REQUEST FOR QUALIFICATIONS FOR DESIGN-BUILD CONTRACTOR

MD ANDERSON CANCER CENTER
NORTH CAMPUS PARKING GARAGE

CPM Project No.: 130082

RFQ No.: 367025/ME

PRE-SUBMITAL CONFERENCE:

JANUARY 15, 2013 @ 1:00 PM LOCAL TIME

MID CAMPUS ONE BLDG (1MC)
7007 BERTNER AVENUE
SUITE 1MC3.1015
CONFERENCE ROOM 7
HOUSTON, TEXAS 77030

SUBMITTAL DUE DATE:

JANUARY 31, 2013 @ 2:00 PM LOCAL TIME

THE UNIVERSITY OF TEXAS
MD Anderson Cancer Center
Making Cancer History®

Prepared By:
MD Anderson Cancer Center
Sourcing & Contract Management
7007 Bertner Ave., Suite 10.3212
Houston, Texas 77030
713-745-8300

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CPM No.: 130082
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SECTION 1 – GENERAL INFORMATION & REQUIREMENTS

1.1 GENERAL INFORMATION: The University of Texas M. D, Anderson Cancer Center ("Owner") is soliciting statements of qualifications ("Qualifications") for selection of a Design-Build Contractor for the **North Campus Parking Garage, Project No. 130082** ("Project"), in accordance with the terms, conditions, and requirements set forth in this Request for Qualifications.

1.1.1 This Request for Qualifications ("RFQ") is the first step in a three-step process for selecting a Design-Build Contractor for the Project as provided by Texas Education Code §51.780(f). The RFQ provides the information necessary to prepare and submit Qualifications for consideration and initial ranking by the Owner. Based on the initial ranking, the Owner may select up to five (5) of the top ranked Qualification respondents to respond to a separate Request for Proposals in the second step of the process.

1.1.2 In the second step of the process, Request for Proposals ("RFP"), the top selected Qualifications respondents will be required to submit additional information to the Owner, including fee proposals and general conditions prices ("Proposals"). The Owner will rank the Proposals in the order that they provide the "best value" for the Owner based on the published selection criteria and on the ranking evaluations.

1.1.3 In the third step of the process, Interviews, the "most" qualified respondents may be requested to attend an interview with the Owner to confirm their Proposal and answer additional questions. The Owner will then rank the remaining "most" qualified respondents in order to identify a "best value".

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 agreement is executed.

1.2.1 The Owner strictly complies with all statutes, court decisions, and opinions of the Texas Attorney General with respect to disclosure of RFQ and RFP information.

1.3 TYPE OF CONTRACT: Any contract resulting from this solicitation will be in the form of the Owner's draft Design-Build Agreement, a copy of which is attached to this RFQ.

1.4 CLARIFICATIONS AND INTERPRETATIONS: Any clarifications or interpretations of this RFQ that materially affect or change its requirements will be posted by the Owner as an addendum on the MD Anderson web site (http://www.mdanderson.org/departments/bids). It is the responsibility of all respondents to obtain this information in a timely manner. All such addenda issued by the Owner before the submittals are due are part of the RFQ, and respondents shall acknowledge receipt of and incorporate each addendum in its Qualifications.

1.4.1 Respondents shall consider only those clarifications and interpretations that the Owner issues by addenda three (3) days prior to the submittal deadline. Interpretations or clarifications in any other form, including oral statements, will not be binding on the Owner and should not be relied on in preparing Qualifications.

1.5 SUBMISSION OF QUALIFICATIONS:

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

JANUARY 31, 2013 @ 2:00 PM LOCAL TIME

Physical Address for Courier Delivery:
The University of Texas MD Anderson Cancer Center
Capital Planning & Management
6900 Fannin, Suite 10.1010
Houston, Texas 77030
Attn: Mary Mueller

1.5.2 Submit **Ten (10)** identical copies of the Qualifications. An original signature must be included on the "Respondent's Statement of Qualifications and Ability To Undertake The Project" document submitted with each copy.

1.5.3 Respondent must submit one (1) complete, virus free, exact copy of the RFQ on a CD. The CD must be submitted in a SEALED envelope apart from the other bid documents and must be submitted at the same time the hard copy sealed documents are submitted. The envelope containing the CD must clearly be labeled "RFQ SUBMITTAL" and have the name of the submitting firm, the project name, and the RFQ number on both the sealed envelope and on the CD.

1.5.4 Submit the HUB Subcontracting Plan (HSP) as described in Section 4.1.2 of this RFQ. All HUB Subcontracting Plans should be submitted by the bid closing date separate from the bid response in a SEALED Envelope.

1.5.5 Qualifications received after the deadline will be returned to the respondent unopened.

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

1.5.7 Properly submitted Qualifications will not be returned to respondents.

1.5.8 Qualifications materials must be enclosed in a sealed envelope (box or container) addressed to the Point of Contact person; the package must clearly identify the submittal deadline, the RFQ number, and the name and return address of the respondent.

1.5.8 Properly submitted Qualifications will be opened publicly and the names of the respondents will be read aloud.

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

all questions regarding this RFQ, including questions regarding terms and conditions, to the Point-of-Contact person.

Mary Mueller
The University of Texas MD Anderson Cancer Center
Sourcing & Contract Management
Email: memuelle@mdanderson.org

1.7 EVALUATION OF QUALIFICATIONS: The evaluation of the Qualifications shall be based on the requirements described in this RFQ. All properly submitted Qualifications will be reviewed, evaluated, and ranked by the Owner. The top five or fewer ranked respondents may be selected by the Owner to participate in step two of the selection process.

1.7.1 Qualifications shall not include any information regarding respondent's fees, pricing, or other compensation. Such information will be solicited from firms qualified by the Owner to participate in step two of the selection process.

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

1.8.1 Respondent understands and agrees that this RFQ and any subsequent Agreement ensuing from this RFQ is contingent upon approval by Owner, The University of Texas Board of Regents, and the Texas Higher Education Coordinating Board. Respondent understands and agrees that Owner has made no representation, written or oral, that any such approvals will actually be obtained. If any such approvals are not obtained, Respondent understands and agrees that this RFQ and any subsequent Agreement ensuring from this RFQ will be null, void, and of no effect.

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

1.10 NO REIMBURSEMENT FOR COSTS: Respondent acknowledges and accepts that any costs incurred from the respondent's participation in this RFQ process shall be at the sole risk and responsibility of the respondent. Respondents submit Qualifications and Proposals at their own risk and expense.

1.11 PRE-SUBMITTAL CONFERENCE: A pre-submittal conference will be held at the time and location described below.

JANUARY 15, 2013 @ 1:00 PM LOCAL TIME

MID CAMPUS ONE BUILDING (1MC)
7007 BERTNER AVENUE
SUITE: 1MC3.1015 Conference Room 7
HOUSTON, TEXAS 77030

1.12 ELIGIBLE RESPONDENTS: Only individual firms or lawfully formed business organizations may apply (This does not preclude a respondent from using consultants.) The Owner will contract only with the individual firm or formal organization that submits a Qualification.

1.13 HISTORICALLY UNDERUTILIZED BUSINESSES SUBMITTAL REQUIREMENTS: It is the policy of The University of Texas System, and each of its component institutions, to promote and encourage contracting and subcontracting opportunities for Historically Underutilized Businesses (HUB) in all contracts. Accordingly, the Owner has adopted Rider 104, Policy on Utilization of Historically Underutilized Businesses (See attached). The Policy applies to all contracts with an expected value of $100,000 or more. If Owner determines that subcontracting opportunities are probable, then a HUB Subcontracting Plan is a required element of the Qualifications. (see 1.13.3) Failure to submit a required HUB Subcontracting Plan will result in rejection of the Qualifications.

1.13.1 STATEMENT OF PROBABILITY: Owner has determined that subcontracting opportunities are probable in connection with this procurement solicitation. Therefore, a HUB Subcontracting Plan (HSP) is required as a part of the respondent's Qualifications. The respondent shall develop and administer a HSP as a part of the respondent's Qualifications in accordance with the Owner's Policy on Utilization of Historically Underutilized Businesses (HUB), Exhibit H.

1.13.2 The HUB Subcontracting goal for this project is **Twenty-One Point One (21.1%) percent**. Respondents are expected to make a good faith effort to meet this goal.

1.13.3 All HUB Subcontracting Plans must be submitted by the bid closing date SEPERATE from the bid response in a SEALED Envelope.

1.13.4 Refer to Exhibit H, Policy on Utilization, Historically Underutilized Business (attached) and the Summary of Requirements for a detailed list of attachments required with the Qualifications.

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

1.13.6 Submit the HUB Subcontracting Plan as stated in Section 4.1.2 of this RFQ.

1.14 CERTAIN PROPOSALS AND CONTRACTS PROHIBITED: Under Section 2155.004, Texas Government Code, a state agency may not accept a proposal or award a contract that includes proposed financial participation by a person who received compensation from the agency to participate in preparing the specifications or request for proposals on which the proposal or contract is based. All vendors must certify their eligibility by acknowledging the following statement, "Under Section 2155.004, Government Code, the vendor certifies that the individual or business entity named in this bid or contract is not ineligible to receive the specified contract and acknowledges that this contract may be terminated and payment withheld if this certification is inaccurate." If a state agency determines that an individual or business entity holding a state contract was ineligible to have the contract accepted or awarded as described above, the state agency may immediately terminate the contract without further obligation to the vendor. This section does not create a cause of action to contest a proposal or award of a state contract.

1.15 SALES AND USE TAXES: Section 151.311, Tax Code, as amended effective October 1, 1993, permits the purchase free of state sales and use taxes of tangible personal property to be incorporated into realty in the performance of a contract for an improvement to realty for certain exempt entities that include The University of Texas System. 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 (H.B. 175, Acts 70th Leg. R.S., 1987, Ch. 283, p. 3242). 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, 28 TAC, sec. 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 sec. 406.096, Texas Labor Code, which requires workers' compensation insurance coverage for all persons providing services on a building or construction project for a governmental entity. The requirements of the rule are set forth in the Uniform General and Supplementary General Conditions.

1.18 PREVAILING WAGE RATE DETERMINATION: Respondents are advised that the Texas Prevailing Wage Law will be administered in accordance with the policies and procedures set forth in the U. T. System document, entitled "Prevailing Wage Guidelines." A copy will be attached to the Special Conditions. 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.

1.19 DELINQUENCY IN PAYING CHILD SUPPORT: Under Section 231.006, Family Code, the vendor or applicant certifies that the individual or business entity named in this contract, bid, or application is not ineligible to receive the specified grant, loan, or payment and acknowledges that this contract may be terminated and payment may be withheld if this certification is inaccurate.

1.20 STATE REGISTRATION OF ARCHITECTURE FIRMS: Respondents are advised that the Texas Board of Architectural Examiners requires that any firm or business entity providing architectural services to the public, other than a sole proprietor doing business under his/her name, must annually register information regarding the firm or business entity with the Texas Board of Architectural Examiners. Texas Board of Architectural Examiners. 333 Guadalupe Street, Suite 2-350, Austin, Texas 78701, telephone (512) 305-9000, has jurisdiction over individuals licensed under the Architects' Registration Law, Chapter 1051, Texas Occupations Code.

1.21 STATE REGISTRATION OF ENGINEERING FIRMS: Respondents are advised that the Texas Board of Professional Engineers requires that any entity providing engineering services to the

public must register with the Texas Board of Professional Engineers. An entity is defined as a sole proprietorship, firm, partnership, corporation or joint stock association.

SECTION 2 – EXECUTIVE SUMMARY

2.1 HISTORICAL BACKGROUND:

MD Anderson is known throughout the world for high-quality cancer care, research, academic programs and prevention services. Since its establishment in 1941, MD Anderson has made major contributions to improve the outlook for cancer patients everywhere.

MD Anderson was one of the first three federally designated comprehensive cancer centers by the National Cancer Act of 1971. A survey of health professionals has routinely ranked MD Anderson as one of the two premier cancer centers in the nation for the past eight years. Over 55,000 persons annually seek care at MD Anderson. The team approach to cancer care, pioneered at MD Anderson, has been strengthened by consolidating specialty clinics into multi-disciplinary care centers that allow patients to receive more ambulatory care and treatment in a single location.

MD Anderson offers one of the largest bone marrow and stem cell transplantation programs, as well as clinical trials to improve existing therapies. Teams of clinical specialists collaborate with scientists on problems of common interest and test theories that shorten the application of better treatment methods. Translational research studies are responsible for the promising field of chemoprevention, which uses synthetic vitamins to reverse pre-malignant lesions and halt the recurrence of some cancers, and for innovative gene therapy strategies being evaluated for several forms of cancer.

With faculty and staff working in more than 30 buildings in the greater Houston area and in central Texas, MD Anderson is the largest freestanding cancer center in the world. The physical plant covers more than 11 million square feet, featuring the latest equipment and facilities to support growing needs in outpatient and inpatient care, research, prevention and education. It includes inpatient hospital facilities with 594 beds.

Existing Houston facilities include the Main Building, which is located north of Holcombe Boulevard in the heart of the Texas Medical Center. This facility consists of more than 2.9 million square feet of space dedicated to providing patient care, conducting research, and meeting the educational needs of the public and professionals. The Main Building includes the Albert B. and Margaret M. Alkek Hospital, which was originally completed in 1998, and a 12 story vertical expansion that was completed in 2010.

In the past 8 years, MD Anderson has completed construction of the George and Cynthia Mitchell Basic Sciences Research Building, the Lowry and Peggy Mays Clinic Building, the Dan L. Duncan Cancer Prevention Building, South Campus Research Buildings 2, 3 & 4, the T. Boone Pickens Academic Tower and the 25 story Mid-Campus Building 1. In addition to its main campus in the Texas Medical Center and two research campuses in Bastrop County, Texas, MD Anderson has developed a number of local, national and international affiliations.

2.2 MISSION STATEMENT:

Mission. The mission of The University of Texas MD Anderson Cancer Center is to eliminate cancer in Texas, the nation, and the world through outstanding programs that integrate patient

care, research and prevention, and through education for undergraduate and graduate students, trainees, professionals, employees and the public.

Vision. We shall be the premier cancer center in the world, based on the excellence of our people, our research-driven patient care and our science. We are Making Cancer History.

Core Values.

- Caring: By our words and actions, we create a caring environment for everyone.
- Integrity: We work together to merit the trust of our colleagues and those we serve.
- Discovery: We embrace creativity and seek new knowledge.

2.3 PROJECT DESCRIPTION, SCOPE AND BUDGET:

Owner seeks Design Build services for North Campus Parking Garage.

A. The Project will provide approximately 43,200 square feet on each typical garage level and a minimum of 1,575 parking spaces on 13 levels. Provide two parking bays in a double-helical design. Ramps shall provide access to two levels with each revolution and crossovers at each level. Internal garage circulation on each level will be typically one-way with 70 degree angled, 9'-0" wide parking spaces. At Level 3 of the garage, provide an air-conditioned pedestrian bridge from the garage elevator lobby to Level 2 of the Zayed Building.

B. Provide an alternate design for two (2) sublevels to accommodate a minimum of 225 additional spaces for valet parking.

C. Provide an alternate elevated pedestrian bridge design that links TMC Garage 10 skybridge to the new parking garage for direct access between the Zayed Building and the MD Anderson LeMaistre Clinic. This alternate design shall accommodate the design and installation of a Pevco pneumatic tube system to link a connection point on Level 2 of the Zayed Building to a connection point on Level 4 of the LeMaistre Clinic. The pneumatic tube system shall be compatible with, and integrated into the existing system.

2.4 PROJECT PLANNING SCHEDULE**:** Key Project planning schedule milestones, subject to change at the Owner's sole discretion, are:

▪ Owner conducts Pre-Submittal Conference	Refer to Section 1.11
▪ Deadline to submit Request for Information (RFI) @ 4:00 PM	January 18, 2013
▪ Response to RFI Posted to Internet	January 23, 2013
▪ Owner receives Qualification Submittals	Refer to Section 1.5
▪ Owner issues Request For Proposals to short-listed firms	February 18, 2013
▪ Owner receives Proposals from short-listed firms	March 11, 2013
▪ Owner interviews Respondents (if applicable)	April 9, 2013
▪ Selected Respondent delivers executed contract to Owner	April 26, 2013
▪ Owner issues Notice to Proceed with Design	May 13, 2013
▪ Contractor completes Schematic Design Documents	July 2, 2013
▪ Contractor completes Design Development Documents	August 1 ,2013
▪ Contractor submits Guaranteed Maximum Price Proposal	August 29, 2013
▪ Owner issues Notice to Proceed for Construction	January 22, 2014
▪ Contractor achieves Substantial Completion of Construction	August 6, 2015
▪ Contractor achieves Final Completion of Construction	September 3, 2015

2.5 OWNER'S SPECIAL CONDITIONS: The Owner requires full compliance with specification Division 0: Contract Requirements and Division 1: General Requirements. These specifications shall be a part of the Agreement.

SECTION 3 – REQUIREMENTS FOR STATEMENT OF QUALIFICATIONS

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

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

3.1.1 Provide a statement of interest for the project including a narrative describing the Prime Firm's and Project Team's unique qualifications as they pertain to this particular project.

3.1.1 Provide a statement on the availability and commitment of the Prime Firm and its principal(s) and each consultant and its assigned principal(s) to undertake the project. Provide the principle address of each consultant office that will be primarily responsible for providing services on this project.

3.1.2 Provide any other details regarding special services, products, advantages or other benefits offered to the Owner by the Respondent.

3.1.3 Describe what you believe are your unique operational skills and experiences, which differentiate your team from your competitors.

3.2 CRITERIA TWO: RESPONDENT'S ABILITY TO PROVIDE DESIGN/BUILD SERVICES

3.2.1 Provide the following information on your firm for the past **five** (5) fiscal years:

Volume
- Annual number, value and percent change of contracts in Texas per year;
- Annual number, value and percent change of contracts nationally per year.

Revenues
- Annual revenue totals and percent change per year.

Bonding
- Total bonding capacity;
- Available bonding capacity and current backlog.

3.2.2 Attach a letter of intent from a surety company indicating your firm's ability to bond for the entire construction cost of the project. The surety shall acknowledge that the firm may be bonded for each stage/phase of the project, with a potential maximum construction cost of **TWENTY SEVEN MILLION, SIX HUNDRED THOUSAND Dollars ($27,600,000.00).** Bonding requirements are set forth in the Agreement and the Uniform General and Supplementary General Conditions for University of Texas System Building Construction Contracts.

3.2.3 Identify if your firm is currently for sale or involved in any transaction to expand or to become acquired by another business entity. If so, please explain the impact both in organization and company direction.

3.2.4 Provide details of any past or pending litigation, or claims filed, against your firm that may affect your performance under a Contract with the Owner.

3.2.5 Describe any instances involving your firm for which it became necessary for an owner to engage a project's bonding company to fund the completion of your firm's work on any project.

3.2.6 Identify if your firm 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.

3.2.7 Does any relationship exist by relative, business associate, capital funding agreement, or any other such kinship between your firm and any Owner employee, officer or Regent? If so, please explain.

3.2.8 Does the firm or any other company within the same holding group of companies self-perform any work other than the General Conditions work? If so, please identify the firm and the services performed. Describe their fee and management structure. Are employees different from the CM team proposed for this project?

3.3 CRITERIA THREE: QUALIFICATIONS OF DESIGN BUILD TEAM

3.3.1 Describe your management philosophy for the Design Build construction delivery method. Describe the Prime Firm's process in working with consultants and integrating them into the design and construction process.

3.3.2 Provide resumes of the Design/Build Contractor and the entire Design Team, including Architectural, Engineering and Technical Consultant members that will be directly involved in the Project, including their experience with similar projects, the number of years with the firm, and their city(s) of residence. What percent of each firm's capacity (per office location) would be required to execute this project and which (if other than Houston) offices would be utilized? Describe the impact of current workload on managing resources for this project.

3.3.3 The plan is to submit the North Campus Parking Garage Project to the Board of Regents at the November 13, 2013 meeting. To achieve this milestone, a presentation will need to be submitted at the beginning of August 2013 that reflects the site plan, elevations, and typical floor plan. Given that the contract will not be fully executed until the middle of May 2013, what efforts do you propose to implement that will achieve the desired presentation goals in a little over ten weeks' time? What will you need from MD Anderson to achieve those goals?

3.3.4 What does your firm believe are some other serious concerns in the implementation of this project and what are the strategies you have to offer to either avoid or deal with them?

3.3.5 Describe, in graphic and written form, the proposed Project assignments and lines of authority and communication for each team member to be directly involved in the Project. Indicate the estimated percent of time these team members will be involved in the Project for Pre-construction and Construction Services. Affirm that the individuals identified will be

committed for the entire duration of the project. For the team members listed in 3.3.2 above, please provide their current work load information and their availability to start attending meetings, drawing reviews, and participate in cost analysis exercises beginning in February 2013.

3.3.6 Identify the proposed team members (including consultants) who worked on the Projects listed in Section 3.4 or 3.5 of this RFQ, and describe their responsibility in those projects compared to this project.

3.4 CRITERIA FOUR: RESPONDENT'S PERFORMANCE ON PAST REPRESENTATIVE DESIGN BUILD PROJECTS

3.4.1 Identify and describe the proposed Team's past experience for providing Design Build services that are MOST RELATED TO THIS PROJECT within the last five (5) years. List the projects in order of priority, with the most relevant project listed first. Provide the following information for each project listed:

- Project name, location, contract delivery method, and description
- Color images (photographic or machine reproductions)
- Construction cost estimate determined by respondent during pre-construction phase services
- Final construction cost, including Change Orders
- Final project size in gross square feet
- Type of construction (new, renovation, or expansion)
- Actual Notice To Proceed for Pre-Construction Services
- Initial Contingency amounts (Design, Contractor, Cash, etc) and amounts (if any) refunded to the Owner
- Actual Notice To Proceed, Substantial Completion, and Final Payment dates for Construction Services
- Name of Project Manager (individual responsible to the Owner for the overall success of the project)
- Name of Project Superintendent (individual responsible for coordinating the day to day work)
- Names of Mechanical, Plumbing and Electrical subcontractors
- Names of the proposed team from 3.3.2, if any, who participated in these projects
- The owner's name and representative who served as the day-to-day liaison during the design and construction phases of the project, including telephone number
- Architect/Engineer's name and representative who served as the day-to-day liaison during the construction phase of the project, including telephone number
- Length of business relationship with the Owner.

References shall be considered relevant based on specific project participation and experience with the Respondent. The Owner may contact references during any part of this process. The Owner reserves the right to contact any other references at any time during the RFQ/P process. Please acknowledge your approval for Owner to contact your references.

3.4.2 Identify a maximum of three (3) completed projects, of any type, for which your firm has received an award for construction excellence from a recognized organization and provide descriptive information for each.

3.5 CRITERIA FIVE: RESPONDENT'S PAST PERFORMANCE ON U.T. SYSTEM PROJECTS

3.5.1 Identify and describe the proposed Team's past experience for providing Design Build services on University of Texas System projects within the last five (5) years.

If the respondent has not previously provided Design Build services for The University of Texas System, then identify and describe the respondent's past performance on Design Build projects for "major" institutions of higher education (or similar) within the last five (5) years.

In either case above, provide the following information for each project listed:

- Project name, location, contract delivery method, and description
- Color images (photographic or machine reproductions)
- Construction cost estimate determined by respondent during pre-construction phase services
- Final construction cost
- Final project size in gross square feet
- Type of construction (new, renovation, or expansion)
- Actual Notice To Proceed for Pre-Construction Services
- Actual Notice To Proceed, Substantial Completion, and Final Payment dates for Construction Services
- Name of Project Manager (individual responsible to the Owner for the overall success of the project)
- Name of Project Superintendent (individual responsible for coordinating the day to day work)
- Names of Mechanical, Plumbing and Electrical subcontractors

3.6 CRITERIA SIX: RESPONDENT'S ABILITY TO MANAGE CONSTRUCTION SAFETY RISKS

3.6.1 Briefly describe the firm's approach for anticipating, recognizing and controlling safety risks and note the safety resources that the firm provides for each project's Safety program.

3.6.2 Describe the level of importance for Enforcement and Support of Project Safety that the firm includes in performance evaluations for Superintendents and Project Managers.

3.6.3 Describe the Safety and Insurance/Claims History information and weighting that the firm includes in the submission and award process for "best value" Subcontracts.

3.6.4 For all projects that the firm 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:

- Any occupational illness or injury that resulted in death or total and permanent disability
- Three occupational illnesses or injuries that resulted in hospital admittances
- Explosion, fire or water damage that claimed 5% of the project's construction value
- Failure, collapse, or overturning of a scaffold, excavation, crane or motorized mobile equipment when workers were present at the project

3.6.5 Does the firm or any other company within the same holding group of companies self-perform any work beyond General Conditions?

3.6.6 Identify the firm's Experience Modification Rate (EMR) for the three (3) most recent annual insurance-year ratings.

3.6.7 Identify the firm's annual OSHA Recordable Incident Rates (RIR) for all work performed during the past three (3) calendar years.

3.6.8 Identify the firm's annual OSHA Lost Workday Case Incident Rates (LWCIR) for all work performed during the past three (3) calendar years.

3.7 CRITERIA SEVEN: RESPONDENT'S ABILITY TO ESTABLISH BUDGETS AND CONTROL COSTS ON PAST PROJECTS

3.7.1 Describe your fiduciary responsibility as a Design Build contractor using Guaranteed Maximum Price contracts for publicly funded projects.

3.7.2 Describe your cost estimating methods during the pre-construction phase and during the design and constrution phases . How do you develop cost estimates and how often are they updated? For any combination of three (3) projects listed in response to Criteria 3.4 and 3.5, provide examples of how these techniques were used and what degree of accuracy was achieved.

3.7.3 Describe your cost control methods during construction and how you procure subcontracts, confirm scope, amount, and ensure proper payment. From any three (3) projects listed in response to Section 3.4 or 3.5 of this RFQ, provide examples of how these techniques were used and the degree of accuracy achieved.

3.7.4 Describe the types of records, reports, monitoring systems, and information management systems, which your firm used in the management of the projects listed above. Describe how you used these systems for any combination of three (3) projects listed in response to Criteria 3.4 and 3.5. Provide a sample of a cost estimate used to establish a contract amount from any project listed in Section 3.4 or 3.5 of this RFQ.

3.7.5 Provide a sample of a cost estimate used to establish a contract amount from any project listed in Section 3.4 or 3.5 of this RFQ.

3.7.6 The Owner intends to accept a Guaranteed Maximum Price prior to completion of Construction Documents. Describe 1) Your process for ensuring that the Design Documents provide the information necessary to arrive at a complete GMP, including all Owner requirements with reasonable contingencies, and 2) Your process for subsequently ensuring that the 100% Construction Documents align with the project scope in the previously accepted GMP proposal documents.

3.7.7 Attachment A is a draft copy of the Design Build agreement for Owner. Identify any terms of the Agreement you will require to be changed prior to signing the Owner's Design Build Agreement.

3.8 CRITERIA EIGHT: RESPONDENT'S ABILITY TO MEET SCHEDULES ON PAST PROJECTS

3.8.1 Describe how you will develop, maintain and update the project schedule during design and construction. Describe the way in which your firm develops and maintains work schedules to coordinate with the Owner's project schedule. For any combination of three (3) projects listed in response to Criteria 3.4 and 3.5, provide examples of how these techniques were used.

3.8.2 Substantial completion is August 6, 2015. Describe your 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 3.4 or 3.5 of this RFQ, provide examples of how these techniques were used, including specific scheduling challenges/requirements and actual solutions.

3.8.3 Describe how you develop and maintain work schedules during design and construction to coordinate with the Owner's project schedule. From any of three (3) projects listed in response to Section 3.4 or 3.5 of this RFQ, provide examples of how these techniques were used.

3.8.4 Describe your experience with Microsoft Project CPM scheduling. From any of three (3) of the projects listed in response to Section 3.4 or 3.5 of this RFQ, provide a sample of the monthly schedule reports, including identified milestones and schedule recovery plans.

3.9 CRITERIA NINE: RESPONDENT'S KNOWLEDGE OF CURRENT DESIGN AND CONSTRUCTION METHODOLOGIES, TECHNOLOGIES, AND BEST PRACTICES

3.9.1 Describe your quality assurance program. Explain the methods used to ensure quality control during the Construction phase of a project. Provide specific examples of how these techniques or procedures were used from any three (3) projects listed in response to Section 3.4 or 3.5 of this RFQ.

3.9.2 Describe your procedures for implementing industry's "best practices" as defined by the Construction Industry Institute and similar organizations for:

- Establishing and tracking project objectives
- Using project scope definition resources (i.e. Project Definitions Rating Index (PDRI)) in order to obtain complete and accurate design and construction documents from the A/E
- Cost tracking
- Master milestone scheduling, look-ahead planning, and weekly work planning to ensure best productivity
- Change (order) management systems
- Building systems commissioning including coordination with the Owner's commissioning agent
- Total quality management for each phase, including close-out and commissioning

3.9.3 Describe how you track Owner input and review comments on your design document submittals to confirm that they have been addressed. Provide examples of reports/logs used for tracking response to and closure on Owner comments.

3.9.4 Provide an example of a successful constructability program used to maintain project budgets without sacrificing quality.

3.9.5 As the Design/Build Contractor, describe your relationship with the local subcontracting community. Provide a list of subcontractors that you have worked with in the past that you feel would be qualified to work on this project.

3.9.6 Provide an example of a successful constructability program used to maintain project budgets without sacrificing quality.

3.9.7 Describe your methodology for advertising, evaluating and selecting trade contractors for "major" institutions of higher education as a Design Build contractor.

3.9.8 As the Design Build contractor, describe your relationship with the local subcontracting community and the local architect and engineer community.

3.9.9 The project site is located on the main campus of the Texas Medical Center. Describe your past experience dealing with new projects in congested campuses/site conditions (especially as it relates to the congested Texas Medical Center).for any project listed in Section 3.4 or 3.5 of this RFQ.

3.10 CRITERIA TEN: RESPONDENT'S ABILITY TO IDENTIFY AND RESOLVE PROBLEMS ON PAST PROJECTS

3.10.1 Describe your understanding of the administrative challenges and opportunities associated with providing Preconstruction and Construction services for The University of Texas System on this project, and your strategy for resolving these issues.

3.10.2 Understanding the schedule limitations, provide an analysis of the Owner's project planning schedule in Section 2.5 of this RFQ and describe your plan for communicating constructability, phasing, value engineering and other budget options in a form that will quickly facilitate the Owner's decision making.

3.10.3 For any combination of three (3) projects listed in response to Section 3.4 or 3.5 of this RFQ, describe any conflicts with the Owner, Consultants, Architect/Engineer, or subcontractors and describe the methods used by the Respondent to resolve those conflicts.

3.11 CRITERIA ELEVEN: EXECUTION OF OFFER

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.

3.11.1 By signature hereon, Respondent acknowledges and agrees that (1) this RFQ is a solicitation for Qualifications and is not a contract or an offer to contract; (2) the submission of Qualifications by Respondent in response to this RFQ will not create a contract between the Owner and Respondent; (3) the Owner has made no representation or warranty, written or oral, that one or more contracts with the Owner will be awarded under this RFQ; and (4) Respondent shall bear, as its sole risk and responsibility, any cost which arises from Respondent's preparation of a response to this RFQ.

3.11.2 By signature hereon, Respondent offers and agrees to furnish to the Owner the products and/or services more particularly described in its Qualifications, and to comply with all terms, conditions and requirements set forth in the RFQ documents and contained herein.

3.11.3 By signature hereon, Respondent affirms that he has not given, nor intends to give at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor or service to a public servant in connection with the submitted Qualifications.

3.11.4 By signature hereon, a corporate Respondent certifies that it is not currently delinquent in the payment of any Franchise Taxes due under Chapter 171, Texas Tax Code, or that the corporate Respondent is exempt from the payment of such taxes, or that the corporate Respondent is an out-of-state corporation that is not subject to the Texas Franchise Tax, whichever is applicable.

3.11.5 By signature hereon, the Respondent hereby certifies that neither the Respondent nor the firm, corporation, partnership or Owner represented by the Respondent, or anyone acting for such firm, corporation, or institution has violated the antitrust laws of this state, codified in Section 15.01, et. seq., Texas Business and Commerce Code, or the Federal antitrust laws, nor communicated directly or indirectly the Qualifications made to any competitor or any other person engaged in such line of business.

3.11.6 By signature hereon, Respondent represents and warrants that:

3.11.6.1 Respondent is a reputable company regularly engaged in providing products and/or services necessary to meet the terms, conditions and requirements of the RFQ;

3.11.6.2 Respondent has the necessary experience, knowledge, abilities, skills, and resources to satisfactorily perform the terms, conditions and requirements of the RFQ;

3.11.6.3 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;

3.11.6.4 Respondent understands (i) the requirements and specifications set forth in this RFQ and (ii) the terms and conditions set forth in the Contract under which Respondent will be required to operate;

3.11.6.5 Respondent, if selected by the Owner, will maintain insurance as required by the Contract;

3.11.6.6 All statements, information and representations prepared and submitted in response to this RFQ are current, complete, true and accurate. Respondent acknowledges that the Owner will rely on such statements, information and representations in selecting the successful Respondent. If selected by the Owner as the successful Respondent, Respondent will notify the Owner immediately of any material change in any matters with regard to which Respondent has made a statement or representation or provided information.

3.11.7 By signature hereon, Respondent certifies that the individual signing this document and the documents made part of the RFQ is authorized to sign such documents on behalf of the company and to bind the company under any agreements or other contractual arrangements, which may result from the submission of Respondent's Qualifications.

3.11.8 By signature hereon, Respondent certifies that if a Texas address is shown as the address of the Respondent, Respondent qualifies as a Texas Resident Respondent as defined in Rule 1 TAC 111.2.

3.11.9 By signature hereon, Respondent certifies as follows:

3.11.9.1 "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."

3.11.9.2 "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."

3.11.9.3 "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."

3.11.10 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 any University of Texas component, or Respondent has not been an employee of any University of Texas component within the immediate twelve (12) months prior to your RFQ response. All such disclosures will be subject to administrative review and approval prior to the Owner entering into any contract with Respondent.

3.11.11 By signature hereon, Respondent affirms that no compensation has been received for participation in the preparation of the specifications for this RFQ. (ref. Section 2155.004 Texas Government Code).

3.11.12 Respondent represents and warrants that all articles and services quoted in response to this RFQ meet or exceed the safety standards established and promulgated under the Federal Occupational Safety and Health Law (Public Law 91-596) and its regulations in effect or proposed as of the date of this solicitation.

3.11.13 By signature hereon, Respondent signifies his compliance with all federal laws and regulations pertaining to Equal Employment Opportunities and Affirmative Action.

3.11.14 By signature hereon, Respondent agrees to defend, indemnify, and hold harmless the State of Texas, all of its officers, agents and employees from and against all claims, actions, suits, demands, proceedings, costs, damages, and liabilities, arising out of, connected with, or resulting from any acts or omissions of Respondent or any agent, employee, subcontractor, or supplier of Respondent in the execution or performance of any agreements or other contractual arrangements which may result from the submission of Respondent's Qualifications.

3.11.15 By signature hereon, Respondent agrees that any payments that may become due under any agreements or other contractual arrangements, which may result from the submission of Respondent's Qualifications, will be applied towards any debt including, but not limited to, delinquent taxes and child support that is owed to the State of Texas.

3.11.16 By signature hereon, Respondent certifies that no member of the Board of Regents of The University of Texas System, or the Executive Officers of the University of Texas System or it's component institutions, has a financial interest, directly or indirectly, in the transaction that is the subject of the contract.

EXECUTION OF OFFER: RFQ No.367025/ME

The Respondent must complete, sign and return this Execution of Offer 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 may 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)*

SECTION 4 – FORMAT FOR STATEMENT OF QUALIFICATIONS

4.1 GENERAL INSTRUCTIONS

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

4.1.2 Qualifications shall be a MAXIMUM OF FIFTY (50) PRINTED PAGES. The cover, table of contents, divider sheets, HUB Subcontracting Plan (Section 1.13), and Execution of Offer do not count as printed pages. Each bound copy must be in the following order.

- Cover
- Cover Letter
- Table of Contents
- CRITERIA ONE: RESPONDENT'S STATEMENT OF QUALIFICATIONS AND AVAILABILITY TO UNDERTAKE THE PROJECT
- CRITERIA TWO: RESPONDENT'S ABILITY TO PROVIDE DESIGN BUILD SERVICES
- CRITERIA THREE: QUALIFICATIONS OF THE DESIGN BUILD TEAM
- CRITERIA FOUR: RESPONDENT'S PAST PERFORMANCE ON REPRESENTATIVE DESIGN BUILD PROJECTS
- CRITERIA FIVE: RESPONDENT'S PAST PERFORMANCE ON U.T. SYSTEM PROJECTS
- CRITERIA SIX: RESPONDENT'S ABILITY TO MANAGE CONSTRUCTION SAFETY RISKS
- CRITERIA SEVEN: RESPONDENT'S ABILITY TO ESTABLISH BUDGETS AND CONTROL COSTS ON PAST PROJECTS
- CRITERIA EIGHT: RESPONDENT'S ABILITY TO MEET SCHEDULES ON PAST PROJECTS
- CRITERIA NINE: RESPONDENT'S KNOWLEDGE OF CURRENT DESIGN AND CONSTRUCTION METHODOLOGIES, TECHNOLOGIES, AND BEST PRACTICES
- CRITERIA TEN: RESPONDENT'S ABILITY TO IDENTIFY AND RESOLVE PROBLEMS ON PAST PROJECTS
- CRITERIA ELEVEN: EXECUTION OF OFFER
- **HUB SUBCONTRACTING PLAN – Respondents must submit one (1) hard copy of the HUB Subcontracting Plan which must be submitted in a SEPARATE and SEALED envelope apart from the other Qualifications documents. Note: The HUB Subcontracting Plan must be submitted at the same time as the sealed Qualifications. The envelope containing the HUB Subcontracting Plan must clearly be labeled "HUB Subcontracting Plan", and marked with the project name and the RFQ number.**

4.1.3 Respondents shall carefully read the information contained in this RFQ and submit a complete response to all requirements and questions as directed. Incomplete Qualifications will be considered non-responsive and subject to rejection.

4.1.4 Qualifications and any other information submitted by respondents in response to this RFQ shall become the property of the Owner.

4.1.5 Qualifications that are qualified with conditional clauses, alterations, items not called for in the RFQ documents, or irregularities of any kind are subject to rejection by the Owner, at its option.

4.1.6 The Owner makes no representations of any kind that an award will be made as a result of this RFQ, or subsequent RFP. The Owner reserves the right to accept or reject any or all Qualifications, waive any formalities or minor technical inconsistencies, or delete any item/requirements from this RFQ when deemed to be in Owner's best interest.

4.1.7 Qualifications shall consist of answers to questions identified in Section 3 of the RFQ. Separate each section of the Qualifications by use of a divider sheet with an integral tab for ready reference. Identify the tabs in accordance with the parts under Section 3, which is to be consistent with the Table of Contents. TAB IDENTIFICATION BY NUMBERS ONLY IS NOT ACCEPTABLE.

4.1.8 Failure to comply with all requirements contained in this Request for Qualifications may result in the rejection of the Qualifications.

4.2 PAGE SIZE, BINDING, DIVIDERS, AND TABS:

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

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

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

4.3. TABLE OF CONTENTS:

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

4.4 PAGINATION:

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

SECTION 5 - ATTACHMENTS TO THE RFQ

5.1 Attachment A - Draft Agreement and Exhibits,
Between the Owner and Design-Build Contractor

5.2 Attachment B - Exhibit H: Policy on Utilization Historically Underutilized Businesses

5.3 Attachment C - RFI, Request for Information

5.4 Attachment D - Project Site Plan

5.5 Attachment E – Design Criteria Package

5.6 Attachment F - Zayed Geotechnical Report