

**REQUEST FOR QUALIFICATIONS
FOR
ARCHITECT/ENGINEER
PROFESSIONAL SERVICES

FOR
TEXAS STATE UNIVERSITY
SAN MARCOS, TEXAS**

**New Residence Hall:
Hilltop Housing Complex**

RFQ No.:

758-18-09078

Submission Date:

April 9, 2018 – 2:00 p.m. (C.D.T.)

Prepared By:

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**REQUEST FOR QUALIFICATIONS FOR
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TEXAS STATE UNIVERSITY
NEW RESIDENCE HALL: HILLTOP HOUSING COMPLEX
RFQ No.: 758-18-09078**

SECTION 1 – GENERAL INFORMATION & REQUIREMENTS

- 1.1 **GENERAL INFORMATION:** The Texas State University System (“Owner”) and **Texas State University** are soliciting Statements of Qualifications for selection of an Architect/Engineer (A/E) firm for design of the **New Residence Hall: Hilltop Housing Complex** project (“Project”) on the Texas State University in San Marcos, Texas campus, in accordance with the terms, conditions, and requirements set forth in this Request for Qualifications (RFQ).
- 1.1.1 Collecting Statements of Qualifications in response to this RFQ is the first step in selecting an A/E firm. This RFQ provides the information necessary for respondents to prepare and submit Statements of Qualifications for consideration and initial ranking by the Owner. In the next step the Owner will determine an initial ranking of the respondents. If the initial ranking of the respondents is reasonably conclusive, the Owner may make a “most qualified” selection based upon the written Qualifications only. If not, then the Owner may conduct interviews with a “short list” of respondents.
- 1.1.2 The Owner may select up to five (5) of the top ranked qualified respondents to participate in an interview with the Owner to confirm and clarify the qualifications submitted and to answer additional questions. The Owner will then rank the interviewed respondents in order to determine a single most qualified respondent.
- 1.1.3 After selecting the most qualified respondent the Owner will negotiate the detailed professional services to be provided by the A/E and a suitable fee for those services. The Owner will request a fee proposal from the most qualified respondent, with supporting information demonstrating that the requested fee is justified by the level of effort (and related personnel costs) required to provide the services necessary for the design of the Project. Potential respondents should be aware that, except in unusual cases, the Owner does not consider billable time incurred while traveling to and from the Project site, Owner’s offices, or Board of Regents meetings as necessary to the completion of the Project. Potential respondents whose offices are located such that such time-consuming travel will be regularly required in the performance of services for the Project should consider this policy when deciding whether or not to submit their qualifications.
- 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. The Owner strictly complies with all statutes, court decisions, and opinions of the Texas Attorney General with respect to disclosure of RFQ information. Additionally, if required pursuant to the provisions of Senate Bill 20 (79th Legislature 2015), the contract resulting from this solicitation will be posted on the Owner’s website.
- 1.3 **TYPE OF CONTRACT:** Any contract resulting from this solicitation will be in the form of the Owner’s Standard Architect/Engineer Agreement, a copy of which will be provided to all firms selected for interviews or, in the case where no interviews are conducted, to the selected most qualified respondent.

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 all media channels where it was initially advertised. 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, are considered to be part of the RFQ, and respondents shall acknowledge receipt of each addendum in its Qualifications. Respondents shall consider only those clarifications and interpretations that the Owner issues by addenda five (5) days prior to the submittal deadline (see Section 2.5 for date). 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.

1.4.1 ADDENDA AND AWARD INFORMATION WILL BE ISSUED BY THE TEXAS STATE UNIVERSITY SYSTEM FOR THIS RFQ VIA THE ELECTRONIC BUSINESS DAILY WEBSITE AT: [HTTP://ESBD.CPA.STATE.TX.US](http://ESBD.CPA.STATE.TX.US). REFERENCE THE RFP NUMBER PROVIDED IN THIS RFQ.

1.5 SUBMISSION OF QUALIFICATIONS:

1.5.1 The qualifications must be received **at the address specified** prior to the deadline; please note that overnight deliveries such as FedEx and UPS arrive at a central campus location but are not usually delivered to the specified location until after the time deadline, and respondents are advised to use other methods of delivery or, if using an overnight delivery service, to send the responses a day earlier than usual. The Owner will not consider any response to this solicitation that is not received at the address specified by the deadline, regardless of whether it has been received by the University.

1.5.2 DEADLINE AND LOCATION: The Owner will receive Qualifications and HSP Plans for RFQ No. 758-18-09078 at the time and location described below.

April 9, 2018 - 2:00 p.m. (C.D.T.)

Ms. Bonnie Corkran, Buyer III,
Texas State University
Physical Plant Building, Suite 104
151-2 E. Sessom
San Marcos, Texas 78666

1.5.3 Submit (2) electronic versions of the Qualification Package and HSP on CD or flash drive format.

1.5.4 Submit (9) nine identical copies of the Qualifications. An original signature must be included on the Respondent's "Execution of Offer" document submitted with each copy.

1.5.5 Submit (3) three identical copies of the HUB Subcontracting Plan (HSP) as a separate attachment from the Qualifications.

1.5.6 Qualifications and HSP materials received after the deadline in 1.5.2 will be returned to the respondent unopened.

1.5.7 The Owner will not acknowledge or consider Qualifications that are delivered by telephone, facsimile (fax), or electronic mail (e-mail).

- 1.5.8 Properly submitted Qualifications will not be returned to respondents.
- 1.5.9 Qualification, financial statements (see Section 3.2.2) and HSP 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, return address and email address of the respondent contact on all envelopes.
- 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 and technical specifications, to the Point-of-Contact person by email only.
- Ms. Bonnie Corkran, Buyer III
Texas State University
Physical Plant Building, Suite 104
151-2 E. Sessom
San Marcos, Texas 78666
Email: y_c55@txstate.edu
- 1.7 **EVALUATION OF QUALIFICATIONS:** The evaluation of the Qualifications shall be based on the requirements described in this RFQ. All properly submitted Qualifications will be reviewed, evaluated, and ranked by a Selection Committee appointed by the President of Texas State University. Typically, that committee will include both future users of the facilities developed by the Project and facilities professionals, as well as representation from the TSUS System Office. The top five or fewer ranked respondents may be selected by the Owner for further consideration by participating in an interview wherein qualifications will be presented and examined in further detail and where questions will be posed by the Selection Committee and answered by the respondent.
- 1.7.1 Qualifications submittals should not include any information regarding respondent's proposed fees, pricing, or other compensation considerations as these will not be a factor in the selection of the most qualified firm.
- 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 Project. The Owner reserves the right to divide the Project into multiple parts, to reject any and all Qualifications and re-solicit for new Qualifications, or to reject any and all submissions 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 RFQ for any project and no such representation is intended or should be construed by the issuance of this RFQ.
- 1.9 **ACCEPTANCE OF EVALUATION METHODOLOGY:** By submitting its Qualifications in response to this RFQ, respondent 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:** Respondent acknowledges and accepts that any costs incurred from the respondent's participation in this RFQ shall be at the sole risk and responsibility of the respondent.
- 1.11 **OPTIONAL PRE-PROPOSAL CONFERENCE:** An optional pre-proposal conference is scheduled for March 20, 2018, 3:30 p.m. at:

Department of Housing and Residential Life Administration Building
Texas State University
515 N. Comanche Street
San Marcos, Texas 78666
Email: y_c55@txstate.edu

Fee-Based parking available in the LBJ Student Center parking garage adjacent to the Student Center. A map of the Pre-Proposal parking location is available by referencing the following link: http://gato-docs.its.txstate.edu/jcr:824e3981-d850-4a8c-bcc5-fc3ae98c1c10/DHRL_RFQ_Map2.pdf

- 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 Qualification.
- 1.13 **HISTORICALLY UNDERUTILIZED BUSINESSES' SUBMITTAL REQUIREMENTS:** It is the policy of TSUS and each of its component institutions, to promote and encourage contracting and subcontracting opportunities for Historically Underutilized Businesses (HUB) in all contracts. Refer to the Texas State Comptrollers website at: <http://www.cpa.state.tx.us/procurement/prog/hub/hub-subcontracting-plan/>
Accordingly, specific plans and representations by respondents that appear to facilitate the State's commitment to supporting HUB enterprises will be favorably considered in the selection process. Failure to submit specific plans and representations regarding HUB utilization, or failure to address the subject at all, will be interpreted by the Selection Committee as an intention not to support the program.
- 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 TSUS. 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 **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.

- 1.17 **STATE REGISTRATION OF ENGINEERING FIRMS:** Respondents 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.
- 1.18 **STATE REGISTRATION OF ARCHITECTURAL FIRMS:** Respondents are advised that the Texas Board of Architectural Examiners requires that any entity (including architects, landscape architects and interior designers) providing architectural services (including architects, landscape architects and interior designers) to the public must register with the Texas Board of Architectural Examiners. An entity is defined as a sole proprietorship, firm, partnership, corporation or joint stock association.
- 1.20 **PARKING AND SANITARY FACILITIES:** All individuals including contractors, subcontractors, service providers and vendors operating a vehicle on property owned and operated by Texas State University shall comply with the Traffic and Parking Regulation for the University. All vehicles parked on University property must obtain and display a valid parking permit paid for and purchased at their own expense. Contractors shall make every effort to carpool when possible.
- 1.20.1 Parking at the University is by permit only. The Bidder selected for award will be responsible for obtaining and paying for contractor parking passes from the parking and transportation department for all vehicles that will be parking on University premises. Individuals will park only in those areas designated on site for contractor use.
- 1.20.2 Contractor will provide temporary sanitary facilities on site.

SECTION 2 – EXECUTIVE SUMMARY

- 2.1 **HISTORICAL BACKGROUND:** In 1885, an 11-acre plot of land was purchased by the city of San Marcos to organize a Chautauqua. For approximately ten years the Chautauqua was an important educational force, offering education and entertainment to those attending. At the same time that the Chautauqua was faltering in the 1890s, the State of Texas saw an increasing need for a Normal School to help solve the shortage of public school teachers. In 1899, the State Legislature authorized the establishment of a Normal School in San Marcos if the citizens would furnish the land. The City of San Marcos donated 11-acres, known as Chautauqua Hill, to the State of Texas to serve as the site for the proposed Normal School. In 1901, the Legislature accepted the gift of land and appropriated funds for the creation of the Normal. Work on the Main Building began in 1902, and in the fall of 1903, the Southwest Texas State Normal School opened with 17 faculty members and 303 students.

Over the years, the Texas Legislature broadened the institution's scope and changed its name successively to Southwest Texas State Normal College (1918), Southwest Texas State Teacher's College (1923), Southwest Texas State College (1959), and Southwest Texas State University (1969). As the University evolved, it saw itself becoming more than a regional university and the name was changed to Texas State University-San Marcos (2003). Finally, the name was changed to eliminate the city reference and the institution became Texas State University (2013). The University changed from offering only teaching certificates in 1903 to a prominent institution by 2013 offering 97 undergraduate degrees, 88 masters, and 12 doctoral degree programs. While teacher preparation remains an important responsibility, the scope of the university programs has

greatly expanded its prestige, prominence and recognition. The student population has now exceeded 36,750 making it the fourth largest university in the State of Texas. The original San Marcos core campus has grown from 11 acres to 457 acres. The university also includes 5038 additional acres of farm, ranch, residential and recreational areas and 101 acres at the Round Rock Campus.

In January 2012, the Texas Higher Education Coordinating Board (THECB) reclassified Texas State University as an Emerging Research University. In light of its new classification, the university developed a long-term research strategic plan for achieving recognition as a National Research University. Texas State remains deeply committed to undergraduate student success, even as the university broadens its mission to include doctoral programs and an expanded research agenda.

- 2.2 **MISSION STATEMENT:** Texas State University is a public, student-centered, doctoral granting institution dedicated to excellence in serving the education needs of the diverse population of Texas and the world beyond.
- 2.3 **DESCRIPTION, SCOPE AND BUDGET:** During the information gathering process, numerous items were identified by DHRL, which should be included to ensure the success of the new Hilltop Residence Complex. A new set of goals and visions have been created for the proposed complex. The list below summarizes what is envisioned for this project:
- 2.3.1 Affordability of student housing is a driving factor for this project. As such, the cost per bed will weigh heavily in determining the number of beds the complex can support. The project will aim to provide as many beds as possible, with a minimum of 787 and optimally the Master Plan number of 1,100 beds.
 - 2.3.2 The maximum affordable construction cost limitation for the Department of Housing and Residence Life is estimated to fall near \$70 million, using cost per bed estimates based on previous projects. If savings can be achieved in the cost per bed such that the room revenue generated more fully pays for the construction, the total project cost could be significantly higher. A financial proforma balancing cost versus revenue expectations will be completed very early in the project to answer this question.
 - 2.3.3 The optimal height of the building(s) is six stories.
 - 2.3.4 The new complex will provide for residents to identify in smaller communities.
 - 2.3.5 Several full-time staff apartments will be required, depending upon the size and configuration of the complex.
 - 2.3.6 The complex shall provide mainly double rooms with a limited number of single rooms and triple rooms.
 - 2.3.7 All resident rooms should provide a large amount of natural daylight and high ceilings, to the extent the building design allows.
 - 2.3.8 All new residence halls will provide comfortable, up-to-date, ADA accessible on-campus residence facilities that provide a sense of community for students.
 - 2.3.9 Each community area should provide a distinct entrance and sense of place, with lobby / lounge space for activities and student study space, which facilitate interaction and engagement.
 - 2.3.10 Security is important and all entry / exit points should be designed with this in mind.
 - 2.3.11 Design of the exterior of the building shall provide shared courtyards, including benches, landscaping, and tables to encourage interaction outside of the building.
 - 2.3.12 Outdoor space is important and should be considered an attribute throughout the site design. The project should create one main pedestrian path for entry to the residence halls at the site, providing a clear means to access the adjacent LBJ Student Center and nearby academic buildings.

- 2.3.13 Secured access should be provided to the residential complex for move-in/move-out, emergency vehicles and service vehicles.
- 2.3.14 At a minimum, ADA staff and service parking should be provided near the complex.
- 2.3.15 The project should address the Texas State University Architectural Design Guidelines in an affordable and cost effective way.

The design and construction team selected will be required to provide the University with ideas, concepts, options, and constructability management objectives to reduce the cost of the project, which may include possible deviations from the published Architectural Design Guidelines.

Total Construction Cost Limitation for the project is \$72,000,000.

2.4 **FACILITY PROGRAM:** The Architectural Space Program is complete and the Architectural teams selected for an interview will receive a link to the document.

2.5 **PROJECT PLANNING SCHEDULE:** Key Project planning schedule milestones are:

2.5.1	Optional Pre-Submittal Meeting	03/20/2018
2.5.2	RFQ Submittal Questions Deadline (12:00 p.m.)	03/29/2018
2.5.3	Owner receives Request For Qualifications	04/09/2018
2.5.4	Owner announces “short list” of firms selected for interviews	04/24/2018
2.5.5	Owner selects most qualified respondent	05/08/2018
2.5.6	Owner negotiates fee and executes Agreement	07/11/2018
2.5.7	Owner selects Construction Manager at Risk	05/24/2018
2.5.8	Schematic Design begins	07/16/2018
2.5.9	Owner Executes CMR Agreement	07/12/2018
2.5.10	NTP for Pre-Construction Services	07/13/2018
2.5.11	A/E completes Schematic Design	10/08/2018
2.5.12	Design Development begins	10/09/2018
2.5.13	A/E completes Design Development Binder for BOR	01/14/2019
2.5.14	Board of Regents Approval of DDs	02/14/2019
2.5.15	Owner Approves GMP	06/07/2019
2.5.16	NTP issued and Construction begins	06/12/2019
2.5.17	A/E completes Construction Documents	09/13/2019
2.5.18	Owner accepts Substantial Completion of Construction	07/26/2021
2.5.19	Furniture and Special Equipment Move-In Complete	08/14/2021
2.5.20	Final Completion	09/16/2021
2.5.21	Occupancy	08/16/2021

The schedule of events presented above represent a basic timeline for the project. A final project timeline will be developed with the Owner at a later time. The Owner can be expected to work with the A/E and the CM@R to validate and improve on this initial schedule.

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 responding to all questions in Section 3 formatted as directed in Section 4. Incomplete Qualifications will be considered non-responsive and are subject to rejection.

3.1 **CRITERION ONE: RESPONDENT’S STATEMENT OF QUALIFICATIONS AND AVAILABILITY TO UNDERTAKE THE PROJECT** (Maximum of two (2) printed pages per question)

- 3.1.1 Provide a statement of interest for the project including a narrative describing the Prime Firm's and Project Team's unique qualifications as they pertain to this particular project.
- 3.1.2 Provide a statement on the availability and commitment of the Prime Firm and its principal(s) and assigned professionals, including all consultants to undertake the project.
- 3.1.3 Provide a brief history of the Prime Firm and each consultant proposed for the project.
- 3.1.4 Provide a graphic representation of the project team, identifying the Prime Firm and each consultant proposed for the project. The graphic representation shall depict current workloads and commitments for other projects for the prime and its consultants as well as the time resource and commitment for the prime and its consultants for this project for the time line noted in Article 2.5.

3.2 CRITERION TWO: PRIME FIRM'S ABILITY TO PROVIDE SERVICES

- 3.2.1 Provide the following information for the Prime Firm:
 - Legal name of the company as registered with the Secretary State of Texas
 - Address of the office that will be providing services
 - Number of years in business
 - Type of Operation (Individual, Partnership, Corporation, Joint Venture, etc...)
 - Number of Employees by skill group
 - Annual revenue totals for the past ten (10) years
- 3.2.2 Provide the three (3) most recent audited financial statements documenting your firm's financial stability. If audited statements are not available, so state and provide recent financial statements with a cover letter from your CPA. Provide this information in a separate sealed envelope marked "Confidential Financial Information."
 - 3.2.2.1 If you opt to have a CPA firm submit a cover letter, the letter shall contain information certifying the financial solvency of the firm and the date and results of the last audit performed by the CPA firm.
 - 3.2.2.2 This will not be counted as part of the 50-page limit referenced in Section 4.1.2. Do not include this information in the electronic file submission.
- 3.2.3 Is your company currently for sale or involved in any transaction to expand or to become acquired by another business entity? If yes, please explain the impact both in organizational and directional terms.
- 3.2.4 Provide any details of all past or pending litigation or claims filed against your company that would affect your company's performance under a Contract with the Owner.
- 3.2.5 Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity? If yes, specify date(s), details, circumstances, and prospects for resolution.
- 3.2.6 Does any family, business or financial relationship exist between your firm and any Owner employee, officer or Regent? If so, please explain.

- 3.2.7 Provide a claims history under professional malpractice insurance for the past five (5) years for the Prime Firm and any team members proposed to provide professional architectural or engineering services.

3.3 CRITERION THREE: PROJECT TEAM'S ABILITY TO PROVIDE DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES

- 3.3.1 Describe, in graphic and written form, the proposed project assignments and lines of authority and communication for principals and key professional members of each consultant that will be involved in the project. Indicate the estimated percent of time these individuals will be involved in the project for design and construction.
- 3.3.2 Provide resumes giving the experience and expertise of the professional members for each consultant that will be involved in the project, including their experience with similar projects, the number of years with the firm, and their city of residence.
- 3.3.3 Clearly identify the members of the proposed team who worked on the listed projects in Criterion 3.4, and describe their roles in those projects.
- 3.3.4 Describe the basis for the selection of the proposed sub-consultants included in the design team and the role each will play for this project.
- 3.3.5 Describe the Prime Firm's process in working with consultants and integrating them into the design process.
- 3.3.6 Describe how the Prime Firm and consultants will provide services during the construction administration process.
- 3.3.7 Identify the Prime Firm's past experience with the proposed consultants in the past five years.
- 3.3.8 Provide representative projects of the proposed consultants in Higher Education CM@R delivery method and how they will be beneficial to the delivery of this project.
- 3.3.9 Identify the Prime Firm's past experience with the proposed consultants in the past five years.

3.4 CRITERION FOUR: RESPONDENT'S PERFORMANCE ON PAST REPRESENTATIVE PROJECTS

- 3.4.1 List a maximum of five (5) projects for which you have provided services that are most directly related to this project. List the projects in order of priority, with the most relevant project listed first and which best illustrate current experience and programming capabilities relevant to this project. 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, including Change Orders
 - Final project size in gross square feet
 - Type of construction (new, renovation, or expansion)
 - Actual start and finish dates for design
 - Planned versus actual dates for Schematic Design, Design Development and 95% Construction Documents. Provide an explanatory justification for any slippage of dates exceeding 15 days between planned and actual for each milestone.
 - Actual Notice To Proceed and Substantial Completion dates for construction
 - Description of professional services Prime Firm provided for the project
 - Name of Project Manager (individual responsible to the Owner for the overall success of the project)

- Name of Project Architect (individual responsible for coordinating the day to day work)
- Name of Project Designer (individual responsible for design concepts)
- Consultants
- Name of Project Manager for each Consultant.
- Identification of proposed personnel involved in the submitted project along with explanations of their role in previous project(s).
- Schedule Data (any unusual events or occurrences that affected the schedule should be explained).

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

- The Owner's name and representative who served as the day-to-day liaison during the design and construction phases of the project, including telephone number
- Contractor's name and representative who served as the day-to-day liaison during the Preconstruction and/or construction phase of the project, 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 RFQ/P process.

- 3.4.2 Relevant experience and capabilities will be judged through a review of both completed and ongoing projects; however, greater consideration will be given to completed projects. The key areas of interest for which project data and photographs should be submitted should be projects including those facilities described in this RFQ above.
- 3.4.3 Explain how well your proposed team has performed on past projects which have included significant involvement from faculty and staff, and an interactive decision making process.
- 3.4.4 Briefly describe up to five (5) other projects, which further illustrates experience and capabilities relevant to this proposed project.
- 3.4.5 State why you believe your team to be qualified to skillfully address the issues that you feel will be relevant to this project.

3.5 CRITERION FIVE: RESPONDENT'S KNOWLEDGE OF BEST PRACTICES

- 3.5.1 Describe the Prime Firm's design philosophy, design methodology, and its process for integrating institutional standards into design.
- 3.5.2 Describe the Prime Firm's quality assurance program explaining the method used and how the firm maintains quality control during the development of Construction Documents and quality assurance during the Construction phase of a project. Provide specific examples of how these techniques or procedures were used for any combination of three (3) projects listed in response to Criterion 3.4.
- 3.5.3 Describe your project team's demonstrated technical competence and management qualifications with institutional projects, particularly those for higher education.

- 3.5.4 Describe your firm's experience working with the Construction Manager-at-Risk project delivery method. Discuss your method of working with the contractor as a team member to deliver a Guaranteed Maximum Price and to maintain the GMP throughout the design and construction process.
- 3.5.5 Describe your cost estimating methods for the design and construction phases. How do you develop cost estimates and how often are they updated? For any combination of three (3) projects listed in response to Criteria 3.4, provide examples of how these techniques were used and what degree of accuracy was achieved.
- 3.5.6 Describe the way in which your firm develops and maintains work schedules to coordinate with the Owner's project schedule. For any combination of three (3) projects listed in response to Criterion 3.4, provide examples of how these techniques were used.
- 3.5.7 Describe the project team's experience in managing the impact of MEP systems on renovation/historic buildings.
- 3.5.8 Describe the project team's approach to assuring timely completion of this project, including methods you will use for schedule recovery if necessary.
- 3.6 CRITERION SIX: RESPONDENT'S ABILITY TO IDENTIFY AND RESOLVE PROBLEMS ON PAST PROJECTS
- 3.6.1 What do you perceive as the critical issues for this project? State briefly what you believe to be the most pertinent considerations and challenges that must be addressed in the design of a project of this type. You may wish to include sketches, diagrams, analyses or other tools from other similar projects that will help you illustrate your team's points. This is not an opportunity for the Architect to present design solutions.
- 3.6.2 Understanding schedule limitations, provide an analysis of the Owner's project planning schedule and describe how you plan to develop and communicate design, scope, and budget options in a manner that will help the Owner make timely and informed decisions.
- 3.6.3 Provide examples of how the Respondent has creatively incorporated mechanical, electrical, and plumbing solutions in similar structures.
- 3.6.4 State why you believe your team to be qualified to skillfully address the issues that you feel will be relevant to this project.
- 3.6.5 Explain your organizational process for coordinating and conducting site visits of similar type projects.
- 3.6.6 Explain how well your proposed team has performed on past projects which have included significant involvement from faculty and staff, and an interactive decision making process.
- 3.7 CRITERION SEVEN: RESPONDENT'S UNDERSTANDING OF AND EXPERIENCE WITH BUILDING INFORMATION MODELING (BIM)
- 3.7.1 Describe your Project Team's experience managing and facilitating BIM use on projects, especially similar projects and especially involving CM@R delivery method.

- 3.7.2 Show BIM experience on the resumes of your Team members.
- 3.7.2.1 Identify any BIM Consultants and describe their roles and Project-related experience. Provide a list of projects where consultants previously worked with Respondent in roles similar to what is currently being proposed.
- 3.7.2.2 Provide the skills and qualifications of your BIM Manager and BIM team.
- 3.7.3 Describe any BIM-based efficiencies the team has provided on past projects that align with the Owner's interest in energy savings, cost and schedule. Evaluators will be particularly looking for support for the following services (You need not specifically address these item by item. Describe what you perceive as critical BIM issues and opportunities for this project and highlight items you think address these.):
- a. Pre-construction Services
 - b. Design management and coordination
 - c. Design assistance
 - d. Fabrication modeling for streamlining the submittal process
 - e. Design review and quality assurance
 - f. BIM-based analysis
 - g. BIM-based estimating
 - h. Owner decision support
 - i. Construction scheduling
 - j. Constructability modeling
 - k. Construction coordination
 - l. COBIA and commissioning data
 - m. Any additional BIM capabilities and experiences that could help this project
- 3.7.4 Describe how you can use BIM on this Project to:
- a. Support better cost control assurance targeting a contractual Construction Cost Limitation (Target Guaranteed Maximum Price).
 - b. Reduce buy-out cost risks while tightening CM Risk Contingencies needed within a Guaranteed Maximum Price.

3.8 CRITERION EIGHT: EXECUTION OF OFFER

NOTE TO RESPONDENTS: SUBMIT ENTIRE SECTION WITH RESPONSE.

THIS EXECUTION OF OFFER MUST BE COMPLETED, SIGNED, AND RETURNED WITH THE RESPONDENT'S QUALIFICATIONS. FAILURE TO COMPLETE, SIGN AND RETURN THIS EXECUTION OF OFFER WITH THE QUALIFICATIONS MAY RESULT IN REJECTION OF THE QUALIFICATIONS.

SIGNING A FALSE STATEMENT MAY VOID THE SUBMITTED QUALIFICATIONS OR ANY AGREEMENTS OR OTHER CONTRACTUAL ARRANGEMENTS, WHICH MAY RESULT FROM THE SUBMISSION OF RESPONDENT'S QUALIFICATIONS, AND THE RESPONDENT MAY BE REMOVED FROM ALL PROPOSER LISTS. A FALSE CERTIFICATION SHALL BE DEEMED A MATERIAL BREACH OF CONTRACT AND, AT OWNER'S OPTION, MAY RESULT IN TERMINATION OF ANY RESULTING CONTRACT OR PURCHASE ORDER.

- 3.8.2 By signature hereon, Respondent acknowledges and agrees that (1) this RFQ is a solicitation for Qualifications and is not a contract or an offer to contract; (2) the submission of Qualifications by Respondent in response to this RFQ will not create a contract between the Owner and Respondent; (3) the Owner has made no representation or warranty, written or oral, that one or more contracts with the Owner will be awarded under this RFQ; and (4) Respondent shall bear, as its sole risk and responsibility, any cost which arises from Respondent's preparation of a response to this RFQ.
- 3.8.3 By signature hereon, Respondent offers and agrees to furnish to the Owner the products and/or services more particularly described in its Qualifications, and to comply with all terms, conditions and requirements set forth in the RFQ documents and contained herein.
- 3.8.4 By signature hereon, Respondent affirms that he has not given, 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 Qualifications.
- 3.8.5 By signature hereon, Respondent that is a "taxable entity" under Section 171.0002 of the Texas Code certifies that it is not currently delinquent in the payment of any Franchise Taxes due under Chapter 171, Texas Tax Code.
- 3.8.6 By signature hereon, the Respondent hereby certifies that neither the Respondent nor the firm, corporation, partnership or Owner represented by the Respondent, nor anyone acting for such firm, corporation, or institution has violated the antitrust laws of this state, codified in Section 15.01, ET. seq., Texas Business and Commerce Code, or the Federal antitrust laws, nor communicated directly or indirectly the Qualifications made to any competitor or any other person engaged in such line of business.
- 3.8.7 By signature hereon, Respondent represents and warrants that:
- 3.8.7.1 Respondent is a reputable company regularly engaged in providing products and/or services necessary to meet the terms, conditions and requirements of the RFQ;
- 3.8.7.2 Respondent has the necessary experience, knowledge, abilities, skills, and resources to satisfactorily perform the terms, conditions and requirements of the RFQ;
- 3.8.7.3 Respondent is aware of, is fully informed about, and is in full compliance with all applicable federal, state and local laws, rules, regulations and ordinances;
- 3.8.7.4 Respondent, if selected by the Owner, will maintain insurance as required by the Contract;
- 3.8.7.5 All statements, information and representations prepared and submitted in response to this RFQ are current, complete, true and accurate. Respondent acknowledges that the Owner will rely on such statements, information and representations in selecting the successful Respondent. If selected by the Owner as the successful Respondent, Respondent will notify the Owner immediately of any material change in any matters with regard to which Respondent has made a statement or representation or provided information.

- 3.8.8 By signature hereon, Respondent certifies that the individual signing this document and the documents made part of the RFQ is authorized to sign such documents on behalf of the company and to bind the company under any agreements or other contractual arrangements, which may result from the submission of Respondent's Qualifications.
- 3.8.9 By signature hereon, Respondent certifies that if a Texas address is shown as the address of the Respondent, Respondent qualifies as a Texas Bidder as defined in Rule 34 TAC 20.32 (68).
- 3.8.10 By signature hereon, Respondent certifies as follows:
- 3.8.10.1 "Under Section 231.006, *Texas 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."
- 3.8.10.2 "Under Section 2155.004, *Texas Government Code*, the vendor or applicant 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."
- 3.8.10.3 "Under Section 2254.004, *Texas Government Code*, the vendor or applicant certifies that each individual or business entity which is an engineer or architect proposed by Respondent as a member of its team was selected based on demonstrated competence and qualifications only."
- 3.8.11 By signature hereon, Respondent certifies that no relationship, whether by relative, business associate, capital funding agreement or by any other such kinship exist between Respondent and an employee of any TSUS component, or Respondent has not been an employee of any TSUS component within the immediate twelve (12) months prior to your RFQ response. All such disclosures will be subject to administrative review and approval prior to the Owner entering into any contract with Respondent.
- 3.8.12 By signature hereon, Respondent affirms that no compensation has been received for participation in the preparation of the specifications for this RFQ. (ref. Section 2155.004 Texas Government Code).
- 3.8.13 By signature hereon, Respondent agrees that any payments that may become due under any agreements or other contractual arrangements, which may result from the submission of Respondent's Qualifications, will be applied towards any debt including, but not limited to, delinquent taxes and child support that is owed to the State of Texas.
- 3.8.14 By signature hereon, Respondent certifies that no member of the Board of Regents of the TSUS, or the Executive Officers of the TSUS or its component institutions, has a financial interest, directly or indirectly, in the transaction that is the subject of the contract, and that no member of the TSUS Board of Regents has a "substantial interest" (as that term is defined in Section 51.923 of the Texas Education Code) in the Respondent.

3.8.15 Execution of Offer: RFQ No. 758-18-09078 – New Residence Hall: Hilltop Housing Complex for Texas State University

The Respondent must complete, sign and return this Execution of Offer as part of its submittal response. The Respondent's company official(s) who are authorized to commit to such a submittal must sign submittals. Failure to sign and return this form will subject the submittal to disqualification.

Respondent's Name: _____
(Company Name)

Respondent's State of Texas Tax Account No: _____
(This 11 digit number is mandatory)

If a Corporation:

Respondent's State of Incorporation: _____

Respondent's Charter No: _____

Identify by name, each person who owns at least 10% of the Respondent's business entity:

(Name)

(Name)

(Name)

(Name)

Submitted and Certified By:

(Respondent's Name)

(Title)

(Street Address)

(Telephone Number)

(City, State, Zip Code)

(Fax Number)

(Authorized Signature)

(Email Address) for RFQ Notification

(Date)

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 the respondent'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 The Statement of Qualifications shall be a maximum of 50 printed and could be entirely adequate with considerably fewer pages. The cover, table of contents, divider sheets, financial statements, HUB Subcontracting Plan, if any, and Execution of Offer do not count as printed pages.
- 4.1.3 Respondents shall carefully read the information contained in this RFQ and submit a complete response to all requirements and questions as directed. Incomplete Qualifications will be considered non-responsive and subject to rejection.
- 4.1.4 Qualifications and any other information submitted by respondents in response to this RFQ shall become the property of the Owner.
- 4.1.5 The Owner will not compensate respondents for any expenses incurred in Qualifications preparation or for any presentations that may be made, unless agreed to in writing in advance or required by law. Respondents submit Qualifications at their own risk and expense.
- 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, or subsequent RFP. 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.
- 4.1.9 Failure to comply with all requirements contained in this Request for Qualifications 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 respondent to the questions identified in Section 3 of this RFQ will be used by the Owner for evaluation.

- 4.2.3 Separate and identify the response to each of the criteria in 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 of the Qualifications.
- 4.4 PAGINATION:
- 4.4.1 Number all pages of the submittal sequentially using Arabic numerals (1, 2, 3, etc.); the Respondent is not required to number the pages of any HUB Subcontracting Plan.

END OF REQUEST FOR QUALIFICATIONS

Addendum No. 1

Issued April 2, 2018

REQUEST FOR QUALIFICATIONS FOR ARCHITECT/ ENGINEER

FOR TEXAS STATE UNIVERSITY SAN MARCOS, TEXAS

New Residence Hall: Hilltop Housing Complex

RFQ No.:

758-18-09078

Notice To All Respondents:

The following is Addendum No. 1 to the Request for Qualifications (RFQ)
ESBD Posting No. 758-18-09078 was posted on March 12, 2018

Prepared By:

*Peter E. Graves, Vice Chancellor for Contract Administration
Texas State University System
601 Colorado, Austin, TX 78701 (512) 463-1808
512-463-1808
peter.graves@tsus.edu*

I. General:

A. The optional Pre-Submittal Conference was held on March 20, 2018, 3:30 p.m., at the Department of Housing and Residential Life Administration Building. The Attendance-Pre Proposal Conference sheets and Agenda are attached to this Addendum. Below are the Questions and Answers that were presented for this RFQ:

1. **Question:** 3.3.9 – Is this a repeat of 3.3.7?
Answer: Yes.
2. **Question:** 3.5.7 – This makes reference to renovations and this project is for new construction. Could you please clarify this?
Answer: Please omit.
3. **Question:** Does 50 page printed (4.1.2) mean it can be 100 pages total if double sided, or 25 pages double sided?
Answer: 50 page printed which is 100 pages if double-sided.
4. **Question:** 3.3.7 and 3.3.9 are the same question. Will one be deleted?
Answer: No.
5. **Question:** 3.4.3 and 3.6.6 are the same question. Will one be deleted?
Answer: No.
6. **Question:** 3.7.3.L – did you mean to insert “COBIA and commissioning data” or “COBie and commissioning data?” We are familiar with Construction Operations Building Information Exchange.
Answer: COBie and commissioning data.
7. **Question:** Does question 3.4.2 require a response?
Answer: No.
8. **Question:** 3.5.7: this RFQ states that the buildings currently on the site will be demolished. Should we still respond to this question as it relates to a historic renovation?
Answer: Please omit.
9. **Question:** 3.3.7 and 3.3.9 are identical. Can you modify or would you like us to respond to the question twice?
Answer: Respond to both.
10. **Question:** In previous years, Texas State University has preferred working with local Texas firms. Has this position changed at all?
Answer: Selections are based on qualifications and overall best value.
11. **Question:** Are you interested in considering out of state firms if partnered with a local firm or if they have a local office?
Answer: Selections are based on qualifications and overall best value.

12. **Question:** 3.4.3 and 3.6.6 are identical. Can you modify or would you like us to respond to the question twice?
Answer: Respond to both.
13. **Question:** Will Texas State allow an A/E team to engage a General Contractor to provide pre-construction services, including quantity surveying using 3D models during Schematic Design and Design Development, in lieu of a traditional third-party cost estimator?
Answer: No.
14. **Question:** If so, would that General Contractor be precluded from bidding on the CMAR scope for this project?
Answer: Not applicable, see response to the previous question.
15. **Question:** Please clarify the intent/relevance of item 3.5.7 regarding the “impact of MEP systems on renovation/historic buildings” given that these buildings will be new construction.
Answer: Please omit.
16. **Question:** Items 3.3.7 and 3.3.9 appear to be duplicate questions. Please indicate whether we should provide answers to both questions.
Answer: Yes.
17. **Question:** Can you give us site boundaries for the future housing?
Answer: In the general location where Hornsby and Burleson dormitories currently reside.
18. **Question:** Do you know if this project will include a new dining facility as well?
Answer: Not included.
19. **Question:** In section 2.3.2, it states that a financial proforma balancing cost versus revenue expectations will be completed very early in the project to answer this question. Our question is: When in the process will this proforma be completed and will the design firm or Texas State University be responsible for completing it?
Answer: Texas State University will complete.

B. The following statements were emphasized at the optional pre-submittal conference:

- This project will require more effective/efficient construction techniques in order to reach the 1,000-bed minimum. Please describe in detail your techniques.
- This project is emphasizing a more affordable outcome for the future students who will occupy this residence hall. Please detail your proposed ideas and techniques into your submittal.

Attachments:

- (1) Attendance Pre-Proposal Conference Sign-In Sheets
- (2) Agenda

- **END OF ADDENDUM NO. 1** -

Attachment 1

Attendance - Pre-Proposal Conference

March 20, 2018 @ 3:30 p.m. - DHRL Rm 312

A/E Professional Services New Residence Hall: Hilltop Housing Complex

RFQ# 758-18-09078

Company	Name	Phone #	Email Address	Signature
1 JOSH I. GUERRA, INC	RICK GUERRA	(512) 445-2090	rguerra@guerra.us	
2 4b technology group	Emily Lopez	713 9079377	emily.lopez@4btechnology.com	
3 STANTEC	EPIN MACHAC	281.773.4297	EPIN.MACHAC@STANTEC.COM	
4 HKS Architects	HENRY GARCIA	281-995-4241	hgarcia@hksinc.com	
5 Earnes Grumitzky Keszecik Architects	Valerie Kelly	512-476-7133	vkelly@bgkarchitects.com	
6 Infrastructure Associates	Rahim Tazeh	7136220120	RT1@TAHOUSTON.COM	
7 Rahim Tazeh				
8 WJE (Fire Protection)	Mark Hayes	214-707-5082	mhayes@wje.com	
9 ^{WBE-CIVIL} Urban Design Group	Roberta Salas	512-347-0040	rbarrera@uds.com	
10 HEMK, LLC	ERNESTO CASTILLO	210-525-0220	ERCASTILLO@HEMKG.COM	
11 Kimley-Horn	Tyler Lewis	979-307-5029	tyler.lewis@kimley-horn.com	
12 STG DESIGN	KEVIN BLACKBURN	5128993500	kblackburn@stgdesign.com	
13 SMITH & COMPANY ARCH.	NONNE CANEZE	512.280.9157	ICANEZE@SC-ARCH.COM	
14 Pfluger Architects	Jody Waiter	512 4764040	jody@pflugerarchitects.com	
15 ALAMO ARCHITECTS	MICHAEL LANFORD	210.227.2612	mike.l@alamoarchitects.com	
16 Network L.				
17 Network L.	Nadia Zini	785-766-4044	nzini@networkl.com	
18 Shepley Bulfinch	Whitney Winklick	713.634.3720	wwinklick@shepleybulfinch.com	
19 TXST ATDC	BILL DONOVAN	512-215-3521	bill@txstate.edu	
20 Network L.	Bonnie Cochran	5-3657	yc55@txstate.edu	

Attachment 1

Attendance - Pre-Proposal Conference

March 20, 2018 @ 3:30 p.m. - DHRL Rm 312

A/E Professional Services New Residence Hall: Hilltop Housing Complex

RFQ# 758-18-09078

Company	Name	Phone #	Email Address	Signature
1 BARNES GROMATZKY KOSAREK ARCH	CARL GROMATZKY	512 476 7133	cgromatzky@bgyk-architects.com	
2 BARNES GROMATZKY KOSAREK ARCHITECTS	ROBERT IRWIN	512-476-7133	rirwin@bgyk-architects.com	
3 NEUROTSCOPIC STUDIO	JAMES REITTINGER	913-777-842	reitfing@neurotiscopicstudio.com	
4 Overland	Joshua Newton	210-829-7003	joshua@overlandpartners.com	
5 EYP	ANDY ALBIN	512-214-7180	aalbin@eypae.com	
6 Jose I. Guerra, INC	Debby Williams	512-445-2090	dwilliams@jguerra.com	
7 Alan S. Dickerson	Datacom Design	512-297-0079	adickerson@datacomdesign.com	
8 MODA	Nina Murrell	512 569 9665	nina@architecture.moda.net	
9 KIRKSEY	SCOTT CUTLIP	713 850 9600	scottc@KIRKSEY.COM	
10 WSE (Fire Protection)	PAUL PROCANID	214-551-2146	procanid@wse.com	
11 LORD ARCH SARGENT	JOHN KISMER	512-569-5001	jkismer@lordarchsgent.com	
12 Jesse Reyes ^{INC} Engineering	Jesse Reyes	(210) 224-8841	Jesse.Reyes@jrengineering.com	
13 H2MG	Christina Taylor	210-525-0220	ctaylor@h2mg.com	
14 BOKA POWELL	SALVADOR GARCIA	512 687 0697	sgarcia@bokapowell.com	
15 Datacom Design	Kelly Moon	512 477 6001	kmooon@datacomdesign.com	
16 MACKEN MITCHELL	CLAY PATRICKS	735 330 3669	clay_p@mackemitchell.com	
17 TX ST	LARRY MILLER	512-245-2202	LM 68	
18 AYERS SAINT CROSS	JULIETA DRAHE	480 921 1515	jdcraine@ayscross-architects.com	
19 RVK Architects	EVA RAMIREZ	210 733 3535	eramirez@rvk-architects.com	
20 Cleary Zimmerman Engineers	Joyce Fenman	(210) 497-6100	Joyce.F@clearzimmermann.com	

Attachment 1

Attendance - Pre-Proposal Conference

March 20, 2018 @ 3:30 p.m. - DHRL Rm 312

A/E Professional Services New Residence Hall: Hilltop Housing Complex

RFQ# 758-18-09078

	Company	Name	Phone #	Email Address	Signature
1	Tx State	Elizabeth Meade	512-245-5519	zjms1@txstate.edu	Edmund
2	RVK Architects	Rosie Hartman	210-733-3535	ROSIE.HARTMAN@RVK-ARCHITECTS.COM	Rosie Hartman
3	True North Construction Group	Dan Roberts	512-497-9767	dan.roberts@tncg.com	Dan Roberts
4	TEXAS STATE UNIV.	Shante Gordon	512-245-2521	shante@txstate.edu	Shante Gordon
5	TX ST	Kyle Estes	512/245-4680	ke03@TXSTATE.EDU	Kyle Estes
6	Texas Engineering Solutions	Katie Evans	512-904-0505	kevan@txengs.com	Katie Evans
7	DATUM RIOS	Michael Brack	512 469 9490	michaelb@datumengineers.com	Michael Brack
8	Gensler	Carlos Cruz	512-867-8117	carlos_cruz@gensler.com	Carlos Cruz
9	Kirksey	Trey Bartsch	713-850-9600	treyb@kirksey.com	Trey Bartsch
10	JASMINE ENGINEERING HUB	SHAWN GIBSON CxA	512-696-2606	sgibson@jasmineengineering.com	Shawn Gibson
11	MARMON MOK	Cody McBreary	210-223-9992	cody.m@marmonmok.com	Cody McBreary
12	Datum Engineers	Erika Passalunigro	512 469-9490	erikap@datumengineers.com	Erika Passalunigro
13	WALTER P MOORE	WALTER TULADHAR			
14	WALTER P MOORE	WALTER TULADHAR	512-330-1282	wtuladharc@walterpmoore.com	Walter Tuladhar
15	MUM DESIGN GROUP	Brandon Hammann	(512) 992-2966	BRANDONH@mumdesigngroup.com	Brandon Hammann
16	Harrison Kornberg	Daniel Kornberg	713 851 4255	dkornberg@harriskornberg.com	Daniel Kornberg
17	Carin Miller				
18	Marmon Mok	Carin Miller	210-223-9492	millerc@marmonmok.com	Carin Miller
19					
20					

Attachment 1

Attendance - Pre-Proposal Conference

March 20, 2018 @ 3:30 p.m. - DHRL Rm 312

A/E Professional Services New Residence Hall: Hilltop Housing Complex

RFQ# 758-18-09078

Company	Name	Phone #	Email Address	Signature
1 VAUGHN CONSTRUCTION	JACOB LUNA	210-325-4534	jluna@vaughnconstruction.com	[Signature]
2 CCS International	Hunter McClain	713 819 2774	hmcclain@ccsintl.com	[Signature]
3 TX State	Rosanne Proite	5-4610	rp43	[Signature]
4 EEC Engineers & Consultants	Heather Camden	713-580-8800	camden@eecng.com	[Signature]
5 Michael Petty	TRST	5122452202	mp46	[Signature]
6 Glenn Hart				
7 Ensign Hynes & Whaley	Glenn Hart	512 751 2830	glenn.hart@cardno.com	[Signature]
8 ATKINS	Don Eckols	512.202.5453	donald.eckols@atkinsglobal.com	[Signature]
9 XXXXXXXXXX				
10 DAVID CARTER				
11 CARDNO / ENSIGN HYNES & WHALEY	DAVID CARTER	512 496 4830	david.carter@cardno.com	[Signature]
12 Page	SARA IBARRA	512 382 3408	saibarra@pagethink.com	[Signature]
13				
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Attachment 2



Agenda

3/20/18

Hilltop Housing Complex A/E Professional Services

RFQ 758-18-09078

RFQ DUE DATE: April 09, 2018 – before 2:00 PM - FPDC Office

A. Introductions

- a. Staff - FPDC
- b. HUB – Shonte' Gordon
hub@txstate.edu
512-245-2521
- c. Respondents

B. Scope

Project

The Texas State University System (“Owner”) and Texas State University are soliciting Statements of Qualifications for selection of an Architect/Engineer (A/E) firm for design of the Hilltop Housing Complex project (“Project”) on the Texas State University in San Marcos, Texas campus, in accordance with the terms, conditions, and requirements set forth in the Request for Qualifications (RFQ).

During the information gathering process, numerous items were identified by DHRL, which should be included to ensure the success of the new Hilltop Residence Complex. A new set of goals and visions have been created for the proposed complex. The list below summarizes what is envisioned for this project:

- 2.3.1 Affordability of student housing is a driving factor for this project. As such, the cost per bed will weigh heavily in determining the number of beds the complex can support. The project will aim to provide as many beds as possible, with a minimum of 787 and optimally the Master Plan number of 1,100 beds.
- 2.3.2 The maximum affordable construction cost limitation for the Department of Housing and Residence Life is estimated to fall near \$70 million, using cost per bed estimates based on previous projects. If savings can be achieved in the cost per bed such that the room revenue generated more fully pays for the construction, the total project cost could be significantly higher. A financial proforma balancing cost versus revenue expectations will be completed very early in the project to answer this question.
- 2.3.3 The optimal height of the building(s) is six stories.
- 2.3.4 The new complex will provide for residents to identify in smaller communities.
- 2.3.5 Several full-time staff apartments will be required, depending upon the size and configuration of the complex.
- 2.3.6 The complex shall provide mainly double rooms with a limited number of single rooms and triple rooms.
- 2.3.7 All resident rooms should provide a large amount of natural daylight and high ceilings, to the extent the building design allows.
- 2.3.8 All new residence halls will provide comfortable, up-to-date, ADA accessible on-campus residence facilities that provide a sense of community for students.
- 2.3.9 Each community area should provide a distinct entrance and sense of place, with lobby / lounge space for activities and student study space, which facilitate interaction and engagement.

- 2.3.10 Security is important and all entry / exit points should be designed with this in mind.
- 2.3.11 Design of the exterior of the building shall provide shared courtyards, including benches, landscaping, and tables to encourage interaction outside of the building.
- 2.3.12 Outdoor space is important and should be considered an attribute throughout the site design. The project should create one main pedestrian path for entry to the residence halls at the site, providing a clear means to access the adjacent LBJ Student Center and nearby academic buildings.
- 2.3.13 Secured access should be provided to the residential complex for move-in/move-out, emergency vehicles and service vehicles.
- 2.3.14 At a minimum, ADA staff and service parking should be provided near the complex.
- 2.3.15 The project should address the Texas State University Architectural Design Guidelines in an affordable and cost effective way.

The design and construction team selected will be required to provide the University with ideas, concepts, options, and constructability management objectives to reduce the cost of the project, which may include possible deviations from the published Architectural Design Guidelines.

Total Construction Cost Limitation for the project is \$72,000,000.

C. Timeline

Project Planning Schedule: Key Project planning schedule milestones are:

2.5.1	Optional Pre-Submittal Meeting	03-20-18
2.5.2	RFQ Submittal Questions Deadline (12:00 p.m.).....	03-29-18
2.5.3	Owner receives Request For Qualifications	04-09-18
2.5.4	Owner announces “short list” of firms selected for interviews	04-24-18
2.5.5	Owner selects most qualified respondent	05-08-18
2.5.6	Owner negotiates fee and executes Agreement.....	07-11-18
2.5.7	Owner selects Construction Manager at Risk	05-24-18
2.5.8	Schematic Design Begins	07-16-18
2.5.9	Owner Executes CMR Agreement	07-12-18
2.5.10	NTP for Pre-Construction Services	07-13-18
2.5.11	A/E completes Schematic Design	10-08-18
2.5.12	Design Development begins	10-09-18
2.5.13	A/E completes Design Development Binder for BOR	01-14-19
2.5.14	Board of Regents Approval of DDs	02-14-19
2.5.15	Owner Approves GMP	06-07-19
2.5.16	NTP issued and Construction begins	06-12-19
2.5.17	A/E completes Construction Documents	09-13-19
2.5.18	Owner accepts Substantial Completion of Construction	07-26-21
2.5.19	Furniture and Special Equipment Move-In Complete	08-14-21
2.5.20	Final Completion	09-16-21
2.5.21	Occupancy	08-16-21

The schedule of events presented above represent a basic timeline for the project. A final project timeline will be developed with the Owner at a later time. The Owner can be expected to work with the A/E and the selected best value contractor to validate and improve on this initial schedule.

D. Criteria

Criterion One: **Statement of Qualifications**

1. Statement of Interest
2. Statement of availability
3. History of the Prime Firm and each consultant
4. Graphic representation of the project team

Criterion Two: **Prime Firm’s Ability to Provide Services**

1. Legal name, address, years in business, type of operation, number of employees, annual revenue (past 10 years)

2. Three most recent audited financial statements
3. Company currently for sale
4. Pending litigation
5. Default on any loan agreement or financing agreement
6. Family, business or financial relationship between Owner employee, officer or Regent
7. Claims history

Criterion Three: Project Team's Ability to Provide Design & Construction Administration Services

1. Proposed project assignments & lines of authority
2. Provide resumes of the professional members for each consultant
3. Clearly identify the members of the proposed team who worked on listed projects in Criterion 4
4. Basis of selection of Consultants
5. Prime Firm's process in working with consultants
6. How Prime Firm and consultants will provide services during the construction administration process
7. Prime Firm's past experience with the proposed consultants in the past five years
8. Provide representative projects of the proposed consultants in Higher Education CM@R delivery method

Criterion Four: Performance on Past Representative Projects

1. (5) projects most related to this RFQ (provide project name, location delivery method, color images, final construction cost w/change orders, project size in gross square feet, etc)
2. References which include Owner's name and representative who served as the day to day liaison during the design and construction phases
3. References shall be considered relevant based on specific project participation and experience with the Respondent

Criterion Five: Best Practices

1. Design Philosophy, design methodology
2. Prime Firm's quality assurance program
3. Team's technical competence
4. Working experience with CM@R
5. Estimating methods for the design and construction phases
6. Develops and maintains work schedules
7. Project team's experience in managing the impact of MEP systems on occupied/renovation buildings
8. Project team's approach to assuring timely completion of this project

Criterion Six: Problem Resolution

1. Critical Issues of this project
2. Schedule limitations
3. Project team's experience with renovation projects in occupied facilities
4. Creativity incorporating mechanical, electrical and plumbing solutions in similar structures

Criterion Seven: Respondent's Understanding of & Experience with Building Information Modeling (BIM)

1. Project Team's experience managing & facilitating BIM use on projects similar involving CM@R
2. Show BIM experience on the resumes of your Team Members
3. Describe any BIM-based efficiencies the team has provided on past projects in energy savings, cost and schedule.
4. Describe how you can use BIM on this project to: support better cost control, reduce buy-out risks while tightening CM Risk Contingencies.

Criterion Eight: Execution of Offer

E. Historically Underutilized Businesses

Complete the HUB Subcontracting Plan and sign the affirmation.

F. Questions on the RFQ

All questions from the RFQ shall be submitted in writing and addressed to:

Bonnie Corkran, CTPM

Buyer III

y_c55@txstate.edu

G. Parking and permitting information.

- Vendors and contractors (including construction contractors) who have contracts with the university may purchase red restricted permits if they wish to have red restricted parking privileges. They may also purchase perimeter parking permits but can only park in the perimeter lots.
- Parking inside fenced staging or construction areas will be limited. The staging areas are not intended to be parking areas. They are generally limited to 1-4 spaces for the job superintendent and other essential personnel. The job superintendent will give authorization to park inside the staging area. A dashboard permit will be provided at no cost by Parking Services and must be displayed at all times when parking in the staged area. Vehicles parked outside the pre-arranged staging areas may be subject to ticketing, immobilization (booting), and towing. Construction contractors must purchase perimeter permits for their workers to park in lot P/AZ 10W (Bobcat Stadium West) and be transported to the job site if they choose to park on campus. Permits must be displayed in all vehicles to park legally on campus.
- Vendors or Service providers with no contractual relationship with the university must park in the pay garages or may purchase a perimeter permit and park in any perimeter lot. On a case-by-case basis, the Assistant Director of Parking Services, upon request, may approve the purchase of a red restricted permit.
- The annual cost of a red restricted parking permit is \$335.00.
- The annual cost of a perimeter parking permit is \$115.00.

H. Closing