

**REQUEST FOR PROPOSALS  
FOR  
GENERAL CONTRACTOR  
COMPETITIVE SEALED PROPOSALS**

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

**INFRASTRUCTURE RESEARCH  
LABORATORY**

**RFQ No.:**

**758-21-09093**

**Submission Date:**

**May 13, 2021 – 2:00 p.m. (C.D.T.)**

*(see Schedule in Section 2.4)*

**Prepared By:**

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**REQUEST FOR PROPOSAL FOR GENERAL CONTRACTOR  
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RFQ No.: 758-21-09093**

**SECTION 1 – GENERAL INFORMATION AND REQUIREMENTS**

- 1.1 **GENERAL INFORMATION:** The Texas State University System (“Owner”) on behalf of **Texas State University**, (“Component”) is soliciting Competitive Sealed Proposals (“Proposals”) for selection of a General Contractor firm for the **Infrastructure Research Laboratory** project (“Project”), on the Texas State University, San Marcos, Texas campus. This solicitation sets forth the terms, conditions, and requirements for prospective General Contractor entities to be considered for the work. (Prospective General Contractor entities are hereinafter referred to as “Respondents”.) **The Owner requires that the Qualifications and Execution of Offer, and Pricing and Delivery Proposal be submitted at the same time, but in two (2) separate, sealed packages. The HUB Subcontracting Plan shall be submitted in a separate sealed package.**
- 1.1.1 This Request for Competitive Sealed Proposals (“RFP”) is the only step for selecting a General Contractor for the Project as provided by *Texas Education Code* Section 51.783. The RFP provides the information necessary to prepare and submit Competitive Sealed Proposals for consideration and ranking by the Owner.
- 1.1.2 The Owner will select the Proposal that offers the “best value” for the Component institution based on the published selection criteria and on its ranking evaluation. The Owner may discuss with the highest ranked Respondent options for a scope or time modification and any price change associated with the modification including solicitation of a best and final offer. If the Owner is unable to reach a contract with the selected Respondent, the Owner may formally end negotiations with that Respondent in writing and proceed to the next “best value” Respondent in the order of the selection ranking until a contract is reached or all Proposals are rejected. **The Owner reserves the right to make a best value determination and award a contract without further discussions or negotiations. Should the contractor fail, neglect, or refuse to begin performance of the contract after receiving the award, the bid security will be forfeited to Owner. Performance shall be considered begun upon acknowledgement of the contract award, the furnishing of all required performance and payment bonds, insurance coverage, and execution of the Agreement.**
- 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 complies with all statutes, court decisions, and opinions of the Texas Attorney General with respect to disclosure of RFP 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.
- 1.3 **TYPE OF CONTRACT:** Any contract resulting from this solicitation will be in the form of the Owner’s Standard General Contractor Agreement, a copy of which can be viewed on the Texas State University System website at: <https://www.tsus.edu/offices/finance/capital-projects.html>

- 1.3.1 The work will be awarded under a Lump-Sum contract to the Respondent offering the “best value” to the Owner.
- 1.4 **CLARIFICATIONS AND INTERPRETATIONS:** Discrepancies, omissions or doubts as to the meaning of RFP documents shall be communicated in writing to the Owner for interpretation. Any responses to inquiries, clarifications or interpretations of this RFP that materially affect or change its requirements will be formally issued by the Owner as a written addendum. All such addenda issued by the Owner before the Proposals are due are considered to be part of the RFP. Respondents shall acknowledge receipt of each addendum in its Proposal. Respondents shall consider only those clarifications and interpretations that the Owner issues by addenda. Interpretations or clarifications in any other form, including oral statements, will not be binding on the Owner and should not be relied upon in preparing the Proposal. It is the responsibility of all Respondents to check the status of formal addenda five (5) days before the submission deadline (see Section 2.4 for submission date).
- 1.4.1 ADDENDA AND AWARD INFORMATION, WILL BE ISSUED BY THE OWNER FOR THIS RFP VIA THE ELECTRONIC BUSINESS DAILY WEBSITE AT THE FOLLOWING LINK: <http://www.txsmartbuy.com/sp> REFERENCE THE “BOARD OF REGENTS/TEXAS STATE UNIVERSITY SYSTEM–758” AND THE RFP NUMBER PROVIDED IN THIS RFP.
- 1.5 **SUBMISSION OF PROPOSALS:**
- 1.5.1 The Respondent’s Qualifications/Execution of Offer, and Pricing Delivery Proposal must be received **at the address specified in Section 1.5.2** prior to the deadline. Please note that overnight deliveries such as FedEx and UPS arrive at a central campus location but are not usually delivered to the specified location until after the time deadline. Respondents are advised to use other methods of delivery or, if using an overnight delivery service, to send the responses a day earlier than usual. The Owner will not consider any response to this solicitation that is not received at the address specified by the deadline, regardless of whether it has been received by the Component.
- 1.5.2 **PROPOSAL DEADLINE, AND LOCATION:** The Owner will receive Proposals at the time and location described below. **The Proposal must be packaged in two (2) separate sealed packages, 1) the Qualifications with signed Execution of Offer; and, 2) the Pricing and Delivery Proposal, addressed to the Point-of-Contact identified in Section 1.6. Clearly mark the exterior of all envelopes to identify the documents contained therein. INCLUDE THE NAME AND EMAIL ADDRESS OF THE RESPONDENT’S CONTACT PERSON ON ALL ENVELOPES.**
- May 13, 2021 – 2:00 p.m. (C.D.T.)**
- Karlie Beach, Buyer III  
Texas State University  
Physical Plant 104  
151-2 E. Sessom Drive  
San Marcos, Texas 78666
- 1.5.3 **HUB SUBCONTRACTING PLAN DEADLINE AND LOCATION:** The Respondent shall submit a Historically Underutilized Businesses (“HUB”) Subcontracting Plan at the time and location described below. **The HUB Subcontracting Plan (“HSP”) shall be submitted in a sealed envelope, addressed to the Point-of-Contact identified in Section**

**1.6. Clearly mark the exterior of the envelope to identify the documents contained therein. INCLUDE THE NAME AND EMAIL ADDRESS OF THE RESPONDENT'S CONTACT PERSON.**

**May 14, 2021 – 2:00 p.m. (C.D.T.)**

Karlie Beach, Buyer III  
Texas State University  
Physical Plant 104  
151-2 E. Sessom Drive  
San Marcos, Texas 78666

- 1.5.4 The names of Respondents who properly submitted Proposals will be opened publicly and read aloud pursuant to Section 51.783(f) of the *Texas Education Code* after the HUB Subcontracting Plans are received and confirmed by the Owner. These readings will be conducted at Texas State University, located at:

Texas State University  
Physical Plant 104  
151-2 E. Sessom Drive  
San Marcos, Texas 78666

- 1.5.5 The Pricing and Delivery Proposal packages will be opened publicly, and the names of Respondents and all prices stated in each Proposal will be read aloud pursuant to Section 51.783(f) of the *Texas Education Code* on the date indicated in the Project Planning Schedule (see Section 2.4). These readings will be conducted at The Texas State University System Administration office conference room. The System Administration office is located at:

The Texas State University System  
O. Henry Hall  
601 Colorado Street  
Austin, Texas 78701  
Time: 2:00 p.m.

- 1.5.6 Submit **one (1)** original and **six (6)** identical hard copies of the Qualifications with Execution of Offer. An original signature must be included on the “Respondent’s Execution of Offer” document submitted with each copy. Submit two (2) electronic copies of the Qualifications with signed Execution of Offer, in Adobe PDF format by flash drive or CD. ***Do not include the Pricing and Delivery Proposal information with the electronic Qualifications/Execution of Offer.***
- 1.5.7 Submit **one (1)** original and **two (2)** identical hard copies of the Pricing and Delivery Proposal. An original signature must be included on the “Respondent’s Pricing and Delivery Proposal” document submitted with each copy. ***Do not submit electronic copies of the Pricing and Delivery Proposal.***
- 1.5.8 Submit **one (1)** original and **two (2)** copies of the HSP as separate attachments to the **Proposals** as described in Section 1.13. Submit two (2) electronic copies of the HSP in Adobe PDF format by flash drive or CD. ***Do not include the Pricing and Delivery Proposal information with the electronic HSP files.***

1.5.9 Proposals or HSPs received after the stated official submittal deadline will be returned to the Respondent unopened. The Point-of-Contact identified in Section 1.6 will identify the official time clock at the RFP submittal location identified above.

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

1.5.11 Properly submitted Proposals and HSPs will not be returned to the Respondents.

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

Karlie Beach, Buyer III  
Texas State University  
Physical Plant 104  
151-2 E. Sessom Drive  
San Marcos, Texas 78666  
Email: [kbeach@txstate.edu](mailto:kbeach@txstate.edu)

1.7 **EVALUATION OF PROPOSALS:** The evaluation of the Proposals shall be based on the requirements described in this RFP. **Sixty percent (60%)** of the evaluation will be based on the Respondent's Pricing and Delivery Proposal. The remaining evaluation will be based on the Respondent's Qualifications. All properly submitted Proposals will be reviewed, evaluated, and ranked by the Owner.

1.8 **OWNER'S RESERVATION OF RIGHTS:** The Owner may evaluate the Proposals based on the anticipated completion of all or any portion of the Project. The Owner reserves the right to divide the Project into multiple parts, to reject any and all Proposals to the current solicitation and reissue a completely new solicitation involving the same Project, or to simply reject any and all Proposals and temporarily or permanently abandon the Project. Owner makes no representations, written or oral, that it will enter into any form of agreement for any project with any Respondent to this RFP and no such representation is intended or should be construed by the issuance of this RFP. The Owner reserves the right to waive the failure of any response to comply with requirements set forth in this RFP where the failure is not, in the Owner's opinion, substantial in nature.

1.9 **ACCEPTANCE OF EVALUATION METHODOLOGY:** By submitting a Proposal in response to this RFP, the Respondent accepts the evaluation process and acknowledges and accepts that determination of the "best value" Respondent will require subjective judgments by the Owner. The results of the most qualified determination will be combined with the Pricing and Delivery evaluation results to determine the best value proposition for the Owner. Determinations by the Selection 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.

1.9.1 The Owner reserves the right to consider any Proposal "non-responsive" if the Base Proposal Cost is determined to be unreasonable or irresponsible in relation to the other submitted Proposals and/or the Owner's estimate of the construction cost.

1.10 **NO REIMBURSEMENT FOR COSTS:** Respondent acknowledges and accepts that any costs incurred from the Respondent's participation in this RFP process shall be at the sole risk and responsibility of the Respondent.

- 1.11 **PRE-PROPOSAL CONFERENCE:** Due to ongoing safety concerns, and based on recommendations from local, State and Federal officials, the University will not be conducting an in-person Pre-Proposal Conference. Respondents are encouraged to submit questions concerning this solicitation as instructed in Section 1.6.
- 1.12 **ELIGIBLE RESPONDENTS:** Only individual firms or lawfully formed business organizations may apply (This does not preclude a Respondent from using consultants.) The Owner will contract only with the individual firm or formal organization that submits a Proposal.
- 1.13 **HISTORICALLY UNDERUTILIZED BUSINESSES SUBMITTAL REQUIREMENTS:** It is the policy of the Owner and each of its Component institutions, to promote and encourage contracting and subcontracting opportunities for Historically Underutilized Businesses (“HUB”) in all contracts. **Failure to submit a required HUB Subcontracting Plan (“HSP”) will result in rejection of the Proposals.** The HSP information may be downloaded from the State of Texas Comptroller’s website at the following URL link: <https://comptroller.texas.gov/purchasing/vendor/hub/forms.php>
- 1.14 **CERTAIN PROPOSALS AND CONTRACTS PROHIBITED:** Under Section 2155.004, *Texas Government Code*, a state agency may not accept a Proposal or award a contract that includes proposed financial participation by a person who received compensation from the agency to participate in preparing the specifications or request for proposals on which the Proposal or contract is based. All vendors must certify their eligibility by acknowledging the following statement, "Under Section 2155.004, Government Code, the vendor certifies that the individual or business entity named in this bid or contract is not ineligible to receive the specified contract and acknowledges that this contract may be terminated and payment withheld if this certification is inaccurate." If a state agency determines that an individual or business entity holding a state contract was ineligible to have the contract accepted or awarded as described above, the state agency may immediately terminate the contract without further obligation to the vendor. This section does not create a cause of action to contest a proposal or award of a state contract.
- 1.15 **SALES AND USE TAXES:** Section 151.311, *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 **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 applies to all building or construction contracts advertised for bid on or after September 1, 1994. The

rule implements Section 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 for The Texas State University System Building Construction Contracts.

- 1.18 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 RFP.
- 1.19 PREVAILING MINIMUM WAGE RATE DETERMINATION: Respondents are advised that the Texas Prevailing Wage Law will be administered. The penalty for violation of prevailing wage rates has been increased from \$10.00 per underpaid worker per day or portion thereof to \$60.00. The Prevailing Wage Rate for **Hays** County, Texas; Construction Type: Building, can be found on the following website: <https://beta.sam.gov/>
- 1.20 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.
- 1.21 NONDISCRIMINATION: In their execution of this agreement, all Respondents, 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.
- 1.22 REQUIRED POSTING OF CONTRACTS: The parties acknowledge that, pursuant to the provisions of *Texas Government Code* Section 2261.253, this agreement will be posted on the Owner's website.
- 1.23 NON-BOYCOTT VERIFICATION: Pursuant to Section 2270.002 of the Texas Government Code, Respondent certifies that either (i) it meets an exemption criteria under Section 2270.002; or (ii) it does not boycott Israel and will not boycott Israel during the term of the contract resulting from this solicitation. Respondent shall state any facts that make it exempt from the boycott certification in its Response.
- 1.24 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 Component's computer system also known as Component's information system, must complete a cybersecurity training program certified under Section 2054.519, *Texas Government Code* as selected by the Component. The cybersecurity training program must be completed during the term and any renewal period of this Agreement. Contractor shall verify in writing completion of the program to the Component within the first thirty (30) calendar days of the term and any renewal period of the Agreement. Failure to comply with the requirement of this section are grounds for termination for cause of the Agreement.

## **SECTION 2 – EXECUTIVE SUMMARY**

- 2.1 HISTORICAL BACKGROUND: In 1885, an 11-acre plot of land was purchased by the city of San Marcos to organize a Chautauqua. For approximately ten years the Chautauqua was an important educational force, offering education and entertainment to those attending. At the same time that the Chautauqua was faltering in the 1890s, the State of Texas saw an increasing need for a Normal School

to help solve the shortage of public school teachers. In 1899 the State Legislature authorized the establishment of a Normal School in San Marcos if the citizens would furnish the land. The City of San Marcos donated 11-acres, known as Chautauqua Hill, to the State of Texas to serve as the site for the proposed Normal School. In 1901, the Legislature accepted the gift of land and appropriated funds for the creation of the Normal. Work on the Main Building began in 1902, and in the fall of 1903 the Southwest Texas State Normal School opened with 17 faculty and 303 students.

Over the years the Texas Legislature broadened the institution's scope and changed its name successively to Southwest Texas State Normal College (1918), Southwest Texas State Teacher's College (1923), Southwest Texas State College (1959), and Southwest Texas State University (1969). As the University evolved, it saw itself becoming more than a regional university and the name was changed to Texas State University-San Marcos (2003). Finally, the name was changed to eliminate the city reference and the institution became Texas State University (2013). The University changed from offering only teaching certificates in 1903 to a prominent institution by 2013 offering 97 undergraduate, 88 masters and 12 doctoral degree programs. While teacher preparation remains an important responsibility, the scope of the university programs has greatly expanded its prestige, prominence, and recognition. The student population has now exceeded 36,750 making it the fourth largest university in the State of Texas. The original San Marcos core campus has grown from 11 acres to 457 acres. The university also includes 5,038 additional acres of farm, ranch, residential and recreational areas and 101 acres at the Round Rock Campus.

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

- 2.2 **MISSION STATEMENT:** Texas State University is a public, student-centered, doctoral granting institution dedicated to excellence in serving the education needs of the diverse population of Texas and the world beyond.
- 2.3 **PROJECT DESCRIPTION, SCOPE AND BUDGET:** The proposed Infrastructure Research Laboratory (IRL) is a 11,071 (GSF) facility planned to allow large-scale testing of structural systems and components. Construction will be performed on the Texas State University STAR Park Campus in San Marcos, Texas. Exterior construction will include grading and drainage improvement, utility extensions, a roadway, site paving, and landscaping. The construction of the IRL Laboratory will include extensive building excavation, drilled concrete piers, and mass concrete installation of a basement floor and walls, strong floor, and strong wall. Installation of a pre-engineered metal building, a bridge crane, hydraulic pump system, processed chilled water system, building HVAC systems, plumbing and electrical systems, and communication systems. (see drawings and specifications for complete contract scope).

**The total Construction Cost Limitation for the Project is Nine Million Seven Hundred Sixty-Five Thousand Eight Hundred Forty-Eight Dollars (\$9,765,848).**

- 2.4 **PROJECT PLANNING SCHEDULE:** Key Project planning schedule milestones are:
- |       |  |            |
|-------|--|------------|
| 2.4.1 | RFP Posted.....  | 4/13/2021  |
| 2.4.2 | Pre-Proposal Conference.....                                   | N/A        |
| 2.4.3 | RFQ Submission of Written Questions Deadline (12:00 p.m.)..... | 05/04/2021 |
| 2.4.4 | Deadline for submittal of Proposals (2:00 p.m.) .....          | 05/13/2021 |

2.4.5	Deadline for submittal of HSP (2:00 p.m.) .....	05/14/2021
2.4.6	Respondents names read aloud at Texas State University .....	05/14/2021
2.4.7	Respondents pricing Proposal aloud at Owner's Office (2:00 p.m.).....	05/27/2021
2.4.8	Interview shortlisted firms (if required) .....	06/04/2021
2.4.9	Owner selects General Contractor .....	06/07/2021
2.4.10	Execute General Contractor Agreement .....	06/11/2021
2.4.11	Construction Scheduled Start Date .....	06/28/2021
2.4.12	Target Construction Substantial Completion date .....	07/28/2022
2.4.13	Target Construction Final Completion date .....	08/22/2022

The above schedule of events represents a basic timeline for the Project. A final Project timeline will be developed with the Owner at a later time. The Owner can be expected to work with the highest-ranking Respondent to validate and improve on this initial schedule.

### SECTION 3 – REQUIREMENTS FOR STATEMENT OF QUALIFICATIONS

Respondents shall carefully read the information contained in the following criteria and submit a complete statement of Qualifications responding to all questions in Section 3 formatted as directed in Section 4. Incomplete Qualifications will be considered non-responsive and subject to rejection.

#### 3.1 CRITERION ONE: RESPONDENT'S ABILITY TO PROVIDE CONSTRUCTION SERVICES:

- 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 State whether Respondent 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.
- 3.1.4 Provide details of any past or pending litigation, or claims filed, against Respondent that may affect its performance under an Agreement with the Owner.
- 3.1.5 State whether Respondent 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.
- 3.1.6 State whether Respondent has ever failed to complete any work which it was awarded.

3.2 CRITERION TWO: QUALIFICATIONS OF CONSTRUCTION TEAM AND THE EXECUTION OF SERVICES:

- 3.2.1 Provide resumes of all Respondent's team members 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 construction phase for the Project, the number of years with the Respondent, and their city of residence. Include as applicable Project Managers, Superintendents, Assistant Project Managers and Superintendents, Expeditors, Project Scheduler, Quality Control Inspectors, Safety Coordinator / Assistant, Carpenter Foreman, and Labor Foreman.
- 3.2.2 For each of the proposed team members identified above, describe their responsibilities in each of the representative projects presented in 3.3 and compare them with their anticipated responsibilities in this Project.
- 3.2.3 Identify any consultants that are included as part of the proposed team, their role related experience for this Project. List projects for which the consultant(s) have previously worked with the Respondent.
- 3.2.4 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 Construction, Close-Out, and Warranty services.
- 3.2.5 Provide the proposed team history and experience working on mass concrete placement and methods for controlling the placement, curing and temperature during placement.

3.3 CRITERION THREE: RESPONDENT'S PAST PERFORMANCE ON REPRESENTATIVE PROJECTS:

- 3.3.1 Identify and describe the proposed team's past experience for providing construction 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, and description
  - 3.3.1.2 Photographic color images of exterior, interior, and floor plans and site plans if applicable
  - 3.3.1.3 Original construction cost 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 Date of the Notice to Proceed, originally planned and actual Substantial Completion, and Final Payment dates for construction services. Explain reasons for any deviation.
  - 3.3.1.7 Name of project manager (individual responsible to the owner for the overall success of the project)
  - 3.3.1.8 Name of project superintendent(s) (individual responsible for coordinating the day-to-day work)
  - 3.3.1.9 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 construction 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 construction phase of 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 reserves the right to contact any other references at any time during the RFP process.

3.4 CRITERION FOUR: RESPONDENT'S ABILITY TO MEET SCHEDULES:

- 3.4.1 Provide a Critical Path Method milestone schedule for this Project using the Project Planning Schedule in Section 2.4. 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 construction. If Respondent proposes to improve the schedule, describe the impact on quality of services, materials or workmanship that may occur.
- 3.4.2 Describe what Respondent perceives are the critical construction issues for this Project that could affect timely completion.
- 3.4.3 Describe Respondent's approach to assuring timely completion of this Project, including methods for schedule recovery, if necessary. From any three (3) of the projects listed in response to Section 3.3 of this RFP, provide examples of how these techniques were used, including specific scheduling challenges/requirements and actual solutions.

3.5 CRITERION FIVE: RESPONDENT'S QUALITY CONTROL AND COMMISSIONING PROGRAM FOR THIS PROJECT:

- 3.5.1 Describe Respondent's quality assurance program. Explain the methods used to ensure quality control during the 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 RFP of how Respondent's quality control program overcame a difficult constructability issue and resulted in higher quality project.
- 3.5.2 Describe Respondent's procedures for implementing industry's "best practices" as defined by the Construction Industry Institute or similar organizations for:
  - 3.5.2.1 Establishing and tracking project objectives.
  - 3.5.2.2 Partnering.
  - 3.5.2.3 Cost tracking.
  - 3.5.2.4 Change (order) management systems.
  - 3.5.2.5 Building systems commissioning including coordination with the A/E and the Owner's commissioning agent.
  - 3.5.2.6 Total quality management for each phase of the Project, including coordinating with the Owner's project inspectors, testing, training, close-out, and warranty service.
- 3.5.3 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 CRITERION SIX: RESPONDENT'S ABILITY TO MANAGE CONSTRUCTION SAFETY RISKS:

- 3.6.1 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.
- 3.6.2 Describe the level of importance for enforcement and support of project safety that Respondent includes in performance evaluations for superintendents and project managers.
- 3.6.3 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.
- 3.6.4 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.
- 3.6.5 Describe the safety and insurance claims history information and weighting that Respondent includes in the submission and award process for "best value" subcontracts.
- 3.6.6 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:
  - 3.6.6.1 Any occupational illness or injury that resulted in death or total and permanent disability.
  - 3.6.6.2 Three (3) occupational illnesses or injuries that resulted in hospital admittances.
  - 3.6.6.3 Explosion, fire, or water damage that claimed five percent (5%) or more of the project's construction value.
  - 3.6.6.4 Failure, collapse, or overturning of a scaffold, excavation, crane, or motorized mobile equipment when workers were present at the project.
- 3.6.7 Identify the Respondent's Experience Modification Rate ("EMR") for the three (3) most recent annual insurance-year ratings.
- 3.6.8 Identify Respondent's annual OSHA Recordable Incident Rates ("RIR") for all work performed during the past three (3) calendar years.
- 3.6.9 Identify Respondent's annual OSHA Lost Workday Case Incident Rates ("LWCIR") for all work performed during the past three (3) calendar years.

3.7 CRITERION SEVEN: RESPONDENT'S WARRANTY AND SERVICE SUPPORT PROGRAM FOR THIS PROJECT:

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

3.8 EXECUTION OF OFFER:

NOTE TO RESPONDENTS: **SUBMIT ENTIRE SECTION 3.8 WITH RESPONSE.**

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

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

- 3.8.1 By signature hereon, Respondent acknowledges and agrees that (1) this RFP is a solicitation for Proposals and is not a contract or an offer to contract; (2) the submission of Proposals by Respondent in response to this RFP 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 RFP; and (4) Respondent shall bear, as its sole risk and responsibility, any cost which arises from Respondent's preparation of a response to this RFP.
- 3.8.2 By signature hereon, Respondent offers and agrees to furnish to the Owner products and/or services more particularly described in its Proposal and to comply with all terms, conditions, and requirements set forth in the RFP documents and contained herein.
- 3.8.3 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 Proposal.
- 3.8.4 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*.
- 3.8.5 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 Proposal submitted to any competitor or any other person engaged in a similar line of business.
- 3.8.6 By signature hereon, Respondent represents and warrants that:
  - 3.8.6.1 Respondent is a reputable company regularly engaged in providing products and/or services necessary to meet the terms, conditions and requirements of the RFP;
  - 3.8.6.2 Respondent has the necessary experience, knowledge, abilities, skills, and resources to satisfactorily perform the terms, conditions and requirements of the RFP;

- 3.8.6.3 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;
  - 3.8.6.4 Respondent understands the requirements and specifications set forth in this RFP and the terms and conditions set forth in the Contract under which Respondent will be required to operate;
  - 3.8.6.5 Respondent, if selected by the Owner, will maintain insurance as required by the Contract; and
  - 3.8.6.6 All statements, information and representations prepared and submitted in response to this RFP are current, complete, true, and accurate. Respondent acknowledges that the Owner will rely on such statements, information, and representations in selecting the successful Respondent. If selected by the Owner as the successful Respondent, Respondent will notify the Owner immediately of any material change in any matters with regard to which Respondent has made a statement or representation or provided information.
- 3.8.7 By signature hereon, Respondent certifies that the individual signing this document and the documents made part of the RFP is authorized to sign such documents on behalf of the firm and to bind the firm under any agreements or other contractual arrangements, which may result from the submission of Respondent's Proposal.
- 3.8.8 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).
- 3.8.9 By signature hereon, Respondent certifies as follows:
- 3.8.9.1 "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."
  - 3.8.9.2 "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."
  - 3.8.9.3 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.
- 3.8.10 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 component, or Respondent has not been an employee of Owner or any component within the immediate twelve (12) months prior to Respondent's RFP response. All such disclosures will be subject to administrative review and approval prior to the Owner entering into any contract with Respondent.

- 3.8.11 By signature hereon, Respondent affirms that no compensation has been received for participation in the preparation of the specifications for this RFP. (ref. Section 2155.004 *Texas Government Code*).
- 3.8.12 Respondent represents and warrants that all articles and services quoted in response to this RFP 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.
- 3.8.13 By signature hereon, Respondent signifies its compliance with all federal laws and regulations pertaining to Equal Employment Opportunities and Affirmative Action.
- 3.8.14 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 Proposal.
- 3.8.15 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 Component's computer system also known as Component's information system, must complete a cybersecurity training program certified under Section 2054.519, *Texas Government Code* as selected by the Component. 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 Owner 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.
- 3.8.16 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 Proposal, will be applied towards any debt including, but not limited to, delinquent taxes and child support that is owed to the State of Texas.
- 3.8.17 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 component institutions, has a financial interest, directly or indirectly, in the transaction that is the subject of the contract, and that no member of the Board of Regents has a "substantial interest" (as that term is defined in Section 51.923 of the *Texas Education Code*) in the Respondent.

[Execution of Offer continues next page]

3.8.18 Execution of Offer: RFP No. 758-21-09093 – RFP for Competitive Sealed Proposals for Infrastructure Research Laboratory at Texas State University.

The Respondent must complete, sign, and return this Execution of Offer as part of their Proposal 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 Company Name: \_\_\_\_\_

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

If a Corporation:

Respondent's State of Incorporation: \_\_\_\_\_

Respondent's Charter No: \_\_\_\_\_

Identify 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 RFP Notification)

## **SECTION 4 – FORMAT OF PROPOSALS**

### **4.1 GENERAL INSTRUCTIONS**

- 4.1.1 Proposals shall be prepared SIMPLY AND ECONOMICALLY, providing a straightforward, CONCISE description of the Respondent's ability to meet the requirements of this RFP. Emphasis shall be on the QUALITY, completeness, clarity of content, responsiveness to the requirements, and an understanding of Owner's needs.
- 4.1.2 Proposals shall be a MAXIMUM OF FIFTY (50) PRINTED PAGES SINGLE-SIDED OR TWENTY-FIVE (25) DOUBLE-SIDED. The cover, table of contents, divider sheets, HSP (Section 1.13), Execution of Offer and Pricing and Delivery Proposal do not count as printed pages.
  - 4.1.2.1 Proposals shall be submitted as three (3) separate sealed documents: 1) Qualifications/Execution of Offer, 2) Pricing and Delivery Proposal, and 3) HSP. The HSP shall be submitted separately on the date, time and location in Article 1.5.3.
- 4.1.3 Respondents shall carefully read the information contained in this RFP and submit a complete response to all requirements and questions as directed. Incomplete Proposals will be considered non-responsive and subject to rejection.
- 4.1.4 Proposals and any other information submitted by Respondents in response to this RFP shall become the property of the Owner.
- 4.1.5 Proposals that are qualified with conditional clauses, alterations, items not called for in the RFP documents, or irregularities of any kind are subject to rejection by the Owner, at its option.
- 4.1.6 The Owner makes no representations of any kind that an award will be made as a result of this RFP. The Owner reserves the right to accept or reject any or all Proposals, waive any formalities or minor technical inconsistencies, or delete any item/requirements from this RFP when deemed to be in Owner's best interest.
- 4.1.7 Qualifications shall consist of answers to questions identified in Section 3 of the RFP. 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 RFP may result in the rejection of the Proposals.

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

- 4.2.1 Proposals 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 Proposals.
- 4.2.3 Separate and identify each criterion response to Section 3 of this RFP 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 of 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 HSP.

## **SECTION 5 - DRAWINGS AND SPECIFICATIONS**

- 5.1 **DEFINITION:** “Bidding Documents” include the bidding requirements and the proposed contract documents. The “Bidding Requirements” consist of the advertisement, the RFP, the Qualifications/Execution of Offer, the Respondent’s Pricing and Delivery Proposal Form, and other sample contract forms. The proposed “Contract Documents” consist of the Form of Agreement between the Owner and Contractor (Section 1.3), Performance and Payment Bonds, Uniform General and Supplementary Conditions for Building Construction Contracts, Special Conditions, Prevailing Wage Rate Determination, HSP, other forms and documents identified in the agreement, drawings, specifications, and all addenda issued prior to receipt of Proposals, and change orders issued after execution of the contract.
- 5.2 **DOCUMENTS ON FILE:** Complete sets of drawings and specifications are on file at the following locations, and Respondents and subcontractors may examine them there:

### **REPROGRAPHIC FIRM(S) WHERE PLANS & SPECIFICATIONS MAY BE PURCHASED:**

Miller Imaging & Digital Solutions (Plan Room)  
1000 East 7<sup>th</sup> Street  
Austin, TX  
512-478-8793

Lone Star Reprographics  
227 W. Nakoma  
San Antonio, TX  
210-366-4808

Triangle Reproductions  
2203 Cee Gee Street  
San Antonio, TX  
210-824-1426

### **DOCUMENTS ON FILE WHERE COMPLETE DOCUMENTS MAY BE VIEWED:**

Virtual Builder’s Exchange  
4047 Naco-Perrin Blvd. #100  
San Antonio, TX  
877-221-6418

iSQFT Plan Room  
4538 W. Commerce Street #307  
San Antonio, TX  
800-364-2059 x8322

San Antonio Chapter of the Association of General Contractors  
10806 Gulfdale  
San Antonio, TX  
210-349-4921

Austin Chapter of the Association of General Contractors  
609 S. Lamar Blvd.  
Austin, TX 78704

The bidding documents are available for download by accessing the following link.  
[https://gato-docs.its.txstate.edu/jcr:0213ef28-eb45-49f2-96af-0d8c08f39ae3/TXST\\_IRL\\_Drawings.zip](https://gato-docs.its.txstate.edu/jcr:0213ef28-eb45-49f2-96af-0d8c08f39ae3/TXST_IRL_Drawings.zip)

- 5.3 UNIFORM GENERAL CONDITIONS: Uniform General Conditions (“UGC”) for the Texas State University System Building Construction Contracts can be found on the TSUS website at: <https://www.tsus.edu/offices/finance/capital-projects.html>

## **SECTION 6 – REQUIREMENTS FOR RESPONDENT’S PRICING AND DELIVERY PROPOSAL**

### **6.1 PROPOSAL AND BID SECURITY**

- 6.1.1 Complete the “Respondent’s Pricing and Delivery Proposal”.
- 6.1.2 The Base Proposal shall be accompanied by a bid security in the form of a bid bond, certified and/or cashier’s check (on a solvent bank in the State of Texas) drawn to the order of The Texas State University System, Attention: Vice Chancellor and Chief Financial Officer, 601 Colorado Street, Austin, Texas 78701, in the sum of not less than five percent (5%) of the total amount of the bid, including any additive alternates. No other forms of security will be accepted.
- 6.1.3 Should the contractor fail, neglect, or refuse to begin performance of the contract after receiving the award, said security will be forfeited to Owner. Performance shall be considered begun upon acknowledgement of the contract award and the furnishing of all required performance and payment bonds and insurance coverage.
- 6.1.4 Bid security furnished by the successful Respondent will be returned when a Notice to Proceed is issued. Bid security furnished by unsuccessful Respondents will be returned when a contract award is made.
- 6.1.5 If the Owner has not made an award within ninety (90) calendar days after Proposals are received, Respondents may withdraw their Proposals without prejudice; however, Respondents have the option to extend the time in which their Proposals will be honored after this ninety (90) day period.

*(Continues on the following page)*

**6.2     RESPONDENT'S PRICING AND DELIVERY PROPOSAL**

**RFP No.:        758-21-09093**

**Project Name:        RFP for Competitive Sealed Proposals  
Infrastructure Research Laboratory at  
Texas State University**

From: Respondent's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_

To:                Brian McCall, Ph.D.  
                      Chancellor  
                      The Texas State University System  
                      Austin, Texas

Having carefully examined the Uniform General Conditions for Construction Contracts (UGC), the sealed Plans and Specifications and addenda thereto, as prepared by Alamo Architects, Inc., 1512 South Flores Street, San Antonio, Texas 78204, the Project Architect/Engineer on this Project, as well as the premises and all the conditions affecting the work, the undersigned proposes to furnish all labor, materials, and equipment necessary to achieve Substantial Completion of the work in accordance with the Contract Documents for the following sum (Amount shall be shown in both written and figure form. In case of discrepancy between the written amount and the figure, the written amount will govern):

**6.2.1     BASE PROPOSAL COST:**

\_\_\_\_\_ DOLLARS  
(\$ \_\_\_\_\_)

**6.2.2     ALTERNATE PROPOSALS:** The Owner reserves the right to accept or reject any Alternate Proposals in the order of its choice. The following amounts may be added to, or deducted from, the Base Proposal Cost identified above.

**6.2.2.1     Alternate No. 1 – Provide two (2) 30-ton double girder cranes in lieu of the base bid two (2) 20-Ton double girder cranes.**

\_\_\_\_\_ DOLLARS  
(\$ \_\_\_\_\_)

**6.2.2.2     Alternate No. 2 – Add shade structures on south and east of building (exterior lab) and sunshades.**

\_\_\_\_\_ DOLLARS  
(\$ \_\_\_\_\_)

6.2.2.3 Alternate No. 3 – Add necessary electrical gear to connect portable emergency generator.

\_\_\_\_\_ DOLLARS  
(\$ \_\_\_\_\_)

6.2.2.4 Alternate No. 4 - Add Concrete Strong Floor and Strong Wall Mock-up.

\_\_\_\_\_ DOLLARS  
(\$ \_\_\_\_\_)

6.2.3 **CONSTRUCTION MILESTONE SCHEDULE:** The undersigned agrees, if awarded the contract, to achieve Substantial Completion of the Work as defined in the UGC, the plans and specifications and addenda thereto.

6.2.3.1 Execute General Contractor Agreement .....06/11/2021

6.2.3.2 Construction Scheduled Start Date .....06/28/2021

6.2.3.3 Target Construction Substantial Completion date .....07/28/2022

6.2.3.4 Target Construction Final Completion date .....08/22/2022

The above schedule of events represents a basic timeline for the Project. A final Project timeline will be developed with the Owner at a later time. The Owner can be expected to work with the highest-ranking Respondent to validate and improve on this initial schedule.

6.2.4 **RFP ADDENDA:** Receipt is hereby acknowledged of the following addenda issued for this RFP - initial where applicable.

No. 1 \_\_\_\_ No. 2 \_\_\_\_ No. 3 \_\_\_\_ No. 4 \_\_\_\_ No. 5 \_\_\_\_

6.2.5 **LIQUIDATED DAMAGES:** The undersigned agrees that, from the compensation otherwise to be paid, the Owner may withhold the sum of **Seven Hundred Fifty Dollars (\$750)** per calendar day for each calendar day after the Substantial Completion Date that the work remains incomplete, which sum is agreed upon as the amount of liquidated damages which the Owner will sustain per diem by the failure of the Undersigned to complete the work at the time stipulated in the Contract. This sum constitutes a reasonable estimate of Owner's actual damages and is not intended as a penalty.

6.2.6 **BID/PROPOSAL BONDS:** The undersigned shall include a Certified Check or Bid/Proposal Bond Payable to the Board of Regents, The Texas State University System, in an amount not less than five percent (5%) of the largest possible total proposed cost, including consideration of all additive alternates. The Certified Check or Bid/Proposal Bond accompanying this Proposal is left in escrow with the Vice Chancellor and Chief Financial Officer of The Texas State University System and the amount is the measure of liquidated damages which the Owner will sustain by the failure of the undersigned to execute and deliver the above named Agreement, and that if the undersigned defaults in executing that Agreement or in furnishing the Performance and Payment Bonds or insurance certificates within ten (10) calendar days of transmittal of the Agreement, then the check shall become the property of the Owner, or the Bid/Proposal Bond shall become subject to forfeiture to the Owner.

6.2.6.1 The Bid/Proposal Bond Form is attached to this solicitation as Attachment 1. The Bid/Proposal Bond submitted with this Proposal shall be an original signed and sealed document. No copies are permitted. Any other Bid/Proposal Bond document or form will not be accepted.

- 6.2.6.2 The Surety shall be a corporation or firm duly authorized to transact surety business in the State of Texas or as listed in the current notice of the Department of Treasury list of companies holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies.
- 6.2.6.3 The Certified Check submitted with this Proposal shall be an original document. No copies are permitted.
- 6.2.7 **PAYMENT AND PERFORMANCE BONDS:** The undersigned agrees to execute the Payment and Performance Bonds within ten (10) calendar days, in the amount of one hundred percent (100%) of the contract amount, after notification that the Respondent has been identified by the Owner as the Respondent with the “best value” Proposal.
- 6.2.8 **AWARD OF CONTRACT AND COMMENCEMENT OF WORK:** The Owner reserves the right to accept or reject any and all Proposals and to waive Proposal irregularities. Proposals shall remain valid and shall not be withdrawn for a period of ninety (90) days from the date of opening thereof. The undersigned agrees to execute the Contract within ten (10) calendar days after notification that the undersigned has been identified by the Owner as the Respondent with the “best value” Proposal, and to commence work on or before the commencement date stated by the Owner in a Notice to Proceed; such commencement date shall be ten (10) or more calendar days after the date of the Notice to Proceed. In addition, the undersigned agrees to execute and deliver to the Owner a Certification of Franchise Tax Payment and further agrees to obtain from each subcontractor and supplier and hold for redelivery to the Owner if requested a certification of franchise tax status of such subcontractor or supplier.

*(Continues on the following page)*

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

Respondent's Name: \_\_\_\_\_

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

If a Corporation:

Respondent's State of Incorporation: \_\_\_\_\_

Respondent's Charter No: \_\_\_\_\_

Identify each person who owns at least 25% 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) required for RFP Notification

Attachment 1

BID/PROPOSAL BOND

Surety Bond No. \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

KNOW ALL MEN BY THESE PRESENTS:

That we, \_\_\_\_\_, as Principal, and \_\_\_\_\_, as Surety, are hereby held and firmly bound unto The Board of Regents of The Texas State University System as Obligee in the sum of not less than Five Percent (5%) of \_\_\_\_\_ (\$ \_\_\_\_\_), the greatest possible total proposed cost, as a guarantee, the payment of which will be truly made, the said Principal and the said Surety bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

Whereas the Principal has submitted a bid or proposal for: Infrastructure Research Laboratory project at Texas State University, San Marcos, Texas, Project No. 758-21-09093, (the "Project").

NOW THEREFORE, if the Obligee shall award the Contract to the Principal and the Principal shall enter into the Contract in writing with the Obligee in accordance with the terms of such bid or proposal, and furnish such bonds and other instruments as may be specified in the Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, then this bond shall be null and void. If in the event of failure of the Principal to execute such Contract and furnish such bonds and other instruments required by the Contract Documents within ten (10) calendar days after the date of transmittal of the Contract Documents to the Principal for execution, this bond shall remain in full force and effect and become the property of the Obligee, without recourse of the Principal and/or the Surety, not as a penalty, but as liquidated damages.

Signed this \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, the name and corporate seal of each corporate party being hereto affixed, and these presents duly signed by its undersigned representative pursuant to authority of its governing body.

\_\_\_\_\_  
Principal

By: \_\_\_\_\_

\*By: \_\_\_\_\_  
(Surety)

\_\_\_\_\_  
(Typed Name and Title)

\_\_\_\_\_  
(Attorney-in-Fact)

(SURETY SEAL)

\* Attach Power of Attorney for Surety's Attorney-in-Fact with "live seal".

**DISCLOSURE OF GUARANTY FUND NONPARTICIPATION**

In the event the Surety is unable to fulfill its contractual obligation under this bond, the Obligee is not protected by an insurance guaranty fund or other solvency protection arrangement.

# **Addendum No. 1**

**Issued May 6, 2021**

## **REQUEST FOR PROPOSALS FOR GENERAL CONTRACTOR COMPETITIVE SEALED PROPOSALS**

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

## **INFRASTRUCTURE RESEARCH LABORATORY**

**RFQ No.:**

**758-21-09093**

**New Submission Date:**

**~~May 13, 2021 - 2:00 p.m. (C.D.T.)~~**

**May 20, 2021 – 2:00 p.m. (C.D.T.)**

### **Notice To All Respondents:**

The following is Addendum No. 1 to the Request for Proposals (RFP)  
ESBD Posting No. 758-21-09093 was posted on April 13, 2021

### **Prepared By:**

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**I. GENERAL:**

- A.** Documents addressed and/or changed due to questions received can be found at this link:  
<https://securetransfer.txstate.edu/link/c9rJfdHemYMC8sXybtbYAD>
- B.** Page 4 of 25, SECTION 1.5.2 PROPOSAL DEADLINE AND LOCATION: The Submittal deadline has been extended to **May 20, 2021**.  
The Project Planning Schedule shall be revised in Section II of this Addendum.
- C.** Page 4 of 25, SECTION 1.5.3 HUB SUBCONTRACTING PLAN DEADLINE AND LOCATION: The HSP deadline has been extended to **May 21, 2021**.  
The Project Planning Schedule shall be revised in Section II of this Addendum.
- D.** Below are Questions received by the question deadline of May 4, 2021 at 12:00 p.m., presented along with answers to each in relation to this CSP.
- 1.** **Question:** The Bid Form provided in the RFQ does not have a section for the required unit prices. Please confirm how you would like respondents to submit these.  
**Answer:** A revised Respondent's Pricing and Delivery Proposal form is included as part of this addendum.
  - 2.** **Question:** Please confirm whether or not fire sprinklers will be required. If so, please provide a specification.  
**Answer:** Fire Sprinkler and suppression system is not required and will therefore not be utilized.
  - 3.** **Question:** On page 8 of the RFQ, there is a request for contractors to participate in cybersecurity training. Please confirm if there are costs associated with this program.  
**Answer:** This statutory requirement for cybersecurity training is only needed if the Respondent is granted access to the University's information system. The scope of this project does not foresee such access being needed.
  - 4.** **Question:** Our office has been contacted by General Contractors concerning the Testing, Adjusting and Balancing for the subject project. The Specifications indicate the TAB contractor will be hired directly by the Owner. Can you provide a point of contact for the University that will be excepting the TAB proposals?  
**Answer:** The University will contract for these services through its Testing and Balancing IDIQ contract.
  - 5.** **Question:** Can you please advise who the HUB procurement specialist is for this proposal?  
**Answer:** Destiny Llamas, [hub@txstate.edu](mailto:hub@txstate.edu), 512.245.2521.

6. **Question:** We are reviewing RFP for General Contractor for Infrastructure Research Lab at Texas State ID # 758-21-08-93. It appears that the whole building is part of the RFP. Is this correct?  
**Answer:** Yes, the solicitation includes the whole building.
7. **Question:** Please provide a civil CAD file, if available.  
**Answer:** CAD and Revit models will be shared with the General Contractor awarded the project.
8. **Question:** Due to the number of unit prices and alternates requested, please confirm if a later submission of this information is acceptable. Please confirm if all 4 alternates and the 22 unit prices can be submitted on May 13, 2021 at 3:00 pm.  
**Answer:** The proposal submittal date has been revised. All Alternate Proposals and Unit Pricing must be submitted by 2:00 p.m. (C.D.T.) on May 20, 2021, at the location stated under 1.5.2 of the RFP. Please also refer to the revised Respondent's Pricing and Delivery Proposal form, attached.
9. **Question:** Are you wanting (7) original signatures on the Execution of Offer that is submitted with each hard copy for the Qualifications and Execution of Offer? Or can we submit one original wet signature on the form with the (1) original copy and include electronic signatures on the other (6) copies?  
**Answer:** Per Section 1.5.6, submit one (1) original wet signature and six (6) xerox copies of the original in hard copy format. The electronic versions must contain a signature.
10. **Question:** Are you wanting (3) Pricing and Delivery Proposal forms filled out identically with wet signatures on them all including all pricing information to be filled in? Due to the time sensitive nature of submitting CSP's this will be very difficult as the pricing information will be provided last minute. Please clarify.  
**Answer:** Please ensure an original signature is included in the original copy of your submission. All other signatures can be a copy of the original.
11. **Question:** Please refer to specification section 01 2200 for Unit Prices. Please clarify what unit prices 04 and 05 should include.  
**Answer:**
- Unit Price No. 4
    - Unclassified Embankment/Excavation/OnSite Transport & Compaction of OnSite material.
    - Excavation/Embankment on site.
  - Unit Price No. 5
    - Reference Section 32 11 16

12. **Question:** Please refer to the Room Finish Schedule and Materials Legend on sheet A11.00. Please provide a specification for the epoxy finish floor.  
**Answer:** A specification is provided in the link under A, above.
13. **Question:** Please refer to specification section 01 2300 Alternates and sheet GO.01. The specifications and plans state that Alternate #2 is to provide electrical gear for the emergency generator and Alternate #3 is to add shade structures and windows. The bid form provided in the RFQ has mismatched these. Please clarify which is correct.  
**Answer:** A revised Respondent's Pricing and Delivery Proposal form is included as part of this addendum that addresses this question.
14. **Question:** Refer to the door schedule on sheet A9.01. Door numbers 108, 108a and 108x appear to be mislabeled. Please clarify.  
**Answer:** These are labeled correctly.
15. **Question:** Please confirm if door 108 should be frame type F2 and doors 108a and 108x should be F1.  
**Answer:** Doors 108 should be F2 and 108a and 108xa should be frame type F1. A specification is provided in the link under A, above.
16. **Question:** Can we get the model for the project?  
**Answer:** See answer to question number 7.
17. **Question:** Refer. C5.00 what is the FFE at the basement?  
**Answer:** Refer to Structural sheet S2.01
18. **Question:** Please provide spec section for Metal Panels.  
**Answer:** Metal Panels for the Pre-Engineered Metal Building are specified in Section 133419, 2.6 Metal Roof Panels, and 2.6 Metal Wall Panels
19. **Question:** Please provide spec section for Paving Markings.  
**Answer:** Reference Section 32 12 16 Hot Mix Asphaltic Cement Pavement 2.1.C.d Pavement-Marking Paint
20. **Question:** Paragraph D in section 01 10 00 states that Owner-Furnished Products are to be determined. Please clarify.  
**Answer:** An amended specification is provided in the link under A, above.
21. **Question:** Notes 6 and 7 on sheet S2.04 require metal fabrications to be designed by the pre-engineered metal building manufacturer, which is outside of their typical scope. Please confirm this is not required.  
**Answer:** Regarding note 6, bids shall include contractor design of crane system and its support by the pre-engineered metal building manufacturer. If this design is not provided by the pre-engineered metal

building manufacturer, the general contractor will need to ensure that it is provided by another trade contractor's bid. Regarding note 7 is a hold over from when the project had a roof hatch at the high roof and an access platform for this hatch and bridge crane maintenance. This note will be deleted.

- 22. Question:** Please provide the Specifications for the 1.5" Steel Roof Deck 20GA.  
**Answer:** A steel deck specification is provided in the link under A, above.
- 23. Question:** Please clarify if the 1.5" Steel Roof Deck 20GA is considered under the Pre-Engineered Metal Building?  
**Answer:** A specification for the steel deck is provided in the link under A, above. The steel deck may be provided by the pre-engineered metal building manufacturer or another trade contractor, as decided by the Respondent.
- 24. Question:** See sheet C4.02 sidewalk detail. Underneath the sidewalk it's calling out for a lime stabilized subgrade layer. Can we get the thickness?  
**Answer:** A specification is provided in the link under A, above.
- 25. Question:** Reference A9.01 Door Schedule. Doors 108a and 108x are single doors, but are called out to have frame F2 with "removable mullion". Please confirm that these frames should be F1 instead.  
**Answer:** See answer to question number 15.
- 26. Question:** Please confirm tie-in locations for temporary water and electrical services for construction and site trailers. If locations unknown, can an allowance be established for bidding?  
**Answer:** The location of the Temporary Generator is on Civil Sheet C8.07. Texas State University will provide devices off hydrants for contractor use. There are two possible locations of hydrants to use, and the location will depend on the use by the awarded contractor.
- 27. Question:** Please confirm if existing water and electrical services are being accessed for construction off of the STAR Park utilities, if Texas State will cover the costs of usage for these utilities during construction.  
**Answer:** Power costs from PEC for construction purposes will be a general contractor expense. Water costs will be covered by Texas State University.
- 28. Question:** Sheet C8.07 suggests a temporary location for contractor parking during construction. Please confirm if this area will require parking permits from Tx St to be purchased by any vehicles in this area.

**Answer:** Parking permits are not required at Star Park. For meetings on the main campus and for Executive Metric Meetings on Campus, permits are required.

29. **Question:** Please confirm if construction waste recycling is required by this project.

**Answer:** Construction waste recycling is not required.

30. **Question:** Please confirm if section 17.12 for Field Management Offices and Temporary structures should include any of the options (none appear to be checked) for officing for the owner's representatives onsite.

**Answer:** This is not required.

31. **Question:** Details on C4.04 for person gate and rolling gate dimensions provided differ from dimensions given on A1.02. Please confirm intended sizes.

**Answer:** Refer to Civil for person and rolling gate dimensions. An amended Architectural sheet A1.02 is provided in the link under A, above.

32. **Question:** Please confirm intent for downspouts to run out to grade on splash blocks per architectural (A1.02) or to be tied into storm line per note C6.02. Is the intention to tie in downspouts to storm only near entry door?

**Answer:** The water emptying from the downspout and splash blocks shall sheet flow to the nearest drainage point. The splash blocks and downspouts will not tie in directly into the storm line.

33. **Question:** Spec section 012200 lists 13 unit prices. The Pricing and Delivery Proposal does not have a section provided for pricing these. Please confirm if the Unit prices listed in section 012200 need to be provided with our bid response with the Pricing and Delivery proposal.

**Answer:** See answer to number 1.

34. **Question:** If available, can the CAD files for site grading be provided for the bid documents?

**Answer:** See answer to number 7.

35. **Question:** Please confirm that a fire alarm is requested for this project. Sheet G1.01 in the project description notes that Fire Alarm System is not required. Fire Alarm dwgs E3.01 & E 3.02 request full system for this building.

**Answer:** Fire Alarm system is required for project per Fire Alarm drawings. G1.01 notes code minimum requirements; project requirements meet or exceed code requirements.

36. **Question:** In reference to the locations noted in spec section 078123-3.3.K.1 & 2 - Intumescent Fire Protection, can notes be added to the

Room Finish Schedule on A11.00 to include the locations for this product location. This coating doesn't seem to appear in the finish schedule.

**Answer:** Room Finish Schedule on A11.00 to be revised to include Intumescent paint on the North elevation. Refer to interior elevation for visible extents of intumescent paint in interior lab; refer to ST-1 plans, sections and details for additional information regarding intumescent paint locations.

37. **Question:** In room 102 & 103, the floor finish includes RT-1. Please clarify this finish type, as it is not shown in the material legend on A11.00.

**Answer:** In rooms 102 and 103, finish is to be SC, sealed concrete. Room Finish Schedule is revised by this addendum to remove RT-1 and show SC only.

38. **Question:** In specification section 075423-1.2.B notes 053100 Steel Decking to reference for the substrate at the TPO Roofing areas. Please confirm if this spec section is available.

**Answer:** A steel deck specification is provided in the link under A, above.

39. **Question:** Specification section 102800-2.1.A lists Owner Furnished/Owner Installed accessories. Sheet A11.00 lists these same accessories as OFCI. Please confirm the responsibility of installation of these items.

**Answer:** Per this addendum, the specifications are corrected to list those items as Owner Furnished, Contractor Installed.

40. **Question:** In spec section 236200-2.1.B, Air Cooled DX Condensing Unit, lists Alternate Manufacturers that can be accepted with pre-approval. Please confirm if any of these alternate options have been approved, and if they should be included on the Pricing and Delivery proposal for review.

**Answer:** The manufacturers previously listed as requiring pre-approval will be listed as acceptable manufacturers. This is updated in the specifications.

41. **Question:** In spec section 237413-2.1.B, Packaged Rooftop AHUs, lists Alternate Manufacturers that can be accepted with pre-approval. Please confirm if any of these alternate options have been approved, and if they should be included on the Pricing and Delivery proposal for review.

**Answer:** The manufacturers previously listed as requiring pre-approval will be listed as acceptable manufacturers. This is updated in the specifications.

42. **Question:** In the Tx St University Division 1 spec section 013523 for Project Safety, it states a contract value over \$3,000,000 should have a

construction safety specialist in addition to the Project Superintendent. Please confirm if this requirement mandates this individual to be 100% dedicated to this project, or if they can be present when needed to fulfill their duties.

**Answer:** This individual does not need to be 100% dedicated to the project.

43. **Question:** Please confirm what piping location does detail 5/P9.01 apply to? If it applies to the sub surface drainage piping, how does the piping get supported outside of building limits?

**Answer:** Per General note B on all the plumbing floor plans, Supervoid or approved equal system is required for all under all slab over carton form locations including the slab over carton form locations exterior to the building. This includes all drainage piping except the subsurface and storm drainage.

44. **Question:** Please confirm methods for supporting underground sanitary piping that is outside of building limits.

**Answer:** Refer to sheet C7.03 for typical trench with concrete pavement.

45. **Question:** Please provide the duct size for the REA exhaust shown on M2.01.

**Answer:** Duct size is 12"/12" and has been added to the plans.

46. **Question:** Will a thermostatic mixing valve be required to temper the 140 degree hot water serving the lavatories and mop sink?

**Answer:** Per the plumbing drawings and riser diagrams, thermostatic mixing valves will be required at the lavatories, and emergency shower.

47. **Question:** Please provide the size of the supply air duct off of the 18x12 duct in the Mechanical Room? Also, it is suggested to consider moving duct tap into 18x12 away from elbow joint.

**Answer:** The supply duct size has been added to the plans and the tap shifted away from elbow.

48. **Question:** Can you please confirm that all piers are to be bid as dry in base bid and that there is no casing.

**Answer:** Structural notes will be revised to state that casing costs shall not be included in the base bid. If casing is required, it will be paid based on the unit prices.

49. **Question:** Is this project a LEED project?

**Answer:** This project will not be a LEED certified Project.

50. **Question:** Bid Form is missing unit prices shown in spec section 01 22 00. Please revise bid form to include unit prices if these will be needed.

**Answer:** See answer to question number 1.

51. **Question:** Do the grade beams or any other concrete components need to be formed? Is earth forming permitted?  
**Answer:** Clarification is provided in the link under A, above, that all foundation elements are to be cast against HDPP form liners/retainers, MDF protection board on top of carton form, and be board formed at the perimeter. Earth forming of foundation concrete is not acceptable.
52. **Question:** Reference details 10 & 13/ S3.20. One shows void under Hinged Slab and the other does not. Please clarify the details.  
**Answer:** No formwork of any kind may be left in place under the hinge slab. The hinge slab may be formed with carton form. However, as noted on detail 13/S3.20, that formwork is to be demolished and removed after the slab is self-supporting.
53. **Question:** Reference sheet C4.00 and A1.02, the lengths of the gates are different. Please clarify which one is correct.  
**Answer:** Refer to Civil for person and rolling gate dimensions. Architectural sheet A1.02 is revised in the link under A, above.
54. **Question:** There is no spec section for a fire suppression system, will one be needed?  
**Answer:** See answer to question number 2.
55. **Question:** There is no spec sections for sealed concrete and epoxy. Please provide missing specs.  
**Answer:** See answer to number 12.
56. **Question:** Please provide the Details of Light Pole Piers, Refer (EO.01, EO.01A) Site Lighting Drawings.  
**Answer:** The light pole details are included in the link under A, above.
57. **Question:** Please Provide Details of Dumpsters Given on Civil Site Plan C04.00.  
**Answer:** The University will provide a standard dumpster.
58. **Question:** Please Provide Details of Replacement of Existing Concrete Flume.  
**Answer:** Details are provided in the link under A, above.
59. **Question:** Refer MEP Plan Please Provide Details of Transformer Pad.  
**Answer:** Refer to PEC specifications 260005.1
60. **Question:** Please confirm if drilled pier casing is provided. If yes, please clarify if cost of drilled pier casing is included in the base bid.  
**Answer:** See answer number 48.

61. **Question:** Reference sheet A11.00 finish schedule. Please provide description for RT-1.  
**Answer:** An amended specification is provided in the link under A, above.
62. **Question:** Specification section 01 60 00 – Product Requirements, part 1.4, B, 1 states: Use CSI Form 13.1A. The form is not provided in the specifications, can we turn in a generic form with the information of products being submitted for approval?  
**Answer:** The substitution form is provided in the link under A, above.
63. **Question:** Refer to the keynotes on sheet E0.10. Note #1 states that the motor rated switch is furnished by division 23. The industry standard is that these are furnished with integral disconnect switches. Please clarify.  
**Answer:** Integral switches are furnished with EF-1, REA-1 and REA-2. Keyed note will be removed from those devices.
64. **Question:** Refer to the MEP Site Plan on MEP.1. It appears, per keynote #1, that the conduits for PEC are empty. Please confirm that the 15KV conductors are by PEC.]  
**Answer:** Primary Conductors furnished by DIV 26. PEC to install primary conductors. See General Notes on MEP.1.
65. **Question:** Refer to sheet E0.10. Please confirm that the temporary generator is for alternate work only, and therefore the conductors from the docking station should be shown dashed.  
**Answer:** Confirmed. An amended specification is provided in the link under A, above.
66. **Question:** As shown on sheet E0.10, please confirm the locations of the MTS units on the plans. Please also confirm that conductors shown for the future MTS should be included.  
**Answer:** MTS units are labeled in the link under A, above. Conductors for the future MTS shall be included as noted with Keyed Note #14 Sheet E5.01.
67. **Question:** Per sheet E0.01, please confirm the location of HWC-1, shown at 1LDP A.  
**Answer:** HWC-1 is located in mechanical room along grid line 6.
68. **Question:** Please confirm the location of the bridge crane connection.  
**Answer:** Crane vendor will need to supply crane rail. Crane rail will be coordinated and supported on structure of Pre-Engineered Metal Building. Refer to Architectural Sections on sheet A6.02 along grid lines 3 and 2. A single electrical disconnect with a single feed approximately midpoint of the crane rail will be ideal.

69. **Question:** Refer to sheet E1.01. Please confirm the location of light fixtures shown in area of entrance to stairwells.  
**Answer:** No light fixture in area of entrance. This is part of the section referencing stairwell view 6/E.501
70. **Question:** Refer to sheet E2.02. Please confirm the panel designations at CU-1&2 should be 1LDPA.  
**Answer:** Confirmed. An amended specification is provided in the link under A, above.
71. **Question:** Refer to sheet E2.02. Most jurisdictions require a remote faceless GFI device for EDF's. It is not recommended that GFI devices be installed below EDF's as they need to be tested periodically. Please confirm.  
**Answer:** A GFCI breaker will be utilized in lieu of a GFCI receptacle.
72. **Question:** Refer to the keynotes on sheet E5.01. Please confirm use of note #5 at Compressed Air Module. Please also label the Compressed Air Module on the prints for clarity.  
**Answer:** Equipment and keyed note are clarified in link under A, above.
73. **Question:** Piping is specified as perforated PVC. Does the same specification apply to the cleanout piping extending to grade, or should this be alternative materials?  
**Answer:** Piping up to grade to be schedule 40 PVC with solid cement joints. Clarified in link under A, above, on general notes section of drawing PO-01.
74. **Question:** Keynote 18 is missing from Keynote Legend and appears in detail 2/P4.01. Please confirm this designation.  
**Answer:** Clarified keyed note provided in link under A, above.
75. **Question:** Please confirm the sizes of the process chilled water piping to the fluid cooler and size of the capped piping for future?  
**Answer:** PCHW piping to fluid cooler and capped piping is 4". This is called out on the flow schematics on M5.01.
76. **Question:** Please provide the size of the return air duct connected to AHU-2.  
**Answer:** This has been added to the plans in link under A, above.
77. **Question:** In reference to Drawing M2.03, condensate piping indicated to spill into floor drain in Mechanical Room in key note 9. Detail 5/A9.02 calls for condensate piping to spill into roof drain. Please confirm intent.  
**Answer:** The condensate piping shall be routed to the floor drains located in the mechanical room per the mechanical drawings.

78. **Question:** Specifications calls for WC-1 Water Closet to be floor mounted ADA compliant with sensor flush valve. Plumbing Rough-In Schedule on Drawing PO.01 includes only WC-2 Water Closet to be wall hung with sensor flush valve. Drawing P4.01 indicates a WC-1 water closet. Please confirm intended fixture.  
**Answer:** Clarified keyed note in link under A, above.
79. **Question:** "LB" Light fixtures called out approximately grid lines B and 5. None are designated in the plan at these locations. Please confirm if the LB fixtures need to be provided at B/5 grid line.  
**Answer:** Detail 3/E5.01 is referenced on E1.02 near gridline 3B.
80. **Question:** Keynote 16 calls out a Hubbell Quazite Pullbox as shown. There is what appears to be a pullbox underneath on the drawing. Please confirm if this is design intent.  
**Answer:** Yes, note requires a pullbox, exact box provided in link under A, above.
81. **Question:** Grade Beam 27 is noted on S2.02 Foundation Framing plan, but is not to be used per the Beam Schedule on S6.01. Please confirm which beam to be used at the location of the Electrical Room.  
**Answer:** Updated beam schedule provided in link under A, above.
82. **Question:** Grade Beams 46 & 47 are shown on S2.02 where the Electrical Room is to be. The Beam Schedule on S6.01 does not include these beams. Please confirm sizing requirements for these beams.  
**Answer:** See answer number 81.
83. **Question:** Please confirm if ST-2 Stair room is to receive partition type P1B.1 as referenced for ST-1.  
**Answer:** ST-2 Room 103 to receive POA.2 as shown. Refer to G1.01 for locations for the fire rated construction.
84. **Question:** Light-Duty Concrete is referenced on C4.02, but is not reflected on the Civil sheets. Please confirm if Light Duty Concrete is to be used at any locations.  
**Answer:** Clarification is provided in link under A, above.
85. **Question:** In the Energy Compliance Summary, the Roof R-Value is listed as R25 + R11 Liner system. In the spec section 133419-2.3.I.2.a, Roof Insulation is listed as R19 + R11 or R25 + R11. Please confirm the correct R-Value required at the Metal Roofing.  
**Answer:** Clarification is provided in link under A, above.
86. **Question:** Please provide product data and specification for product for Sealed Concrete locations.  
**Answer:** Sealed Concrete specifications are provided in link under A, above.

87. **Question:** Please provide sleeve sizing at the Strong Wall. Both Structural and Architectural reference each other for sizing, but neither notes sizing at this location.  
**Answer:** This is addressed in the architectural drawings in link under A, above.
88. **Question:** Please confirm if temporary power consumption will be provided by the owner or by the general contractor.  
**Answer:** Refer to answer number 26.
89. **Question:** Civil sheets C4.00 & C8.05, in the legend, for pedestrian path, notes to refer to landscape. Please provide detail for the proposed pedestrian path as the landscape drawings do not provide details for this.  
**Answer:** An amended specification is provided in the link under A, above.
90. **Question:** Please confirm if the water meter and back flow preventer (for water service and irrigation) are to be supplied by the contractor or by the owner.  
**Answer:** The water meter and backflow preventer interior to the building is to be provided and installed by Division 22 per the construction documents and specifications.
91. **Question:** Please confirm if the primary and secondary conductors are to be provided in the electrical subcontractors scope of work, or directly by PEC under the owner.  
**Answer:** See Sheet MEP.1. Secondary conductors provided by Div 26. Primary conductors furnished by Div 26 and installed by PEC.
92. **Question:** Please provide grade beam dimensions at B46, B47, B27.  
**Answer:** Beams are added to the schedule per this addendum.
93. **Question:** Refer 03/S2.05. Please provide height of mock up floor wall.  
**Answer:** The height is added in the architectural drawings in the link under A, above.
94. **Question:** Please provide concrete strength required at grade beams, slab on void, interior walls, interior curbs, housekeeping pads, pan stairs and landing.  
**Answer:** Concrete Class B (4000 psi) per the structural notes shall be utilized for the items in question.
95. **Question:** Refer S2.01 and 04/S3.03. Please provide the sectional elevation at PEMB column pilaster up to the ground floor showing pilaster height and floor details in this area.

**Answer:** Refer to 5/S3.03 for the typical top of pilaster section at PEMB Columns. Continue the typical 12" slab at the top of pilaster per S2.02. Pilaster height is the difference between the top of mat elevation in 7/S3.03 (87'-0" clarified in link under A, above) and FFE as shows in 5/S3.03 and S2.02. An expansion joint similar to 4/S3.22 shall be between the slab and strong wall. See 5/S3.01 for typical additional hairpins under column baseplate.

96. **Question:** Please confirm if there should be a void form on this project for the underground electrical conduit.

**Answer:** Yes, there should be void form for the underground electrical conduit.

97. **Question:** Per sheet E0.10, please confirm that the conduit and conductors from the existing main conduit to the 14.4KV transformer should be included.

**Answer:** See MEP.1 and Spec section 260005.1.

98. **Question:** Per sheet E2.01, note #5 lists a motor disconnect switch underground, separated from the basement. Please confirm the correct location.

**Answer:** Local disconnects for the subsurface drainage lift station. See P1.00U for coordination.

99. **Question:** Please confirm if the new fire alarm system components should match the existing system at the main university campus. If so, please provide details on this system.

**Answer:** Refer to Spec section 283100 for information on new fire alarm system.

100. **Question:** Please confirm that the installation of the low voltage conduits on the main first floor open space from the Telecom Rm along the walls of the 40' ceiling to reach the data drops should be included.

**Answer:** All UTP cable routing shall be in conduit, no exposed cabling allowed.

101. **Question:** If available, please provide as-built drawings to show the OSP telecommunication conduits leading from the existing communications manhole to the original STAR campus MDF. The new section is only shown on the Communications Site Plan T-SC1.01.

**Answer:** Revised site plan provided in link under A, above.

102. **Question:** The riser diagram calls for copper and fiber cabling from the new building MDF to the STAR campus main MDF, but does not mention in which building this is located. Please confirm.

**Answer:** The MDF is located at the Star One Building.

- 103. Question:** Please confirm whether or not the UPS battery backup in the MDF should be furnished for the owner.  
**Answer:** UPS is University furnished and installed.
- 104. Question:** Please confirm if the OSP telecom conduit system stubs directly into the existing MDF of the STAR campus building. If there is another transition needed at another point into the building, please advise.  
**Answer:** Conduits stub directly into the MDF.
- 105. Question:** Please confirm what cable and hardware must be installed for the outdoor Emergency Blue Phone stations.  
**Answer:** Revised site plan provided in link under A, above.
- 106. Question:** Please confirm the part number for the PDU or power strips required at the MDF rack and IDF cabinet.  
**Answer:** CPI 1280-705 power strip.
- 107. Question:** Should there be an add alternate to add a 5 ton auxiliary crane added below one girder of OH crane? This could allow for closer access to endwalls and faster hoisting for most loads.  
**Answer:** This will not be considered at this time.
- 108. Question:** For the PEMB, please clarify if there are any project specific requirements for lateral deflection of the building or vertical deflection due to overhead crane loading.  
**Answer:** Both Vertical and lateral deflection limits are given in the structural notes section 5160 L/120 Lateral, L/240 Vertical
- 109. Question:** Please provide elevations of PEMB typical primary frame and the portal frame at door 101e for any specific member depth requirements or minimum inside of frame horizontal and vertical clearance requirements.  
**Answer:** Elevations are provided in the Architectural Sheets A11.01 and A11.02.
- 110. Question:** Is there a lower bound minimum coarse aggregate size required if size is less than 3/4" for self consolidating concrete?  
**Answer:** The requirement for self-consolidating concrete has been replaced with concrete appearance performance requirements in link under A, above, section 03 30 00 Cast-in-Place Concrete.
- 111. Question:** Please confirm if a normal slump range (not SCC) concrete may be used as an alternate to SCC for any possible locations such as 24" thick basement slab, 24" thick basement walls, 36" thick strong floor, or 36" thick strong wall. Impact could include cost, horizontal finishing, vertical finish, etc.

**Answer:** Yes. The requirement for self-consolidating concrete has been replaced with concrete appearance performance requirements in link under A, above, section 03 30 00 Cast-in-Place Concrete.

- 112. Question:** Please confirm fly ash percentage may be increased above 20% as an option for SCC or thermal control.

**Answer:** Clarifications provided in link under A, above. Fly ash is not allowed in architecturally exposed concrete. Fly ash is to be limited to 20% elsewhere except piers and mass placement concrete where it may be increased to 30% provided that the mix design is based on 30 consecutive historical strength tests.

- 113. Question:** If concrete is not physically available at a temperature at or below 70 degrees F after exhausting all cooling methods available to the concrete supplier, what are options moving forward to maintain schedule? Less restrictive temperature requirements are recommended for the basement walls and slabs.

**Answer:** Proposals shall be based on the measure necessary to deliver concrete at or below 70 degrees F.

- 114. Question:** Please confirm the tolerance requirements for strong wall sleeve layout. Access to sleeves inside the forms will be problematic.

**Answer:** Architectural concrete performance requirements per ACI 117. Variation in the location of sleeves is  $\pm 1/2"$ , see ACI 117 table 5.1.2.1.1 in link above.

- 115. Question:** Please confirm whether strong wall sleeves are galvanized or not.

**Answer:** Not galvanized.

- 116. Question:** Will it be acceptable to place a suspended concrete working surface approximately 8" thick on top of carton forms below the 24" thick basement slab that would become a permanent dead load on the piers? Pier reinforcing would extend through the working surface. Add 1' to depths of penetration for all piers supporting the 24" thick basement slab to account for the additional permanent dead load?

**Answer:** Yes, this would be acceptable but 8" slab design is by contractor.

- 117. Question:** Furnish detail for earth supported end of 13/S3.20 & 15/S3.20 including expansion joint and dowel requirements.

**Answer:** See detail 10/S3.20 for earth supported end of hinge slabs. This detail is cut perpendicular to the details in question.

- 118. Question:** Please confirm if there are any requirements for horizontal dowels in sections such as 10/S3.20 & 4/S3.22, to resist any potential vertical differential movement.

**Answer:** No horizontal dowels are required at hinge slabs or expansion joints between foundation slab and strong floor.

- 119. Question:** Other than 60" section identified on Sheet S2.01 and as noted on Note 3010 on S1.00, what other concrete needs to follow ACI 207 requirements? Specification 03300 2.13 states strong wall and strong floor concrete mixes must follow ACI 207. Do strong wall and strong floor (less than 60") only need to follow Note 3000 D for any requirements relative to ACI 207?

**Answer:** Confirmed. Only 60" thick sections need to follow the requirements for mass concrete.

- 120. Question:** Please confirm finish requirements of strong wall for surface defects, such as bug-holes. This may impact concrete mix design and mockup requirements.

**Answer:** Finish requirements are per the architecturally exposed concrete section in the cast-in-place concrete spec, 033000 3.1, see link under A, above.

- 121. Question:** Sheet A3.01, General Notes – RCP, G4 states to coordinate all MEP and Sprinkler Systems.

**Answer:** Delete Sprinkler Systems from this note.

- 122. Question:** Please clarify if there are any requirements for a sprinkler system.

**Answer:** See answer number 2.

- 123. Question:** Keyed Note #12 on Sheet E2.02 references a concrete mixer for the exterior lab. Please confirm this equipment will be provided and installed by the owner.

**Answer:** Confirmed. This equipment will be provided and installed by the Owner.

- 124. Question:** Based on current market conditions, please confirm that the Strong Wall and Strong Floor components should be built before the pre-engineered metal building. Metals currently have long material lead times. If there are any requirements to building the wall/floor components in an exposed environment, please advise.

**Answer:** Sequence of work is dependent on the contractor's means and methods. All work shall be protected from the adverse effects of exposure to weather.

- 125. Question:** Keyed Note #12 on Sheet E2.02 references a concrete mixer for the exterior lab. Please confirm this equipment will be provided and installed by the owner.

**Answer:** See answer number 123.

- 126. Question:** Please provide a specification for striping.

**Answer:** See answer number 19.

- 127. Question:** Detail 2 on Drawing P9.02 calls for the invert elevation of the 6" SD inlet into the ejector basin to be 16' below grade and the basin depth to be 18'-9". Drawing P1.00U calls for the invert elevation to be at elevation 650.00'. Drawing C5.00 indicates a finished grade at approximately 668.50'. That would mean that the invert elevation is 18'-6" below grade. Please verify and confirm dimensions.

**Answer:** The SSD and SD flow line elevations were revised to be based on measurement from the finished floor elevation of 668.97' which includes the SD inlet flowline into the lift station basin. Based on this, the SSD Lift Station Basin is 18' 9" from FFE (668.97'), clarified in link under A, above.

- 128. Question:** Can the check and shut-off valves on the sump pumps be installed in the sump basin or is a separate valve basin required adjacent to ejector?

**Answer:** Detail 2/P9-02 indicates the check and shut off valve inside the basin in the horizontal upstream of the basin outlet.

- 129. Question:** In reference to the drilled piers, the building has the top of piers at different elevations. For installation of piers, Option #1 would be to drill the elevation 97' +/- piers before excavation of the basement zone, then exposing approximately 14' of the higher piers to construct the basement, waterproof the walls, and install the filter gravel zone/piping around the piers and backfill. As an alternative, Option #2 method would be to construct at the lower elevation first, including basement foundation, walls, waterproofing, drainage zone, backfill then drill through the backfill and drainage gravel zone for the higher elevation piers. Has the design of these outer/higher piers within the OSHA benched back excavation zone been taken into consideration? Please confirm if the first or second approach is the design intent from the structural engineer.

**Answer:** Sequence of work is dependent on the contractor's means and methods. Drilled pier design will accommodate either construction sequence described provided that the piers are not damaged during the installation of other work.

- 130. Question:** Please confirm locations for the duct supports details in plan.

**Answer:** Structural details 5/S4.11 shall be used for ductwork and piping mounted in the high bay. Details 8/M9.01 and 6/M9.02 shall be used for all other locations. Also reference specification section 23 33 13 3.3 for duct hanger size and spacing requirements.

- 131. Question:** Please confirm locations for pipe supports details in plan.

**Answer:** Structural details 5/S4.11 shall be used for ductwork and piping mounted in the high bay. Details 14/S3.20 and 10/M9.01 are

intended for exterior piping support. Details 1/M9.01 shall be used for all other locations. Also reference specification section 23 05 29 3.2 for piping support spacing requirements.

- 132. Question:** Per spec section 32 92 00 3.3D and 3.4D, there will be 4" imported topsoil at the Bermuda grass and 8" imported topsoil at the Hydromulch. Please confirm this intent for quantity verification.  
**Answer:** Sod areas shall have 8" depth of imported top soil per 329200.3.3.D Hydromulch areas shall have 4" depth of imported topsoil per 329200 3.4.D
- 133. Question:** Architectural Site Plan A1.01 indicates an area of rip rap to be installed south of Pegasus Drive as well as noted "detention pond" in this same areas. Civil drawings do not indicate this area to receive any rip rap or detention pond detailing. Please confirm intent.  
**Answer:** Sheet A1.01 is updated in link under A, above, to match Civil drawings.
- 134. Question:** Refer combined curb and gutter detail on C4.02. Please clarify if the concrete gutter thickness at concrete paving is 05". Because concrete paving thickness is 07" which is not matching with concrete gutter thickness.  
**Answer:** Clarification is provided in link under A, above.
- 135. Question:** Refer turned down curb section on C4.02. Please provide location on plan where this detail is used?  
**Answer:** Clarification is provided in link under A, above.
- 136. Question:** Refer C4.00. Please provide detail at concrete flume.  
**Answer:** Clarification is provided in link under A, above.
- 137. Question:** Refer A1.02. Please clarify if splash block shown is of concrete. If yes, please provide splash block sectional details.  
**Answer:** Refer to detail 4/A4.02
- 138. Question:** Refer S2.02. Sections 01/S3.20 and 01/S3.21 shown in between grids 5 to 7 and A to D along exterior structure. Please correct section, because sections 01/S3.20 and 01/S3.21 shows no paving on exterior side, but site plan shows concrete paving on exterior side.  
**Answer:** Details 1/S3.20 and 1/S3.21 are structural details used at several locations around the foundation independent of the adjacent civil flatwork or landscape condition. Refer to the civil and landscape drawings for that information.
- 139. Question:** Refer C6.04. Please clarify if headwall is cast in place or precast. Also provide slope paving thickness.

**Answer:** Ref. Section 2.12 of specification 33 41 00 for cast in place vs precast. Change is provided in the link under A, above, for slope paving thickness.

**140. Question:** What is the thickness of vapor barrier provided?

**Answer:** Revisions to the vapor barrier are provided in the link under A, above.

**141. Question:** Please provide the location of pipe supports on the plan.

**Answer:** Reference specification section 23 05 29 3.2 for piping support spacing requirements.

**142. Question:** Please confirm if Unit prices are due at time of bid. If so, will the bid form be modified to include?

**Answer:** See answer number 1.

**143. Question:** Please provide Epoxy floor spec section, detail 8 on A11.00 shows an epoxy floor system and not just epoxy paint.

**Answer:** See answer number 12.

**144. Question:** Sheet A2.43 is not included in bid set as called out for mock up alternate. Please advise.

**Answer:** The mock up Alternate is on sheet A2.03 and provided in link under A, above.

**145. Question:** Does note G6/A3.01 apply to this project?

**Answer:** G6 to be revised to note, "Provide Painted Exposed Steel Structure In Interior Lab, refer to Room Finish Schedule and Material Legend on A11.00." See link under A, above.

**146. Question:** Please confirm if steel beam that will be supporting cranes will need to be designed and provided by the PEMB contractor. If not, please provide sizing for steel beam.

**Answer:** Refer to note G3. On Sheet A2.03 and specifications section 412200 Cranes and Hoists.

**147. Question:** Please provide detail for breakaway bollards.

**Answer:** Response and change is provided in link under A, above.

**148. Question:** What thickness will 4x4 angle be at access platform?

**Answer:** Access platform is to be designed by the contractor.

**149. Question:** What size/thickness angle will be used at exterior grate for drainage?

**Answer:** Response and change is provided in link under A, above.

**150. Question:** Please provide Specification Section for interior stair aluminum handrails.

**Answer:** Interior handrails are painted steel handrails per drawings specification section 055113 Metal Pan Stairs

151. **Question:** Please provide specification section for expansion joint and covers as referred to on sheet A2.01.

**Answer:** Refer to specification section 079500 Expansion Control.

152. **Question:** The vertical travel of the hoist (up/down) would be 11 feet longer if we need to come down to the bottom of the pit shown in the drawings. Please confirm if this is required?

**Answer:** This is required. Refer to specification 41220 Cranes and Hoists part 3.4.

153. **Question:** T-SC0.01 - A 24 Strand and 25 pair are described between Star Park Lab MDF and IRL Telecom Room, but no pathway is shown, please describe how this should be accounted for.

**Answer:** Response provided in link under A, above.

154. **Question:** T-SC1.01 - Please describe cabling requirements to Emergency Blue Phone - fiber? hybrid fiber? CAT6? Please advise.

**Answer:** Response is provided in link under A, above.

155. **Question:** Is an ACI-certified Flatwork Technician and Finisher required or can resumes be provided for similar project experience?

**Answer:** Response is provided in link under A, above.

156. **Question:** Please provide the strong floor performance requirements omitted in specification section 033000 2.13.B.

**Answer:** Response is provided in link under A, above.

157. **Question:** Please provide the strong wall performance requirements omitted in specification section 033000 2.13.C.

**Answer:** Response is provided in link under A, above.

158. **Question:** Civil details reference geo grid but a product is not mentioned. Please confirm.

**Answer:** Response is provided in link under A, above.

## II. REVISIONS:

- A. Page 9 of 25, PROJECT PLANNING SCHEDULE: The project planning schedule shall be revised as follows:

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

2.4.1 RFP Posted.....	4/13/2021
2.4.2 Pre-Proposal Conference.....	N/A
2.4.3 RFQ Submission of Written Questions Deadline (12:00 p.m.).....	05/04/2021
2.4.4 Deadline for submittal of Proposals (2:00 p.m.) .....	<del>05/13/2021</del> <b>05/20/2021</b>
2.4.5 Deadline for submittal of HSP (2:00 p.m.) .....	<del>05/14/2021</del> <b>05/21/2021</b>
2.4.6 Respondents names read aloud at Texas State University .....	<del>05/14/2021</del> <b>05/21/2021</b>
2.4.7 Respondents pricing Proposal aloud at Owner's Office (2:00 p.m.).....	<del>05/27/2021</del> <b>06/04/2021</b>
2.4.8 Interview shortlisted firms (if required) .....	<del>06/04/2021</del> <b>06/23/2021</b>
2.4.9 Owner selects General Contractor.....	<del>06/07/2021</del> <b>06/24/2021</b>
2.4.10 Execute General Contractor Agreement.....	<del>06/11/2021</del> <b>07/08/2021</b>
2.4.11 Construction Scheduled Start Date.....	<del>06/28/2021</del> <b>07/12/2021</b>
2.4.12 Target Construction Substantial Completion date .....	07/28/2022
2.4.13 Target Construction Final Completion date .....	08/22/2022

## III. REPLACEMENTS:

- A. Page 21 of 25, Section **6.2, RESPONDENT'S PRICING AND DELIVERY PROPOSAL**: Unit prices were added as Section 6.2.3. Replace this Section in its entirety with the attached.

Attachment(s):

- (1) Respondents Pricing and Delivery Proposal

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

## 6.2 RESPONDENT'S PRICING AND DELIVERY PROPOSAL

**RFP No.: 758-21-09093**

**Project Name: RFP for Competitive Sealed Proposals  
Infrastructure Research Laboratory at  
Texas State University**

From: Respondent's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_

To: Brian McCall, Ph.D.  
Chancellor  
The Texas State University System  
Austin, Texas

Having carefully examined the Uniform General Conditions for Construction Contracts (UGC), the sealed Plans and Specifications and addenda thereto, as prepared by Alamo Architects, Inc., 1512 South Flores Street, San Antonio, Texas 78204, the Project Architect/Engineer on this Project, as well as the premises and all the conditions affecting the work, the undersigned proposes to furnish all labor, materials, and equipment necessary to achieve Substantial Completion of the work in accordance with the Contract Documents for the following sum (Amount shall be shown in both written and figure form. In case of discrepancy between the written amount and the figure, the written amount will govern):

### 6.2.1 BASE PROPOSAL COST:

\_\_\_\_\_ DOLLARS  
(\$ \_\_\_\_\_)

6.2.2 ALTERNATE PROPOSALS: The Owner reserves the right to accept or reject any Alternate Proposals in the order of its choice. The following amounts may be added to, or deducted from, the Base Proposal Cost identified above.

6.2.2.1 Alternate No. 1 – Provide two (2) 30-ton double girder cranes in lieu of the base bid two (2) 20-Ton double girder cranes.

\_\_\_\_\_ DOLLARS  
(\$ \_\_\_\_\_)

6.2.2.2 Alternate No. 2 –Add necessary electrical gear to connect portable emergency generator.

\_\_\_\_\_ DOLLARS  
(\$ \_\_\_\_\_)

6.2.2.3 Alternate No. 3 – Add shade structures on south and east of building (exterior lab) and sunshades.

\_\_\_\_\_ DOLLARS  
(\$ \_\_\_\_\_)

6.2.2.4 Alternate No. 4 - Add Concrete Strong Floor and Strong Wall Mock-up.

\_\_\_\_\_ DOLLARS  
(\$ \_\_\_\_\_)

### 6.2.3 UNIT PRICING

6.2.3.1 Unit Price No. 01 – Greater/Lesser Foundation Depths (per linear foot):

Price for 24" diameter pier shafts. \$ \_\_\_\_\_  
Price for 30" diameter pier shafts. \$ \_\_\_\_\_  
Price for 36" diameter pier shafts. \$ \_\_\_\_\_  
Price for 42" diameter pier shafts. \$ \_\_\_\_\_  
Price for 54" diameter pier shafts. \$ \_\_\_\_\_

6.2.3.2 Unit Price No. 02 – Pier Casings (per linear foot):

Price for 24" diameter pier casings. \$ \_\_\_\_\_  
Price for 30" diameter pier casings. \$ \_\_\_\_\_  
Price for 36" diameter pier casings. \$ \_\_\_\_\_  
Price for 42" diameter pier casings. \$ \_\_\_\_\_  
Price for 54" diameter pier casings. \$ \_\_\_\_\_

6.2.3.3 Unit Price No. 03 – 8'x4' Plywood wall panel on 2-1/2" studs (per square foot)  
\$ \_\_\_\_\_

6.2.3.4 Unit Price No. 04 – Unclassified site, roadway, and channel extension and embankment and transport and recompacting on site (per cubic yard):  
\$ \_\_\_\_\_

6.2.3.5 Unit Price No. 05 – Sub-grade preparation and compaction (per square yard)  
\$ \_\_\_\_\_

6.2.3.6 Unit Price No. 06 – HMAC 4" Type D Pavement (per square yard)  
\$ \_\_\_\_\_

6.2.3.7 Unit Price No. 07 – 14" crushed limestone base (per square yard):  
\$ \_\_\_\_\_

6.2.3.8 Unit Price No. 08 – 8" lime stabilized sub-grade (per square yard)  
\$ \_\_\_\_\_

6.2.3.9 Unit Price No. 09 – Sub-grade lime (per ton)  
\$ \_\_\_\_\_

6.2.3.10 Unit Price No. 10 – Concrete pavement with 6" integral curb (per square yard):  
\$ \_\_\_\_\_

6.2.3.11 Unit Price No. 11 – 10” crushed limestone base (per square yard)  
\$ \_\_\_\_\_

6.2.3.12 Unit Price No. 12 – 4” Concrete sidewalk (per square yard)  
\$ \_\_\_\_\_

6.2.3.13 Unit Price No. 13 – TxDOT Type R stone riprap (per square yard):  
\$ \_\_\_\_\_

6.2.4 **CONSTRUCTION MILESTONE SCHEDULE:** The undersigned agrees, if awarded the contract, to achieve Substantial Completion of the Work as defined in the UGC, the plans and specifications and addenda thereto.

6.2.4.1 Execute General Contractor Agreement .....07/08/2021

6.2.4.2 Construction Scheduled Start Date .....07/12/2021

6.2.4.3 Target Construction Substantial Completion date .....07/28/2022

6.2.4.4 Target Construction Final Completion date.....08/22/2022

The above schedule of events represents a basic timeline for the Project. A final Project timeline will be developed with the Owner at a later time. The Owner can be expected to work with the highest-ranking Respondent to validate and improve on this initial schedule.

6.2.5 **RFP ADDENDA:** Receipt is hereby acknowledged of the following addenda issued for this RFP - initial where applicable.

No. 1 \_\_\_\_ No. 2 \_\_\_\_ No. 3 \_\_\_\_ No. 4 \_\_\_\_ No. 5 \_\_\_\_

6.2.6 **LIQUIDATED DAMAGES:** The undersigned agrees that, from the compensation otherwise to be paid, the Owner may withhold the sum of **Seven Hundred Fifty Dollars (\$750)** per calendar day for each calendar day after the Substantial Completion Date that the work remains incomplete, which sum is agreed upon as the amount of liquidated damages which the Owner will sustain per diem by the failure of the Undersigned to complete the work at the time stipulated in the Contract. This sum constitutes a reasonable estimate of Owner’s actual damages and is not intended as a penalty.

6.2.7 **BID/PROPOSAL BONDS:** The undersigned shall include a Certified Check or Bid/Proposal Bond Payable to the Board of Regents, The Texas State University System, in an amount not less than five percent (5%) of the largest possible total proposed cost, including consideration of all additive alternates. The Certified Check or Bid/Proposal Bond accompanying this Proposal is left in escrow with the Vice Chancellor and Chief Financial Officer of The Texas State University System and the amount is the measure of liquidated damages which the Owner will sustain by the failure of the undersigned to execute and deliver the above named Agreement, and that if the undersigned defaults in executing that Agreement or in furnishing the Performance and Payment Bonds or insurance certificates within ten (10) calendar days of transmittal of the Agreement, then the check shall become the property of the Owner, or the Bid/Proposal Bond shall become subject to forfeiture to the Owner.

6.2.7.1 The Bid/Proposal Bond Form is attached to this solicitation as Attachment 1. The Bid/Proposal Bond submitted with this Proposal shall be an original signed and sealed

document. No copies are permitted. Any other Bid/Proposal Bond document or form will not be accepted.

6.2.7.2 The Surety shall be a corporation or firm duly authorized to transact surety business in the State of Texas or as listed in the current notice of the Department of Treasury list of companies holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies.

6.2.7.3 The Certified Check submitted with this Proposal shall be an original document. No copies are permitted.

6.2.8 PAYMENT AND PERFORMANCE BONDS: The undersigned agrees to execute the Payment and Performance Bonds within ten (10) calendar days, in the amount of one hundred percent (100%) of the contract amount, after notification that the Respondent has been identified by the Owner as the Respondent with the “best value” Proposal.

6.2.9 AWARD OF CONTRACT AND COMMENCEMENT OF WORK: The Owner reserves the right to accept or reject any and all Proposals and to waive Proposal irregularities. Proposals shall remain valid and shall not be withdrawn for a period of ninety (90) days from the date of opening thereof. The undersigned agrees to execute the Contract within ten (10) calendar days after notification that the undersigned has been identified by the Owner as the Respondent with the “best value” Proposal, and to commence work on or before the commencement date stated by the Owner in a Notice to Proceed; such commencement date shall be ten (10) or more calendar days after the date of the Notice to Proceed. In addition, the undersigned agrees to execute and deliver to the Owner a Certification of Franchise Tax Payment and further agrees to obtain from each subcontractor and supplier and hold for redelivery to the Owner if requested a certification of franchise tax status of such subcontractor or supplier.

*(Continues on the following page)*

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

Respondent's Name: \_\_\_\_\_

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

If a Corporation:

Respondent's State of Incorporation: \_\_\_\_\_

Respondent's Charter No: \_\_\_\_\_

Identify each person who owns at least 25% 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) required for RFP Notification

# **Addendum No. 2**

**Issued May 13, 2021**

## **REQUEST FOR PROPOSALS FOR GENERAL CONTRACTOR COMPETITIVE SEALED PROPOSALS**

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

## **INFRASTRUCTURE RESEARCH LABORATORY**

**RFQ No.:**

**758-21-09093**

**New Submission Date:**

**May 20, 2021 – 2:00 p.m. (C.D.T.)**

#### **Notice To All Respondents:**

The following is Addendum No. 2 to the Request for Proposals (RFP)

Addendum No. 1 was posted on May 6, 2021

ESBD Posting No. 758-21-09093 was posted on April 13, 2021

#### **Prepared By:**

Peter Maass, Director of Capital Projects Administration  
The Texas State University System  
601 Colorado Street  
Austin, TX 78701 - 512-463-1808  
Peter.Maass@tsus.edu

**I. REVISIONS:**

- A. P1.00 Basement Plumbing Plan has been revised and is attached to this addendum.

**II. ADDITIONS:**

- A. CSI Form 13-1A is attached to this addendum, see question #62 of Addendum 1 for more information.

**Attachment(s):**

- (1) Revised P1.00 Basement Plumbing Plan
- (2) CSI Form 13-1A

- **END OF ADDENDUM NO. 2** -

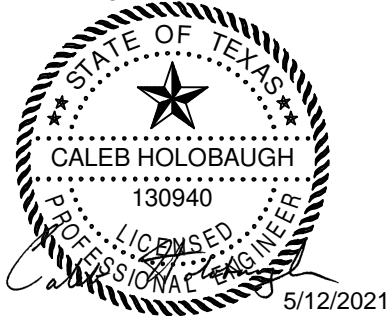
PROJECT DRAWINGS:

The following Drawings have been changed and are issued herewith:

**PLUMBING:**

1. Sheet P1.00 BASEMENT PLUMBING PLAN:
  - a. Added keyed note to provide Supervoid alternate system for underground sanitary piping not under slab over carton form.

Tx. Registration # F-2113



800 S. Texas Avenue, Suite 201  
 Bryan, Texas 77802  
 . 979 775 9595

926 Cambria  
San Antonio, TX 78258  
210 492 4550

Structural Engineer  
**Intelligent Engineering  
Services, LLP**  
1045 Central Parkway North, Suite 200  
San Antonio, Texas 78232  
210 349 9098

946 S. IH35, Suite 302  
Austin, Texas 78704  
512 610 1132

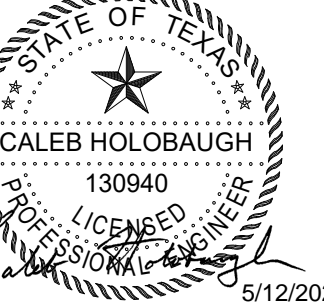
500 Jefferson St., Suite 300  
Austin, Texas 78731  
512 478 6001

M:	DATE:	ISSUE DESCRIPTION:
	05/03/21	Addendum 01
	05/12/21	Addendum 02

PROJECT NUMBER: 2020-14

AR Park Campus  
04 Pegasus Drive  
n Marcos, TX 78666

Shah Smith & Associates  
Tx. Registration # F-2113



# BASEMENT PLUMBING PLAN

**P1.00**



0' 8' 16'

1/8" = 1'-0"

# Alamo

ARCHITECTS

1512 South Flores  
San Antonio, Texas 78204  
alamoarchitects.com  
210.227.2612



05/12/2021

## ADDENDUM NO. 02

Date: May 12, 2021

Project No: Alamo Architects Job No. 2020-14

Project Name: Infrastructure Research Lab

Owner: Texas State University

RE: Construction Documents dated 04/12/2021

This addendum shall be included in and be considered part of the plans and specifications for the above named project. The Contractor shall be required to sign an acknowledgment of the receipt of this addendum at the time she/he receives it.

1. This addendum contains changes to the requirements of the Proposal Documents. Such changes shall be incorporated in the Contract Documents and shall apply to the work with the same meaning and force as if they had been included in the original Documents. Whenever this Addendum modifies a portion of a paragraph of the Specifications, or any portion of any Drawing, the remainder of the paragraph or drawings affected shall remain in force.
2. The conditions and terms of the basic specifications shall govern work described in this Addendum. Whenever performance and the quality of quantity of materials, or workmanship are not fully described in this Addendum, the **PERFORMANCE REQUIREMENTS** of the Specifications shall apply to the work described in this Addendum.
3. If no similar items of work are included in the basic specifications, the best quality of material and workmanship standards shall apply and all work shall be subject to the written approval of the Architect

## REQUEST FOR PROPOSAL FOR GENERAL CONTRACTOR COMPETATIVE SEALED PROPOSALS

### PROJECT MANUAL

**ITEM NO. 2-001**      Section 016000 – PRODUCT REQUIREMENTS: Add CSI Form 13-1A as part of this section.

Addendum No. 02, Construction Documents  
Texas State University Infrastructure Research Lab

Page 1 of 2

## **ATTACHMENTS**

ARCHITECTURAL: CSI Form 13.1A

**End of Items.**



# SUBSTITUTION REQUEST

(After the Bidding/Negotiating Phase)

Project: \_\_\_\_\_ Substitution Request Number: \_\_\_\_\_  
\_\_\_\_\_  
From: \_\_\_\_\_  
To: \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_  
A/E Project Number: \_\_\_\_\_  
Re: \_\_\_\_\_ Contract For: \_\_\_\_\_

Specification Title: \_\_\_\_\_ Description: \_\_\_\_\_  
Section: \_\_\_\_\_ Page: \_\_\_\_\_ Article/Paragraph: \_\_\_\_\_

Proposed Substitution: \_\_\_\_\_  
Manufacturer: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Trade Name: \_\_\_\_\_ Model No.: \_\_\_\_\_  
Installer: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

History: ☐ New product ☐ 1-4 years old ☐ 5-10 years old ☐ More than 10 years old

Differences between proposed substitution and specified product: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ Point-by-point comparative data attached — REQUIRED BY A/E

Reason for not providing specified item: \_\_\_\_\_  
\_\_\_\_\_

Similar Installation:

Project: \_\_\_\_\_ Architect: \_\_\_\_\_  
Address: \_\_\_\_\_ Owner: \_\_\_\_\_  
\_\_\_\_\_ Date Installed: \_\_\_\_\_

Proposed substitution affects other parts of Work: ☐ No ☐ Yes; explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Savings to Owner for accepting substitution: \_\_\_\_\_ (\$ \_\_\_\_\_).

Proposed substitution changes Contract Time: ☐ No ☐ Yes [Add] [Deduct] \_\_\_\_\_ days.

Supporting Data Attached: ☐ Drawings ☐ Product Data ☐ Samples ☐ Tests ☐ Reports ☐ \_\_\_\_\_

# SUBSTITUTION REQUEST

(After the Bidding/Negotiating Phase — Continued)

The Undersigned certifies:

- Proposed substitution has been fully investigated and determined to be equal or superior in all respects to specified product.
- Same warranty will be furnished for proposed substitution as for specified product.
- Same maintenance service and source of replacement parts, as applicable, is available.
- Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
- Cost data as stated above is complete. Claims for additional costs related to accepted substitution which may subsequently become apparent are to be waived.
- Proposed substitution does not affect dimensions and functional clearances.
- Payment will be made for changes to building design, including A/E design, detailing, and construction costs caused by the substitution.
- Coordination, installation, and changes in the Work as necessary for accepted substitution will be complete in all respects.

Submitted by: \_\_\_\_\_

Signed by: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Attachments: ☐

## A/E's REVIEW AND RECOMMENDATION

- ☐ Approve Substitution - Make submittals in accordance with Specification Section 01 33 00 Submittal Procedures.
- ☐ Approve Substitution as noted - Make submittals in accordance with Specification Section 01 33 00 Submittal Procedures.
- ☐ Reject Substitution - Use specified materials.
- ☐ Substitution Request received too late - Use specified materials.

Signed by: \_\_\_\_\_ Date: \_\_\_\_\_

## OWNER'S REVIEW AND ACTION

- ☐ Substitution approved - Make submittals in accordance with Specification Section 01 33 00 Submittal Procedures. Prepare Change Order.
- ☐ Substitution approved as noted - Make submittals in accordance with Specification Section 01 33 00 Submittal Procedures. Prepare Change Order.
- ☐ Substitution rejected - Use specified materials.

Signed by: \_\_\_\_\_ Date: \_\_\_\_\_

Additional Comments: ☐ Contractor ☐ Subcontractor ☐ Supplier ☐ Manufacturer ☐ A/E