THE TEXAS STATE UNIVERSITY SYSTEM

REQUEST FOR QUALIFICATIONS
FOR
DESIGN-BUILD SERVICES

FOR
LAMAR UNIVERSITY
BEAUMONT, TEXAS

NEW RESIDENCE HALL

RFQ No.:

758-27-05037

Submission Date:

December 8, 2026 – 2:00 p.m. (C.S.T.)

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REQUEST FOR QUALIFICATIONS FOR DESIGN/BUILD SERVICES
LAMAR UNIVERSITY
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SECTION 1 – GENERAL INFORMATION & REQUIREMENTS

1.1 GENERAL INFORMATION: The Texas State University System ("Owner") on behalf of **Lamar University** ("Institution"), are soliciting Statements of Qualifications ("Qualifications") for selection of a Design/Build firm for the **New Residence Hall** ("Project"), on the University's site located in Beaumont, 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 One Hundred Thirteen Million Four Hundred Thousand Dollars ($113,400,000) The DBBL includes a Construction Cost Limitation ("CCL") of One Hundred Five Million Dollars ($105,000,000). 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.

December 8, 2026 – 2:00 p.m. (C.S.T.)

Kelli Morris, CTCD
Lamar University Purchasing
Otho H. Plummer Building Room 120
4400 Martin Luther King Parkway
Beaumont, Texas 77705

1.5.3 Submit two (2) identical copies of the Qualifications. An original signature must be included on the Respondent's "Execution of Offer" document submitted with each copy. Include two (2) digital versions of the signed Qualifications documents on individual

USB/flash drives in Adobe Acrobat PDF format. The individual USB/flash drives 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 one (1) original, one (1) hard copy, and two (2) electronic copies on USB/flash drives in Adobe Acrobat PDF format, of the A/E's HUB Subcontracting Plan ("HSP") and Builder's HUB 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**.

Kelli Morris, CTCD, Assistant Director of Procurement Services
Lamar University
Email Address: kelli.morris@lamar.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 **Lamar 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 **MANADATORY** PRE-SUBMISSION CONFERENCE: A mandatory pre-submission conference will be held on:

November 19, 2026 – 10:30 a.m. (C.S.T.)

Lamar University
Dade Phelan Building, Room No. 113
5091 Rolfe Christopher Drive
Beaumont, Texas 77710

- Parking available on-site (see map - Attachment C).
- A guided tour will not be included as part of the Pre-Submission conference.
- Questions regarding the Pre-Submission Conference may directed to Kelli Morris at kelli.morris@lamar.edu; phone (409) 880-8743.

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 one (1) original, one (1) hard copy, and two (2) electronic copies 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:
Jessica Jaeger
HUB Program Manager
Jessica.jaeger@lsco.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 Jefferson 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 contact 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: Lamar University was established in Beaumont, Texas, in 1923 and relocated to its present campus in the early 1940s. As the institution transitioned into a four-year university, the campus expanded significantly, particularly during the 1950s and 1960s, with the addition of numerous facilities to support its growing academic programs and student population. Today, the university's established campus infrastructure reflects decades of development, creating an ongoing need for facility renewal, modernization, and infrastructure improvements to support university operations.

2.2 MISSION STATEMENT: Lamar University strives to educate leaders, demonstrate excellence in student learning and career readiness, and pursue research with relevance.

2.3 PROJECT DESCRIPTION, BUDGET, AND SCOPE: Lamar University plans to develop one approximately 240,000 gross square-foot residence hall providing approximately 1,000 student beds, primarily in traditional double room configuration, with communal bathrooms, all subject to final programming confirmation. The Project includes shared study and amenity spaces, building systems, technology and security, site and utility improvements, and coordination of owner-furnished furniture.

2.3.1 Project design requirements can be found in the Design Criteria Package included as Attachment B on ESBD.
2.3.2 The total Design/Build Budget Limitation ("DBBL") for the Project is: $113,400,000
2.3.3 The total Construction Cost Limitation ("CCL") for the Project is: $105,000,000

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

2.4.1	Owner publishes RFQ/P for D-B Services	11/09/2026
2.4.2	Mandatory Pre-Submittal Conference (10:30 a.m.)	11/19/2026
2.4.3	RFQ submittal of questions deadline (12:00 p.m.)	11/30/2026
2.4.4	Deadline for submittal of Qualifications, HCL and HSP (2:00 p.m.)	12/08/2026
2.4.5	Respondents name read aloud at Lamar University	12/08/2026
2.4.6	Owner selects shortlisted Respondents for interview (if required)	01/12/2027
2.4.7	Interview of shortlisted Respondents (if required)	01/21/2027
2.4.8	Owner issues request for phase two information (to short-listed firms)	01/27/2027
2.4.9	Deadline for submittal of phase two information (2:00 p.m.)	02/04/2027
2.4.10	Owner selects top ranked Respondent	02/08/2027
2.4.11	Owner commences negotiations	02/15/2027
2.4.12	Owner and Respondent agree to terms of the D-B Agreement	03/15/2027
2.4.13	Execute D-B Agreement	03/19/2027
2.4.14	Notice to Proceed for Design/Pre-Construction Services	03/22/2027
2.4.15	Board of Regents approval of Design Development Submittal	08/12/2027
2.4.16	Owner approves Guaranteed Maximum Price Proposal	08/16/2027
2.4.17	Notice to Proceed for Construction Phase issued	08/23/2027
2.4.18	Construction Documents complete	10/01/2027
2.4.19	Owner accepts Substantial Completion of Construction	06/01/2029
2.4.20	Final Completion	07/05/2029
2.4.21	Occupancy	08/03/2029

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 Fifty (50%) 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 One Hundred Five Million Dollars ($105,000,000). 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.

3.3.3 Has Proposer worked with The System or one of the member Institutions in the past five (5) years? If "yes," state The System contact (or member Institution name, department name, and department contact) and provide a brief description of work performed.

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

3.4.1 Describe Respondent's process for validating the Owner's project budget at the beginning of pre-construction. Explain how Respondent will evaluate the proposed building program, gross square footage, bed count, site development, escalation, market conditions, contingencies, allowances, and other major cost factors to determine whether the Project can be delivered within the established budget. Describe how any identified budget gap

will be communicated and addressed while maintaining the Owner's required bed count, operational requirements, and quality expectations.

3.4.2 Describe Respondent's approach to maximizing value within the established Project Budget. Identify strategies for optimizing building efficiency, gross square feet per bed, structural and MEP systems, repetitive unit design, material selections, and procurement without compromising durability, life safety, maintainability, or the student residential experience.

3.4.3 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 Respondent's approach to developing and managing the Project schedule to achieve the Owner's required Fall semester occupancy. The schedule shall recognize that failure to achieve occupancy prior to student move-in may result in significant operational disruption and loss of housing revenue. Identify the milestones Respondent considers critical to protecting this date from design initiation through occupancy.

3.5.2 For up to three representative student housing or similar occupancy-driven projects, provide the planned and actual dates for Notice to Proceed, Substantial Completion, occupancy/move-in, and Final Payment. Identify any schedule deviations, explain the reasons for those deviations and any recovery measures implemented, and confirm whether each facility was fully operational by the required occupancy date.

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 Describe Respondent's knowledge of the subcontractor and supplier market applicable to this Project. Identify major trades where Respondent anticipates potential concerns related to competition, labor availability, capacity, escalation, or procurement duration and describe how those risks will be addressed.

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.

3.8 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]

3.10.22 **Execution of Offer: RFQ No. 758-27-05037 – RFQ for Design-Build Services for New Residence Hall located in Beaumont, Texas for Lamar University.**

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

Respondent's Legal Company Name: _____

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

Is Respondent a State of Texas HUB Certified Firm (Yes or No):_____

If a Corporation:

Respondent's State of Incorporation: _____

Respondent's Charter No: _____

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

_____ _____
(Name) *(Name)*

_____ _____
(Name) *(Name)*

Submitted and Certified By:

_____ _____
(Respondent's Name) *(Title)*

_____ _____
(Street Address) *(Telephone Number)*

_____ _____
(City, State, Zip Code) *(Fax Number)*

_____ _____
(Authorized Signature) *(Date)*

_____
(Email address for RFQ Notification)

Respondent acknowledges receipt of the following Addenda:

No. 1_____; No. 2 _____; No. 3 _____; No. 4 _____; No. 5 _____; No. 6 _____

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 - VetHUB Commitment Letter – Sample
5.2 Attachment B – Design Criteria Package (posted on ESBD)
5.3 Attachment C – Pre-Submission Conference - Parking Map

- END OF REQUEST FOR QUALIFICATIONS -

ATTACHMENT A

With your RFQ submit, a Letter of VetHUB Commitment, see sample letter above, and include how your firm will participate and demonstrate a good faith effort in achieving the University's VetHUB goals. Provide recent examples where your firm has met or exceeded VetHUB goals on previous projects.

(*BUSINESS LETTERHEAD*)

SAMPLE

Letter of VetHUB Commitment for RFQ for Design-Build Services

Date:

Ms. Kelli Morris, CTCD
Assistant Director of Procurement Services
Lamar University Purchasing
Otho H. Plummer, Building Room 120
4400 Martin Luther King, Jr. Parkway
Beaumont, Texas 77705

Re: VetHUB Commitment for New Residence Hall
Lamar University, Beaumont, Texas
RFQ No. 758-27-05037

Dear Ms. Morris:

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 response to this RFQ No. 758-27-05037.

I have read and understand the State of Texas' policy on the utilization of service-disabled veterans, referred to as Veteran Heroes United in Business ("VetHUB" or "VetHUBs").

If awarded this contract, we understand that we will be required to attend a meeting with the University's VetHUB coordinator to discuss HSP requirements for the subsequent solicitation of subcontractors for this Project. Good Faith Efforts will be documented for each subcontracting opportunity to result in a complete and up-to-date VetHUB Subcontracting Plan. Per the terms of the agreement, documentation of subcontracted work will be provided with each pay request on the Monthly Progress Assessment Report.

Sincerely,

Contractor's Name

LAMAR UNIVERSITY

MEMBER THE TEXAS STATE UNIVERSITY SYSTEM™

BUILDING & PARKING MAP 2025-2026

The LU campus map is provided for reference and every effort is made for accuracy.
Changes will occur during the course of the year. It is not intended for any official, legal or surveying use.



LAMAR.EDU/PARKING

LAMAR UNIVERSITY PARKING LEGEND

TYPE OF PERMIT	LOT NUMBERS
All Permit Parking/No Letter Permit	All permit lots (Lot C-1 all permit after 12 Noon only) **D-1 *Compact cars only*
Senior Permits only 7AM-12PM (w/105 hours)	Lot C-1 and all permit lots
EMPLOYEE PARKING *Faculty, Administration, Full-Time Staff Personnel*	A-4, A-6, C-1, D-4, D-7, F-3, F-7, G-2, G-3, G-6, G-9, H-6, H-7, J-5
Gated Employee Parking	A-3, C-5, D-5, D-8, E-1, E-2, E-3, E-5, F-4, G-1, G-4, G-5, G-8
VISITOR PARKING 7AM-5PM	Lots C-3, E-2, E-4, F-3, F-6, F-7, G-3, G-7, G-9, H-1, H-3, H-4, H-5, H-6, H-7
TEMPORARY ALL PERMIT PARKING	Lots T-1, T-2, T-3, T-5, T-6, T-7, T-8, T-9, T-10
MOTORCYCLE PARKING	Available in Lot C-1, C-3, E-4, F-3, F-4, F-5, H-3
TIME LIMIT	Electric car charging stations, Lot E-4 Plummer Building, Wimberly circle drive
ACCESSIBLE PARKING	**ELECTRIC CAR CHARGING STATION* A-5, D-4** *4 hour limit

Mental Health Services Provided Here

47 Sheila Umphrey Recreational Sports Center
59 Social & Behavioral Sciences

Outside Emergency Phones

Art & Design	Southeast Corner of Building
Campbell Hall	Northeast Corner of Building
Cherry Engineering/Maes Building	Midway Between Buildings
Communication Building	Northeast Corner of Building
Dining Hall Lawn	Center
Gentry Hall	Northwest Corner of Building
Health Center	Southwest Corner of Building
Library	East Side of Building
Lot #A-2	South East Parking Lot
Lot #A-5	Middle of North Side of Lot
Lot #C-2	East Side of Lot by Curb
Lot #C-3	North Side of Parking Lot
Lot #E-1	West Side of Parking Lot
Lot #E-3	Southeast Side of Parking Lot
Lot #F-1	West Side of Lot
Lot #F-2	Northwest Corner
Lot #G-2	Middle of Lot
Lot #G-9	Middle of Lot
Lot #H-3	Northwest Side of Lot
Lot #H-4	Northeast Side of Lot
Lot #H-7	West side of Lot
Lot #H-8	Middle of Lot
Lot #J-6	North Side of Parking Lot
Lot #T-6	North Corner of Parking Lot
Lot #T-7	Northeast Side of Parking Lot
Maes Building	Southeast of Building
Monroe Hall	Southwest Corner of Building
Morris Hall	Northwest Corner of Building
Quadrangle	Center
Rudy C. Williams Bldg.	Southeast Side of Building
Science and Technology	North Side of Building
Science Auditorium	South Side of Building
Setzer Student Center	Northwest Corner of Building
Sheila Umphrey Recreational Center	Northwest Corner of Building
Soccer Complex	Northeast Corner of Building
Wayne A. Reaud Building	Northeast Side of Building
Wimberly	South Side of Building

LAMAR.EDU/MAP

LU BUILDING LEGEND

Archer Physics Building (D,2) 55
Art & Design (C,1) 69
Art House (B,2) 63
Baptist Student Center (B,4) 39
Barnes & Noble Bookstore (C,2) 56
Brooks-Shivers Dining Hall (B,4) 38
Campbell Hall (C,6) 17
Campus Tours - Welcome Center (Admissions) (D,7) 4
Carl Parker Building (C,3) 51
- Digital Learning Center
- Post Office
- University Press
- Undergraduate Advising Center

Carolyn J. Keating Engineering Building (Future) (D,4) 79
Center for Innovation, Commercialization, & Entrepreneurship (D,6) 2
- Emerson Advanced Technology Center
- Office of the Ombudsman
- Small Business Development Center
- Title IX Office

Chemistry Building (C,2) 61
Cherry Engineering Building (D,4) 29
- Charles & Eleanor Garrett Engineering Center
- Engineering Research Center
- Signature Centers
  - Center for Advances in Port Management
  - Center for Midstream Management & Science
  - Center for Resiliency

Church of Christ Student Center (D,3) 32
Combs Hall (A,4) 41
- Housing & Residence Life Central Office

Communication Building (B,3) 48
Dance Annex (B,1) 64
Dauphin Athletics Complex (F,3) 76
Dishman Art Museum (C,1) 70
Education Building (C,4) 24
Facilities Management (F,6) 18
- Maintenance & Operations

Galloway Business Building (D,2) 54
- Center for Career & Professional Development

Gentry Hall (C,4) 27
Geology Building (C,2) 58
Golf Driving Range (Future) (B,7) 13
Hayes Biology Building (C,1) 66
- Library Archives & Special Collections (temporary location)
- Testing Center

H.D. "Tex" & Emma Strait Baseball Training Facility (C,7) 11
Health & Kinesiology (B,2) 62
Human Resources (D,3) 33
Hydraulics Lab (D,5) 22
Intramural Field (D,6) 80
International Student Center (A,3) 45
John Gray Center (C,6) 15
- Herman Iles Building 15A
  - Richard Price Auditorium
- Rudy C. Williams Building 15B
  - Alumni Affairs Office
  - Lamar University Foundation
  - University Advancement
- Building C 15C

Lucas Engineering (D,3) 35
Maes Building (D,4) 23
Mary and John Gray Library (C,3) 37
- IT Help Desk
- Starbucks
- STAR Services
- Writing Center

McFaddin Ward Health Science Building (C,1) 71
Monroe Hall (C,5) 19
- Papa Johns Pizza - Convenience Store

Montagne Center (E,2) 74
- Neches Arena

Morris Hall (C,5) 25
Nancy and Ken Evans Welcome Center (Admissions) (D,7) 4
- Campus Tours

Newman Catholic Center (D,3) 31
Nutrition, Hospitality and Human Services (C,3) 36
Office of Strategic Initiatives (C,3) 30
Otho Plummer Building (D,3) 34
- Finance & Contracts

Percussion Annex (A,3) 42
Planning & Construction (E,7) 3
Police Department (C,3) 50
Provost Umphrey Stadium (E,3) 75
Reese Construction Management Laboratory (A,4) 26
Residence (B,6) 16
Science Auditorium (C,2) 60
Science & Technology Building (C,5) 20
Setzer Student Center (C,2) 57
- Barnes & Noble Bookstore
- Chick-fil-A
- Crave
- Marketplace
- Panda Express

Sheila Umphrey Recreational Sports Center (B,2) 47
- McDonald Gym
- Student Health Center
- The Patio

Shipping & Receiving (D,1) 73
Soccer Field (D,8) 7
Soccer/Softball Fieldhouse (D,8) 8
Social & Behavioral Sciences (C,2) 59
Softball Field (D,8) 9
Speech & Hearing (D,5) 21
Spindletop Boomtown Museum (A,9) 12
- Boomtown Bar & Grill

Studio Theatre (C,1) 68
- Rothwell Recital Hall

Susan & Jimmy Simmons Music Building (C,1) 67
Texas Academy (C,4) 28
Theatre Arts (C,1) 68
- KVLU Public Radio
- Studio Theatre

Thompson Family Tennis Center (B,3) 43
Ty Terrell Track Complex (B,3) 44
- Sonny Jolly Track

University Theatre (C,1) 68
Vernon Glass Field of Champions (F,3) 77
Vincent-Beck Stadium (Baseball) (C,7) 10
Wayne A. Reaud Building (D,6) 1
- Administration
- Reaud Honors College

Wesley Foundation Methodist Center (B,4) 40
Wimberly Student Services Building (D,3) 53
- Cashier
- Financial Aid & Scholarships
- Graduate Studies
- Parking
- Photo ID
- International Student Services

NUMERICAL

#	Abbr.	Building Name
1	WARB	Wayne A. Reaud Building Administration Reaud Honors College
2	CICE	Center for Innovation, Commercialization & Entrepreneurship Emerson Advanced Technology Center Office of the Ombudsman Small Business Development Center Title IX Office
3	PC	Planning & Construction
4		Nancy and Ken Evans Welcome Center (Admissions)
7		Soccer Field
8		Soccer/Softball Fieldhouse
9		Softball Field
10		Vincent-Beck Stadium
11		H.D. "Tex" & Emma Strait Baseball Training Facility
12		Spindletop Boomtown Museum Boomtown Bar & Grill
13		Future Golf Driving Range
15A	HIB	Herman Iles Building Richard Price Auditorium
15B	RCW	Rudy C. Williams Building Alumni Affairs Office Lamar University Foundation University Advancement
15C		Building C
16		Residence
17	CV4	Campbell Hall
18		Facilities Management
19	CV5	Monroe Hall
20	ST	Science & Technology Building
21	SH	Speech & Hearing
22		Hydraulics Lab
23	MA	Maes Building
24	ED	Education Building
25	CV2	Morris Hall
26	H	Reese Construction Management Laboratory
27	CV1	Gentry Hall
28	TA	Texas Academy
29	C	Cherry Engineering Building Charles & Eleanor Garrett Engineering Center Engineering Research Center Signature Centers Center for Advances in Port Management Center for Midstream Management & Science Center for Resiliency
30		Office of Strategic Initiatives
31		Newman Catholic Center
32		Church of Christ Student Center
33		Human Resources
34	P	Otho Plummer Building Finance & Contracts
35	L	Lucas Engineering
36	NHHS	Nutrition, Hospitality and Human Services

#	Abbr.	Building Name
37	GL	Mary & John Gray Library
38	DH	Brooks-Shivers Dining Hall
39		Baptist Student Center
40		Wesley Foundation
41	CV3	Combs Hall Housing & Residence Life Central Office
42		Percussion Annex
43		Thompson Family Tennis Center
44		Ty Terrell Track Complex Sonny Jolly Track
45		International Student Center
47	SUR	Sheila Umphrey Recreational Sports Center McDonald Gym Student Health Center The Patio
48	COMM	Communication Building Disability Resource Center
50		LU Police Department
51	PAR	Carl Parker Building Digital Learning Center Post Office University Press Undergraduate Advising Center
53	W	Wimberly Student Services Bldg.
54	GB	Galloway Business Building
55	A	Archer Physics Building
56	SSC	Barnes & Noble Bookstore
57	SSC	Setzer Student Center
58	GE	Geology Building Earth & Space Sciences
59	SBS	Social & Behavioral Sciences
60	SA	Science Auditorium
61	CH	Chemistry Building
62	HK	Health and Kinesiology
63		Art House
64	DANX	Dance Annex
66	H	Hayes Biology Building Library Archives & Special Collections (temporary location) Testing Center
67	MUS	Susan & Jimmy Simmons Music Building Rothwell Recital Hall
68	TAR	Theatre Art Studio Theatre
	TH	University Theatre KVLU Public Radio
69	AT	Art & Design
70	DM	Dishman Art Museum
71	MW	McFaddin Ward Health Science Building
73		Shipping & Receiving
74	MONT	Montagne Center Neches Arena
75		Provost Umphrey Stadium
76		Dauphin Athletics Complex
77		Vernon Glass Field of Champions
78		Surplus
79		Future Carolyn J. Keating Engineering Building
80		Intramural Field

THE TEXAS STATE UNIVERSITY SYSTEM

Addendum No. 1

Issued November 24, 2026

REQUEST FOR QUALIFICATIONS
FOR
DESIGN-BUILD SERVICES

FOR
LAMAR UNIVERSITY
BEAUMONT, TEXAS

NEW RESIDENCE HALL

RFQ No.:

758-27-05037

Notice To All Respondents:
The following is Addendum No. 1 to the Request for Qualifications (RFQ) ESBD Posting No. 758-27-05037 was posted on November 9, 2026

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

I. GENERAL:

A. The mandatory Pre-Submittal Conference was held on November 19, 2026, at Lamar University. The Attendance Sign-In Sheets are included as part of this Addendum along with the questions and answers presented in response to this solicitation:

1) **Question:** Where is the new project site located?
Answer: The original Project site depicted in the Design Criteria Package included as Attachment B on ESBD, has been revised. See Item II REVISION, below, for further information.

2) **Question:** Where will contractor parking be provided?
Answer: Several potential contractor parking areas have been identified. See Attachment (3) Building & Parking Map 2025-2026 for "Proposed parking" areas.

3) **Question:** Is H8 expected to be the primary contractor parking area?
Answer: Parking Lot H8 could serve as a primary contractor parking area. However, final determinations on contractor parking areas shall be made during the Pre-Construction Phase and as part of the Guaranteed Maximum Price proposal negotiations.

4) **Question:** Can the area south of the President's residence be used for contractor parking or staging?
Answer: See Answer to Question No. 3. The area south of the President's residence is an oak grove, and its potential use as contractor parking has not been confirmed and should not be presumed.

5) **Question:** Will the original project site be available for construction laydown?
Answer: Several potential construction laydown areas have been identified. See Attachment (3) Building & Parking Map 2025-2026 for "Proposed Lay down" and "Proposed overflow Lay down" areas. The original project location may be considered for a contractor laydown area. However, final determinations on contractor lay down areas shall be made during the Pre-Construction Phase and as part of the Guaranteed Maximum Price proposal negotiations.

6) **Question:** Are there any restrictions on construction access roads?
Answer: Final determinations on construction access roads shall be made during the Pre-Construction Phase and as part of the Guaranteed Maximum Price proposal negotiations. Avoiding construction traffic on Iowa Avenue at the President's residence is preferred.

7) **Question:** When will the contractor parking and site logistics plan be finalized?
Answer: See replies to Questions No. 2 through 6.

8) **Question:** What is the anticipated project size and budget?
Answer: Refer to Paragraph 2.3 of the Request for Qualifications (RFQ); the Design Criteria Package included as Attachment B on ESBD, referenced in the RFQ; and Attachment (1) Pre-Submittal Presentation of this Addendum No.1.

9) **Question:** How many beds are anticipated for the project?
Answer: See reply to Question No. 8.

10) **Question:** Will the university provide the project program to shortlisted design-build teams?
Answer: The preliminary program will be provided to the successful Design-Build Respondent.

11) **Question:** Is programming included as part of the design-build team's services?
Answer: It is the Owner's intent that the Design-Build team will provide program verification services to confirm the university's preliminary program document, identify adjustments, and complete Construction Cost Limitation to Program Scope verification.

12) **Question:** Are there specific building layouts or orientations required?
Answer: There is no prescribed building orientation, and the Owner expects the Design-Build team to explore different layouts, site configurations, and test-fits.

13) **Question:** What types of residential units are anticipated?
Answer: See reply to Question No. 8. The university will consider whether a small percentage of efficiency suites or other unit types can be incorporated during the Program Verification and Schematic Design phases.

14) **Question:** What amenities are anticipated?
Answer: See reply to Question No. 8.

15) **Question:** Is a third-party cost estimator required for the project?
Answer: Yes. The Design-Build Agreement requires an independent third-party cost estimator, under the A/E's design services, to provide separate cost estimates for comparison to and verification of the Construction Manager's separate cost estimates.

16) **Question:** Who manages the Request for Qualifications (RFQ) process?
Answer: The RFQ process is managed by The Texas State University System ("TSUS" or "Owner"), in collaboration with Lamar University ("LU" or "Institution").

17) **Question:** Where can the design-build contract requirements and sample agreements be found?
Answer: Refer to Paragraph 1.3 of the RFQ.

18) **Question:** Will a preliminary survey be provided?
Answer: Yes. The university will provide a preliminary survey to the successful Respondent.

19) **Question:** Will a preliminary geotechnical investigation be performed?
Answer: Yes. A preliminary geotechnical investigation report will be provided to the successful Respondent.

20) **Question:** Have existing utilities been evaluated?
Answer: No. The university will investigate available utilities as part of its due-diligence obligations.

21) **Question:** Where is the anticipated electrical power source?
Answer: See reply to Question No. 20. Power is expected to come from existing Entergy lines along Jimmy Simmons Boulevard, and still need to be verified.

22) **Question:** Will the project connect to an existing central chiller plant?
Answer: No. The project is expected to require a standalone chiller plant.

23) **Question:** Is a site investigation or environmental investigation anticipated?
Answer: No specific environmental investigation is currently planned as the university has no records of previous developments on the site.

24) **Question:** Will a stormwater drainage study be required?
Answer: Yes. A stormwater drainage study will be required as part of the Design-Build services.

25) **Question:** Can the project utilize existing campus stormwater detention facilities?
Answer: See reply to Question No. 24. Although the campus has several large detention ponds, the university does not know their original design capacity and whether those facilities account for the entire campus or only surrounding areas.

26) **Question:** Will additional stormwater detention be required for the project?
Answer: See replies to Questions No. 24 and 25.

27) **Question:** Is the project schedule flexible?
Answer: There may be some flexibility in individual milestones, but delays will reduce the time available for completing the remaining design documents and construction activities. The June 1, 2029, Substantial Completion date is firm and not subject to change.

28) **Question:** When is the project expected to go before the Board of Regents?
Answer: Refer to Paragraph 2.4 - Project Planning Schedule of the RFQ, specifically line item No, 2.4.15.

29) **Question:** Is the project completion date flexible?
Answer: See reply to Question No. 27.

30) **Question:** Will the design-build teams be required to complete program verification quickly?
Answer: Yes. The Program Verification phase shall be completed promptly and efficiently to maintain the overall Project schedule.

31) **Question:** What project management and collaboration software will be used?
Answer: The Project will use Projectmates as the Project Management Software System ("PMSS").

32) **Question:** When is the deadline for submitting questions?
Answer: Refer to Paragraph 2.4 - Project Planning Schedule of the RFQ, specifically line item No, 2.4.3.

33) **Question:** When will responses to questions be issued?
Answer: The Owner's response time is predicated on the number of questions received yet typically issued within a few days of the questions deadline stated in the RFQ.

34) **Question:** When is the proposal submission deadline?
Answer: Refer to the RFQ Cover Page; Paragraph 1.5; and, Paragraph 2.4 - Project Planning Schedule - specifically line item No, 2.4.4. Note that subsequent Addenda (beyond Addendum No. 1) may revise the submission deadline.

35) **Question:** When will shortlisted teams be interviewed?
Answer: Refer to Paragraph 2.4 - Project Planning Schedule of the RFQ, specifically line item No, 2.4.7. Note that interviews will only take place if desired or required by Owner and/or Institution.

36) **Question:** Where will the shortlisted team interviews take place?
Answer: If required, interviews will be held, in person, on the LU campus.

37) **Question:** Will the pre-proposal meeting presentation be made available to the design-build teams?
Answer: See attachment (1) Pre-Submittal Presentation – to this Addendum No. 1.

38) **Question:** Will additional addenda be issued after the initial presentation?
Answer: Yes, if additional questions are received per the terms or the RFQ.

39) **Question:** Will recent state administrative changes affect the contracting requirements for this project?
Answer: No changes to current contracting requirements are anticipated at this time.

40) **Question:** What windstorm certification requirements apply to the project?
Answer: Refer to attachment (1) Pre-Submittal Presentation, page 10 of 11. The Project will require windstorm certification due to the its proximity to the coast. Compliance with the current Texas Department of Insurance (TDI) requirements is necessary for windstorm insurance eligibility.

41) **Question:** Which building code version will apply to windstorm certification?
Answer: See reply to Question No. 40.

42) **Question:** Can design-build teams visit the project site before submitting proposals?
Answer: Yes. Potential Respondents may visit the site independently. No formal guided site tours are planned.

43) **Question:** Will additional information be provided following the pre-proposal meeting?
Answer: See reply to Question No. 38.

44) **Question:** Will demolition of Gentry and Morris be part of this project?
Answer: No.

II. REVISION:

A. The Project site referenced in the RFQ and depicted under Image 4.1 of the Design Criteria Package included as Attachment B on ESBD, has been changed. The new Project Site is located at the northwest corner of Jimmy Simmons Boulevard and Iowa Avenue on the campus of LU, Beaumont, Texas. Refer to Attachment (1) Pre-Submittal Presentation, page 7 of 11.

Attachments:
(1) Pre-Submittal Presentation
(2) Pre-Submittal Attendance Sign-In Sheets
(3) Building & Parking Map 2025-2026 – With comments

- END OF ADDENDUM NO. 1 -

ATTACHMENT 1

LAMAR UNIVERSITY

MEMBER THE TEXAS STATE UNIVERSITY SYSTEM™

New Residence Hall Project

About Lamar University

- Approximately 348 acres total
  - Main Campus 301 acres
  - Pleasure Island & Sabine Pass .6 acres
  - Dujay Bird Sanctuary 40.5 acres
  - KVLU 6.2 acres
- 103 Buildings
- 2,665,323 GSF
- Fall 2026 freshman enrollment increased by 12% from 2025.
- 139 Degree Programs

Project Need and Justification

Lamar University initially planned to renovate five existing residence halls within Cardinal Village to address aging facilities and deferred maintenance. Previous piecemeal repairs and targeted improvements provided temporary relief; however, a more comprehensive and strategic solution was determined to be necessary. Following evaluation of existing conditions, renovation costs, implementation logistics, student impacts, and long-term value, renovation of the two existing halls was determined to be economically unfavorable compared with new construction. A new residence hall will provide a more effective long-term investment, delivering modern, efficient, and code-compliant student housing that better supports the University's current and future needs.

Project Vision and Goals

Vision:

Develop a modern, student-centered residential community that expands campus housing, supports student success, and enhances the overall campus experience.

Primary Goals:

1. Provide approximately 1,000 new student beds.
2. Support academic success and student engagement.
3. Provide safe, accessible, durable, and maintainable facilities.
4. Incorporate high-value student amenities and living-learning spaces.
5. Deliver the project within established budget, schedule, and quality objectives.
6. Create a cohesive development that complements the university campus.

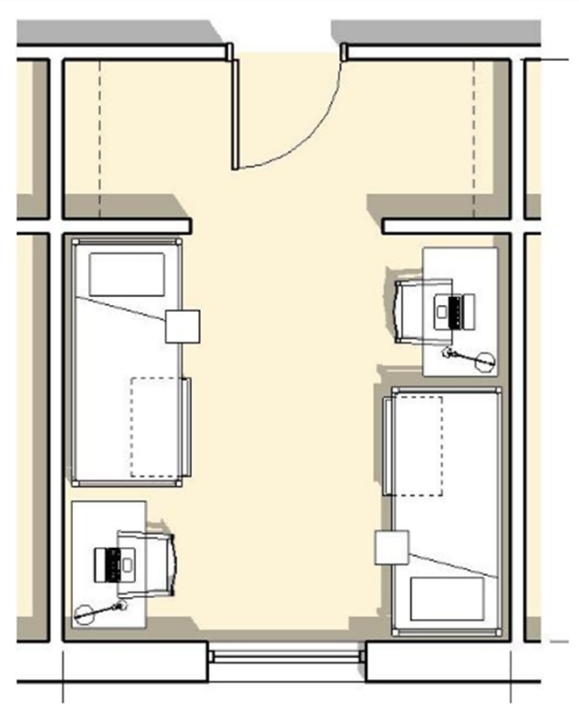
Project Scope Summary

Construction of an approximately 240,000 GSF, 1,000-bed residence hall, subject to final programming. The facility shall use durable institutional construction, exclude wood framing, and complement the existing campus character. The project includes all residential, support, building, site, utility, life-safety, and accessibility improvements required for a complete and operational facility.

Program Summary

Residential Units

- Traditional double unit types; provide adequate sleeping, study and storage space.
- Accessible units shall be integrated throughout available unit types and dispersed in accordance with applicable accessibility requirements.
- Room layouts shall provide durable finishes, study surfaces, data/power, acoustical privacy, and maintainable MEP access.

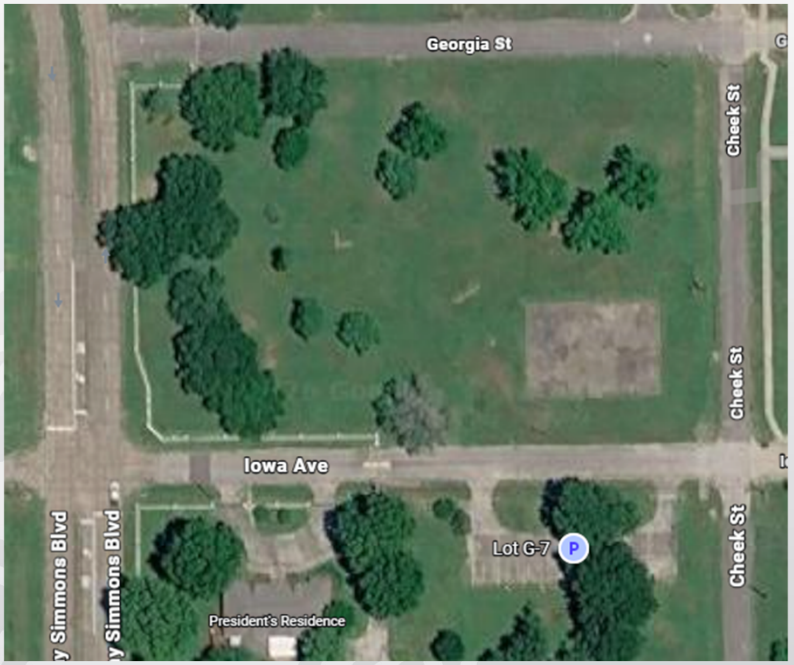


Program Summary Cont.

Original Site Location



New Site Location



Services Summary

A/E Basic Services:

- Architectural (including building envelope)
- Civil, Structural and MEP Engineering
- Technology Design – Data Cabling, AV, Security
- Landscape Architecture
- Cost Estimating
- Registered Accessibility Specialist – Plan Review, Inspections (Reimbursable Expense)

A/E Add Services:

- Wayfinding, Graphics & Branding
- FF&E selection

Owner Provided Services:

- 3rd Party Project Management
- Site & utility survey
- Geotechnical report (if needed)
- Building Envelope Consultant and Testing
- Environmental Survey, Monitoring and Reporting
- MEP Commissioning
- TAB Services
- Construction QA/QC Inspections

Preliminary Schedule

• Owner publishes RFQ/P for D-B Services	11/09/2026
• Mandatory Pre-Submittal Conference (10:30 a.m.)	11/19/2026
• **RFQ submittal of questions deadline (12:00 p.m.)**	**11/30/2026**
• Deadline for submittal of Qualifications, HCL and HSP (2:00 p.m.)	12/08/2026
• Respondents name read aloud at Lamar University	12/08/2026
• Owner selects shortlisted Respondents for interview (if required)	01/12/2027
• Interview of shortlisted Respondents at Lamar (if required)	01/21/2027
• Owner issues request for phase two information (to short-listed firms)	01/27/2027
• Deadline for submittal of phase two information (2:00 p.m.)	02/04/2027
• Owner selects top ranked Respondent	02/08/2027
• Owner commences negotiations	02/15/2027
• Owner and Respondent agree to terms of the D-B Agreement	03/15/2027
• Execute D-B Agreement	03/19/2027
• Notice to Proceed for Design/Pre-Construction Services	03/22/2027
• Board of Regents approval of Design Development Submittal	08/12/2027
• Owner approves Guaranteed Maximum Price Proposal	08/16/2027
• Notice to Proceed for Construction Phase issued	08/23/2027
• Construction Documents Complete	10/01/2027
• Owner accepts Substantial Completion of Construction	06/01/2029
• Final Completion	07/05/2029
• Occupancy	08/03/2029

Other Project Requirements

- THC Site Development Review
- SECO Certification
  - Effective Jan. 1, 2021, SECO adopts by reference the "Water Conservation Design Standards for State Buildings and Institutions of Higher Education Facilities"
- Windstorm Certificate of Compliance applications (WPI-1) must be certified in accordance with 2024 IBC
- Government Code 2166.403 (c-1) – economic feasibility of alternative energy
- Codes:
  - 2024 ICC Family – Building, Plumbing, Mechanical, IEBC
  - 2018 International Energy Conservation Code (for SECO certification)
  - 2026 National Electrical Code – effective September 1, 2026
  - 2012 TAS
  - 2021 NFPA 101 Life Safety Code
  - 2021 NFPA 1 Fire Code
- Project mates
- Board of Regents Design Development Presentation Package
- Policies and Procedures: https://www.tsus.edu/offices/finance/capital-projects.html
- Sample Agreement: https://www.tsus.edu/offices/finance/capital-projects.html

Q&A

- RFQ questions to be directed to Kelli Morris
- HUB related question to be directed to Jessica Jaeger

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ATTACHMENT 2

Sign-In Sheet

New Residence Hall
PRE-SUBMITTAL MEETING SIGN-IN SHEET

Meeting Date: Thursday, November 19, 2026
Meeting Time: 10:30 a.m. Location: Dade Phelan Building, Room No. 113

Attendees: (Please Print)

	NAME	COMPANY	EMAIL	SIGNATURE
1	STEVE PARKER	STANTEC	STEVE.PARKER4@STANTEC.COM	
2	Mike Greuer	Weitz	Mike.greuer@weitz.com	
3	Jack Curry	O'donnell/Snider	JCurry@odonnellsnider.com	
4	Mayrem Hernandez	W Partnership	mayrem.hernandez@wpartnership.com	
5	Jimmy Mazur	Structure Tone Southwest	jimmy.mazur@structuretone.com	
6	Irmi Gotcher	WPARTNERSHIP	Irmi.Gotcher@WPartnership.com	
7	CHARLIE DICKSON	WPARTNERSHIP	charlie.dickson@wpartnership.com	
8	Landon Koleci	Structure Tone Southwest	Landon.Koleci@structuretone.com	
9	BRAD TAYLOR	CORE CONST.	BRAD.TAYLOR@COREGONSTRUCTION.COM	
	Todd Zdunkewicz	Linbeck	tzdunkewicz@linbeck.com	
	PETER TREGHORN	STANTEC	PETER.TREGHORN@STANTEC.COM	

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24	JASON MOONEY/ANNA CHENIER	PBK/POGUE	jason.mooney@pbk.com	
11	Stephen Olivares	HOAR	solivares@hoar.com	
12	CHRIS MANTHEI	HUITT-ZOLLARS	CMANTHEI@HUITT-ZOLLARS.COM	
13	ERIK MACDONALD	JONES DBR	EMACDONALD@JONESDBR.COM	
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16	AKSHAI RAMAKRISHNAN	JQ-IMEG	AKSHAI.RAMAKRISHNAN@IMEGCORP.COM	
17	Jalen Stokes	HKS	Jstokes@hksinc.com	
18	Addison Burnham	Hoar	aburnham@hoar.com	
19	CHRIS MARTIN	MOREGROUP	CHRISTOPHER.MARTIN@MOREGROUP-INC.COM	
20	Merrilee Hertlein	MMA	merrilee_h@mackeymitchell.com	
21				
22				
23				

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24	Josh Baker	SpawGlass	832-435-2235	Josh.Baker@SpawGlass.com
25	SHAWN THURMAN	SPAWGLASS	832-840-9871	Shawn.thurman@spawglass.com
26	Justin Winchester	Kirksey	832 654 1843	Justin.Winchester@Kirksey.com
27	TERRY SMITH	SCA(SMITH&CO.)	7135244202	tsmith@sc-arch.com
28	CHRIS MANTHEI	HUITT-ZOLLARS	713-622-1180	CMANTHEI@HUITT-ZOLLARS.COM
29	Joseph Roach	RNR Const.	4096735541	Joseph@RNRconstructors.com
30	Steve Simon	(MEP) Ramirez Simon Engineering	(831) 253-7607	ssimon@ramirez-simon.com
31	Ben Tristan	FITTZ & SHIPMAN	409-832-7238	btristan@FITTZSHIPMAN.com
32				
33				
34				
35				
36				

Name	company	email	Signature
Cheese Dodd	Linbeck	Cdodd@Linbeck.com	
Tim Host	The McDonnel Group	thost@mcdonnel.com	
Mark Lilie	EHW Structural	mlilie@ehwteam.com	
TRENT WILLIAMS	Skyley Bullfinch	twilliams@skyleybullfinch.com	
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Daniel Dotson	Fitte + Shipman	ddotson@fittzshipman.com	
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Stephen Olivares	HOAR	solivares@hoar.com	

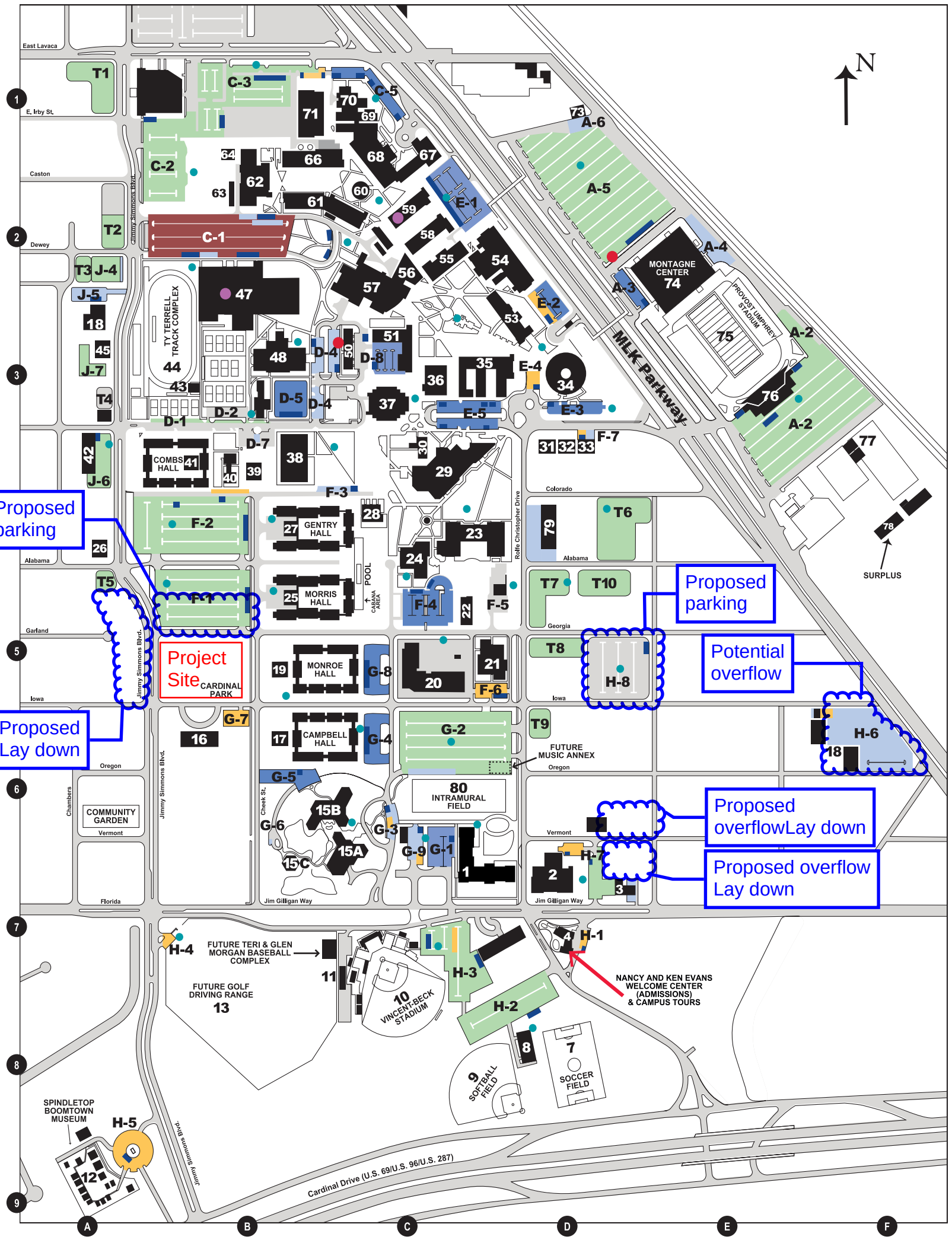
ATTACHMENT 3

LAMAR UNIVERSITY

MEMBER THE TEXAS STATE UNIVERSITY SYSTEM™

BUILDING & PARKING MAP 2025-2026

The LU campus map is provided for reference and every effort is made for accuracy.
Changes will occur during the course of the year. It is not intended for any official, legal or surveying use.



LAMAR.EDU/PARKING

LAMAR UNIVERSITY PARKING LEGEND

TYPE OF PERMIT	LOT NUMBERS
All Permit Parking/No Letter Permit	All permit lots (Lot C-1 all permit after 12 Noon only) **D-1 *Compact cars only*
Senior Permits only 7AM-12PM (w/105 hours)	Lot C-1 and all permit lots
EMPLOYEE PARKING *Faculty, Administration, Full-Time Staff Personnel*	A-4, A-6, C-1, D-4, D-7, F-3, F-7, G-2, G-3, G-6, G-9, H-6, H-7, J-5
Gated Employee Parking	A-3, C-5, D-5, D-8, E-1, E-2, E-3, E-5, F-4, G-1, G-4, G-5, G-8
VISITOR PARKING 7AM-5PM	Lots C-3, E-2, E-4, F-3, F-6, F-7, G-3, G-7, G-9, H-1, H-3, H-4, H-5, H-6, H-7
TEMPORARY ALL PERMIT PARKING	Lots T-1, T-2, T-3, T-5, T-6, T-7, T-8, T-9, T-10
MOTORCYCLE PARKING	Available in Lot C-1, C-3, E-4, F-3, F-4, F-5, H-3
TIME LIMIT	Electric car charging stations, Lot E-4 Plummer Building, Wimberly circle drive
ACCESSIBLE PARKING	**ELECTRIC CAR CHARGING STATION* A-5, D-4** *4-hour limit

Mental Health Services Provided Here

47 Sheila Umphrey Recreational Sports Center
59 Social & Behavioral Sciences

Outside Emergency Phones

Art & Design	Southeast Corner of Building
Campbell Hall	Northeast Corner of Building
Cherry Engineering/Maes Building	Midway Between Buildings
Communication Building	Northeast Corner of Building
Dining Hall Lawn	Center
Gentry Hall	Northwest Corner of Building
Health Center	Southwest Corner of Building
Library	East Side of Building
Lot #A-2	South East Parking Lot
Lot #A-5	Middle of North Side of Lot
Lot #C-2	East Side of Lot by Curb
Lot #C-3	North Side of Parking Lot
Lot #E-1	West Side of Parking Lot
Lot #E-3	Southeast Side of Parking Lot
Lot #F-1	West Side of Lot
Lot #F-2	Northwest Corner
Lot #G-2	Middle of Lot
Lot #G-9	Middle of Lot
Lot #H-3	Northwest Side of Lot
Lot #H-4	Northeast Side of Lot
Lot #H-7	West side of Lot
Lot #H-8	Middle of Lot
Lot #J-6	North Side of Parking Lot
Lot #T-6	North Corner of Parking Lot
Lot #T-7	Northeast Side of Parking Lot
Maes Building	Southeast of Building
Monroe Hall	Southwest Corner of Building
Morris Hall	Northwest Corner of Building
Quadrangle	Center
Rudy C. Williams Bldg.	Southeast Side of Building
Science and Technology	North Side of Building
Science Auditorium	South Side of Building
Setzer Student Center	Northwest Corner of Building
Sheila Umphrey Recreational Center	Northwest Corner of Building
Soccer Complex	Northeast Corner of Building
Wayne A. Reaud Building	Northeast Side of Building
Wimberly	South Side of Building

LAMAR.EDU/MAP

LU BUILDING LEGEND

Archer Physics Building (D,2) 55
Art & Design (C,1) 69
Art House (B,2) 63
Baptist Student Center (B,4) 39
Barnes & Noble Bookstore (C,2) 56
Brooks-Shivers Dining Hall (B,4) 38
Campbell Hall (C,6) 17
Campus Tours - Welcome Center (Admissions) (D,7) 4
Carl Parker Building (C,3) 51
- Digital Learning Center
- Post Office
- University Press
- Undergraduate Advising Center

Carolyn J. Keating Engineering Building (Future) (D,4) 79
Center for Innovation, Commercialization, & Entrepreneurship (D,6) 2
- Emerson Advanced Technology Center
- Office of the Ombudsman
- Small Business Development Center
- Title IX Office

Chemistry Building (C,2) 61
Cherry Engineering Building (D,4) 29
- Charles & Eleanor Garrett Engineering Center
- Engineering Research Center
- Signature Centers
  - Center for Advances in Port Management
  - Center for Midstream Management & Science
  - Center for Resiliency

Church of Christ Student Center (D,3) 32
Combs Hall (A,4) 41
- Housing & Residence Life Central Office

Communication Building (B,3) 48
Dance Annex (B,1) 64
Dauphin Athletics Complex (F,3) 76
Dishman Art Museum (C,1) 70
Education Building (C,4) 24
Facilities Management (F,6) 18
- Maintenance & Operations

Galloway Business Building (D,2) 54
- Center for Career & Professional Development

Gentry Hall (C,4) 27
Geology Building (C,2) 58
Golf Driving Range (Future) (B,7) 13
Hayes Biology Building (C,1) 66
- Library Archives & Special Collections (temporary location)
- Testing Center

H.D. "Tex" & Emma Strait Baseball Training Facility (C,7) 11
Health & Kinesiology (B,2) 62
Human Resources (D,3) 33
Hydraulics Lab (D,5) 22
Intramural Field (D,6) 80
International Student Center (A,3) 45
John Gray Center (C,6) 15
- Herman Iles Building 15A
  - Richard Price Auditorium
- Rudy C. Williams Building 15B
  - Alumni Affairs Office
  - Lamar University Foundation
  - University Advancement
- Building C 15C

Lucas Engineering (D,3) 35
Maes Building (D,4) 23
Mary and John Gray Library (C,3) 37
- IT Help Desk
- Starbucks
- STAR Services
- Writing Center

McFaddin Ward Health Science Building (C,1) 71
Monroe Hall (C,5) 19
- Papa Johns Pizza - Convenience Store

Montagne Center (E,2) 74
- Neches Arena

Morris Hall (C,5) 25
Nancy and Ken Evans Welcome Center (Admissions) (D,7) 4
- Campus Tours

Newman Catholic Center (D,3) 31
Nutrition, Hospitality and Human Services (C,3) 36
Office of Strategic Initiatives (C,3) 30
Otho Plummer Building (D,3) 34
- Finance & Contracts

Percussion Annex (A,3) 42
Planning & Construction (E,7) 3
Police Department (C,3) 50
Provost Umphrey Stadium (E,3) 75
Reese Construction Management Laboratory (A,4) 26
Residence (B,6) 16
Science Auditorium (C,2) 60
Science & Technology Building (C,5) 20
Setzer Student Center (C,2) 57
- Barnes & Noble Bookstore
- Chick-fil-A
- Crave
- Marketplace
- Panda Express

Sheila Umphrey Recreational Sports Center (B,2) 47
- McDonald Gym
- Student Health Center
- The Patio

Shipping & Receiving (D,1) 73
Soccer Field (D,8) 7
Soccer/Softball Fieldhouse (D,8) 8
Social & Behavioral Sciences (C,2) 59
Softball Field (D,8) 9
Speech & Hearing (D,5) 21
Spindletop Boomtown Museum (A,9) 12
- Boomtown Bar & Grill

Studio Theatre (C,1) 68
- Rothwell Recital Hall

Susan & Jimmy Simmons Music Building (C,1) 67
Texas Academy (C,4) 28
Theatre Arts (C,1) 68
- KVLU Public Radio
- Studio Theatre

Thompson Family Tennis Center (B,3) 43
Ty Terrell Track Complex (B,3) 44
- Sonny Jolly Track

University Theatre (C,1) 68
Vernon Glass Field of Champions (F,3) 77
Vincent-Beck Stadium (Baseball) (C,7) 10
Wayne A. Reaud Building (D,6) 1
- Administration
- Reaud Honors College

Wesley Foundation Methodist Center (B,4) 40
Wimberly Student Services Building (D,3) 53
- Cashier
- Financial Aid & Scholarships
- Graduate Studies
- Parking
- Photo ID
- International Student Services

NUMERICAL

#	Abbr.	Building Name
1	WARB	Wayne A. Reaud Building Administration Reaud Honors College
2	CICE	Center for Innovation, Commercialization & Entrepreneurship Emerson Advanced Technology Center Office of the Ombudsman Small Business Development Center Title IX Office
3	PC	Planning & Construction
4		Nancy and Ken Evans Welcome Center (Admissions)
7		Soccer Field
8		Soccer/Softball Fieldhouse
9		Softball Field
10		Vincent-Beck Stadium
11		H.D. "Tex" & Emma Strait Baseball Training Facility
12		Spindletop Boomtown Museum Boomtown Bar & Grill
13		Future Golf Driving Range
15A	HIB	Herman Iles Building Richard Price Auditorium
15B	RCW	Rudy C. Williams Building Alumni Affairs Office Lamar University Foundation University Advancement
15C		Building C
16		Residence
17	CV4	Campbell Hall
18		Facilities Management
19	CV5	Monroe Hall
20	ST	Science & Technology Building
21	SH	Speech & Hearing
22		Hydraulics Lab
23	MA	Maes Building
24	ED	Education Building
25	CV2	Morris Hall
26	H	Reese Construction Management Laboratory
27	CV1	Gentry Hall
28	TA	Texas Academy
29	C	Cherry Engineering Building Charles & Eleanor Garrett Engineering Center Engineering Research Center Signature Centers Center for Advances in Port Management Center for Midstream Management & Science Center for Resiliency
30		Office of Strategic Initiatives
31		Newman Catholic Center
32		Church of Christ Student Center
33		Human Resources
34	P	Otho Plummer Building Finance & Contracts
35	L	Lucas Engineering
36	NHHS	Nutrition, Hospitality and Human Services
37	GL	Mary & John Gray Library
38	DH	Brooks-Shivers Dining Hall
39		Baptist Student Center
40		Wesley Foundation
41	CV3	Combs Hall Housing & Residence Life Central Office
42		Percussion Annex
43		Thompson Family Tennis Center
44		Ty Terrell Track Complex Sonny Jolly Track
45		International Student Center
47	SUR	Sheila Umphrey Recreational Sports Center McDonald Gym Student Health Center The Patio
48	COMM	Communication Building Disability Resource Center
50		LU Police Department
51	PAR	Carl Parker Building Digital Learning Center Post Office University Press Undergraduate Advising Center
53	W	Wimberly Student Services Bldg.
54	GB	Galloway Business Building
55	A	Archer Physics Building
56	SSC	Barnes & Noble Bookstore
57	SSC	Setzer Student Center
58	GE	Geology Building Earth & Space Sciences
59	SBS	Social & Behavioral Sciences
60	SA	Science Auditorium
61	CH	Chemistry Building
62	HK	Health and Kinesiology
63		Art House
64	DANX	Dance Annex
66	H	Hayes Biology Building Library Archives & Special Collections (temporary location) Testing Center
67	MUS	Susan & Jimmy Simmons Music Building Rothwell Recital Hall
68	TAR	Theatre Art Studio Theatre
	TH	University Theatre KVLU Public Radio
69	AT	Art & Design
70	DM	Dishman Art Museum
71	MW	McFaddin Ward Health Science Building
73		Shipping & Receiving
74	MONT	Montagne Center Neches Arena
75		Provost Umphrey Stadium
76		Dauphin Athletics Complex
77		Vernon Glass Field of Champions
78		Surplus
79		Future Carolyn J. Keating Engineering Building
80		Intramural Field