

REQUEST FOR COMPETITIVE SEALED PROPOSALS  
FOR A GENERAL CONTRACTOR

THE UNIVERSITY OF TEXAS AT DALLAS  
SCI NORTH WING LAB BUILD-OUT  
RFP No.: **UTD20241029-TB**



Prepared By:  
Tonya Bester

REQUEST FOR COMPETITIVE SEALED PROPOSALS  
THE UNIVERSITY OF TEXAS AT DALLAS SCI  
NORTH WING LAB BUILD-OUT  
RFP No.: **UTD20241029-TB**

**SECTION 1 – GENERAL INFORMATION AND REQUIREMENTS**

- 1.1 **GENERAL INFORMATION:** The University of Texas at Dallas (“Owner”) is soliciting Competitive Sealed Proposals (“Proposals”) for selection of a General Contractor firm for the SCI North Wing Lab Build-Out (“Project”), in accordance with the terms, conditions, and requirements set forth in this Request for Competitive Sealed Proposals.
  - 1.1.1 This Request for Competitive Sealed Proposals (“RFP”) is the only step for selecting a General Contractor for the Project as provided by Texas Education Code §51.783(d). The RFP provides the information necessary to prepare and submit Competitive Sealed Proposals for consideration and ranking by the Owner.
  - 1.1.2 The Owner may select the Proposal that offers the “best value” for the institution based on the published selection criteria and on its ranking evaluation. The Owner may first attempt to negotiate a contract with the selected offeror. The Owner may discuss with the selected offeror options for a scope or time modification and any price change associated with the modification. If the board is unable to reach a contract with the selected offeror, the Owner may formally end negotiations with that offeror and proceed to the next “best value” offeror in the order of the selection ranking until a contract 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 and/or non-proprietary and are subject to public disclosure under the Texas Public Information Act (*Texas Government Code*, Chapter 552.001, *et seq.*) after the solicitation is completed.
  - 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.
- 1.3 **TYPE OF CONTRACT:** A contract and Purchase Order (P.O.) will be issued once pricing has been reviewed and a General Contractor is selected.
  - 1.3.1 The work will be awarded as a Lump-Sum P.O. to the Respondent offering the “best value” to the Owner.
- 1.4 **CLARIFICATIONS AND INTERPRETATIONS:** Any clarifications or interpretations of this RFP that materially affect or change its requirements will be issued by the Owner as an Addendum. It is the responsibility of all respondents to obtain this information in a timely manner. All such

- 1.5 Addenda issued by the Owner before the proposals are due as part of the RFP, and respondents shall acknowledge receipt of each Addendum to the RFP and/or the Bid Documents in its Proposal.

- 1.5.1 ADDENDUM MAY BE ISSUED BY THE POINT-OF-CONTACT FOR THIS RFP VIA THE UT DALLAS WEB SITE, OR BY THE PROJECT ARCHITECT/ENGINEER FOR THE BID DOCUMENTS VIA THE SAME LINK NOTED BELOW.

[HTTPS://UTDALLAS.BONFIREHUB.COM/PORTAL/?TAB=OPENOPPORTUNITIES](https://utdallas.bonfirehub.com/portal/?tab=openopportunities)

- 1.5.2 No oral explanation in regard to the meaning of the Bidding 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 Drawings and Specifications shall be communicated in writing 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 on the Pricing and Delivery Proposal Form.
- 1.5.3 Respondents shall consider only those clarifications and interpretations to the Drawings and Specifications that the Project Architect issues by Addenda five (5) calendar 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 Proposals.

1.6 SUBMISSION OF PROPOSALS:

- 1.6.1 BASE PROPOSAL DEADLINE AND LOCATION: The Owner will receive Base Proposals via a Bonfire submission at the time described below.

*January 16, 2025 @ 5PM CST*

- 1.6.2 ALTERNATE PROPOSALS, QUALIFICATIONS AND HUB SUBCONTRACTING PLAN DEADLINE AND LOCATION: The Owner will receive HUB Subcontracting Plans electronically at the time described below.

*January 16, 2025 @ 5PM CST*

- 1.6.2.1 Submit via Bonfire link noted in 1.4.1 Alternate Proposals.

- 1.6.2.2 Submit via Bonfire link noted in 1.4.1 the Qualifications.

- 1.6.2.3 Submit via Bonfire link the HUB Subcontracting Plan as separate attachments to the Proposals.

- 1.6.3 Base Proposals, Alternates, Qualifications or HUB Subcontracting Plans that are received late will not be accepted. The Bonfire link will be closed at the date and time noted in 1.5.1 and 1.5.2.

- 1.6.4 The Owner will not acknowledge or receive Base Proposals, Alternates, Qualifications or HUB Subcontracting Plans that are delivered by telephone, facsimile (fax), or electronic mail (e-mail).

- 1.6.5 Properly submitted Base Proposals, Alternates, Qualifications or HUB Subcontracting Plans will be considered accepted.

- 1.6.6 Intentionally Omitted.

- 1.7 POINT-OF-CONTACT: The Owner designates the following person, as its representative and Point-of-Contact for this RFP. Respondents shall restrict all contact with the Owner and direct all questions regarding this RFP, including questions regarding terms and conditions, in the Bonfire portal as noted in 1.4.1.

Tonya Bester  
c/o The University of Texas at Dallas  
(972)883-5337  
tonya.bester@utdallas.edu

- 1.7.1 The Owner designates the following person, as its Architect/Engineer representative regarding the technical Drawings and Specifications.

Amy Holzle, Principal  
6080 Tennyson Parkway Suite 200  
Plano TX 75024-6003  
Phone: (214) 473-2586  
Email: amy.holzle@stantec.com

- 1.8 EVALUATION OF PROPOSALS: The evaluation of the Proposals shall be based on the requirements described in this RFP. The evaluation of the Proposals shall be based on the requirements described in this RFP. All properly submitted Proposals will be reviewed, evaluated, and ranked by the Owner. All properly submitted Proposals will be reviewed, evaluated, and ranked by the Owner.
- 1.9 OWNER'S RESERVATION OF RIGHTS: The Owner may evaluate the Proposals based on the anticipated completion of all or any portion of the Project. The Owner reserves the right to divide the Project into multiple parts, to reject any and all Proposals 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 RFP for any project and no such representation is intended or should be construed by the issuance of this RFP.
- 1.10 ACCEPTANCE OF EVALUATION METHODOLOGY: By submitting its Proposals in response to this RFP, the Respondent accepts the evaluation process and acknowledges and accepts that determination of the "best value" Respondent will require subjective judgments by the Owner.
- 1.10.1 The Owner reserves the right to consider any Proposal "non-responsive" if the Base Proposal Cost is determined to be unreasonable or irresponsible in relation to the other submitted Proposals and/or the Owner's estimate of the construction cost.
- 1.11 NO REIMBURSEMENT FOR COSTS: Respondent acknowledges and accepts that any costs incurred from the respondent's participation in this RFP process shall be at the sole risk and responsibility of the respondent. Respondents submit Proposals at their own risk and expense.

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

December 13, 2024, 9:00 AM CST

FM Training Room 1.502  
2920 Facilities Way  
Richardson, TX 75080

- 1.12.1 A guided tour of the UT Dallas Sciences Building located at 2600 Rutford Avenue will be included as a part of the conference agenda. This may be the only opportunity for potential respondents to view the Project site(s) before the submittal of Proposals.
- 1.13 ELIGIBLE RESPONDENTS: Only individual firms or lawfully formed business organizations may apply (This does not preclude a respondent from using consultants.) The Owner will contract only with the individual firm or formal organization that submits a Proposal.
- 1.14 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 University of Texas at Dallas (UTD) has adopted Exhibit H, Policy on Utilization of Historically Underutilized Businesses (included in the Bidding Documents). The Policy applies to all contracts with an expected value of \$100,000 or more. If UTD determines that subcontracting opportunities are probable, then a HUB Subcontracting Plan is a required element of the Proposals. Failure to submit a required HUB Subcontracting Plan will result in rejection of the Proposals.
- 1.14.1 STATEMENT OF PROBABILITY: The University of Texas System, Office of Capital Projects (OCP) 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 Proposal. The respondent shall develop and administer a HSP as a part of the respondent's Proposal in accordance with the OCP Policy on Utilization of Historically Underutilized Businesses (HUB), Exhibit H.
- 1.14.2 Refer to Exhibit H, Policy on Utilization, Historically Underutilized Business and the Summary of Requirements for a detailed list of attachments required with the Proposals.
- 1.14.3 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.
- 1.15 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.

- 1.16 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."
- 1.17 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 Respondent further agrees that each subcontractor and supplier under contract will also provide a certification of franchise tax status.
- 1.18 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 Article 6 of the Uniform General Conditions.
- 1.19 PREVAILING MINIMUM 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 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.
- 1.20 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.

## **SECTION 2 – EXECUTIVE SUMMARY**

### **2.1 HISTORICAL BACKGROUND:**

The University of Texas at Dallas was created in 1969 on the foundation of the Graduate Research Center of the Southwest, a center for advanced studies established in 1961 by the founders of Texas Instruments. The University grew in a top-down manner, first offering doctoral and master's degrees, and then accepting junior and senior undergraduate students in 1976. U. T. Dallas was expanded in 1990 to enroll freshman and sophomore students.

U. T. Dallas has two parallel missions: a mandate to achieve preeminence in undergraduate math, science and engineering education in north Texas, as well as continuing its traditional role of providing ongoing professional education to local adult students. The University also operates the

Callier Center for Communication Disorders, a research, teaching, and treatment organization located adjacent to the U. T. Southwestern Medical Center in Dallas. The Callier Center provides clinical services, educational services, cultural and social activities and conducts research to serve the needs of those with communication disorders.

The total lands controlled by U. T. Dallas include approximately 700 acres; of this total, 460 acres are considered to be the general limit of “campus” development. The remainder will be strategically subdivided and sold over time to increase the University’s endowment. The campus design theme is based on pre-cast concrete buildings with glass curtain walls; stainless steel, zinc and aluminum shading devices; canopy shaded courtyards and sidewalks; and pedestrian circulation at the core of campus and traffic at the campus perimeter. Buildings are low-rise and spaced with pedestrian malls and landscaped areas in between. The campus master plan, updated in 2018, was designed to respond to changing emphases and priorities of the University and serves as a guide to future decision-making. Because the plan illustrates the campus of 2030 and beyond, it can be phased, with the intermediate increments of development yielding a functional and attractive U. T. Dallas.

As the student population of U. T. Dallas expands (currently approximately 29,800), the campus is changing to meet student needs. Many U. T. Dallas students are married, have a family, and work full-time. More than 30 percent are graduate students.

Academics are an integral part of the institution's heritage. Beginning with space sciences, geosciences, and biological sciences at U. T. Dallas’ predecessor institution, the Southwest Center for Advanced Studies, the University has extended its research program into the arts and humanities, engineering and computer science, general studies, human development, management, natural sciences and mathematics, and social sciences. Freshman admission standards, set by the State Legislature, are among the highest in the U. T. System as U. T. Dallas continues to stress a rigorous and demanding curriculum for all of its students.

## 2.2 MISSION STATEMENT:

The University of Texas at Dallas is a Tier One public research university that provides graduate and undergraduate education and transformative research results to the DFW region, to Texas, and the world. The largest academic areas of the university are those of business, engineering, computer science, and the natural sciences. Education and scholarship in arts, performance, humanities, and social sciences are also essential and valued components of the university’s core, at both the graduate and undergraduate levels. The university is distinguished by the high academic qualifications of its entering undergraduates and the high per capita level of research activity of its faculty.

## 2.3 PROJECT DESCRIPTION AND SCOPE:

University of Texas at Dallas (UTD) Sciences Building (SCI) is located at 2600 Rutford Avenue, near the center of campus. The total building consists of 187,237 gross square feet (GSF) occupied, four story facility with a partial basement level.

This interior renovation will be comprised of building out four shared biology labs with support rooms and a common LER, five graduate student spaces, fifteen faculty offices, and two shared community spaces. The total amount of existing space to be renovated is approximately 19,000 GSF. Spaces to the immediate west of the space and lower floors are occupied by students and faculty and research is ongoing in the building.

The scope of work is more clearly defined by the 100% IFC's included as an attachment to this RFP.

#### 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 Proposal Form, the duration shown on the Proposal Form shall govern). The contractual dates required by the Owner of the "best value" respondent will be identified in the executed agreement.

<input type="checkbox"/> Owner conducts Pre-Submittal Conference	Refer to Section 1.12
<input type="checkbox"/> Owner receives Request For Competitive Sealed Proposals	Refer to Section 1.6
<input type="checkbox"/> Owner receives Qualifications/HUB Subcontracting Plan	Refer to Section 1.6
<input type="checkbox"/> Owner issues Purchase Order/ Notice to Proceed for Construction	Tentatively 3/2025
<input type="checkbox"/> General Contractor achieves Substantial Completion	12/01/2025
<input type="checkbox"/> General Contractor achieves Final Completion	01/01/2026

### **SECTION 3 – REQUIREMENTS FOR COMPETITIVE SEALED PROPOSALS**

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

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

3.1.1 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 CRITERIA TWO: QUALIFICATIONS OF CONSTRUCTION TEAM

- 3.2.1 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.
- 3.2.2 Identify the **MECHANICAL, ELECTRICAL and PLUMBING** Subcontractors included as part of this proposal, including their experience with similar projects.

### 3.3 CRITERIA THREE: RESPONDENT'S PERFORMANCE ON PAST REPRESENTATIVE PROJECTS

- 3.3.1 Identify and describe the Construction Team's past experience of providing Construction 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, 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)
- ☐ Name of Project Manager
- ☐ Name of Project Superintendent
- ☐ Names of Mechanical, Plumbing and Electrical Subcontractors

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

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 RFP process.

### 3.4 CRITERIA FOUR: RESPONDENT'S PAST PERFORMANCE ON UT DALLAS PROJECTS

- 3.4.1 Identify and describe the Construction Team's past experience of providing Construction Services on The University of Texas at Dallas projects within the last five (5) years.

If the respondent has not previously provided Construction Services for The University of Texas at Dallas, 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 Section 3.3 above.

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

- ☐ Project name, location, 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)
- ☐ Name of Project Manager
- ☐ Name of Project Superintendent
- ☐ Names of Mechanical, Plumbing and Electrical Subcontractors

3.5 CRITERIA FIVE: RESPONDENT'S PROJECT PLANNING AND SCHEDULING FOR THIS PROJECT

- 3.5.1 Provide a CPM Milestone schedule for this Project and identify specific critical phases, milestones, approvals, and procurements anticipated.
- 3.5.2 Describe what you perceive are the critical Construction issues for this Project?
- 3.5.3 This Project is in an existing building that will remain occupied during construction. Describe your plan to phase construction to minimize impact to the occupants in the existing building.

3.6 CRITERIA SIX: RESPONDENT'S QUALITY CONTROL AND COMMISSIONING PROGRAM FOR THIS PROJECT

- 3.6.1 Describe your quality control program. Explain the methods utilized to ensure quality control during the Construction phase of a project.
- 3.6.2 Describe how you will maintain security during the construction of an occupied facility.

3.7 CRITERIA SEVEN: RESPONDENT'S PROJECT SAFETY PROGRAM FOR THIS PROJECT

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

3.8 CRITERIA EIGHT: RESPONDENT'S WARRANTY AND SERVICE SUPPORT PROGRAM FOR THIS PROJECT

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

3.9 CRITERIA NINE: RESPONDENT'S PRICING AND DELIVERY PROPOSAL

- 3.9.1 Complete the "Respondent's Pricing and Delivery Proposal" included with the Bidding Documents.

## PRICING AND DELIVERY PROPOSAL

RFP No.: UTD20241029-TB

Project Name: SCI North Wing Lab Build-out

From: Respondent's Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City State Zip Code: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

BASE PROPOSAL COST: \_\_\_\_\_

### CSI DIVISION BREAKDOWN

Division 01 – General Requirements \_\_\_\_\_  
Division 02 – Existing Conditions \_\_\_\_\_  
Division 03 - Concrete \_\_\_\_\_  
Division 04 - Masonry \_\_\_\_\_  
Division 05 – Metals \_\_\_\_\_  
Division 06 – Wood Plastics & Composites \_\_\_\_\_  
Division 07 – Thermal & Moisture Prot. \_\_\_\_\_  
Division 08 – Openings \_\_\_\_\_  
Division 09 – Finishes \_\_\_\_\_  
Division 10 – Specialties \_\_\_\_\_  
Division 11 – Equipment \_\_\_\_\_  
Division 12 – Furnishings \_\_\_\_\_  
Division 14 – Conveying Equipment \_\_\_\_\_  
Division 21 – Fire Suppression \_\_\_\_\_  
Division 22 – Plumbing \_\_\_\_\_  
Division 23 – Heating Ventilation & AC \_\_\_\_\_  
Division 26 - Electrical \_\_\_\_\_  
Division 27 - Communication \_\_\_\_\_  
Division 28 – Electronic Safety & Security \_\_\_\_\_

Division 31 – Earthwork

Division 32 – Exterior Improvements

Division 33 - Utilities

Alternate Proposal #1

AWARD OF CONTRACT AND COMMENCEMENT OF WORK: The Owner reserves the right to accept or reject any and all proposals and to waive proposal irregularities. Proposals shall be valid and not be withdrawn for a period of sixty (60) days from the date of opening thereof.

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

Respondent's Name:

Texas Tax Account No.:

If a Corporation:

State of Incorporation:

Respondent's Charter No.:

Submitted & Certified by:

\_\_\_\_\_  
(Respondent's Name)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Street Address)

\_\_\_\_\_  
(Telephone Number)

\_\_\_\_\_  
(City, State, Zip Code)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Authorized Signature)

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

### **4.1 GENERAL INSTRUCTIONS**

Proposals shall be a MAXIMUM OF THIRTY (30) PRINTED PAGES. The cover, table of contents, divider sheets, HUB Subcontracting Plan, UTD Supplier Diversity Questionnaire, Acceptance of UTD Standard P.O. Terms, and Pricing Proposal do not count as printed pages.

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

- 5.1 **DEFINITION:** Bidding Documents include the Bidding Requirements and the proposed Contract Documents. The Bidding Requirements consist of the Advertisement, the Request for Competitive Sealed Proposals, the Proposal Form, and other sample bidding and contract forms. The proposed Contract Documents consist of the Form of Agreement between the Owner and Contractor, Performance and Payment Bonds, Uniform General and Supplementary Conditions for Building Construction Contracts, Special Conditions, Prevailing Wage Rate Determination, HUB Utilization Policy (Exhibit 'H'), other forms and documents identified in the Agreement, Drawings, Specifications, and all Addenda issued prior to receipt of Proposals, and Change Orders issued after execution of the Contract.
- 5.2 **DISTRIBUTION:** The Architect will provide a link through the on the UT Dallas Opportunities Website for accessibility of the 100% IFC Documents. Prime Bidding Contractors who propose to submit a Proposal will contact the AE representative noted in 5.2.1, copying the RFP representative in 1.6, to obtain access to a plan room to obtain the 100% IFC's. The Prime Bidding Contractor will be responsible for providing access to the Prime Subcontractors (mechanical, plumbing, and electrical trades) they want to include for bidding purposes.

Amy Holzle, Principal  
6080 Tennyson Parkway Suite 200  
Plano TX 75024-6003  
Phone: (214) 473-2586  
Email: amy.holzle@stantec.com

## **SECTION 6 – EVALUATION CRITERIA**

- 6.1 Ability to provide construction services -8 pts
- 6.2 Qualifications of construction team -10 pts
- 6.3 Past performance on representative projects -8 pts
- 6.4 Past performance on UT Dallas projects – 5 pts
- 6.5 Project planning & scheduling -9 pts
- 6.6 Quality control program -7 pts
- 6.7 Safety program -7 pts
- 6.8 Warranty & Service Support Program -6pts
- 6.9 Pricing -40pts

6.10 Hub Subcontracting Plan -pass/fail

6.11 Signature page -pass/fail

6.12 Terms & Conditions -pass/fail

**Any discussion of the RFP with a department staff member can result in Bidder disqualification. All questions regarding the RFP should be directed through the Bonfire portal.**