

**REQUEST FOR QUALIFICATIONS
FOR
DESIGN-BUILD SERVICES**

**FOR
TEXAS STATE UNIVERSITY
SAN MARCOS, TEXAS**

**STAR Park – Building Three
Research and Academic Building**

RFQ No.:

758-26-09109

Submission Date:

April 7, 2026 – 2:00 p.m. (C.D.T.)

Prepared By:

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REQUEST FOR QUALIFICATIONS FOR DESIGN/BUILD SERVICES
TEXAS STATE UNIVERSITY
SAN MARCOS, TEXAS
STAR Park - Building Three
Research and Academic Building
RFQ No.: 758-26-09109

SECTION 1 – GENERAL INFORMATION & REQUIREMENTS

- 1.1 **GENERAL INFORMATION:** The Texas State University System (“Owner”) on behalf of **Texas State University** (“Institution”), are soliciting Statements of Qualifications (“Qualifications”) for selection of a Design/Build firm for the **STAR Park - Building Three – Research and Academic Building** (“Project”), on the University’s site located in San Marcos, Texas. This solicitation sets forth the terms, conditions, and requirements for prospective Design/Build firms to be considered for this work. (Prospective Design/Build firms are hereinafter referred to as “Respondents”).
- 1.1.1 This Request for Qualifications (“RFQ”) is the first phase in a two-phase process for selecting a Design/Build firm for the Project as provided by *Texas Education Code* §51.780. This RFQ provides the information necessary to prepare and submit Qualifications and for the Owner to evaluate each Respondent’s experience, technical competence, capability to perform, the past performance of the Respondent’s team and members of the team, and other appropriate factors submitted in response to the RFQ, except that cost-related or price-related evaluation factors are not permitted through the initial qualification and ranking of the Respondent. Each Respondent must certify to the Owner that each architect and/or engineer (“A/E”) 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 response to the RFQ will provide all the information necessary for consideration and initial ranking by the Owner. Based on the initial ranking, the Owner may select a short list of up to five (5) of the top ranked Respondents for an interview. Short-listed Respondents may be required to submit additional information in connection with the interview.
- 1.1.2 In phase two, the Owner may request additional information regarding each short-listed Respondent’s demonstrated competence and qualifications, considerations of the safety and long-term durability of the project, the feasibility of implementing the project as proposed, the ability of the Respondent to meet schedules, costing methodology, and other factors as appropriate. The Owner will not require Respondents to submit detailed architectural or engineering designs as part of the proposal. The Owner shall rank each proposal submitted on the basis of the criteria specified in the RFQ, the additional information submitted in connection with the interview, and the interview itself, if held. The owner shall select the Design/Build firm that submits the proposal offering the best value for the Institution on the basis of the published selection criteria and on its ranking evaluations.
- 1.1.3 As part of phase two, the short-listed Respondents will be required to submit a proposal on the Owner-provided proposal form. The proposal form shall be submitted in a sealed envelope with the RFQ number and the Respondent’s name clearly stated on the outside of the envelope. The proposal form will include line items that require each of the following to be stated separately: the Proposed Pre-Construction Phase Fee, the Proposed Construction Phase Fee, and the Proposed General Conditions costs by line item category.

All proposed fees and general condition costs shall exclude any and all architectural and engineering fees.

- 1.1.4 After the evaluation of information provided under phase two, and any subsequent re-ranking of the short-listed Respondents, the Owner shall first attempt to negotiate a contract with the highest ranked Respondent. If the Owner is unable to negotiate a satisfactory contract with the selected Respondent, the Owner shall, formally and in writing, end all negotiations with that Respondent and proceed to negotiate with the next Respondent in the order of the selection ranking until a contract is reached or negotiations with all ranked Respondents end. In the course of negotiating the contract, the Owner shall rely on the fee and cost proposals provided by the Respondent under phase two. Time is of the essence for the Owner in the negotiation of contracts and Respondent shall take all necessary measures to assure that proposals and revisions to proposals are expedited. Failure of the Respondent to be responsive and maintain a satisfactory and expedited negotiating schedule shall form the basis for the Owner to end all negotiations with the Respondent.
- 1.1.5 The Owner has established a Design/Builder's Budget Limitation ("DBBL") amount of Twenty-One Million Nine Hundred Sixty-Six Thousand Dollars (\$21,966,000) The DBBL includes a Construction Cost Limitation ("CCL") of Twenty Million Three Hundred Forty-One Thousand Dollars (\$21,341,000). The selected Design/Build firm will be expected to present a Guaranteed Maximum Price Amount (including a mutually agreed upon construction contingency) for Owner's approval at the completion of the one hundred percent (100%) Design Development Documents.
- 1.1.6 Following selection of a Design/Build firm, that firm's A/E shall complete the design, submitting all design elements for review and determination of scope compliance by the Owner before construction. An architect shall have responsibility for compliance with the requirements of Chapter 1051, *Texas Occupations Code*. An engineer shall have responsibility for compliance with the engineering design requirements and all other applicable requirements of Chapter 1001, *Texas Occupations Code*.
- 1.1.7 The successful Respondent will be required to use the Owner's web-based project management software.
- 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, pursuant to the provisions of *Texas Government Code* Section 2261.253, the contract resulting from this solicitation will be posted on the Owner's website. Without limiting the foregoing, the requirements of Subchapter J, Chapter 552, *Texas Government Code*, may apply to this solicitation and the Respondent agrees that the contract can be terminated if the contractor or vendor entering into the contract pursuant to this solicitation knowingly or intentionally fails to comply with a requirement of that Subchapter.
- 1.3 **TYPE OF CONTRACT:** Any contract resulting from this solicitation will be in the form of the Owner's Standard Design/Build Contractor Agreement ("Agreement" or "Contract"), a copy of which is posted on Owner's website at: <http://www.tsus.edu/offices/finance/capital-projects.html>

1.3.1 The Contract should be viewed as a draft and is subject to change. The 2022 Uniform General Conditions for Construction Contracts referenced in the Contract may be viewed on the Owner's website at:
<http://www.tsus.edu/offices/finance/capital-projects.html>

1.4 CLARIFICATIONS AND INTERPRETATIONS: Discrepancies, omissions or doubts as to the meaning of RFQ documents shall be communicated in writing to the Owner for interpretation. Any responses to inquiries, clarifications, or interpretations of this RFQ that materially affect or change its requirements will be issued formally by the Owner as a written addendum. All such addenda issued by the Owner before the Qualifications are due become part of the RFQ. Respondents shall acknowledge receipt of and incorporate each addendum in its Qualifications submittal. Respondents shall be required to consider only those clarifications and interpretations that the Owner issues by addenda. Interpretations or clarifications obtained in any other form, including oral statements, will not be binding on the Owner and should not be relied on in preparing Qualifications. It is the responsibility of all Respondents to check the status of formal addenda regularly and five (5) days before the submission deadline.

1.4.1 The deadline for the receipt of written questions is stated in Section 2.4.

1.4.2 ADDENDA AND AWARD INFORMATION, WILL BE ISSUED BY THE OWNER FOR THIS RFQ VIA THE ELECTRONIC BUSINESS DAILY WEBSITE AT THE FOLLOWING LINK:
<http://www.txsmartbuy.com/sp>
REFERENCE "BOARD OF REGENTS/TEXAS STATE UNIVERSITY SYSTEM – 758"
AND THE RFQ NUMBER PROVIDED IN THIS SOLICITATION.

1.5 SUBMISSION OF QUALIFICATIONS:

1.5.1 The Qualifications, including the VetHUB Subcontracting Plan for the A/E's services and VetHUB Commitment Letter for the Builder's services, must be received **at the address specified in Section 1.5.2 prior to the date and time deadline**. Please note that overnight deliveries such as FedEx and UPS arrive at a central campus location and are usually not delivered to the specified location until after the time deadline. Respondents are advised to use other methods of delivery or, if using an overnight delivery service, to send the Qualifications 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 Institution.

1.5.2 DEADLINE AND LOCATION: The Owner will receive Qualifications at the time and location described below.

April 7, 2026 – 2:00 p.m. (C.D.T.)

Alli England, Buyer III
Texas State University
151-2 East Sessom Drive, Physical Plant Building, Suite 104
San Marcos, Texas 78666

1.5.3 Submit seven (7) identical copies of the Qualifications. An electronic signature must be included on the Respondent's "Execution of Offer" document submitted with each copy. Include one (1) digital version of the signed Qualifications documents on an individual USB/flash drive in Adobe Acrobat PDF format. The individual USB/flash drive containing

the Qualifications must be submitted with the hard copies in a separate, sealed package. **Do not include the HSP, or HCL with the Qualifications.**

- 1.5.4 Qualifications must include two (2) hard copies, and one (1) electronic copy on a USB/flash drive in Adobe Acrobat PDF format, of the A/E's VetHUB Subcontracting Plan ("HSP") and Builder's VetHUB Commitment Letter ("HCL"); as separate sealed attachments to the Qualifications as described in Section 1.13. **Do not include the Qualifications with the HSP and HCL.**
 - 1.5.5 Qualifications received after the stated official deadline in Section 1.5.2 will be returned to the Respondent unopened. The Point-of-Contact identified in Section 1.6 will identify the official time clock at the RFQ submittal location identified above.
 - 1.5.6 The Owner will not acknowledge or receive Qualifications that are delivered by telephone, facsimile (fax), or electronic mail (e-mail).
 - 1.5.7 Properly submitted Qualifications will not be returned to Respondents.
 - 1.5.8 Respondent's Qualifications materials must be enclosed in a sealed envelope (box or container) addressed to the Point-of-Contact. Packages must clearly identify the submittal deadline, the RFQ title and number, and include the name, email address, and return address of the Respondent's contact person on all envelopes. The Qualifications must be packaged separately from the HSP and HCL in sealed envelopes within the sealed envelope (box or container).
 - 1.5.9 Properly submitted Qualifications will be opened publicly and the names of the Respondents will be read aloud immediately after the submissions of Qualifications deadline in Section 1.5.2.
- 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 in writing, to the Point-of-Contact, **via email only.**
- Alli England, Buyer III
Texas State University
Email Address: acq15@txstate.edu
- 1.7 **EVALUATION OF QUALIFICATIONS:** The first phase 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**, or their designee. Typically, that committee will include both future users of the facilities developed by the Project and facilities professionals, as well as potential representation from The Texas State University System Administration. The top five (5) or fewer ranked Respondents may be selected by the Owner to participate in phase two of the selection process.
 - 1.7.1 First phase qualifications shall not include any information regarding Respondent's fees, pricing, or other compensation. Such information will be solicited from firms qualified by the Owner to participate in phase two of the selection process but will exclude any and all architectural and engineering fees.

- 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 responses 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. Determinations by the evaluation committee will be subjected to routine administrative review by the Owner's executive officers but, once a selection is announced, it will not be subjected to further review.
- 1.10 NO REIMBURSEMENT FOR COSTS: Respondent acknowledges and accepts that any costs incurred from the Respondent's participation in this RFQ process shall be at the sole risk and responsibility of the Respondent. Respondents submit Qualifications and Proposals at their own risk and expense.
- 1.11 OPTIONAL PRE-SUBMISSION CONFERENCE: An optional pre-submission conference will be held on:

March 17 2026 – 10:00 a.m. (C.D.T.)

Texas State University
STAR One – Conference Room 173
3055 Hunter Road
San Marcos, Texas 78666

- A parking permit is not required for visitors at STAR One.
<https://map.concept3d.com/?id=308#!bm/?ct/18453,19314,49975?m/185686?s/star>
 - A guided tour will not be included as part of the Pre-Submission conference.
 - Questions regarding the Pre-Submission Conference may directed to Alli England at acq15@txstate.edu.
- 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, Proposal, HSP and HCL.
- 1.13 VETERAN HEROES UNITED IN BUSINESS SUBMITTAL REQUIREMENTS: It is the policy of the Owner and each of its member Institutions, to promote and encourage contracting and subcontracting opportunities for service-disabled veterans, referred to as Veteran Heroes United in Business ("VetHUB" or "VetHUBs"), in all contracts. Accordingly, specific plans and representations by Respondents that appear to facilitate the State's commitment to supporting VetHUB enterprises are required in the selection process. Failure to submit specific plans and representations regarding VetHUB utilization, or failure to address the subject at all, will be interpreted by the Selection Committee as an intention not to support the program and will disqualify the Respondent.

- 1.13.1 A VetHUB Subcontracting Plan (“HSP”) is required by Respondent as a part of the Qualifications for “Design” A/E services.
- 1.13.2 An HSP is not required by Respondents as part of the Qualifications for the “Builder’s” construction services. The HSP for construction services will be required by the selected Respondent, upon bidding of construction services. Submit a VetHUB Commitment Letter (“HCL”) to describe how Respondent will participate and demonstrate a good faith effort in achieving the Owner’s VetHUB goals
- 1.13.3 A sample HCL is attached to this solicitation as Attachment A.
- 1.13.4 Submit two (2) hard copies, and one (1) electronic copy on a USB/flash drive in Adobe Acrobat PDF format, of the A/E’s VetHUB Subcontracting Plan (“HSP”) and Builder’s VetHUB Commitment Letter (“HCL”); in a separate sealed envelope apart from the Qualifications as stated in Section 1.5.4 of this RFQ.
- 1.13.5 The HSP information may be downloaded from the Texas State Comptroller’s website at the following URL link: VetHUBprogram@cpa.texas.gov
- 1.13.6 Questions regarding VetHUB HSP and HCL requirements can be directed to: HUB@txstate.edu
- 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, Texas 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, *Texas 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 the Owner. The section further permits the purchase tax-free of tangible personal property (other than machinery or equipment and its accessories and repair and replacement parts) for use in the performance of such a contract if the property is "necessary and essential for the performance of the contract" and "completely consumed at the job site. "In addition, the section permits the purchase tax-free of a tangible service for use in the performance of such a contract if the service is performed at the job site and if "the contract expressly requires the specific service to be provided or purchased by the person performing the contract" or "the service is integral to the performance of the contract."
- 1.16 CERTIFICATION OF FRANCHISE TAX STATUS: Respondents are advised that the successful Respondent will be required to submit certification of franchise tax status as required by State Law (*Texas Tax Code* Chapter 171). The contractor agrees that each subcontractor and supplier under contract will also provide a certification of franchise tax status.

- 1.17 DELINQUENCY IN PAYING CHILD SUPPORT: 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.
- 1.18 STATE REGISTRATION OF ARCHITECTURE FIRMS: Respondents 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. Texas Board of Architectural Examiners. 505 East Huntland Drive, Suite 350, Austin, Texas 78752, telephone (512) 305-9000, has jurisdiction over individuals licensed under the Architects' Registration Law, Chapter 1051, *Texas Occupations Code*.
- 1.19 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.
- 1.20 REQUIRED NOTICES OF WORKERS' COMPENSATION INSURANCE COVERAGE: The Texas Workers' Compensation Commission has adopted a new rule, Texas Administrative Code Title 28, Part 2, Chapter 110, Subchapter B, Rule 110.110, relating to REPORTING REQUIREMENTS FOR BUILDING OR CONSTRUCTION PROJECTS FOR GOVERNMENTAL ENTITIES. The rule implements sec. 406.096, *Texas Labor Code*, which requires workers' compensation insurance coverage for all persons providing services on a building or construction project for a governmental entity. The requirements of the rule are set forth in the Uniform General and Supplementary General Conditions of The Texas State University System Building Construction Contracts.
- 1.21 INSURANCE REQUIREMENTS: Bonds and insurance requirements are provided in Article 5 of the Uniform General Conditions and in the Owner's Standard Contractor Contract as denoted in Article 1.3 of this RFQ/P. The Owner intends to provide Builders Risk insurance coverage for this Project.
- 1.22 PREVAILING WAGE RATE DETERMINATION: Respondents are advised that the Texas Prevailing Wage Law will be administered. The penalty for violation of prevailing wage rates has been increased from \$10.00 per underpaid worker per day or portion thereof to \$60.00. The Prevailing Wage Rate for Hays County, Texas, can be found on the following website: <https://sam.gov/wage-determinations>
- 1.23 NONDISCRIMINATION: In their execution of this agreement, Respondent, consultants, their respective employees, and others acting by or through them shall comply with all federal and state policies and laws prohibiting discrimination, harassment, and sexual misconduct. Any breach of this covenant may result in termination of this agreement.
- 1.24 NON-BOYCOTT ISRAEL VERIFICATION: To the extent required in Chapter 271, *Texas Government Code*, Respondent hereby certifies that it does not boycott Israel and will not boycott Israel during the term of the Agreement. "Boycott Israel" shall have the meaning set forth in Section 808.001, *Texas Government Code*.
- 1.25 CYBERSECURITY TRAINING PROGRAM: Pursuant to Section 2054.5192, *Texas Government Code*, Design/Build firm and its subcontractors, officers, and employees, who are provided credentials granting access to Institution's computer system also known as Institution's information

system, must complete a cybersecurity training program certified under Section 2054.519, *Texas Government Code* as selected by the Institution. The cybersecurity training program must be completed during the term and any renewal period of the Agreement. Design/Build firm shall verify in writing completion of the program to the Institution within the first thirty (30) calendar days of the term and any renewal period of the Agreement. Failure to comply with the requirements of this section are grounds for termination for cause of the Agreement.

- 1.26 CERTIFICATION REGARDING BUSINESS WITH CERTAIN COUNTRIES AND ORGANIZATIONS: Pursuant to Subchapter F, Chapter 2252.152, *Texas Government Code*, Respondent hereby certifies it is not engaged in business with Iran, Sudan, or a foreign terrorist organization. Respondent acknowledges the Agreement may be terminated and payment withheld if this certification is inaccurate.
- 1.27 FIREARM ENTITIES AND TRADE ASSOCIATIONS DISCRIMINATION: Pursuant to Chapter 2274, *Texas Government Code*, Respondent verifies that (i) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (ii) will not discriminate during the term of the Agreement against a firearm entity or firearm trade association.
- 1.28 ENERGY COMPANY BOYCOTTS : Pursuant to Chapter 2274, *Texas Government Code*, Respondent certifies that it (i) does not boycott energy companies as defined in Section 809.001 (1)(a) *Texas Government Code* (i.e., fossil fuel companies); and (ii) will not boycott energy companies during the term of the Agreement.
- 1.29 VACCINE PASSPORT PROHIBITION: Pursuant to Section 161.0085, *Texas Health and Safety Code* (as enacted in SB 968 in the 87th Regular Legislative Session [2021]), Respondent hereby certifies that it does not require its customers to provide any documentation certifying the customer's COVID-19 vaccination or post-transmission recovery on entry to, to gain access to, or to receive service from Respondent's business. Respondent acknowledges that such a vaccine or recovery requirement would make Respondent ineligible for a state-funded contract and shall be grounds for termination of this Agreement for cause.
- 1.30 CRITICAL INFRASTRUCTURE AFFIRMATION: Pursuant to Section 2274.0102, *Texas Government Code*, Respondent certifies that neither it nor its parent company, nor any affiliate of Respondent or its parent company, is (i) majority owned or controlled by citizens or governmental entities of China, Iran, North Korea, Russia, or any other country designated by the Governor under Section 2274.0103, *Texas Government Code*, or headquartered in any of those countries.
- 1.31 HARDENING OF TEXAS'S CRITICAL INFRASTRUCTURE. Pursuant to Executive Order GA-48 (2024), Contractor certifies that it, and, if applicable, any of its holding companies or subsidiaries, is not:
- 1.31.1 Listed in Section 889 of the 2019 National Defense Authorization Act ("NDAA"); or
 - 1.31.2 Listed in Section 1260H of the 2021 NDAA; or
 - 1.31.3 Owned by the government of a country listed on US Department of Commerce's foreign adversaries list under 15 C.F.R. Section 791.4; or
 - 1.31.4 Controlled by any governing or regulatory body located in a country on the US Department of Commerce's foreign adversaries list under 15 C.F.R. Section 791.4.

SECTION 2 – EXECUTIVE SUMMARY

2.1 **HISTORICAL BACKGROUND:** Texas State University is a public research University located in San Marcos, Texas with a second campus in Round Rock, Texas. It serves over 38,000 students, offering over 200 bachelor’s, master’s and doctoral degree programs. Texas State University is also classified as a Carnegie “R2”: Doctoral Universities – High research activity” and an “emerging research University” by the State of Texas with over \$100 Million a year in research expenditures. It is comprised of over 8 million gross square feet in facilities and its campuses are located on over 600 acres with an additional 4,000 acres of agriculture, research, and recreational areas.

Founded in 1899 to prepare the best teachers in the state, Texas State University has a legacy of preparing students to make an impact in the world, including Lydon B. Johnson, the only U.S. president to graduate from a college in Texas.

Texas State University is deeply committed to the success of all students while pursuing Carnegie’s “R1: Doctoral Universities – very high research activity” classification. The University is developing a strategic plan to enhance its Research and Development and intellectual property portfolio, expand its Ph.D. programs, and increase opportunities for post-doctoral research while also developing strategies to further student success.

2.2 **MISSION STATEMENT:** Texas State University is a doctoral-granting, student centered institution dedicated to excellence and innovation in teaching, research, including creative expression, and service. The university strives to create new knowledge, to embrace a diversity of people and ideas, to foster cultural and economic development, and to prepare its graduates to participate fully and freely as citizens of Texas, the nation and world.

2.3 **PROJECT DESCRIPTION, BUDGET, AND SCOPE:** The Science, Technology, and Advanced Research (“STAR”) Park serves as an extension of the University’s research enterprise, offering space for collaboration with industry partners in the region and is a hub for innovation, entrepreneurial, and commercial activity. To accelerate growth to meet research demands additional facilities are needed. This facility will improve faculty competitiveness, and further the University’s pursuit of R1 research classification.

The new STAR Three - Research and Academic Building will be located near the department’s existing Infrastructure Research Laboratory Building at the STAR Park campus. The facility is envisioned as a new 100,000 gross square foot (“GSF”) tilt-wall building with a potential finish out of 20,000 GSF for Concrete Industry Management (“CIM”) research space that includes offices, wet mixing lab, asphalt lab, material storage, classroom, and 3D concrete printing area. Parking, utility improvements, perimeter security fencing, roadway, and other site improvements are also needed for all-weather use around the site.

2.3.1 Project design requirements can be found in the Design Criteria Package included as Attachment B on ESB.

2.3.2 The total Design/Build Budget Limitation (“DBBL”) for the Project is: \$21,966,000

2.3.3 The total Construction Cost Limitation (“CCL”) for the Project is: \$20,341,000

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

2.4.1 Owner publishes RFQ for D/B Services 03/10/2026

2.4.2 Optional Pre-Submittal Conference (10:00 a.m.) 03/17/2026

2.4.3	RFQ submittal of questions deadline (12:00 p.m.)	03/27/2026
2.4.4	Deadline for submittal of Qualifications, HCL and HSP (2:00 p.m.)	04/07/2026
2.4.5	Respondents name read aloud at Texas State University	04/07/2026
2.4.6	Owner selects shortlisted Respondents for interview (if required)	04/21/2026
2.4.7	Interview of shortlisted Respondents (if required)	04/28/2026
2.4.8	Owner issues request for phase two information (to short-listed firms)	04/30/2026
2.4.9	Deadline for submittal of phase two information (2:00 p.m.)	05/07/2026
2.4.10	Owner selects top ranked Respondent	05/12/2026
2.4.11	Owner commences negotiations	05/19/2026
2.4.12	Owner and Respondent agree to terms of the D/B Agreement	06/08/2026
2.4.13	Execute D-B Agreement	06/11/2026
2.4.14	Notice to Proceed for Design/Pre-Construction Services	06/15/2026
2.4.15	Board of Regents approval of Design Development Submittal	11/19/2026
2.4.16	Owner approves Guaranteed Maximum Price Proposal	12/11/2026
2.4.17	Notice to Proceed for Construction Phase issued	12/18/2026
2.4.18	Construction Documents complete	01/11/2027
2.4.19	Owner accepts Substantial Completion of Construction	12/06/2027
2.4.20	Final Completion	02/18/2028
2.4.21	Occupancy	01/21/2028

The schedule of events presented above represents a basic timeline for the Project. A final Project timeline will be developed with the Owner and Design/Build firm at a later time. The Owner can be expected to work with the Design/Build firm to validate and improve on this initial schedule.

- 2.5 OWNER’S SPECIAL CONDITIONS: The Owner requires full compliance with specification Division 0: Contract Requirements and Division 1: General Requirements, which will be integrated into the specifications for the Project and become part of the Contract. These specification sections shall be a part of the Design/Build Agreement. The sections may be viewed on the Owner’s website at: <https://www.tsus.edu/offices/finance/capital-projects.html>

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 5. Incomplete Qualifications will be considered non-responsive and subject to rejection. Qualifications shall constitute up to Forty Percent (40%) of the total Respondent evaluation score.

- 3.1 CRITERION ONE: RESPONDENT’S ABILITY TO PROVIDE DESIGN/BUILD SERVICES:
(Criterion Weight: 5%)
- 3.1.1 Provide a brief history of Respondent’s firm.
 - 3.1.2 Provide the following information on your firm for the past **five** (5) fiscal years:
 - 3.1.2.1 Volume:
 - 3.1.2.1.1 Annual number, value, and percent change of contracts in Texas per year
 - 3.1.2.1.2 Annual number, value, and percent change of contracts nationally per year
 - 3.1.2.2 Revenues: Annual revenue totals and percent change per year
 - 3.1.2.3 Bonding:
 - 3.1.2.3.1 Total bonding capacity
 - 3.1.2.3.2 Available bonding capacity and current backlog.

- 3.1.3 Attach a letter of intent from a surety company indicating ability to bond Respondent for the entire construction cost of the Project. The surety shall acknowledge that the Respondent may be bonded for each stage/phase of the Project (if applicable), with a potential maximum construction cost of Twenty Million Three Hundred Forty-One Thousand Dollars (\$20,341,000). Bonding requirements are set forth in Article 17 of the Agreement, the 2022 Uniform General Conditions for Construction Contracts, and Special Conditions, if any.
 - 3.1.4 State whether any firm of the Respondent's team is currently for sale or involved in any transaction to expand or to become acquired by another business entity. If so, explain the impact both in organization and company direction.
 - 3.1.5 Provide details of any past or pending litigation, or claims filed, against any firm of the Respondent's team that may affect its performance under an Agreement with the Owner.
 - 3.1.6 State whether any firm of the Respondent's team is currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity. If so, specify date(s), details, circumstances, and prospects for resolution.
 - 3.1.7 State whether Respondent has ever failed to complete any work which it was awarded.
- 3.2 CRITERION TWO: QUALIFICATIONS OF DESIGN/BUILD TEAM AND THE EXECUTION OF SERVICES: (Criterion Weight: 20%)
- 3.2.1 Provide resumes of all Respondent's team members, including architectural, engineering, technical consultants, construction contractors, and subcontractors, that will be dedicated to and directly involved in the Project, including their experience with similar projects, definition of that person's specific role in the Pre-Construction and Construction phases for the Project, the number of years with their respective firms, and their cities of residence.
 - 3.2.2 For each of the proposed Respondent's team members identified in 3.2.1, describe their responsibilities in each of the representative projects presented in 3.3, and compare them with their anticipated responsibilities in this Project. List other projects on which the Respondent's team members have worked together.
 - 3.2.3 Describe, in graphic and written form, the proposed Project organizational chart indicating assignments and lines of authority and communication for each team member to be directly involved in the Project. Indicate the estimated percent of time these team members will be involved in the Project for Pre-Construction, Construction, Close-Out, and Warranty services.
 - 3.2.4 Describe Respondent's management and execution plan for providing Pre-Construction Phase Services required for this Project.
 - 3.2.5 Describe what Respondent perceives as the critical issues for this Project, whether in the Pre-Construction or Construction Phase.
 - 3.2.6 Describe Respondent's procedures, objectives, and personnel responsible for reviewing design and Construction Documents and for providing feedback regarding cost, schedule, and constructability to the Owner.

- 3.2.7 Describe Respondent’s Bid/Proposal Package Strategy for completion of the Construction Documents and for procuring the work from subcontractors, vendors, suppliers, etc.
 - 3.2.8 Describe Respondent’s constructability program for this Project and how it will be implemented.
 - 3.2.9 Describe Respondent’s philosophy for maximizing Project scope for the Owner during Pre-Construction services, minimizing risk, and identifying when savings can be returned to the Owner during construction.
 - 3.2.10 For Pre-Construction and Construction services, provide examples of records, reports, monitoring systems, and information management systems Respondent will use on this Project.
 - 3.2.11 Declare if Respondent, or any other company within the same holding group of companies, desires to self-perform work on this Project, and describe the method for determining itself as the “best value” through a competitive proposal process.
 - 3.2.12 Describe Respondent’s approach to coordinating inspections and approvals with the Texas Department of Licensing and Regulation regarding Texas Accessibility Standards, the State Fire Marshal and other authorities having jurisdiction over the Project.
- 3.3 **CRITERION THREE: RESPONDENT’S PAST PERFORMANCE ON REPRESENTATIVE DESIGN/BUILD PROJECTS:** (Criterion Weight: 20%)
- 3.3.1 Identify and describe the Respondent’s team’s past experience for providing Design/Build services that are **MOST RELATED TO THIS PROJECT within the last five (5) years.** **Provide not less than three (3) but not more than five (5) examples.** List the projects in order of priority, with the most relevant project listed first. Provide the following information for each project listed:
 - 3.3.1.1 Project name, location, description, and delivery method if other than Design/Build
 - 3.3.1.2 Photographic color images of exterior, interior, and floor plans and site plans if applicable
 - 3.3.1.3 Construction cost estimates at Design Development, final GMP amount and final construction cost. Explain the reasons for any deviations.
 - 3.3.1.4 Final project size in gross square feet
 - 3.3.1.5 Type of construction (new, renovation, or expansion)
 - 3.3.1.6 Notice to Proceed date for Pre-Construction Services
 - 3.3.1.7 Originally planned and actual Notice to Proceed, Substantial Completion, and Final Payment dates for Construction Services. Explain reasons for any deviation.
 - 3.3.1.8 Name of project manager (individual responsible to the owner for the overall success of the project)
 - 3.3.1.9 Name of project superintendent(s) (individual responsible for coordinating the day-to-day work)
 - 3.3.1.10 Names of mechanical, plumbing, electrical, and other major subcontractors
 - 3.3.2 References (for each project listed above, identify the following):
 - 3.3.2.1 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 and email address

3.3.2.2 The A/E's name and representative who served as the day-to-day liaison during the project, including telephone number and email address

3.3.2.3 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 process.

3.4 CRITERION FOUR: RESPONDENT'S ABILITY TO ESTABLISH BUDGETS AND CONTROL COSTS: (Criterion Weight: 15%)

3.4.1 Describe Respondent's methodology for working with the the Owner to deliver a GMP and to maintain the GMP throughout the design and construction phases including any processes for establishing, tracking, and reporting during the course of the Project.

3.4.2 If the Owner intends to accept a GMP prior to completion of Construction Documents; describe: 1) Respondent's process for ensuring that the design documents provide the information necessary to arrive at a complete GMP, including all Owner requirements with reasonable contingencies, and 2) Respondent's process for subsequently ensuring that the one hundred percent (100%) Construction Documents align with the project scope in the previously accepted GMP proposal documents.

3.4.3 Describe the percentage for construction contingency desired at GMP, and how these contingencies will be managed through the completion of Construction Phase services.

3.4.4 Describe the bonds Respondent requires of subcontractors including if Subguard will be used.

3.4.5 Identify a maximum of three (3) projects from Section 3.3 of this RFQ, with GMP contracts, and the amount of savings (if any) returned to the owner.

3.5 CRITERION FIVE: RESPONDENT'S ABILITY TO MEET SCHEDULES: (Criterion Weight: 15%)

3.5.1 Describe how Respondent will develop, maintain, and update the project schedule during design and construction. Identify the specific resources (i.e., personnel, hardware, software, etc.) to be used on this Project.

3.5.2 Describe Respondent's approach to assuring timely completion of this Project, including methods for schedule recovery, if necessary. From any three (3) of the projects listed in response to Section 3.3 of this RFQ, provide examples of how these techniques were used, including specific scheduling challenges/requirements and actual solutions.

3.5.3 Describe Respondent's experience with Critical Path Method ("CPM") scheduling. From any of three (3) of the projects listed in response to Section 3.3 of this RFQ, provide one (1) sample of the monthly schedule reports, including identified milestones, and any schedule recovery plans.

3.5.4 Provide a simple CPM Milestone schedule on how Respondent perceives this Project could be built. Identify specific critical process, phases, milestones, approvals, and procurements anticipated. Include the ten percent (10%) total project float that will be required in the critical path during the Construction Phase. If Respondent proposes to improve the

schedule, describe the impact on quality of services, materials or workmanship that may occur.

3.6 CRITERION SIX: RESPONDENT'S KNOWLEDGE OF CURRENT CONSTRUCTION METHODOLOGIES, TECHNOLOGIES, QUALITY, AND BEST PRACTICES: (Criterion Weight: 10%)

- 3.6.1 Describe Respondent's quality assurance program. Explain the methods used to ensure quality control during the Design and Construction phases of a project. Provide a specific example from one (1) of the representative projects, listed in response to Section 3.3 of this RFQ, of how Respondent's quality control program overcame a difficult design or constructability issue and resulted in higher quality project.
- 3.6.2 Describe Respondent's procedures for implementing industry's "best practices" as defined by the Construction Industry Institute or similar organizations for:
 - 3.6.2.1 Establishing and tracking project objectives.
 - 3.6.2.2 Using project scope definition resources (i.e., Project Definitions Rating Index (PDRI)) in order to obtain complete and accurate design and construction documents from the A/E.
 - 3.6.2.3 Partnering.
 - 3.6.2.4 Cost tracking.
 - 3.6.2.5 Change (order) management systems.
 - 3.6.2.6 Building systems commissioning including coordination with the Owner's commissioning agent.
 - 3.6.2.7 Total quality management for each phase of the Project, including coordinating with the Owner's project inspectors, testing, training, close-out, and warranty service.
- 3.6.3 Describe Respondent's implementation of a quality control process for this Project during the Design Development stage through completion of Construction Documents stage.
- 3.6.4 Describe how Respondent's quality control team will measure the quality of construction and commissioning performed by all trades, but in particular, by mechanical and electrical subcontractors and how Respondent will address non-conforming work.
- 3.6.5 As the Design/Build contractor, describe Respondent's relationship with the local subcontracting community.
- 3.6.6 Provide any other details regarding special services, products, advantages, or other benefits offered to the Owner by the Respondent.

3.7 CRITERION SEVEN: RESPONDENT'S ABILITY TO IDENTIFY AND RESOLVE PROBLEMS: (Criterion Weight: 5%)

- 3.7.1 Describe Respondent's understanding of the administrative challenges and opportunities associated with providing Design, Pre-Construction, and Construction services for Owner on this Project, and Respondent's strategy for addressing these issues.
- 3.7.2 Understanding the schedule limitations, provide an analysis of the Owner's project planning schedule in Section 2.4 of this RFQ, describe Respondent's plan for communicating design, constructability, phasing, value engineering and other budget options in a form that will quickly facilitate the Owner's decision making.

- 3.7.3 For any combination of three (3) projects listed in response to Section 3.3 of this RFQ, describe any conflicts with the Owner, consultants, A/E, or subcontractors and describe the methods used by the Respondent to resolve those conflicts.
- 3.7.4 Describe Respondent's past experience constructing a tilt-wall industrial style building and any "lessons learned" from that experience.
- 3.8 CRITERION EIGHT: RESPONDENT'S ABILITY TO MANAGE CONSTRUCTION SAFETY RISKS: (Criterion Weight: 5%)
 - 3.8.1 Briefly describe Respondent's approach for anticipating, recognizing, and controlling safety risks and note the safety resources that Respondent provides for each project's safety program.
 - 3.8.2 Describe the level of importance for enforcement and support of project safety that Respondent includes in performance evaluations for superintendents and project managers.
 - 3.8.3 Identify the proposed safety management team members for construction services. Include their previous titles, duties, city(s) of residence, experience, and expertise; also, their intended percent of monthly involvement and duration for this Project. Include all details necessary to demonstrate the credentials required by project safety specifications.
 - 3.8.4 Describe the methodology, including any technology or other assets that Respondent intends to use for prevention and/or control of incidents and insurance claims on this Project.
 - 3.8.5 Describe the safety and insurance claims history information and weighting that Respondent includes in the submission and award process for "best value" subcontracts.
 - 3.8.6 For all projects that Respondent 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:
 - 3.8.6.1 Any occupational illness or injury that resulted in death or total and permanent disability.
 - 3.8.6.2 Three (3) occupational illnesses or injuries that resulted in hospital admittances.
 - 3.8.6.3 Explosion, fire, or water damage that claimed five percent (5%) or more of the project's construction value.
 - 3.8.6.4 Failure, collapse, or overturning of a scaffold, excavation, crane, or motorized mobile equipment when workers were present at the project.
 - 3.8.7 Identify the Respondent's Experience Modification Rate ("EMR") for the three (3) most recent annual insurance-year ratings.
 - 3.8.8 Identify Respondent's annual OSHA Recordable Incident Rates ("RIR") for all work performed during the past three (3) calendar years.
 - 3.8.9 Identify Respondent's annual OSHA Lost Workday Case Incident Rates ("LWCIR") for all work performed during the past three (3) calendar years.

3.9 CRITERION NINE: RESPONDENT'S WARRANTY AND SERVICE SUPPORT PROGRAM FOR THIS PROJECT: (Criterion Weight: 5%)

- 3.9.1 Describe Respondent's warranty service support philosophy and warranty service implementation plan for this Project.
- 3.9.2 Describe how Respondent will measure the quality of warranty service provided to the Owner for this Project.
- 3.9.3 Provide reference letters from three (3) owners identified in Sections 3.3 of this RFQ, that describe Respondent's response to, and performance on, warranty services AFTER substantial completion.

3.10 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.

- 3.10.1 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.
- 3.10.2 By signature hereon, Respondent offers and agrees to furnish to the Owner products and/or services more particularly described in it Qualifications and to comply with all terms and conditions and requirements set forth in the RFQ documents and contained herein.
- 3.10.3 By signature hereon, Respondent affirms that it has neither given, nor intend 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.
- 3.10.4 By signature hereon, Respondent affirms that it is a "taxable entity" under Section 171.0002 of the *Texas Tax Code* and certifies that it is not currently delinquent in the payment of any Franchise Taxes due under Chapter 171, *Texas Tax Code*.

- 3.10.5 By signature hereon, Respondent hereby certifies that neither the Respondent nor anyone acting on behalf of Respondent 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. Respondent further certifies that it has not communicated directly or indirectly the Qualifications submitted to any competitor or any other person engaged in a similar line of business.
- 3.10.6 By signature hereon, Respondent represents and warrants that:
- 3.10.6.1 Respondent is a reputable company regularly engaged in providing products and/or services necessary to meet the terms, conditions and requirements of the RFQ;
 - 3.10.6.2 Respondent has the necessary experience, knowledge, abilities, skills, and resources to satisfactorily perform the terms, conditions and requirements of the RFQ;
 - 3.10.6.3 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;
 - 3.10.6.4 Respondent understands the requirements and specifications set forth in this RFQ and the terms and conditions set forth in the Contract under which Respondent will be required to operate;
 - 3.10.6.5 Respondent, if selected by the Owner, will maintain insurance as required by the Contract; and
 - 3.10.6.6 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.
- 3.10.7 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.
- 3.10.8 By signature hereon, Respondent certifies that if a Texas address is shown as the address of the Respondent, Respondent qualifies as a Texas Resident bidder as defined in *Texas Government Code* Section 2252.001(4).
- 3.10.9 By signature hereon, Respondent certifies as follows:
- 3.10.9.1 "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."

- 3.10.9.2 “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.”
- 3.10.9.3 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.
- 3.10.10 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 Owner or any member, or Respondent has not been an employee of Owner or any member within the immediate twelve (12) months prior to Respondent’s RFQ response. All such disclosures will be subject to administrative review and approval prior to the Owner entering into any contract with Respondent.
- 3.10.11 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*).
- 3.10.12 Respondent represents and warrants that all articles and services quoted in response to this RFQ meet or exceed the safety standards established and promulgated under the Federal Occupational Safety and Health Law (Public Law 91-596) and its regulations in effect or proposed as of the date of this solicitation.
- 3.10.13 By signature hereon, Respondent signifies his compliance with all federal laws and regulations pertaining to Equal Employment Opportunities and Affirmative Action.
- 3.10.14 By signature hereon, Respondent agrees to defend, indemnify, and hold harmless the State of Texas, all of its officers, agents and employees from and against all claims, actions, suits, demands, proceedings, costs, damages, and liabilities, arising out of, connected with, or resulting from any acts or omissions of Respondent or any agent, employee, subcontractor, or supplier of Respondent in the execution or performance of any agreements or other contractual arrangements which may result from the submission of Respondent’s Qualifications.
- 3.10.15 By signature hereon, Respondent agrees to complete a Cybersecurity Training Program. Pursuant to Section 2054.5192, *Texas Government Code*, Respondent and its subcontractors, officers, and employees who are provided credentials granting access to Institution’s computer system also known as Institution’s information system, must complete a cybersecurity training program certified under Section 2054.519, *Texas Government Code* as selected by the Institution. The cybersecurity training program must be completed during the term and any renewal period of this Agreement. Respondent shall verify in writing completion of the program to the Institution within the first thirty (30) calendar days of the term and any renewal period of this Agreement. Failure to comply with the requirements of this section are grounds for termination for cause of the Agreement.
- 3.10.16 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.

- 3.10.17 By signature hereon, Respondent certifies that no member of the Board of Regents of The Texas State University System, or the Executive Officers of the Owner or its member Institutions, has a financial interest, directly or indirectly, in the transaction that is the subject of the contract, and that no member of the Board of Regents has a "substantial interest" (as that term is defined in Section 51.923 of the *Texas Education Code*) in the Respondent.
- 3.10.18 Pursuant to Chapter 2274, *Texas Government Code*, Respondent certifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity of firearm trade association; and will not discriminate during the term of the Agreement against a firearm entity or firearm trade association.
- 3.10.19 Pursuant to Chapter 2274, *Texas Government Code*, Respondent certifies that it does not boycott energy companies as defined in Section 809.001(1)(a), *Texas Government Code*, (i.e., fossil fuel companies); and will not boycott energy companies during the term of the Agreement.
- 3.10.20 Respondent certifies that it does not require its customers to provide any documentation certifying the customer's COVID-19 vaccination or post-transmission recovery, on entry to, to gain access to, or to receive service from the Respondent's business. Respondent acknowledges that such a vaccine or recovery requirement would make Respondent ineligible for a state-funded contract.
- 3.10.21 Pursuant to Section 2274.0102, *Texas Government Code*, Respondent certifies that neither it nor its parent company, nor any affiliate of Respondent is majority owned or controlled by citizens or governmental entities of China, Iran, North Korea, Russia, or any other country designated by the Governor under Section 2274.0103, *Texas Government Code*, or headquartered in any of those countries.

[Execution of Offer continues next page]

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 Qualifications shall be a maximum of fifty (50) printed pages (25 sheets printed double-sided or 50 sheets single-sided), The cover, table of contents, divider sheets, HSP and HCL (Section 1.13), 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 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.
- 4.1.6 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.
- 4.1.7 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.
- 4.1.8 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 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 each criterion 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: Submittals shall include a “Table of Contents” and give page numbers for each part the Qualifications.
- 4.4 PAGINATION: Number all pages of the submittal sequentially using Arabic numerals (1, 2, 3, etc.); the Respondent is not required to number the pages of the HCL.

SECTION 5 - ATTACHMENTS TO THE RFQ

- 5.1 Attachment A - HUB Commitment Letter – Sample
- 5.2 Attachment B - Design Criteria Package (posted on ESBD)

- END OF REQUEST FOR QUALIFICATIONS -

ATTACHMENT A

With your RFQ, submit a Letter of VetHUB Commitment (see sample letter below) and include how your firm will participate and demonstrate a good faith effort in achieving the University's VetHUB goals. If possible, provide recent examples where your firm has met or exceeded Veteran Heroes United in Business (VetHUB) goals on previous projects.

(FIRM'S LETTERHEAD)

SAMPLE

Letter of VetHUB Commitment for RFQ for Design/Build Services

Date:

Alli England, Buyer III
Texas State University
151-2 East Sessom Drive, Physical Plant Building, Suite 104
San Marcos, Texas 78666

Re: VetHUB Plan for STAR Park – Building Three Research and Academic Building
For Texas State University in San Marcos, Texas
Project Number 758-26-09109

Dear Ms. England:

In accordance with the requirements outlined in the specification section 1.13 “VETERAN HEROES UNITED IN BUSINESS SUBMITTAL REQUIREMENTS” I am pleased to forward this VetHUB Commitment letter as an integral part of our proposal in connection with your invitation for request for this proposal.

I have read and understand the State of Texas’ policy on Utilization of Veteran Heroes United in Business (VetHUBs).

If awarded this contract, we understand that we will be required to attend a meeting with the University’s VetHUB coordinator to discuss VetHUB Subcontracting Plan requirements in soliciting for subsequent subcontractors for this project. The Good Faith Effort will be documented and will contain a completed VetHUB Subcontracting Plan for each subcontracting opportunity.

Documentation of subcontracted work will be provided with each pay request on the Monthly VetHUB Progress Assessment Report.

Sincerely,

Contractor’s Name

Addendum No. 1

Issued March 12, 2026

REQUEST FOR QUALIFICATIONS FOR DESIGN-BUILD SERVICES

FOR TEXAS STATE UNIVERSITY SAN MARCOS, TEXAS

STAR Park – Building Three Research and Academic Building

RFQ No.:

758-26-09109

Notice To All Respondents:

The following is Addendum No. 1 to the Request for Qualifications (RFQ)
ESBD Posting No. 758-26-09109 was posted on March 10, 2026

Prepared By:

Donna Bryce, Senior Contract Administrator
The Texas State University System
601 Colorado Street
Austin, Texas 78701-2904
512-463-1808
donna.bryce@tsus.edu

I. REVISIONS:

A. ESBD Attachment B – Design Criteria Package

1. The schedule included in Attachment B - Design Criteria Package is hereby reissued to align with the solicitation schedule as stated in the main solicitation document.

Attachments:

- (1) ESBD Attachment B – Design Criteria Package

- END OF ADDENDUM NO. 1 -



Design Criteria Package

STAR Park: STAR Three - Research and Academic Building

TEXAS STATE UNIVERISTY

03/11/2026

Project Justification

- A. The Science, Technology, and Advanced Research (STAR) Park serves as an extension of the University's research enterprise, offering space for collaboration with industry partners in the region and is a hub for innovation, entrepreneurial, and commercial activity at Texas State University. To accelerate the growth to meet research demands additional facilities are needed. This facility will improve faculty competitiveness, and further the University's pursuit of R1 research classification.

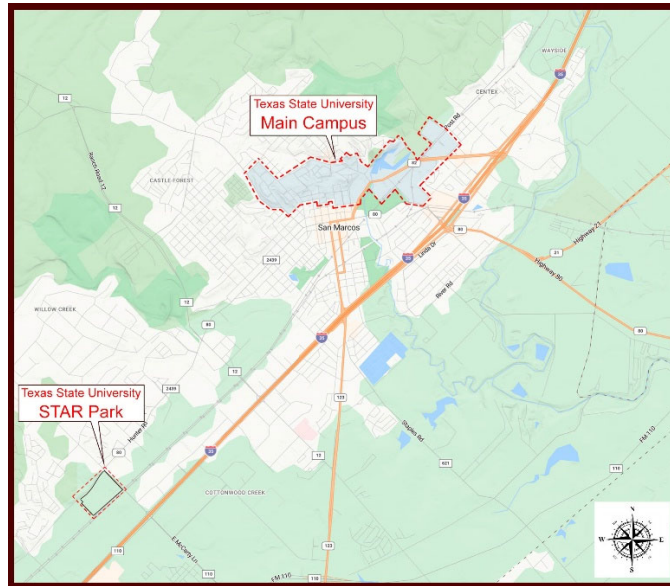
- B. The new STAR Three - Research and Academic Building will be located near the department's existing Infrastructure Research Laboratory Building (IRL) at STAR Park campus. Needs include a new 100,000 sq/ft tilt-wall building with a potential finish out of 20,000 sq/ft Concrete Industry Management (CIM) research space that includes offices, wet mixing lab, asphalt lab, material storage, classroom, and 3D concrete printing area. Parking, utility improvements, perimeter security fencing, roadway, and other site improvements are also needed for all-weather use around the site.

- C. The Concrete Industry Management (CIM) Program at Texas State University is a hands-on, STEM-based degree that prepares students for a wide range of leadership and technical roles across the concrete production and concrete construction industry.

Project Location

The following maps indicate the location of the new STAR Three – Research and Academic Building in relation to the San Marcos Texas State University campus, as well as the proposed site location within STAR Park.

A. STAR Park & Texas State University Campus:



B. Project Location: Southwest of downtown San Marcos, TX, 3055 Hunter Road, as shown below:

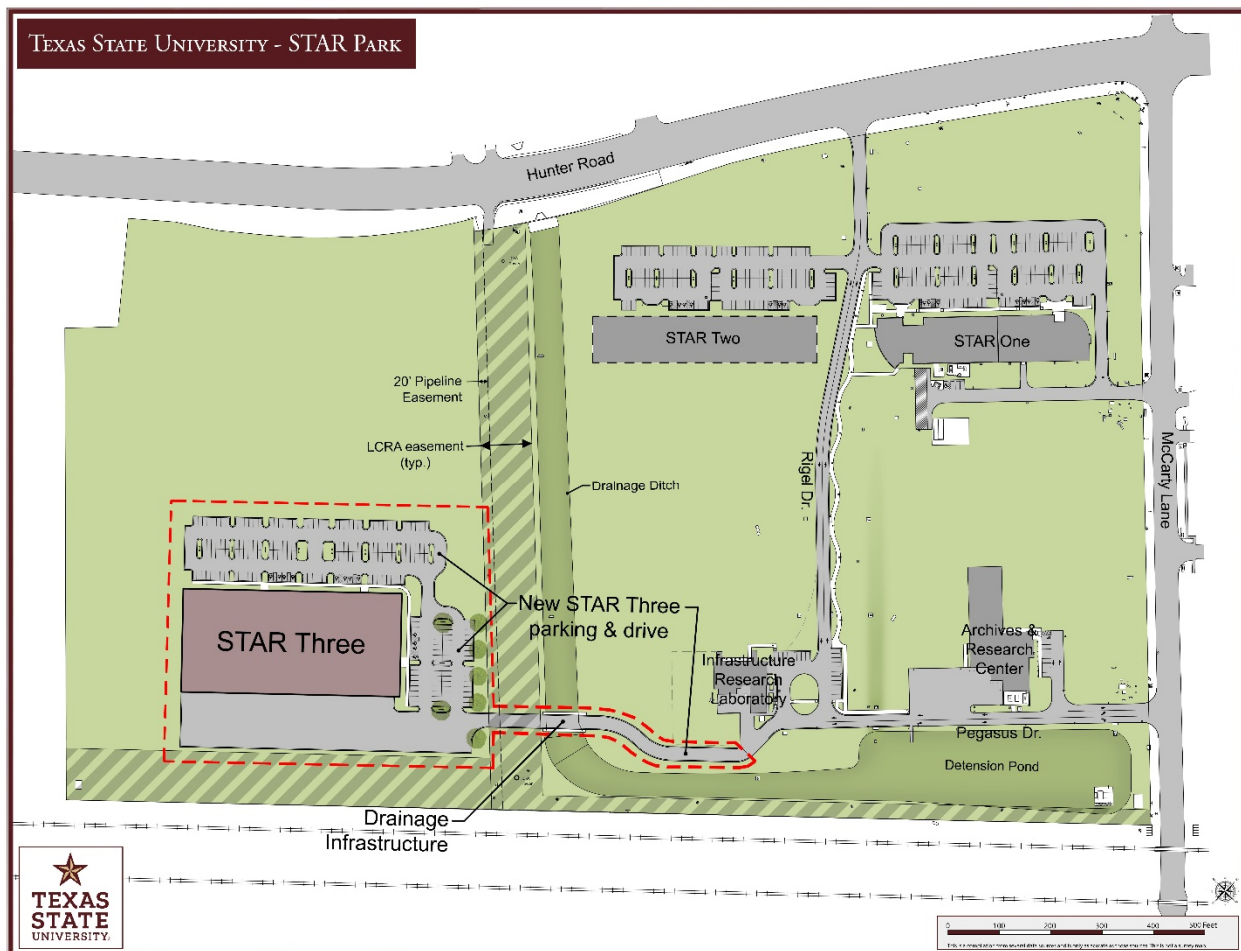


C. Proposed STAR Park Site Location:

The new STAR Three – Research and Academic Building should be sited in such a manner as to place the building’s front entry facing northwest towards Hunter Road. Access roads for parking and service behind the facility are to be determined during design.

Parking for visitors, staff, students, and faculty visiting the STAR Three – Research and Academic facility should be directly adjacent to the building. Visitor and student parking should be temporary and should be located separately from the staff and faculty parking. Visitor and student parking shall be located directly off the drive connecting to the IRL and near the main building entry. The quantity of parking spaces and percentage of ADA spaces provided will be determined by Code prior to design and construction.

The diagram below illustrates one possible site arrangement which could be implemented within STAR Park:



Public Transit

Due to the functions of the buildings currently located within STAR Park, none of the existing Bobcat Shuttle routes currently serve STAR Park.

Existing Utilities

Existing utility information on-site and from previous projects has been included on the utility map below. The new STAR Three - Research and Academic Building will require gas, electricity, water, sanitary sewer, communications, and new storm drainage infrastructure to traverse the existing channel separating the new building from the Infrastructure Research Laboratory (IRL). The building infrastructure will need to be a robust hard wired and wireless data system. SMART Technologies, now and in the future, should be considered when planning the site's infrastructure.



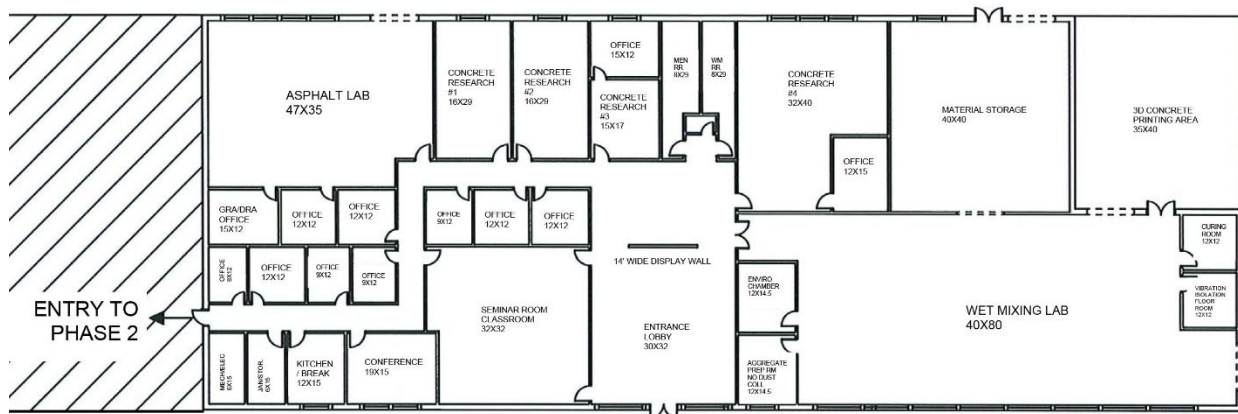
Available Reports and Information

The list below indicates the available reports and information which will be shared with the selected design consultant.

- **Baseline Site Vibration Summary Report:** November 2010 (Prepared by Shen, Milsom & Wilke, Inc.)
- **Site Topo & Tree Survey:** October 2025 (Prepared by Survey Works, LLC)
- **Geotechnical Investigation:** To Be Provided

Concrete Industry Management (CIM) Plan Example

Although not currently planned or funded as part of this project, the diagram depicted below shows a possible organizational concept that could incorporate the CIM research space into a portion of the shell space.





Space Summary Example

The space summaries below provide a potential breakdown of the initial spaces planned for the new STAR Three – Research and Academic Building. Individual spaces are identified in assignable square feet (ASF), and non-assignable square footage (NASF) for support spaces has been added to the total area below. If funding is not available for the CIM program, the building will remain a shell for future build-out/development.

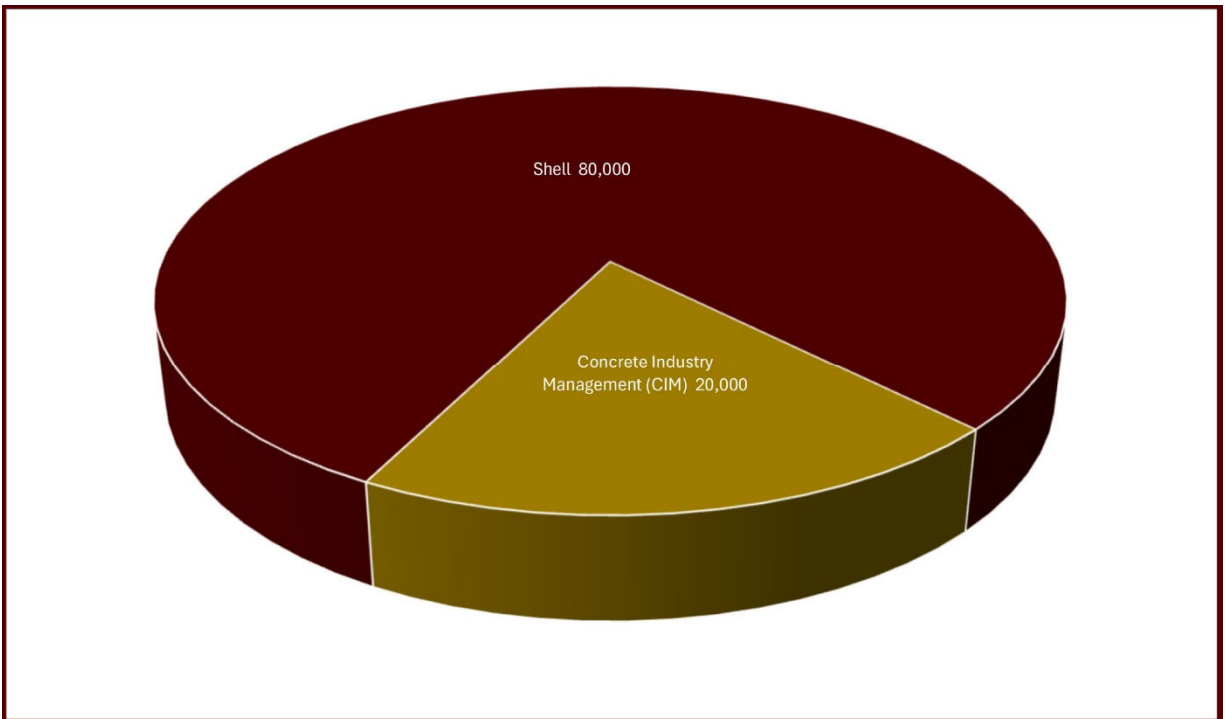
A. Concrete Industry Management (CIM): Program of Requirements

Texas State University STAR THREE - RESEARCH & ACADEMIC BUILDING				
Concrete Industry Management (CIM) - INITIAL SPACE LIST				
CIM Room Description	Qty.	Length	Width	ASF
3D Concrete Printing Area	1	35	40	1,400
Aggregate Preparation Room (No Dust Collection)	1	12	14.5	174
Asphalt Lab	1	47	35	1,645
Concrete Research #1	1	16	29	464
Concrete Research #2	1	16	29	464
Concrete Research #3	1	15	17	255
Concrete Research #4	1	32	40	1,280
Conference Room	1	19	15	285
Curing Room	1	12	12	144
Enviro Chamber	1	12	14.5	174
Kitchen / Breakroom	1	12	15	180
Material Storage	1	40	40	1,600
Office (12x12)	5	12	12	720
Office(12X15)	3	12	15	540
Office (8X12)	1	8	12	96
Office (9x12)	3	9	12	324
Seminar Room / Classroom	1	32	32	1,024
Vibration Isolation Floor Room	1	12	12	144
Wet Mixing Lab	1	40	80	3,200
CIM Net Assignable Square Feet (ASF)				14,113
Ratio NSF: GSF				71%
CIM Non-Assignable (NASF)				5,887
CIM Total (GSF)				20,000



B. STAR Three - Research and Academic Building: Total Project Summary

Texas State University STAR THREE - RESEARCH & ACADEMIC BUILDING Total Project - SUMMARY	
CIM Facility Type	ASF
Laboratory, General	9,344
Office, General	1,680
Classroom, General	1,309
Other, Kitchen	180
Other, Storage	1,600
CIM Net Assignable Square Feet (ASF)	14,113
Ratio NSF:GSF	71%
CIM Non-Assignable (NASF)	20,000
Shell	80,000
Building Total (GSF)	100,000





Development Needs

- New 100,000 sq/ft tilt-wall building
 - 20,000 sq/ft potentially finished out for Concrete Industry Management (CIM) research space
 - 80,000 sq/ft warm shell space
- New drainage structure over the drainage swale to access Concrete Industry Management (CIM) from behind Infrastructure Research Laboratory Building (IRL). The new structure needs to provide two-way access for 18-wheelers for material delivery.
- Improvements to existing site drainage
- Removal of existing abandoned barn & shed structures
- Clearing of existing fenceline
- New fence surrounding the 20-acre property
- Coordination with LCRA transmission lines, towers, & 100' easement
- Coordination with the 20' pipeline easement
- Coordination with Pedernales Electric Coop (PEC)
- Coordination with City of San Marcos
- Reference Texas State University Campus Design Standards
- On-site storm retention and site drainage plan as needed
- New site & building signage
- New parking area - quantity of parking spaces and percentage of ADA spaces provided will be determined by Code prior to design and construction
- New sidewalks and site lighting

Project Requirements

- A. The Project will utilize a Design-Build Delivery Method with Architecture, Engineering (Structural, MEP, Civil, Fire Protection, AV/IT/Security), Landscape, Irrigation, and Signage, Project Cost Estimating, BIM, SWPPP provided by the Design-Build firm.
 - a. The selected Design-Build firm to provide cost analysis and lifecycle cost of the HVAC systems options for the project.

The selected Design Build firm shall comply with all Texas State University Design and Construction Standards (<https://www.facilities.txst.edu/pdc/construction->



[standards/construction-standards-list.html](https://www.texasstate.edu/standards/construction-standards-list.html)) unless a written variance request is approved by the Owner's Designated Site Representative (ODSR) during the Project's Design Phase.

- B. The selected Design Build firm will submit construction documents to RAS for review and comments to ensure TAS compliance and upon construction completion have a RAS inspect the buildings for compliance with TAS.
- C. Texas State University will furnish the selected Design Build firm with a copy of a boundary/topographic/utility/tree survey of the Project Site.
 - a. Is advised that the underground utility locations shown on surveys within and around the Project are approximate and the Design Build firm shall be responsible for locating, protecting and maintaining all utilities which are to remain.
 - b. Underground utility locating measures including, but not limited to, "potholing" shall be the responsibility of the Design Build firm.
 - c. The Design Build firm shall be responsible for establishing line and grade and all field surveying and layout required for construction.
- D. Texas State University will provide the following information and Services.
 - a. Site Survey
 - b. Soils Report
 - c. Materials Testing and Observations during construction.
 - d. Test and balancing of HVAC Systems and Domestic Hot Systems.
 - e. Commissioning of HVAC and Plumbing Systems.
 - f. Building Envelope testing and observations for waterproofing and thermal properties (as needed).
- E. Texas State University will provide a copy of the geotechnical investigation report to the selected Design Build firm for its review, comment, and use. The Design Build firm shall review the geotechnical investigation report and promptly advise Texas State University of any additional investigation or information necessary for the Design Build firm to complete its Scope of Work.
- F. The selected Design Build firm shall be responsible for demolition and disposal of any structures, hardscape, paving and landscaping for construction of the Project.
- G. The selected Design-Build firm shall provide all wayfinding, directional, and code required signage, including building site identification signs, and room signs in conformance with Texas State University guidelines.



- H. The selected Design-Build firm is responsible for all Parking Permits (as required) to conduct business and construction on campus.
- I. The selected Design-Build firm is required to meter construction required utilities provided by Texas State University – Water, Electrical. The Design Build firm is responsible for the infrastructure for project construction utilities.
- J. Design Criteria should also include the following:
 - a. Diesel Emergency Generator with Docking Station, Transformer/Switch equipment. All to be in an enclosed yard.

Schedule

2.4.1	Owner publishes RFQ/P for D-B Services.....	03/10/2026
2.4.2	Optional Pre-Submittal Conference (10:00 a.m.)	03/17/2026
2.4.3	RFQ submittal of questions deadline (12:00 p.m.)	03/27/2026
2.4.4	Deadline for submittal of Qualifications, HCL and HSP (2:00 p.m.)	04/07/2026
2.4.5	Respondents name read aloud at Texas State University.....	04/07/2026
2.4.6	Owner selects shortlisted Respondents for interviews (if required)	04/21/2026
2.4.7	Interview of shortlisted Respondents (if required)	04/28/2026
2.4.8	Owner issues request for phase two information (to short-listed firms)	04/30/2026
2.4.9	Deadline for submittal of phase two information (2:00 p.m.)	05/07/2026
2.4.10	Owner selects top ranked Respondent.....	05/12/2026
2.4.11	Owner commences negotiations.....	05/19/2026
2.4.12	Owner and Respondent agree to terms of the D-B Agreement.....	06/08/2026
2.4.13	Execute D-B Agreement.....	06/11/2026
2.4.14	Notice to Proceed for Design/Pre-Construction Services.....	06/15/2026
2.4.15	Board of Regents approval of Design Development Submittal.....	11/19/2026
2.4.16	Owner approves Guaranteed Maximum Price Proposal.....	12/11/2026
2.4.17	Notice to Proceed for Construction Phase issued.....	12/18/2026
2.4.18	Construction Documents complete.....	01/11/2027
2.4.19	Owner accepts Substantial Completion of Construction.....	12/06/2027
2.4.20	Final Completion.....	02/18/2028
2.4.21	Occupancy.....	01/21/2028

Site Photos



Fig. 1: Aerial View From East Corner of Site Looking West



Fig. 2: Aerial View From South Corner of Site Looking North



Fig. 3: Aerial View From North Corner of Site Looking South



Fig. 4: Aerial View From West Corner of Site Looking East



Fig. 5: North Corner of Site Looking South from Hunter Road



Fig. 6: Northeast Perimeter of Site Looking Southeast from Hunter Road



Fig. 7: West Corner of Site Looking East from Hunter Road



Fig. 8: Northeast of Site Looking Southwest from McCarty Lane



Fig. 09 & 10: LCRA Electrical Lines and Entry to front NW Lot



Fig. 11, 12, & 13: Northwest Corner of Property



Fig. 14 & 15: Existing Shed to be Removed



Fig. 16 & 17: Existing Barn to be Removed



Fig. 18 & 19: Drainage Swale Adjacent Northeast Perimeter of Site



Fig. 20: Entrance to East Corner of Site

Addendum No. 2

Issued March 19, 2026

REQUEST FOR QUALIFICATIONS FOR DESIGN-BUILD SERVICES

FOR TEXAS STATE UNIVERSITY SAN MARCOS, TEXAS

STAR Park – Building Three Research and Academic Building

RFQ No.:

758-26-09109

Notice To All Respondents:

The following is Addendum No. 2 to the Request for Qualifications (RFQ)
Addendum No. 1 was issued on March 12, 2026
ESBD Posting No. 758-26-09109 was posted on March 10, 2026

Prepared By:

Donna Bryce, Senior Contract Administrator
The Texas State University System
601 Colorado Street
Austin, Texas 78701-2904
512-463-1808
donna.bryce@tsus.edu

I. GENERAL:

- A. The optional Pre-Submission Conference was held on March 17, 2026, at Texas State University. The Attendance Sign-In Sheets are included as part of this Addendum.

II. REVISIONS:

- A. Page 5 of 26, Section 1.1.5: This Section shall be revised to correct the Construction Cost Limitation (CCL) dollar value amount from \$21,341,000 to **\$20,341,000**.

*1.1.5 The Owner has established a Design/Builder's Budget Limitation ("DBBL") amount of Twenty-One Million Nine Hundred Sixty-Six Thousand Dollars (\$21,966,000) The DBBL includes a Construction Cost Limitation ("CCL") of Twenty Million Three Hundred Forty-One Thousand Dollars (~~\$21,341,000~~) (**\$20,341,000**). The selected Design/Build firm will be expected to present a Guaranteed Maximum Price Amount (including a mutually agreed upon construction contingency) for Owner's approval at the completion of the one hundred percent (100%) Design Development Documents.*

Attachments:

- (1) Agenda
- (2) Attendance Sign-In Sheets
- (3) Business Cards
- (4) HUB Subcontracting Plan (HSP) Quick Checklist

- END OF ADDENDUM NO. 2 -



Pre-Submittal Conference Agenda
RFQ# 758-29-09109 | RFQ for STAR Park - Building Three
March 17, 2026, | 10:00 am | STAR Park One, Conference Room 173
RFQ DUE DATE: April 7, 2026, by 2:00pm | FPDC Office

A. Introductions

- a. Staff - FPDC
- b. VetHUB Specialist information – email: hub@txstate.edu phone: (512) 245-2521

B. Scope of Work

The new STAR Three – Research and Academic Building will be located near the department’s existing Infrastructure Research Laboratory Building at the STAR Park campus. The facility is envisioned as a new 100,000 gross square foot (“GSF”) tilt-wall building with a potential finish out of 20,000 GSF for Concrete Industry Management (“CIM”) research space that includes offices, wet mixing lab, asphalt lab, material storage, classroom, and 3D concrete printing area. Parking, utility improvements, perimeter security fencing, roadway, and other site improvements are also needed for all weather use around the site.

C. The Design/Build Budget Limitation (“DBBL”) for the Project is: \$21,966,000
Including a Construction Cost Limitation (“CCL”) of: \$20,341,000

D. Project Planning Schedule:

2.4.1	Owner publishes RFQ for Design-Build Services	03/10/2026
2.4.2	Optional Pre-Submittal Conference (10:00 a.m.)	03/17/2026
2.4.3	RFQ submittal of questions deadline (12:00 p.m.)	03/27/2026
2.4.4	Deadline for submittal of Qualifications, HCL and HSP (2:00 p.m.)	04/07/2026
2.4.5	Respondents name read aloud at Texas State University PPA-125.....	04/07/2026
2.4.6	Owner selects shortlisted Respondents selected for interviews (if required)	04/21/2026
2.4.7	Interview of shortlisted Respondents (if required)	04/28/2026
2.4.8	Owner issues request for phase two information (to short-listed firms)	04/30/2026
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2.4.18	Construction Documents Complete.....	01/11/2027
2.4.19	Owner accepts Substantial Completion of Construction.....	12/06/2027
2.4.20	Final Completion.....	02/18/2028
2.4.21	Occupancy.....	01/21/2028

H. Veteran Heroes United in Business Submittal Requirements

It is the policy of the Owner and each of its Member Institutions, to promote and encourage contracting and subcontracting opportunities for service-disabled veterans, referred to as Veteran Heroes United in Business ("VetHUB" or "VetHUBs"), in all contracts. Accordingly, specific plans and representations by Respondents that appear to facilitate the State's commitment to supporting VetHUB enterprises are required in the selection process. Failure to submit specific plans and representations regarding VetHUB utilization, or failure to address the subject at all, will be interpreted by the Selection Committee as an intention not to support the program and will disqualify the Respondent. A VetHUB Subcontracting Plan ("HSP") is required as a part of the Respondent's Qualifications.

The HSP information may be downloaded from the Texas State Comptroller's website at the following URL link: VetHUBprogram@cpa.texas.gov

Questions regarding VetHUB HSP requirements can be directed to: HUB@txstate.edu

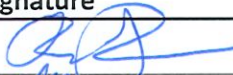





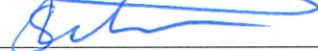







I. Closing

*****Please leave business card by sign in sheet*****

Attendance | Pre-Submittal

March 17, 2026 @ 10:00 am | STAR Park Building Three, Conference Room 173

RFQ # 758-26-09109 STAR Park - Building Three

Company	Name	Phone #	Email Address	Signature
Rosemary DeLue TXST	Rosemary DeLue	512-245-7521	rdj49@txstate.edu	
Harvey Clean	Michael Bassica	713-828-1877	MBASSICA@HarveyClean.com	
Trimbuilt Construction				
Trimbuilt Construction	Stephen Cervantes	512-563-5576	scervantes@trimbuilt.com	
Energy Architecture	Cynthia Brown	713.806.5902	cynthia.b@energyarch.com	
LPA DESIGN STUDIOS	FEDERICO CAVAZOS	210-503-6199	FCAVAZOS@LPADESIGNSTUDIOS.COM	
PBK ARCHITECTS	PATSY RODRIGUEZ	210 829 0123	PATSY.RODRIGUEZ@PBK	
Guerra Engineering	Steven Jalnos	210 393-3417	sjalnos@guerra.com	
KDW	Will Bardwell	512-426-9146	wbardwell@KDW.com	
KIRKSEY	ALAN KITCHINGS	512 861-9600	alan.kitchings@kirksey.com	
LINBECK	ANDREW CRAWFORD	512 673-7191	acrawford@linbeck.com	
PLM	BYAN MIRESKI	281.840.7644	BMIRESKI@PLM.COM	
Peters O'Brien	Miana Alvarez	210 975 9359	malvarez@o-b.com	
PGAL	Dylan Rosato	817 209 7671	drosato@pgal.com	
Joeris GC	MARTY GARZA	(210)825-0429	marty.garza@joeris.com	

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o 512.992.1520 ext 202 | m 512.771.3990

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Phone 210-829-0123
Mobile 726-203-4137
patsy.rodriguez@pbk.com



Patsy Rodriguez
Designer, Interiors

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SATTERFIELD & PONTIKES
CONSTRUCTION, INC.

Rhonda Bly
Client Executive

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12800 N Lamar Blvd.
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**KOURTNEY
MARINI**

Project Estimator II
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MARTY GARZA, CPC

VP, HIGHER EDUCATION

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Joeris General Contractors
823 Arion Parkway,
San Antonio, TX 78216

Joeris.com



HUB Subcontracting Plan (HSP) QUICK CHECKLIST

While this HSP Quick Checklist is being provided to merely assist you in readily identifying the sections of the HSP form that you will need to complete, it is very important that you adhere to the instructions in the HSP form and instructions provided by the contracting agency.

➤ **If you will be awarding all of the subcontracting work you have to offer under the contract to only Texas certified HUB vendors, complete:**

Section 1 - Respondent and Requisition Information

Section 2 a. - Yes, I will be subcontracting portions of the contract.

Section 2 b. - List all the portions of work you will subcontract, and indicate the percentage of the contract you expect to award to Texas certified HUB vendors.

Section 2 c. - Yes

Section 4 - Affirmation

GFE Method A (Attachment A) - Complete an Attachment A for each of the subcontracting opportunities you listed in Section 2 b.

➤ **If you will be subcontracting any portion of the contract to Texas certified HUB vendors and Non-HUB vendors, and the aggregate percentage of all the subcontracting work you will be awarding to the Texas certified HUB vendors meets or exceeds the HUB Goal the contracting agency identified in the "Agency Special Instructions/Additional Requirements", complete:**

Section 1 - Respondent and Requisition Information

Section 2 a. - Yes, I will be subcontracting portions of the contract.

Section 2 b. - List all the portions of work you will subcontract, and indicate the percentage of the contract you expect to award to Texas certified HUB vendors and Non-HUB vendors.

Section 2 c. - No

Section 2 d. - Yes

Section 4 - Affirmation

GFE Method A (Attachment A) - Complete an Attachment A for each of the subcontracting opportunities you listed in Section 2 b.

➤ **If you will be subcontracting any portion of the contract to Texas certified HUB vendors and Non-HUB vendors or only to Non-HUB vendors, and the aggregate percentage of all the subcontracting work you will be awarding to the Texas certified HUB vendors does not meet or exceed the HUB Goal the contracting agency identified in the "Agency Special Instructions/Additional Requirements", complete:**

Section 1 - Respondent and Requisition Information

Section 2 a. - Yes, I will be subcontracting portions of the contract.

Section 2 b. - List all the portions of work you will subcontract, and indicate the percentage of the contract you expect to award to Texas certified HUB vendors and Non-HUB vendors.

Section 2 c. - No

Section 2 d. - No

Section 4 - Affirmation

GFE Method B (Attachment B) - Complete an Attachment B for each of the subcontracting opportunities you listed in Section 2 b.

➤ **If you will not be subcontracting any portion of the contract and will be fulfilling the entire contract with your own resources (i.e., employees, supplies, materials and/or equipment), complete:**

Section 1 - Respondent and Requisition Information

Section 2 a. - No, I will not be subcontracting any portion of the contract, and I will be fulfilling the entire contract with my own resources.

Section 3 - Self Performing Justification

Section 4 - Affirmation



HUB Subcontracting Plan (HSP)

In accordance with Texas Gov't Code §2161.252, the contracting agency has determined that subcontracting opportunities are probable under this contract. Therefore, all respondents, including State of Texas certified Historically Underutilized Businesses (HUBs) must complete and submit this State of Texas HUB Subcontracting Plan (HSP) with their response to the bid requisition (solicitation).

NOTE: When a state agency requires a subcontracting plan, a bid, proposal, offer, or other applicable expression of interest for the contract must contain a plan to be considered responsive.

The HUB Program promotes equal business opportunities for economically disadvantaged persons to contract with the State of Texas.

-- Agency Special Instructions/Additional Requirements --

In accordance with 34 TAC §20.285(d), a respondent (prime contractor) may demonstrate good faith effort to utilize Texas certified HUBs for its subcontracting opportunities if the total value of the respondent's subcontracts with Texas certified HUBs meets or exceeds the statewide HUB goal or the agency specific HUB goal, whichever is higher. When a respondent uses this method to demonstrate good faith effort, the respondent must identify the HUBs with which it will subcontract. If using existing contracts with Texas certified HUBs to satisfy this requirement, only the aggregate percentage of the contracts expected to be subcontracted to HUBs shall qualify for meeting the HUB goal.

SOLICITATION NUMBER/PROJECT NAME: RFQ# 758-29-09109

RFQ for STAR Park - Building Three

Project Goal is 5%

If indicating in Section 2 "SUBCONTRACTING INTENTIONS", Subsection "d" that you are utilizing "HSP GOOD FAITH EFFORT - METHOD B" (Ref: "Attachment B, Section B-3") in preparing your HUB Subcontracting Plan (HSP), the DEADLINE for solicitation to VetHUB subcontractors and at least two(2) Trade Organizations is:

Wednesday, March 25, 2026, 02:00 pm

(9 working days prior to the published submittal deadline of Tuesday, April 07, 2026, 02:00 pm)

**See additional attachments:

- HSP Quick Check List
- Monthly Progress Assessment Report (PAR)
- For Assistance, Contact: Procurement and Strategic Sourcing at 512.245.2521 or hub@txstate.edu

SECTION 1: RESPONDENT AND REQUISITION INFORMATION

a. Respondent (Company) Name: _____ State of Texas VID #: _____
 Point of Contact: _____ Phone #: _____
 E-mail Address: _____ Fax #: _____

b. Is your company a State of Texas certified HUB? - Yes - No

c. Requisition #: RFQ# 758-29-09109 Bid Open Date: _____
(mm/dd/yyyy)

Enter your company's name here: _____ Requisition #: _____

SECTION 2: RESPONDENT'S SUBCONTRACTING INTENTIONS

After dividing the contract work into reasonable lots or portions to the extent consistent with prudent industry practices, and taking into consideration the scope of work to be performed under the proposed contract, including all potential subcontracting opportunities, the respondent must determine what portions of work, **including contracted staffing, goods and services will be subcontracted**. Note: In accordance with 34 TAC §20.282, a "Subcontractor" means a person who contracts with a prime contractor to work, to supply commodities, or to contribute toward completing work for a governmental entity.

a. Check the appropriate box (Yes or No) that identifies your subcontracting intentions:

- *Yes*, I will be subcontracting portions of the contract. (If *Yes*, complete Item b of this SECTION and continue to Item c of this SECTION.)
- *No*, I will not be subcontracting any portion of the contract, and I will be fulfilling the entire contract with my own resources, including employees, goods and services. (If *No*, continue to SECTION 3 and SECTION 4.)

b. List all the portions of work (subcontracting opportunities) you will subcontract. Also, based on the total value of the contract, identify the percentages of the contract you expect to award to Texas certified HUBs, and the percentage of the contract you expect to award to vendors that are not a Texas certified HUB.

Item #	Subcontracting Opportunity Description	HUBs Percentage of the contract expected to be subcontracted to HUBs.	Non-HUBs Percentage of the contract expected to be subcontracted to non-HUBs.
1		%	%
2		%	%
3		%	%
4		%	%
5		%	%
6		%	%
7		%	%
8		%	%
9		%	%
10		%	%
11		%	%
12		%	%
13		%	%
14		%	%
15		%	%
Aggregate percentages of the contract expected to be subcontracted:		%	%

c. Check the appropriate box (Yes or No) that indicates whether you will be using **only** Texas certified HUBs to perform **all** of the subcontracting opportunities you listed in SECTION 2, Item b.

- *Yes* (If *Yes*, continue to SECTION 4 and complete an "HSP Good Faith Effort - Method A (Attachment A)" for **each** of the subcontracting opportunities you listed.)
- *No* (If *No*, continue to Item d, of this SECTION.)

d. Check the appropriate box (Yes or No) that indicates whether the aggregate expected percentage of the contract you will subcontract meets or exceeds the HUB goal the contracting agency identified on page 1 in the "Agency Special Instructions/Additional Requirements."

- Yes** (If *Yes*, continue to SECTION 4 and complete an "HSP Good Faith Effort - Method A (Attachment A)" for each of the subcontracting opportunities you listed.)
- No** (If *No*, continue to SECTION 4 and complete an "HSP Good Faith Effort - Method B (Attachment B)" for each of the subcontracting opportunities you listed.)

Enter your company's name here: _____ Requisition #: _____

SECTION 2: RESPONDENT'S SUBCONTRACTING INTENTIONS (CONTINUATION SHEET)

This page can be used as a continuation sheet to the HSP Form's page 2, Section 2, Item b. Continue listing the portions of work (subcontracting opportunities) you will subcontract. Also, based on the total value of the contract, identify the percentages of the contract you expect to award to Texas certified HUBs, and the percentage of the contract you expect to award to vendors that are not a Texas certified HUB (i.e., Non-HUB).

Item #	Subcontracting Opportunity Description	HUBs	Non-HUBs
		Percentage of the contract expected to be subcontracted to HUBs	Percentage of the contract expected to be subcontracted to non-HUBs.
16		%	%
17		%	%
18		%	%
19		%	%
20		%	%
21		%	%
22		%	%
23		%	%
24		%	%
25		%	%
26		%	%
27		%	%
28		%	%
29		%	%
30		%	%
31		%	%
32		%	%
33		%	%
34		%	%
35		%	%
36		%	%
37		%	%
38		%	%
39		%	%
40		%	%
41		%	%
42		%	%
43		%	%
Aggregate percentages of the contract expected to be subcontracted:		%	%

Enter your company's name here: _____ Requisition #: _____

SECTION 3: SELF PERFORMING JUSTIFICATION (If you responded "No" to SECTION 2, Item a, you must complete this SECTION and continue to SECTION 4.) If you responded "No" to SECTION 2, Item a, in the space provided below **explain how** your company will perform the entire contract with its own employees, supplies, materials and/or equipment.

SECTION 4: AFFIRMATION

As evidenced by my signature below, I affirm that I am an authorized representative of the respondent listed in SECTION 1, and that the information and supporting documentation submitted with the HSP is true and correct. Respondent understands and agrees that, if awarded any portion of the requisition:

- The respondent will provide notice as soon as practical to all the subcontractors (HUBs and Non-HUBs) of their selection as a subcontractor for the awarded contract. The notice must specify at a minimum the contracting agency's name and its point of contact for the contract, the contract award number, the subcontracting opportunity they (the subcontractor) will perform, the approximate dollar value of the subcontracting opportunity and the expected percentage of the total contract that the subcontracting opportunity represents. A copy of the notice required by this section must also be provided to the contracting agency's point of contact for the contract no later than ten (10) working days after the contract is awarded.
- The respondent must submit compliance reports (Prime Contractor Progress Assessment Report – PAR) to the contracting agency, verifying its compliance with the HSP, including the use of and expenditures made to its subcontractors (HUBs and Non-HUBs). (The PAR is available at <https://comptroller.texas.gov/purchasing/docs/hub-forms/ProgressAssessmentReportForm.xls>).
- The respondent must seek approval from the contracting agency prior to making any modifications to its HSP, including the hiring of additional or different subcontractors and the termination of a subcontractor the respondent identified in its HSP. If the HSP is modified without the contracting agency's prior approval, respondent may be subject to any and all enforcement remedies available under the contract or otherwise available by law, up to and including debarment from all state contracting.
- The respondent must, upon request, allow the contracting agency to perform on-site reviews of the company's headquarters and/or work-site where services are being performed and must provide documentation regarding staffing and other resources.

Signature	Printed Name	Title	Date (mm/dd/yyyy)
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Reminder:

- If you responded "Yes" to SECTION 2, Items c and d, you must complete an "HSP Good Faith Effort - Method A (Attachment A)" for each of the subcontracting opportunities you listed in SECTION 2, Item b.
- If you responded "**No**" to SECTION 2, Item c and "Yes" to Item d, you must complete an "HSP Good Faith Effort - Method A (Attachment A)" for each of the subcontracting opportunities you listed in SECTION 2, Item b.
- If you responded "No" to SECTION 2, Items c and d, you must complete an "HSP Good Faith Effort - Method B (Attachment B)" for each of the subcontracting opportunities you listed in SECTION 2, Item b.

HSP Good Faith Effort - Method B (Attachment B)

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Enter your company's name here: _____	Requisition #: _____
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IMPORTANT: If you responded “No” to **SECTION 2, Items c and d** of the completed HSP form, you must submit a completed “HSP Good Faith Effort - Method B (Attachment B)” for **each** of the subcontracting opportunities you listed in **SECTION 2, Item b** of the completed HSP form. You may photo-copy this page or download the form at <https://comptroller.texas.gov/purchasing/docs/hub-forms/hsp-allfms.pdf>.

SECTION B-1: SUBCONTRACTING OPPORTUNITY

Enter the item number and description of the subcontracting opportunity you listed in SECTION 2, Item b, of the completed HSP form for which you are completing the attachment.

Item Number: _____ Description: _____

SECTION B 2: MENTOR PROTÉGÉ PROGRAM

If respondent is participating as a Mentor in a State of Texas Mentor Protégé Program, submitting its Protégé (Protégé must be a State of Texas certified HUB) as a subcontractor to perform the subcontracting opportunity listed in **SECTION B-1**, constitutes a good faith effort to subcontract with a Texas certified HUB towards that specific portion of work.

Check the appropriate box (Yes or No) that indicates whether you will be subcontracting the portion of work you listed in SECTION B-1 to your Protégé.

- Yes (If *Yes*, continue to SECTION B-4.)
- No / Not Applicable (If *No* or *Not Applicable*, continue to SECTION B-3 and SECTION B-4.)

SECTION B 3: NOTIFICATION OF SUBCONTRACTING OPPORTUNITY

When completing this section you **MUST** comply with items **a, b, c and d**, thereby demonstrating your Good Faith Effort of having notified Texas certified HUBs and trade organizations or development centers about the subcontracting opportunity you listed in SECTION B-1. Your notice should include the scope of work, information regarding the location to review plans and specifications, bonding and insurance requirements, required qualifications, and identify a contact person. When sending notice of your subcontracting opportunity, you are encouraged to use the attached HUB Subcontracting Opportunity Notice form, which is also available online at <https://www.comptroller.texas.gov/purchasing/docs/hub-forms/HUBSubcontractingOpportunityNotificationForm.pdf>.

Retain supporting documentation (i.e., certified letter, fax, e-mail) demonstrating evidence of your good faith effort to notify the Texas certified HUBs and trade organizations or development centers. Also, be mindful that a working day is considered a normal business day of a state agency, not including weekends, federal or state holidays, or days the agency is declared closed by its executive officer. The initial day the subcontracting opportunity notice is sent/provided to the HUBs and to the trade organizations or development centers is considered to be “day zero” and does not count as one of the seven (7) working days.

- a.** Provide written notification of the subcontracting opportunity you listed in SECTION B-1, to three (3) or more Texas certified HUBs. Unless the contracting agency specified a different time period, you must allow the HUBs at least seven (7) working days to respond to the notice prior to you submitting your bid response to the contracting agency. When searching for Texas certified HUBs and verifying their HUB status, ensure that you use the State of Texas’ Centralized Master Bidders List (CMBL) - Historically Underutilized Business (HUB) Directory Search located at <http://mycpa.cpa.state.tx.us/tpasscmbsearch/index.jsp>. HUB status code “A” signifies that the company is a Texas certified HUB.
- b.** List the **three (3) Texas certified HUBs** you notified regarding the subcontracting opportunity you listed in SECTION B-1. Include the company’s Texas Vendor Identification (VID) Number, the date you sent notice to that company, and indicate whether it was responsive or non-responsive to your subcontracting opportunity notice.

Company Name	Texas VID <small>(Do not enter Social Security Numbers.)</small>	Date Notice Sent <small>(mm/dd/yyyy)</small>	Did the HUB Respond?
			- Yes - No
			- Yes - No
			- Yes - No

- c.** Provide written notification of the subcontracting opportunity you listed in SECTION B-1 to two (2) or more trade organizations or development centers in Texas to assist in identifying potential HUBs by disseminating the subcontracting opportunity to their members/participants. Unless the contracting agency specified a different time period, you must provide your subcontracting opportunity notice to trade organizations or development centers at least seven (7) working days prior to submitting your bid response to the contracting agency. A list of trade organizations and development centers that have expressed an interest in receiving notices of subcontracting opportunities is available on the Statewide HUB Program’s webpage at <https://www.comptroller.texas.gov/purchasing/vendor/hub/resources.php>.
- d.** List two (2) trade organizations or development centers you notified regarding the subcontracting opportunity you listed in SECTION B-1. Include the date when you sent notice to it and indicate if it accepted or rejected your notice.

Trade Organizations or Development Centers	Date Notice Sent <small>(mm/dd/yyyy)</small>	Was the Notice Accepted?
		- Yes - No
		- Yes - No

HSP Good Faith Effort - Method B (Attachment B) Cont.

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Enter your company's name here: _____	Requisition #: _____
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SECTION B 4: SUBCONTRACTOR SELECTION

Enter the item number and description of the subcontracting opportunity you listed in **SECTION 2, Item b**, of the completed HSP form for which you are completing the attachment.

- a. Enter the item number and description of the subcontracting opportunity for which you are completing this Attachment B continuation page.
- Item Number: _____ Description: _____

- b. List the subcontractor(s) you selected to perform the subcontracting opportunity you listed in **SECTION B-1**. Also identify whether they are a Texas certified HUB and their Texas Vendor Identification (VID) Number or federal Employer Identification Number (EIN), the approximate dollar value of the work to be subcontracted, and the expected percentage of work to be subcontracted. When searching for Texas certified HUBs and verifying their HUB status, ensure that you use the State of Texas' Centralized Master Bidders List (CMBL) - Historically Underutilized Business (HUB) Directory Search located at <http://mycpa.cpa.state.tx.us/tpasscmbsearch/index.jsp>. HUB status code "A" signifies that the company is a Texas certified HUB.

Company Name	Texas certified HUB	Texas VID or federal EIN <small>Do not enter Social Security Numbers. If you do not know their VID / EIN, leave their VID / EIN field blank.</small>	Approximate Dollar Amount	Expected Percentage of Contract
	- Yes - No		\$	%
	- Yes - No		\$	%
	- Yes - No		\$	%
	- Yes - No		\$	%
	- Yes - No		\$	%
	- Yes - No		\$	%
	- Yes - No		\$	%
	- Yes - No		\$	%
	- Yes - No		\$	%
	- Yes - No		\$	%

- c. If any of the subcontractors you have selected to perform the subcontracting opportunity you listed in **SECTION B-1** is **not** a Texas certified HUB, provide written justification for your selection process (attach additional page if necessary):

REMINDER: As specified in SECTION 4 of the completed HSP form, if you (respondent) are awarded any portion of the requisition, you are required to provide notice as soon as practical to **all** the subcontractors (HUBs and Non-HUBs) of their selection as a subcontractor. The notice must specify at a minimum the contracting agency's name and its point of contact for the contract, the contract award number, the subcontracting opportunity it (the subcontractor) will perform, the approximate dollar value of the subcontracting opportunity and the expected percentage of the total contract that the subcontracting opportunity represents. A copy of the notice required by this section must also be provided to the contracting agency's point of contact for the contract no later than ten (10) working days after the contract is awarded.

Addendum No. 3

Issued April 1, 2026

REQUEST FOR QUALIFICATIONS FOR DESIGN-BUILD SERVICES

FOR TEXAS STATE UNIVERSITY SAN MARCOS, TEXAS

STAR Park – Building Three Research and Academic Building

RFQ No.:

758-26-09109

Notice To All Respondents:

The following is Addendum No. 3 to the Request for Qualifications (RFQ)
Addendum No. 2 was issued on March 19, 2026
Addendum No. 1 was issued on March 12, 2026
ESBD Posting No. 758-26-09109 was posted on March 10, 2026

Prepared By:

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I. GENERAL:

A. Below are the questions that were presented along with answers to each in relation to this RFQ as of March 27, 2026, 12:00 p.m.:

1. Question: According to the project planning schedule outlined in 2.4, the Board of Regents approval of Design Development Submittal will occur on 11/19/2026. Since Criteria 3.7.2 asks us to provide an analysis of this schedule, how far in advance will Texas State University need to receive the design development documents from the design-build team in order to present them at the 11/19/2026 BoR meeting?

Answer: Per The Texas State University System – Policies and Procedures Manual for Planning and Construction, the initial draft, with or without the reconciled CCL, shall be submitted forty-five (45) days prior to the Board of Regents meeting, or October 5, 2026, for this project.

2. Question: Can an architecture firm be on multiple GC teams for the submission of this proposal or do they have to submit with only one team?

Answer: There are no limits to the number of Construction Management firms an A/E firm can partner with on a proposal.

3. Question: We would appreciate clarification regarding the expected level of electrical system design. Specifically, if the facility is intended to meet Tier I requirements, should the electrical systems be designed to that standard as part of this submission?

Answer: The electrical system design will be finalized with the selected D-B team. No design work should be a part of the response to this RFQ.

4. Question: Paragraph 3.3.1 of the RFQ requires relevant past performance on representative design/build projects within the last five (5) years. If a project is beyond the five (5) year limitation but highly related to this project, will it be accepted as neutral, counted negatively, or be considered as a responsive item for this criterion?

Answer: The proposed response described in this question will be considered a responsive item for this criterion.

- END OF ADDENDUM NO. 3 -