Design (LEED Principles w/o certification), and
17. Demolition.

The following will need to be included within the D/B contract as Additional Services:

1. Programing/Planning (provide Lump Sum, per each Building),
2. Furniture Design, Layout, and Procurement/Installation Assistance (FF&E), and
3. Public Art Coordination.

The following will need to be included within D/B contract, designated as reimbursable, with pre-approval of vendor requested by Texas Southern University:

1. Geotechnical Testing and Survey,
2. Site and Utility Survey,
3. Building Systems Commissioning, and
4. Texas Accessibility Reviews and Inspections (on behalf of TSU).

D/B to provide a cost analysis and lifecycle costs of major Systems options in Schematic Design, including:

1. Structural Systems, and
2. Mechanical Systems.

The D/B shall comply with all Texas Southern University Design and Construction Standards (available at TSU General Services Building) unless a written variance request is approved by the Owner's Designated Site Representative during the Projects' Design Phase.

Shortlisted and Interviewed firms will be asked to provide their Interpretation of TSU's Vision for these facilities but are cautioned that w/o full programming and budget validation, substantial design effort is discouraged. Site Analysis and Definition of Critical Issues, along with strategies to mitigate these risks will be included within Interview questions and evaluated at that phase of the solicitation process. Copies of TSU's Image/Vision for each of these three important facilities will be provided to shortlisted DB Teams to assist with these Analyses and Interpretations.

D/B will submit construction documents to a Texas Registered Accessibility Specialist (RAS) for review and comments to ensure Texas Accessibility Standards (TAS) compliance and upon construction completion have a RAS inspect the buildings for compliance with TAS. These fees will be reimbursable in DB contract.

Texas Southern University will provide the following Services.

1. Materials Testing during construction,
2. Test and Balance (TAB) of HVAC Systems and Domestic Water Systems,
3. Building Envelope testing and observations for waterproofing and thermal properties, and
4. Elevator Design reviews, submittal reviews and inspections. Elevators to have TDLR inspections and approval upon project completion.

TSU is also requesting demolition of all associated buildings, foundations, and foundation repair (Annex Building only) within the site location. The successful Contractor will be expected to provide all tools, transportation, labor, and equipment necessary to perform the required duties herein. This includes complete/submit all required State notifications, abate and dispose of all asbestos containing materials, remove all structures, foundations, debris, site components, etc. and to leave the ground empty, level, and ready for development

Scope includes reworking site grades and sidewalks as necessary to create positive drainage around the building, utilize swales to direct water away from the building and maintain existing vegetation to greatest extent possible, install and/or modify area drains with respect to new grades as necessary, relocate irrigation lines further away from the building, adjust to ensure all water spray is directed away from the building, replace damaged sub-slab stormwater line, and reinstall damaged finishes in accordance with the drawings and specifications prepared

The D/B is responsible for all Parking Permits required to conduct business and construction on campus.

D/B is required to meter construction-required utilities provided by Texas Southern University – Water and Electrical. D/B will be responsible for all infrastructure to support project construction utilities.

Total Projects Cost (TPC) Amounts are as follows:

1. Health and Wellness = \$30,000,000
2. Nabrit Science Center = \$22,800,000
3. Catalyst Center for Research focused on Urban Transformation = \$40,000,000

HOUSE BILL 1295 (CERTIFICATE OF INTERESTED PARTIES)

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties (Form 1295) to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The Texas Ethics Commission has adopted rules requiring the business entity to file Form 1295 electronically with the Commission.

Complete filing instructions are included in this bid, in which this form must be submitted. The link to the form can be located at the following link: <https://www.ethics.state.tx.us/filinginfo/1295/>.

Historically Underutilized Business (HUB) Subcontracting Plan

Refer to Policy on Utilization of Historically Underutilized Business for a detailed list of attachments required with the HSP available at

<https://comptroller.texas.gov/purchasing/vendor/hub/forms.php>