REQUEST FOR COMPETITIVE SEALED PROPOSALS FOR A GENERAL CONTRACTOR

THE UNIVERSITY OF TEXAS
MD ANDERSON CANCER CENTER
Aesthetic Renewal for Corridors 1-3

MD Anderson Project No.: **190482**
RFP No.: **1711815/EE**

PRE-SUBMITTAL CONFERENCE:
November 7, 2019 at 2:00 pm
6900 Fannin, Suite FHB8.1035
Houston, Texas 77030

SUBMITTAL DEADLINE: November 20, 2019 - 2:00 PM LOCAL TIME

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

Prepared By:
MD Anderson Cancer Center
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7007 Bertner Avenue, Suite 11.2339
Houston, Texas 77030
713-745-8300

Capitalized words or phrases appearing within this Request for Competitive Sealed Proposals or the Attachments hereto are defined herein, in the Owner's Standard Agreement attached hereto or in the Uniform General Conditions for University of Texas System Building Construction Contracts attached thereto.

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REQUEST FOR COMPETITIVE SEALED PROPOSALS
THE UNIVERSITY OF TEXAS
MD ANDERSON CANCER CENTER
Aesthetic Renewal for Corridors 1-3
Project 190482
RFP No.: **1711815/EE**

SECTION 1 – GENERAL INFORMATION AND REQUIREMENTS

1.1 GENERAL INFORMATION: The University of Texas MD Anderson Cancer Center ("Owner") is soliciting Competitive Sealed Proposals ("Proposals") for the selection of a Contractor to provide general construction and general construction subcontracting services for MD Anderson Project No. 190482 Aesthetic Renewal for Corridors 1-3 ("Project"), as authorized by Texas Education Code §51.783 and in accordance with the terms, conditions, and requirements set forth in this Request for Competitive Sealed Proposals ("RFP").

1.1.1 This RFP is the only step for selecting a Contractor for the Project as provided by Texas Education Code §51.783(d) and provides the information necessary for an interested respondent ("Respondent") to prepare and submit a Proposal for consideration, evaluation and ranking by the Owner.

1.1.2 The Owner may select the Respondent that offers the "best value" for the institution based on the published selection criteria and on Owner's evaluation and ranking of Proposals received in response to this solicitation. The Owner may first attempt to negotiate an Agreement with the Respondent that submits the apparent "best value" offer. The Owner may discuss with the selected Respondent options for a scope or time modification and any price change associated with any such modification. If the Owner is unable to reach an agreement with that selected Respondent, the Owner may formally end negotiations with that Respondent and proceed to the Respondent that submitted the next "best value" offer in the order of the Proposal ranking until an agreement is reached or all Proposals are rejected.

1.2 PUBLIC INFORMATION: All information, documentation, and other materials submitted in response to this solicitation are considered non-confidential, non-proprietary, or both and are subject to public disclosure under the Texas Public Information Act (*Texas Government Code*, Chapter 552.001, *et seq.*) after this solicitation is completed.

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

1.3 TYPE OF AGREEMENT: Any Agreement resulting from this solicitation will be in the form of the Owner's standard Agreement Between Owner and Contractor as adapted for this Project (Owner's Standard Agreement) a copy of which is attached to this RFP.

1.3.1 If awarded, the contract will be awarded as a "lump-sum" or "fixed-price" contract to the Respondent offering the "best value" to the Owner.

1.3.2 Any request to modify any terms or conditions of Owner's Standard Agreement or any of the Exhibits, Riders or attachments thereto, will be taken into consideration before awarding the contract to any respondent.

1.3.3 Respondent shall carefully review the Owner's Standard Agreement and all of its Exhibits, Riders and attachments. Respondent must clearly communicate in writing all terms and conditions of the Owner's Standard Agreement (including those within any Exhibits, Riders or attachments) that Respondent will require to be changed before Respondent will sign the Agreement.

1.3.4 Respondent must provide written attestation of its willingness to accept Owner's Standard Agreement without change or modification or if Respondent will require changes, Respondent must provide all actual draft language it proposes for each change requested. In addition to proposed edits, Respondent must provide a reasonable and articulable explanation why the Respondent requests each change. Redlining Owner's Standard Agreement or providing a statement with the intent or an implication that the agreement will require further discussion or negotiation will not be considered sufficient as a reasonable request for change and will negatively impact Respondents overall ranking.

1.4 CLARIFICATIONS AND INTERPRETATIONS: Any clarifications or interpretations of this RFP, or any attachments hereto that materially affect or change its requirements will be issued by the Owner as an Addendum on the MD Anderson web site (http://www.mdanderson.org/departments/bids) or by the Project Architect/Project Engineer. It is the responsibility of Respondent to obtain this information in a timely manner. All such Addenda issued by the Owner before the Submittal Deadline are part of the RFP, and Respondent shall acknowledge receipt of each Addendum to the RFP and/or the Construction Documents in its Proposal.

1.4.1 No oral explanation in regard to the meaning of the solicitation documents will be made and no oral instructions will be given before the award of the contract. Discrepancies, omissions or doubts as to the meaning of any information contained in the Construction Documents shall be communicated in writing to the Owner, who shall direct the communications to the Project Architect for interpretation. Any interpretation made will be in the form of an Addendum, which will be forwarded to all known plan holders and its receipt by the Respondent shall be acknowledged in the Respondent's Pricing and Delivery Proposal and Execution of Offer.

1.4.2 Respondents shall consider only those clarifications and interpretations to the Construction Documents that the Project Architect issues by Addenda three (3) calendar days prior to the Submittal Deadlline. Interpretations or clarifications in any other form, including oral statements, will not be binding on the Owner and should not be relied on by Respondent in preparing its Proposal.

1.5 SUBMISSION OF PROPOSALS:

1.5.1 Proposals are to include the elements, and are to be assembled, as set forth in Section 4 of this RFP. Proposals will include a proposal for the base scope of work (Base Proposal) and may include proposal(s) for any alternate scope(s) of work (Alternate Proposal(s)), when requested by Owner, and any conditions upon which the Base Proposal or any Alternate Proposal(s) are premised. Alternate Proposals, when requested, will be identified in the Respondent's Pricing and Delivery Proposal and Execution of Offer attached to this RFP.

1.5.2 In addition, Respondent may propose alternate means, methods, materials or any combination thereof for completing the base scope of work or any alternate scope(s) of work set forth in the Construction Documents. Owner will accept alternate proposals from Respondent that identify an innovative approach for what Respondent believes to be a more efficient,

streamlined method to better meet Owner's requirements. Any such "Proposed Alternate(s)" shall be considered above and beyond the Proposals submitted for the base scope of work and any respective alternate scopes of work identified by Owner in the Construction Documents. Proposed Alternates not specifically requested by Owner in the RFP must be clearly identified as a proposed alternate and must be submitted as a separate element at the same time the Proposal is submitted. In addition, any such Proposed Alternate shall clearly reference the portion of the base scope of work or Owner-defined alternate scope of work to which it applies and the related price impact that acceptance of the Proposed Alternate will have on Respondent's Pricing and Delivery Proposal.

1.5.3 The Owner will receive Proposals at the time and location described below.

November 20, 2019 at 2:00 pm CST

Physical Address for Courier Delivery:
The University of Texas MD Anderson Cancer Center
Facilities Planning Design Construction
6900 Fannin, Suite FHB10.1001
Houston, Texas 77030
Attn: Eulalia English

1.5.4 Respondent's Proposal is to include the following elements, which are to be submitted as described below:

1.5.4.1 Respondent shall submit **seven (7)** identical copies of the Respondent's Qualifications and **one (1)** PDF copy on a universal serial bus (USB) compatible flash drive clearly labeled "Respondent's Qualifications." Respondent's Qualifications shall include Respondent's responses to criteria 3.1 through 3.9 of this RFP.

1.5.4.2 If Respondent elects to submit any Proposed Alternates, Respondent shall submit seven (7) identical copies of the technical description of each Proposed Alternate and one (1) PDF copy of the technical description of the Proposed Alternates on a separate flash drive clearly labeled "Proposed Alternate 1, 2, 3, etc". The pricing impact for each Proposed Alternate, if any, is to be included in Respondent's Pricing and Delivery Proposal.

1.5.4.3 Respondent shall submit the fully executed, original Respondent's Pricing and Delivery Proposal and Execution of Offer in a separate, sealed envelope. Respondent shall label the envelope "Pricing and Delivery Proposal and Execution of Offer" and shall include the Owner's RFP No., and the Owner's Project Number and Project Name.

1.5.4.4 Respondent must submit the HUB Subcontracting Plan (HSP) as described in Section 4.1.2 of this RFP. Respondent shall submit its HUB Subcontracting Plan by the Submittal Deadline separate from the other Proposal elements in a SEALED envelope, within the sealed response. Respondent shall label the envelope "HUB Subcontracting Plan" and shall include the Owner's RFP No., and the Owner's Project Number and Project Name.

1.5.5 Any element of the Proposal (Respondent's Qualifications, Respondent's Pricing and Delivery Proposal and Execution of Offer, Proposed Alternates or HUB Subcontracting Plan) that are received late will be returned to the Respondent unopened. The Point-of-Contact identified in Section 1.6 will identify the official time clock at the Proposal submittal location identified above.

1.5.6 The Owner will not acknowledge or receive any element of the Base Proposal (Respondent's Qualifications, Respondent's Pricing and Delivery Proposal and Execution of Offer, Proposed Alternates or HUB Subcontracting Plan) that are delivered by telephone, facsimile (fax) transmission, or electronic mail (e-mail).

1.5.7 Properly submitted Proposal elements, including Respondent's Qualifications, Respondent's Pricing and Delivery Proposal and Execution of Offer, Proposed Alternates or HUB Subcontracting Plans, will not be returned to Respondent.

1.5.7 All elements of the Proposal (Respondent's Qualifications, Respondent's Pricing and Delivery Proposal and Execution of Offer, Proposed Alternates and HUB Subcontracting Plan must be enclosed in a sealed package (envelope, box or container) addressed to the Point-of-Contact identified in Section 1.6. The sealed package must clearly identify the Submittal Deadline, the Owner's RFP Number, and the name and return address of the Respondent.

1.5.8 After the HUB Subcontracting Plans are received and approved by the Owner, all properly submitted Pricing and Delivery Proposals will be opened publicly and the names of the Respondents and any prices required to be submitted will be read aloud.

1.6 POINT-OF-CONTACT: The Owner designates the following person, as its sole representative and Point-of-Contact for this solicitation. Respondents shall restrict all contact with the Owner and direct all questions regarding this solicitation including questions regarding terms and conditions, to the Point-of-Contact person. Any Respondent contacting any person other than the person listed in 1.6 may negatively impact the integrity of this selection process and may have its Proposal rejected in its entirety.

Eulalia English
The University of Texas MD Anderson Cancer Center
Sourcing & Contract Management
Email: ecwashin@mdanderson.org

1.6.1 The Owner designates the following person, as its Project Engineer representative regarding the Construction Documents.

Ronald Wedemeyer,
Manager Architectural Services
6900 Fannin St.
Houston, TX 77030
Phone: 713-563-4338
E-mail: RWedemeyer@mdanderson.org

1.7 EVALUATION OF PROPOSALS: The evaluation of the Proposals shall be based on the requirements described in this RFP. Approximately **FORTY PERCENT(40%)** 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: Owner may evaluate the Proposals based on the anticipated completion of all or any portion of the Project. Owner reserves the right to divide the

Project into multiple parts, to reject any and all Proposals and re-solicit for new Proposals, 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 solicitation for any project and no such representation is intended or should be construed by the issuance of this solicitation.

1.8.1 Respondent understands and agrees that this solicitation and any subsequent Agreement ensuing from this solicitation 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 solicitation and any subsequent Agreement ensuing from this solicitation will be null, void, and of no effect.

1.9 ACCEPTANCE OF EVALUATION METHODOLOGY: By submitting it's Proposal in response to this solicitation, the Respondent accepts the evaluation process and acknowledges and accepts that determination of the "best value" offer will require subjective judgments by Owner.

1.9.1 Owner reserves the right to consider any Proposal "non-responsive" if the proposed price is determined to be unreasonable in relation to those submitted with other 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 solicitation process shall be at the sole risk and responsibility of the Respondent. Respondent submits its Proposals at its own risk and expense.

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

November 7, 2019 2:00 pm CST
The University of Texas MD Anderson Cancer Center
Fannin Holcombe Building
Room FHB8.1035
6900 Fannin
Houston TX 77030

1.11.1 A guided tour of the project site **will** be included as a part of the conference agenda. This will be the only opportunity for Respondents to view the project site before the Submittal Deadline. Attendance at the pre-submittal conference is optional.

1.12 ELIGIBLE RESPONDENTS: Only individual firms or lawfully formed business organizations may submit Proposals. (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 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 its Policy on Utilization of Historically Underutilized Businesses, a copy of which is attached hereto and will be included as an Exhibit to the Agreement. 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 Proposal. Failure to submit a required HUB Subcontracting Plan will result in rejection of the Proposal.

1.13.1 STATEMENT OF PROBABILITY

Owner has determined that subcontracting opportunities are probable in connection with this solicitation. Therefore, a HUB Subcontracting Plan (HSP) is required as a part of Respondent's Proposal. Respondent shall develop and administer a HSP as a part of the Respondent's Proposal in accordance with the Owner's Policy on Utilization of Historically Underutilized Businesses (HUB).

1.13.2 Respondent's HUB Subcontracting Plans must be submitted by the Submittal Deadline SEPARATE from the other elements of Resondent's Proposal in a SEALED Envelope.

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

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

1.13.6 Respondent must submit the HUB Subcontracting Plan as described in Section 4.1.2 of this RFP.

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 tax status as required by Chapter 171 of the Texas Tax Code. Respondent acknowledges its obligation and agrees that if awarded a

contract pursuant to this solicitation, Respondent will ensure that each subcontractor and supplier that Respondent places under contract will also provide a certification of franchise tax status as required by Chapter 171 of the Texas Tax Code.

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. he requirements of the rule are set forth in Article 6 of the Uniform 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 is attached to the Owner's Special Conditions, which are included as an Exhibit to the Owner's Standard Agreement. 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 per underpaid worker per day or portion thereof.

1.19 DELINQUENCY IN PAYING CHILD SUPPORT: Under Section 231.006, Family Code, the Respondent 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 any contract ensuing from this solicitation may be terminated and payment may be withheld if this certification is inaccurate.

1.20 FINANCIAL COMMITMENT: The University of Texas MD Anderson Cancer Center is an institution of The University of Texas System, which consists of eight academic institutions and six health institutions.

1.20.1 Each UT System institution is a financially separate entity and shall be solely responsible for the financial commitments of that institution.

1.21 ETHICS MATTERS: Respondent and its employees, agents, representatives and Subcontractors must read and understand Owner's Conflicts of Interest Policy available at http://www.mdanderson.org/about-us/compliance-program/conflict-of-interest-policy-no.-adm0255.pdf, Owner's Standards of Conduct Guide available at http://www.mdanderson.org/about-us/compliance-program/do-the-right-thing.pdf, and applicable state ethics laws and rules available at www.utsystem.edu/ogc/ethics. Neither Respondent nor its employees, agents, representatives or Subcontractors will assist or cause Owner employees to violate Owner's Conflicts of Interest Policy, provisions described by Owner's Standards of Conduct Guide, or applicable state ethics laws or rules. Respondent certifies that no member of the Board has a direct or indirect financial interest in the transaction that is the subject of this RFP.

1.22 GROUP PURCHASE AUTHORITY: Texas law authorizes institutions of higher education (defined by section 61.003, *Education Code*) to use group purchasing procurement methods (ref. Sections 51.9335, 73.115, and 74.008, *Education Code*). Additional Texas institutions of higher education may therefore elect to enter into a contract with the successful Respondent.

1.23 COMPLIANCE WITH LAW: Respondent is aware of, is fully informed about, and in full compliance with its obligations under existing applicable law and regulations, including Title VI of the Civil Rights Act of 1964, as amended (42 USC 2000(D)), Executive Order 11246, as amended (41 CFR60-1 and 60-2), Vietnam Era Veterans Readjustment Act of 1974, as amended (41 CFR60-250), Rehabilitation Act of 1973, as amended (41 CFR 60-741), Age Discrimination Act of 1975 (42 USC 6101 et seq.), Non-segregated Facilities (41 CFR 60-1), Omnibus Budget Reconciliation Provision, Section 952, Fair Labor Standards Act of 1938, Sections 6, 7, and 12, as amended, Immigration Reform and Control Act of 1986, and Utilization of Small Business Concerns and Small Business Concerns Owned and Controlled by Socially and Economically Disadvantaged Individuals (PL 96-507), the Americans with Disabilities Act of 1990 (42 USC 12101 et seq.), the Civil Rights Act of 1991, University of Texas System Administration Policy UTS165, and all laws and regulations and executive orders as are applicable,

1.24 DISCLOSURE OF INTERESTED PARTIES STATUTE. In its Proposal, Respondent must agree to comply with Section 2252.908, Texas Government Code ("Disclosure of Interested Parties Statute") and 1 Texas Administration Code Sections 46.1 through 46.3 ("Disclosure of Interested Parties Regulations") as implemented by the Texas Ethics Commission ("TEC"), including, among other things, providing the TEC and Owner with the information required by the Disclosure of Interested Parties Statute and the Disclosure of Interested Parties Regulations on the form promulgated by the TEC. The form will be required to be submitted to Owner prior to the countersigning of the final agreement and is not a required element of Respondent's Proposal.

1.24.1 Frequently Asked Questions For Disclosure of Interested Parties (Form 1295) can be viewed at https://www.ethics.state.tx.us/whatsnew/FAQ_Form1295.html.

1.24.2 Form 1295, Certificate of Interested Parties, can be viewed at https://www.ethics.state.tx.us/forms/1295.pdf.

SECTION 2 – EXECUTIVE SUMMARY

2.1 HISTORICAL BACKGROUND:

The University of Texas MD Anderson Cancer Center, located in Houston on the campus of the Texas Medical Center, is one of the world's largest and most respected centers devoted exclusively to cancer patient care, research, education and prevention.

The Texas Legislature created MD Anderson in 1941 as part of The University of Texas System. It is one of the nation's original three comprehensive cancer centers designated by the National Cancer Act of 1971 and one of 45 National Cancer Institute-designated comprehensive cancer centers.

U.S. News & World Report's annual "Best Hospitals" survey has ranked MD Anderson the nation's leading cancer care hospital for 11 of the past 14 years. It's been named one of the nation's top two cancer centers every year since the survey began in 1990.

Since 1944, 1 million patients have turned to MD Anderson for cancer care. In Fiscal Year 2014, the institution provided care for approximately 127,000 people. More than 8,000 participants were enrolled in clinical trials exploring innovative treatments, making it the largest cancer clinical trial program in the nation.

MD Anderson employs more than 20,000 people, including 1,700 faculty members. A volunteer workforce of 1,080 contributed more than 164,000 hours in service in FY14. Together, they work to fulfill MD Anderson's mission of eliminating cancer as a major health threat.

At MD Anderson, important scientific knowledge gained in the laboratory is rapidly translated into clinical care. In FY14, MD Anderson invested more than $735 million in research, an increase of 35% in the past five years.

Inspired by America's drive a generation ago to put a man on the moon, MD Anderson has launched an ambitious and comprehensive action plan, called the Moon Shots Program, to dramatically accelerate the pace of converting scientific discoveries into clinical advances that significantly reduce cancer deaths. The program brings together large teams of researchers and clinicians to mount comprehensive attacks on several major cancer types. So far, the program has received more than $213 million in private philanthropic commitments. The goal is for *all* cancers to one day become moon shots.

With employees working in more than 50 buildings in the greater Houston area and in central Texas, MD Anderson is the largest freestanding cancer center in the world. Its facilities in the Texas Medical Center — the largest medical center in the world — cover more than 14 million square feet and feature the latest equipment and facilities to support growing needs in outpatient and inpatient care, research, prevention and education.

MD Anderson provides cancer care at convenient locations in the greater Houston area. Services and locations outside the Texas Medical Center vary and include Bay Area, Katy, West Houston (diagnostic imaging), Bellaire (diagnostic imaging), Memorial City (surgical clinic), Sugar Land and The Woodlands.

In addition, MD Anderson has two research campuses located in Texas: The Michale E. Keeling Center for Comparative Medicine and Research, located on 381 acres near Bastrop; and, The Virginia Harris Cockrell Cancer Research Center, located in the Lost Pines region near Smithville, covering more than 27,000 building gross square feet.

The Texas Legislature established the Science Park in 1971 as an educational and research facility for the cooperative study of the interaction between humans and the environment. After the Legislature approved a bill that activated the Science Park and appropriated funding for its initial planning, MD Anderson acquired 717 acres of land near Smithville, Texas from the Texas Parks and Wildlife Department to develop the site. In 1977, construction of the original buildings (a conference center, two laboratory facilities and a guest residence) was completed, and the campus was formally dedicated as a research center for the study of cancer cause and prevention.

From the onset, the multidisciplinary teams assembled at Science Park brought unique focus to complex problems in cancer research, and the research programs grew rapidly. During the 1980s, support buildings were added, including an animal support facility, a physical plant and warehousing facility, and a small student-housing unit. A third laboratory building, the Ralph and Lillian Meadows Molecular Biology Facility, was built in 1992.

The Cockrell Foundation presented a $5 million donation in 1998 to create the Virginia Harris Cockrell Cancer Research Center at MD Anderson Cancer Center, Science Park. In 1999, the Regents approved a formal graduate degree program in Environmental and Molecular Carcinogenesis. By 2000, the Science Park had achieved a substantial foundation of support, a stable administration and a significant investment in faculty and research support. Construction of a state-of-the-art, 26,000 square foot laboratory building (Lab 4) was completed in 2009.

The Virginia Harris Cockrell Cancer Research Center, Science Park is a basic science research campus of The University of Texas MD Anderson Cancer Center and is home to the Department of Epigenetics and Molecular Carcinogenesis. Since its establishment in 1977, this campus has grown steadily in size and is now recognized as a world leader in cancer research. Currently, there are nearly 265 employees at the Science Park campus. The professional research force includes faculty, postdoctoral fellows, graduate students, and laboratory support staff. Research efforts are supported by a strong administrative organization. All members of the faculty are involved in education programs, which include training at the postgraduate and graduate levels, as well as summer programs at the undergraduate and high school levels.

The institution's MD Anderson Cancer Network® also has developed a network of national and international locations:

Partner members

Banner MD Anderson Cancer Center (Gilbert, Arizona)

Baptist MD Anderson Cancer Center (Jacksonville, Florida)

MD Anderson Cancer Center at Cooper (Camden, New Jersey)

MD Anderson Cancer Center at Summit Medical Group (Berkeley Heights, New Jersey)

Certified members

14 health systems and hospitals in 12 states

Associate members

Hospital Israelita Albert Einstein (Sao Paulo, Brazil)

MD Anderson Cancer Center Madrid (Madrid, Spain)

Affiliates

MD Anderson Radiation Treatment Center at Presbyterian Kaseman Hospital (Albuquerque, New Mexico)

MD Anderson Radiation Treatment Center at American Hospital (Istanbul)

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 AND SCOPE:

Aesthetic renewal of the public corridors of level 1, 2, and 3 in Clark Clinic, Anderson Central, and Lutheran Pavillion. This should include replacement of carpet, ceiling tiles, painting, elevator lobbies, and lighting fixture upgrades.

2.4 PROJECT PLANNING SCHEDULE:

The following anticipated dates are for planning purposes only. If there is a conflict between the dates below and the Respondent's Pricing and Delivery Proposal Form, the duration shown on the Pricing and Delivery Proposal Form shall govern. The contractual dates required by the Owner of the "best value" Respondent will be identified in the executed Agreement.

Owner conducts Pre-Submittal Conference	Refer to Section 1.11
Last Day to submit Request for Information 4:00 PM CST	**11/12/2019**
Response to RFI posted to Internet	**11/14/2019**
Owner receives Proposals and HUB Subcontracting Plan	Refer to Section 1.5
Owner determines Respondent offering "Best Value"	**12/10/2019**
Owner delivers agreement for execution to Selected Respondent	**12/13/2019**
Selected Respondent delivers executed Agreement to Owner	**12/20/2019**
Anticipated Date for Commencement of the Work	**1/10/2020**
Contractor achieves Substantial Completion	**08/08/2020**
Contractor achieves Final Completion	**07/04/2020**

2.5 CONSTRUCTION DOCUMENTS:

Construction Documents are available for purchase at:

Arch Document Solutions
2900 Smith Street #100
Houston, TX 77006
Phone: **713-782-8580**
E-mail: **txsm.branch@e-arc.com**

Interested Respondent's will not be reimbursed for costs associated with obtaining copies of Construction Documents.

SECTION 3 – REQUIREMENTS FOR COMPETITIVE SEALED PROPOSALS (RESPONDENT'S QUALIFICATIONS)

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

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

3.1.1 Provide a statement of interest for the Project including a narrative describing the Respondent's unique abilities as they pertain to this particular Project.

3.1.2 Provide a statement on the availability and commitment of the Respondent, its principal(s) and assigned professionals to undertake the Project.

3.2 CRITERION TWO: RESPONDENT'S ABILITY TO PROVIDE CONSTRUCTION MANAGEMENT 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 secure bonds for the Project. The surety shall acknowledge that the firm may be bonded for the full Contract Sum established the Project, with an estimated amount of **TWO MILLION SEVEN HUNDRED THOUSAND DOLLARS AND NO/100 ($2,700,000.00)**. Bonding requirements are set forth in the Owner's Standard Agreement and in the 2013 Uniform General Conditions for The University of Texas System Building Construction Contracts attached thereto

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 Owner.

3.2.5 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.

3.2.6 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.

3.2.7 Describe any instances involving your firm in 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.

3.3 CRITERION THREE: QUALIFICATIONS OF CONSTRUCTION TEAM

3.3.1 Provide resumes of the Respondent's team 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. Include as applicable; project managers, superintendents, assistant project managers and superintendents, expeditors, project scheduler, quality control inspectors, safety coordinator / assistant, carpenter forman, and labor forman.

3.3.2 For the each team member identified above, provide his/her current status, and when each team member will be available to provide construction services for this Project.

3.3.3 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 Construction Services.

3.3.4 Identify the mechanical andelectricalsubcontractors included as part of this Proposal, including their experience with similar projects, the number of years with their respectives firms, and their city(ies) of residence.

3.3.5 Provide resumes of the project manager and superintendent that will be directly involved in the Project for themechanical andelectrical subcontractors identified in response to 3.3.4 above, including their experience with similar projects, the number of years with their respective firms, and their city(s) of residence.

3.4 CRITERION FOUR: RESPONDENT'S PAST PERFORMANCE ON REPRESENTATIVE PROJECTS AND UNDERSTANDING OF OWNER'S STANDARD AGREEMENT

3.4.1 Identify and describe the construction team's past experience for providing construction services that are most similar to this project within the last five (5) years – focus on aesthetic renewal driven projects. List the projects in order of priority, with the most similar project listed first. Provide the following information for each project listed:

- Project name, location, contract delivery method (e.g. competitive bid, competitive proposal, construction manager-at-risk, design-build), and description
- Color images (photographic or machine reproductions)
- Final construction cost
- Final project size in gross square feet
- Type of construction (new, renovation, or expansion)
- 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 and electrical subcontractor.

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

- The Owner's representative who served as the day-to-day liaison during construction, including telephone number
- Architect/Engineer's name and representative who served as the day-to-day liaison during construction, 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. Owner may contact references during any part of this process. Owner reserves the right to contact any other references at any time during the RFP solicitation process.

3.4.2 Owner's Standard Agreement is attached hereto. Identify any terms of Owner's Standard Agreement you will require to be changed prior to signing Owner's agreement.

3.4.2.1 Any request to modify any terms or conditions of Owner's Standard Agreement or any of its Exhibits, Riders and attachments will be taken into consideration before offering an agreement to any Respondent.

3.4.2.2 Respondent should carefully review the attached Owner's Standard Agreement and all of its Exhibits, Riders and attachments. Respondent must clearly communicate in writing all terms and conditions of the Owner's Standard Agreement (including all Exhibits, Riders and attachments) that Respondent will require to be changed before Respondent will sign the agreement.

3.4.2.3 Respondents must provide written attestation of its willingness to accept Owner's Standard Agreement without change or modification or if Respondent will require changes, Respondent must provide all actual draft language it proposes for each change requested. In addition to proposed changes, Respondent must provide a reasonable and articulable explanation why the Respondent requests each change. Redlining Owner's Standard Agreement or providing a statement with the intent or an implication that the agreement will require further discussion or negotiation will not be considered sufficient as a reasonable request for change and will negatively impact Respondents overall ranking.

3.4.3 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 CRITERION FIVE: RESPONDENT'S PAST PERFORMANCE ON U.T. SYSTEM PROJECTS OR OTHER SIMILAR ACADEMIC INSTITUTION

3.5.1 Identify and describe the construction team's past experience providing construction services on projects for The University of Texas System or similar academic institution projects within the last five (5) years.

If the Respondent has not previously provided construction services for The University of Texas System, then identify and describe the Respondent's past performance on construction

projects for "major" institutions of higher education (or similar) within the last five (5) years. Projects may repeat those listed in Section 3.4 above.

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)
- Final construction cost
- Final project size in gross square feet
- Type of construction (new, renovation, or expansion)
- Actual notice to proceed, substantial completion, and final ayment 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 major subcontractors
- What is the total recordable incident rate and days away from work for each of the listed projects; including project participants? Information obtained from SafetyNet is acceptable if available.

3.6 CRITERION SIX: RESPONDENT'S PROJECT PLANNING AND SCHEDULING FOR THIS PROJECT

3.6.1 Provide a CPM Milestone Schedule for this Project as described in Owner Specification Section 01 32 00, Project Planning & Scheduling. Using the CPM Milestone Schedule, identify specific critical steps, phases, milestones, approvals, and procurements anticipated. Clearly identify the 10% Total Project Float required during the construction phase.

3.6.2 Describe what you perceive are the critical construction issues for this Project.

3.6.3 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 RFP provide examples of how these techniques were used, including specific scheduling challenges/requirements and actual solutions.

3.6.4 This Project will physically connect to (or occur within) an existing building that will remain occupied during construction. Describe your plan to phase construction to minimize the impact on the occupants in the existing building. Describe the anticipated steps necessary to maintain operation of the occupied building during construction.

3.7 CRITERION SEVEN: RESPONDENT'S QUALITY CONTROL AND COMMISSIONING PROGRAM FOR THIS PROJECT

3.7.1 Describe your quality control 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 for any of three (3) projects listed in response to Section 3.4 or 3.5 of this RFP.

3.7.2 Describe how your quality control team will measure and control the quality of construction and commissioning performed by trade subcontractors as required by Owner specifications on this Project, and how will you address non-conforming work.

3.7.3 Describe how you have maintained security during the construction of an occupied facility listed in Section 3.4 or 3.5 of this RFP.

3.7.4 Describe your past experience dealing with congested campuses or congested site conditions for any project listed in response to Section 3.4 or 3.5 of this RFP.

3.7.5 Provide examples of records, reports, monitoring systems, and information management systems you will use on this Project.

3.7.6 Describe your plans for infection control in an occupied, fully functional hospital facility.

3.7.7 Describe your approach to coordinating inspections and approvals with the State Fire Marshall regarding approval of life safety systems.

3.8 CRITERION EIGHT: RESPONDENT'S SAFETY MANAGEMENT PROGRAM FOR THIS PROJECT

3.8.1 Describe your job site safety program for this Project and specific safety policies with which employees must be in compliance.

3.8.2 For all projects that you have managed (or co-managed) in the past five (5) years identify any deaths that have occurred on a project site controlled by your firm, or any subcontractor(s) (at any contractual level), that had a death on your project site? If so, describe how you have revised your program.

3.8.3 Identify the proposed safety management team members for construction services. Include all details necessary to demonstrate the credentials required by Owner's Project Safety specification.

3.8.4 Briefly describe your firm's approach for anticipating, recognizing and controlling safety risks and note the safety resources that you will provide for each Project's safety program.

3.8.5 Describe the Safety and Insurance and the Claims History information and weighting that you included, or that you will use in your solicitation and award process for selecting the "best value" subcontractors for this Project.

3.8.6 For all projects that you have 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 inth 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

3.9 CRITERION NINE: RESPONDENT'S WARRANTY AND SERVICE SUPPORT PROGRAM FOR THIS PROJECT

3.9.1 Describe your warranty service support philosophy and warranty service implementation plan for this Project.

3.9.2 Describe how you will measure the quality of service provided to the Owner for this Project.

3.9.3 Provide reference letters from three (3) owners (other than U.T. System) identified in Sections 3.4 OR 3.5 of this RFP that describe your response to, and performance on, warranty services AFTER substantial completion.

3.10 CRITERION TEN: RESPONDENT'S PRICING AND DELIVERY PROPOSAL AND EXECUTION OF OFFER

3.10.1 Complete the "Respondent's Pricing and Delivery Proposal and Execution of Offer" attached to this RFP.

SECTION 4 – FORMAT OF PROPOSALS

4.1 GENERAL INSTRUCTIONS

4.1.1 Respondent's Proposal shall be prepared SIMPLY AND ECONOMICALLY, providing a straightforward, CONCISE description of the Respondent's ability to meet the requirements for the Project as set forth in 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 Respondent's Proposal shall include the following elements:

- Respondent's Qualifications – consisting of Respondent's responses to Criterion 3.1 through Criterion 3.9, with the number of copies as set forth in section 1.5 and bound and tabbed as set forth below.
- Respondent's HUB Subcontracting Plan – submitted in a separate, sealed envelope as set forth below.
- Respondent's Pricing and Delivery Proposal and Execution of Offer – submitted in a separate, sealed envelope as set forth below.
- Respondent's Proposed Alternates – a separate document describing technical aspects of any alternate means, methods or materials that Respondent proposes to use in executing the Work. This document shall be submitted with the same number of copies as the Respondent's Qualifications and shall not include any pricing information. Any price impact that the Proposed Alternate will have shall be clearly identifed in an attachment to the Respondent's Pricing and Delivery Proposal.
- A flash drive containing an image of Respondent's complete Proposal,including an image of each element thereof, as required in Section 1.5.

4.1.3 Respondent's Proposal shall be a MAXIMUM OF FIFTY (50) PRINTED PAGES. The cover, table of contents, divider sheets, HUB Subcontracting Plan (Section 1.13),

Respondent's Pricing and Delivery Proposal 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
- CRITERION ONE: RESPONDENT'S ABILITY TO PROVIDE CONSTRUCTION SERVICES
- CRITERION TWO: RESPONDENT'S ABILITY TO PROVIDE CONSTRUCTION MANAGEMENT SERVICES
- CRITERION THREE: QUALIFICATIONS OF CONSTRUCTION TEAM
- CRITERION FOUR: RESPONDENT'S PAST PERFORMANCE ON REPRESENTATIVE PROJECTS AND UNDERSTANDING OF OWNER'S STANDARD AGREEMENT
- CRITERION FIVE: RESPONDENT'S PAST PERFORMANCE ON U.T. SYSTEM PROJECTS
- CRITERION SIX: RESPONDENT'S PROJECT PLANNING AND SCHEDULING FOR THIS PROJECT
- CRITERION SEVEN: RESPONDENT'S QUALITY CONTROL AND COMMISSIONING PROGRAM FOR THIS PROJECT
- CRITERION EIGHT: RESPONDENT'S SAFETY MANAGEMENT PROGRAM FOR THIS PROJECT
- CRITERION NINE: RESPONDENT'S WARRANTY AND SERVICE SUPPORT PROGRAM FOR THIS PROJECT
- **CRITERION TEN: RESPONDENT'S PRICING AND DELIVERY PROPOSAL AND EXECUTION OF OFFER -** Respondent's Pricing and Delivery Proposal and Execution of Offer **must** be submitted at the same time the sealed Proposal is submitted. The envelope containing these documents must clearly be labeled as "Respondent's Pricing and Delivery Proposal and Execution of Offer" and marked with the Owner's RFP Number and the Owner's Project Number and Project Name.
- **HUB SUBCONTRACTING PLAN –**The HUB Subcontracting Plan **must** be submitted at the same time the sealed Proposal is submitted. The envelope containing the HUB Subcontracting Plan must clearly be labeled "HUB Subcontracting Plan", and marked with the Owner's RFP Number and the Owner's Project Number and Project Name.

4.1.4 Respondent 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 will be subject to rejection.

4.1.5 The Proposal and any other information submitted by Respondent in response to this RFP shall become the property of the Owner.

4.1.6 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.

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

4.1.8 Proposals shall include answers to questions identified in Section 3 of the RFP. Respondent shall separate each section of the Proposal by use of a divider sheet with an integral tab for ready reference. Respondent shall identify the tabs in accordance with the parts under Section 3, which are to be consistent with the Table of Contents. TAB IDENTIFICATION BY NUMBERS ONLY IS NOT ACCEPTABLE.

4.1.9 Failure to comply with all requirements contained in this Request for Competitive Sealed Proposals may result in the rejection of Respondent's Proposal.

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 Proposal. Only the responses provided by the Respondent to the questions identified in Section 3 of this RFP will be used by the Owner for evaluating the Respondent's qualifications to provide construction services for this Project.

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:

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

4.4 PAGINATION:

4.4.1 Respondent shall number all pages of the Proposal 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 PROPOSAL

5.1 Attachment A – Owner's Standard Agreement and Exhibits thereto

5.2 Attachment B – Rider 104; Policy on Utilization of Historically Underutilized Businesses

5.3 Attachment C – Request for Information Form

5.4 Attachment D – Form for Respondent's Pricing and Delivery Proposal and Execution of Offer