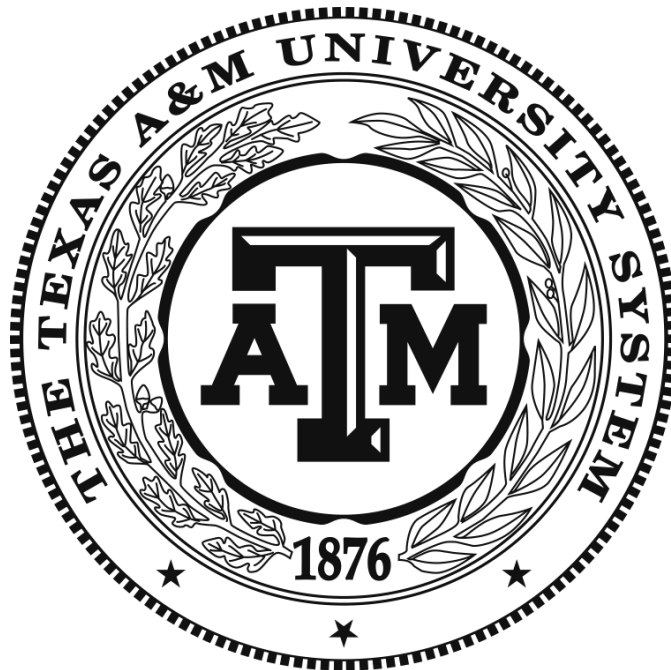


REQUEST FOR QUALIFICATIONS FOR CAMPUS MASTER PLAN UPDATE SERVICES

RELLIS Campus Master Plan
Texas A&M University System – RELLIS Campus
Bryan, Texas
Project No. 01-3245



DEADLINE FOR SUBMITTAL: October 11, 2016

OFFICE OF FACILITIES PLANNING & CONSTRUCTION
THE TEXAS A&M UNIVERSITY SYSTEM
COLLEGE STATION, TEXAS

TABLE OF CONTENTS

Section 1 - General Information & Requirements

- 1.1 General Information
- 1.2 Public Information
- 1.3 Type of Contract
- 1.4 Clarifications and Interpretations
- 1.5 Submission of Qualifications
- 1.6 Point-Of-Contact
- 1.7 Evaluation of Qualifications
- 1.8 Owner's Reservation of Rights
- 1.9 Acceptance of Evaluation Methodology
- 1.10 No Reimbursement for Costs
- 1.11 HUB Subcontracting Plan (HSP) Submittal Requirements
- 1.12 Certain Proposals and Contracts Prohibited
- 1.13 Required Notices of Workers' Compensation Insurance Coverage
- 1.14 State Registration of Engineering Firms

Section 2 - Executive Summary

- 2.1 Introduction
- 2.2 Scope of Work
- 2.3 Project Planning Schedule

Section 3 - Requirements for Statement of Qualifications

- 3.1 Respondent's Statement of Qualifications and Availability to Undertake the Project
- 3.2 Prime Firm's Ability to Provide Services
- 3.3 Respondent's Performance on Past Representative Projects
- 3.4 Respondent's Knowledge of Best Practices
- 3.5 Respondent's Ability to Identify and Resolve Problems on Past Projects
- 3.6 Execution of Offer

Section 4 - Format for Statement of Qualifications

- 4.1 General Instructions

Section 5 - Attachments

- A. HUB Subcontracting Plan
- B. A/E Services Agreement

SECTION 1

NOTICE TO RESPONDENTS

1.1 General Information

The Texas A&M University System Office of Facilities Planning & Construction (FP&C) on behalf of the Board of Regents of The Texas A&M University System (Owner) and the RELLIS Campus are soliciting statements of qualifications from firms specializing in Campus Master Plans for the 2017 RELLIS CAMPUS Master Plan (Project), in accordance with the terms, conditions, and requirements set forth in this Request for Qualifications (RFQ).

This RFQ is the first step in the process for selecting a planning firm. The RFQ provides the information necessary to prepare and submit Qualifications for consideration by the Owner. The Owner may select the top three (3) or more of the top ranked qualified respondents to present their qualifications during an interview.

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 a contract is executed. The Owner strictly complies with all statutes, court decisions, and opinions of the Texas Attorney General with respect to disclosure of RFQ information.

Information in any tangible form which is submitted by respondents will be treated as confidential **until such time as a contract is executed**. After that time, the information may be disclosed to requestors under the Texas Public Information Act, Chapter 552, Texas Government Code. If a respondent believes all or a portion of the information submitted is proprietary and confidential and should therefore be exempt from disclosure, they must clearly designate the specific item(s) and the proper statutory citation must be provided in each instance.

Further, Respondents are hereby notified that the Owner will be required to post any resultant contract from this RFP on the Internet website of Owner pursuant to Texas Government Code, Section 2261.253 (a)(1).

1.3 Type of Contract

Any contract resulting from this solicitation will be in the form of the Owner's Standard A/E Agreement.

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 Owner's e-Builder

website, <https://e-Builder.net> All individuals who downloaded this RFQ from e-Builder will receive an email when addendum are published. All such addenda issued by the Owner before the proposals are due shall become a part of the RFQ, and respondents shall acknowledge receipt of and incorporate each addendum in its response.

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:

FP&C will accept proposals uploaded to e-Builder until 2:00 pm, Tuesday October 11, 2016.

Upload one (1) copy of the Qualifications and one (1) copy of the HUB Subcontracting Plan as separate files in “pdf” format.

1.5.2 E-Builder will not allow uploads after the deadline.

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

1.5.4 Properly submitted Qualifications will not be returned to respondents.

1.6 Contacts

Any questions regarding this RFQ shall be directed to:

Yvonne Bryant
The Texas A&M University System
Office of Facilities Planning & Construction
301 Tarrow Street, 2nd Floor
College Station, Texas 77840-7896
Phone: (979) 458-7045
e-mail: ybryant@tamus.edu

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. Qualifications shall not include any information regarding respondent’s fees, pricing, or other compensation.

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.

1.9 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 shall be at the sole risk and responsibility of the respondent.

1.11 Historically Underutilized Businesses’ Submittal Requirements

It is the policy of the State of Texas and the A&M System to encourage the use of Historically Underutilized Businesses (HUBs) in our prime contracts, subcontractors, and purchasing transactions. The goal of the HUB program is to promote equal access and equal opportunity in A&M System contracting and purchasing.

Subcontracting opportunities are anticipated for this RFQ for Architect/Engineer Professional Services and therefore a HUB Subcontracting Plan (HSP) is required. Failure to submit a comprehensive, acceptable HUB Subcontracting Plan that identifies ALL subcontracting opportunities will be considered a material failure to comply with the requirements of the RFQ and will result in rejection of the submittal.

Prepare the HUB Subcontracting Plan according to Attachment A at the end of this document and upload to e-Builder by the submittal deadline given in Section 1.5.1 above.

For information regarding The Texas A&M University System HUB Program and HUB Subcontracting requirements, please contact Mr. Jeff Zimmermann, Director, Procurement & Business Services, JZimmermann@tamus.edu, (979) 458-6410.

1.12 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. 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.

1.13 Required Notices of Workers' Compensation Insurance Coverage

Section 406.096, Texas Labor Code, and the rules of the Texas Workers' Compensation Commission, require workers' compensation insurance coverage for all persons providing services on a building or construction project for a governmental entity.

1.14 State Registration of Engineering Firms

Section 1001.405, Texas Occupations Code, provides that a business entity may not engage in the practice of engineering in this state unless the business entity is registered with the Texas Board of Professional Engineers. A business is defined as a sole proprietorship, firm, partnership, corporation or joint stock association.

SECTION 2

EXECUTIVE SUMMARY

2.1 Introduction

The Texas A&M University System is creating a new paradigm for the future of applied research, technology development and education. We are advancing the redevelopment of our Riverside Campus, approximately 2,000 acres of prime, largely underdeveloped real estate located adjacent to State Highways 47 and 21, into the Texas A&M RELLIS Education and Research Campus, a high-tech, multi-institutional research, testing and workforce development campus (RELLIS Campus).

The RELLIS Campus is conveniently located just 8 miles/15 minutes from Texas A&M University's main campus. This location has long been a place where Texas A&M has conducted world-class research, technology development and workforce training in areas such as vehicle safety, traffic engineering, law enforcement training, biological materials processing, robotics and unmanned aerial systems.

The RELLIS Campus Master Plan offers a unique opportunity for a visionary firm or team specializing in Campus, Research Park, and Mixed-use Master Plans to play a visible leadership role in the creation of a new mixed-use campus in collaboration with a dynamic consortium of stakeholders.

2.2 Scope of Work

The academic institutions and agencies of The Texas A&M University System plan to occupy education buildings, research buildings, headquarter buildings, and training facilities on the RELLIS Campus. In addition, Blinn College is developing new education facilities. The RELLIS Campus also includes privately-owned and independently-managed research facilities, secure industry labs, and mixed-use commercial districts. These uses are clustered within designated districts/campuses.

Expected Master Plan Components

1. Redevelopment framework plan
 - a. Campus vision for the 20 years with specifics on the next five years.
 - b. Reflect projected fiscal year expenditures (FYE) for the next five years and the long term vision.
 - i. Phase 1 (1-5 years)
 - ii. Phase 2 (6-10 years)
 - iii. Phase 3 (11-15 years)
 - iv. Phase 4 (16-20 years)
 - c. Relationship to the Easterwood Airport Master Plan.
 - d. Land Use Program
 - i. Mixed use development entrance: commercial & residential
 - ii. Education Campuses
 1. Blinn
 2. Gateway
 3. Training - THECB 60x30TX
 - iii. Historic Campus
 - iv. Research Centers
 - v. Testing Area
 - vi. Secure Industry Labs
 - vii. Joint Research Facilities
 - viii. Storage Facilities
 - e. Projected growth and resultant expansion needs
 - i. Student Population
 - ii. Faculty and Staff Population
 - f. Relationship to local community
 - i. Smooth/safe access and egress.
 - ii. Transit connections.
 - iii. Desirable and accessible community services and amenities.
2. Preservation/Adaptive Reuse Plan
 - a. Preservation of historically significant facilities
 - b. Demolition of economically infeasible and historically insignificant facilities.
3. Circulation and Transportation Plan
 - a. Vehicular Transportation
 - i. Evaluation and coordination of campus access and circulation for projected growth.
 - ii. Gateway and security considerations into the Campus Districts.
 - iii. Mass transit coordination
 - iv. Parking analysis and coordination.
 - v. Development of the new loop road / boulevard.
 - vi. Establishment of revised street design guidelines.
 - b. Bicycle circulation.
 - c. Pedestrian Circulation

- i. Appealing and efficient pedestrian pathways, pedestrian friendly campus.
 - d. Alternative Solutions
 - i. Autonomous golf cart/vehicle circulation paths.
 - ii. Golf-cart charge stations.
 - iii. Electric vehicle stations.
- 4. Sustainability Plan
 - a. The RELLIS Campus is envisioned as a leading campus and user of the latest clean and renewable energy technologies and sustainability principles. It is expected that the approach to the campus design, infrastructure development and building designs will incorporate such approaches to reduce carbon footprint for the development to the maximum extent that is financially and environmentally feasible.
 - b. The RELLIS Campus shall provide an infrastructure for evaluating systems and technologies to encourage their adoption and use nationally and globally.
 - c. Buildings designed to LEED Silver with milestones identified towards the goal of eventual Net Zero energy.
 - d. Consideration shall be given for the following with regards to “Smart Building” technologies:
 - i. Smart Grid/Renewables/Microgrids
 - ii. Advanced HVAC/Controls
 - iii. Water Efficiency/Rainwater
 - iv. Low VOC/Texas Materials
- 5. Utility Master Plan
 - a. Review of existing infrastructure.
 - b. Development of utility improvements to coordinate with the proposed campus development phasing.
 - c. Includes but not limited to: electrical, data coordination between TAMU College Station campus and private entities for redundancies, telecom, sanitary, storm water, irrigation, alternative energy.
 - d. The RELLIS Campus is intended to be a SMART Campus that supports upcoming autonomous vehicle initiatives, smart parking solutions, smart utility controls, etc.
- 6. Signage Plan
 - a. Establish detailed guidelines for signage to address the needs of the RELLIS Campus Community.
 - i. Monument/Gateway signs
 - ii. Wayfinding signs
 - iii. Building signage
- 7. Design Guidelines
 - a. Review the preliminary guidelines developed for the Center for Infrastructure Renewal.
 - b. Establish detailed guidelines including materials for each campus district.
 - c. Include guidelines for Commercial and public/private sector developments.
 - d. Energy and water efficiency guidelines.

8. Landscape Guidelines

- a. Landscape guidelines shall be mindful the environment (natural resources, indigenous species, water management, ect.) and practical in its approach.
- b. The recommendations shall be illustrative, providing a toolkit for both design professionals and grounds and maintenance personnel.
- c. Relationships with buildings, streets, campus connections, native landscaping guidelines and plant recommendations, variety, ecological constraints, resource efficiency, and maintenance.

9. Security

- a. Coordinate recommendations for areas requiring security for research grants and contracts.
- b. Access and visual controls as needed.

10. Campus Technology Plan

Upon completion of the RELLIS Campus master plan, a phased plan with estimated costs for implementation shall be identified. The intent of the plan is to provide specific direction for the first ten years with an overall framework for future years.

2.3 Project Planning Schedule

Key Project planning schedule milestones are:

- | | |
|---|----------------------|
| ▪ Owner receives Request For Qualifications | Refer to Section 1.5 |
| ▪ Owner announces Respondents qualified for further consideration | October 25, 2016 |
| ▪ Owner interviews Respondents | November 15, 2016 |
| ▪ Owner executes Agreement | January 20, 2017 |
| ▪ Start of Master Plan | January 23, 2017 |
| ▪ Owner approves Master Plan | August 2017 |

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.

Note: Information is also being sought at this stage on the consultants. The same information requested below for the Prime Firm is also requested for the named consultant firm(s) unless specifically noted otherwise.

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 consultant's unique qualifications as they pertain to this particular project.
- 3.1.2 Provide a statement on the availability and commitment of the Prime Firm and consultant's assigned principal(s) and professionals to undertake the project in accordance with the project planning schedule.
- 3.1.3 Provide a brief history of the Prime Firm and consultant(s) proposed for the project including when the firms were established, type of ownership and office locations. If more than one office is listed, indicate the office that will manage the project. If the firm has changed name or ownership within the last three (3) years indicate the former name.
- 3.1.4 Provide a listing of number of professional staff by discipline and a listing of minority professionals by discipline located in the office that will manage the project.
- 3.1.5 Provide an Organization Chart for the team proposed for the project.
- 3.1.6 Provide resumes of key personnel from the Prime Firm and consultants who will be assigned to this Project. Resumes limited to two (2) pages per person.

3.2 CRITERIA TWO: PRIME FIRM'S ABILITY TO PROVIDE SERVICES

- 3.2.1 Is your company currently for sale or involved in any transaction to expand or to become acquired by another business entity? If yes, please explain the impact both in organizational and directional terms.
- 3.2.2 Provide any details of all past or pending litigation or claims filed against your company that would affect your company's performance under a Contract with the Owner.
- 3.2.3 Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity? If yes, specify date(s), details, circumstances, and prospects for resolution.
- 3.2.4 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.
- 3.2.5 Provide a claims history under professional malpractice insurance for the past five (5) years for the Prime Firm and any team members proposed to provide professional architectural or engineering services.

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

3.3.1 List a maximum of five (5) recent projects for which you have provided services that are most related to this project. List a maximum of three (3) projects for named consultants. List the projects in order of priority, with the most relevant project listed first. For all consultants named in the response, indicate the projects they also worked on. Provide the following information for each project listed:

- Project name, location, and description
- Color images (photographic or machine reproductions)
- Duration of project
- Description of professional services Prime Firm provided for the project
- Relevance of project
- Name of Project Manager (individual responsible to the Owner for the overall success of the project)
- Consultants

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

- The Owner's name and representative who served as the day-to-day liaison during the design of the project, 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 RFQ process.

3.4 CRITERIA FOUR: RESPONDENT'S KNOWLEDGE OF BEST PRACTICES

- 3.4.1 Describe the Prime Firm's planning philosophy, planning methodology, and its process for a Master Plan update.
- 3.4.2 Describe your team's demonstrated competence and management qualifications with mixed-use, campus and research park master plans.
- 3.4.3 Describe the project team's experience in sustainable developments.
- 3.4.4 Describe the project team's experience in smart city planning.

3.5 CRITERIA FIVE: RESPONDENT'S ABILITY TO IDENTIFY AND RESOLVE CRITICAL ISSUES FOR THIS PROJECT.

- 3.5.1 What do you perceive are the critical issues for this project?
- 3.5.2 Explain how your proposed team has performed on past projects which have included significant involvement by both internal (i.e. TAMUS and TAMU) and external (i.e. Blinn, utility companies, local areas of jurisdiction, etc.) stakeholders.

- 3.5.3 Understanding schedule limitations and the need to coordinate with an in-progress campus utility project and multiple building projects, how do you plan to develop and communicate design, scope, and budget options in a form that will quickly facilitate TAMUS's decision making.

3.6 CRITERIA SIX: EXECUTION OF OFFER

NOTE TO RESPONDENTS: SUBMIT ENTIRE SECTION WITH RESPONSE.

This execution of offer must be completed, signed, and returned with the respondent's qualifications. Failure to complete, sign and return this execution of offer with the qualifications may result in rejection of the qualifications.

Signing a false statement may void the submitted qualifications or any agreements or other contractual arrangements, which may result from the submission of respondent's qualifications. 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.

Addenda Acknowledgment

Receipt is hereby acknowledged of the following addenda to this RFQ by entering yes or no in space provided and indicating date acquired. Enter "0" if none received.

No. 1 _____ Date _____

No. 2 _____ Date _____

Representations

By signing below, Respondent represents and warrants that:

(i) the Qualifications and all statements and information prepared and submitted in response to this RFQ are current, complete, true and correct;

(ii) it is 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 or any subsequent proposal. Failure to sign below, or signing a false statement, may void the Response or any resulting contracts at the Owner's option, and the Respondent may be removed from all future proposal lists at this state agency;

(iii) the individual signing this document and the documents made part of the RFQ is authorized to sign such documents on behalf of the Respondent and to bind the Respondent under any contract which may result from the submission of the Response;

(iv) no relationship, whether as a relative, business associate, by capital funding agreement or by any other such kinship exists between Respondent and an employee of The Texas A&M University System;

(v) Respondent has not been an employee of The Texas A&M University System within the immediate twelve (12) months prior to the RFQ response;

(vi) no compensation has been received for participation in the preparation of this RFQ (ref. Section 2155.004 Texas Government Code);

(vii) all services to be provided in response to this RFQ will 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 as of the date of this solicitation;

(viii) Respondent complies with all federal laws and regulations pertaining to Equal Employment Opportunities and Affirmative Action;

(ix) to the best of its knowledge, no member of the Board of Regents of The Texas A&M University System, or the Executive Officers of The Texas A&M University System or its member institutions or agencies, has a financial interest, directly or indirectly, in the Project; and

(x) each individual or business entity proposed by Respondent as a member of its team that will engage in the practice of engineering or architecture will be selected based on demonstrated competence and qualifications only.

By signing below, the Respondent hereby certifies as follows, and acknowledges that such certifications will be included in any resulting contract:

If the Respondent is subject to the Texas franchise tax, it is not currently delinquent in the payment of any franchise tax due under Chapter 171, Texas Tax Code, or is exempt from the payment of such taxes. A false certification may result in the Respondent's disqualification.

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.

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.

Submitted by:

(Company Name)

(Authorized Signature)

(Printed Name/Title)

(Date)

(Email)

STATE OF TEXAS

VIN No: _____

OR

FEI No: _____

If Sole Owner:

SS No: _____

If a Corporation:

State of Incorporation: _____

Charter No: _____

(Street Address)

(Mailing Address)

(City, State, Zip Code)

(Telephone Number)

(Facsimile Number)

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 response shall be a **MAXIMUM OF THIRTY-FIVE (35) PAGES** and uploaded as one PDF file. The cover, table of contents, divider sheets, HUB Subcontracting Plan (Section 1.11), and Execution of Offer do not count as pages. The HUB Subcontracting Plan shall be uploaded as a separate PDF file.
- 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 The Owner will not compensate respondents for any expenses incurred in Qualifications preparation or for any presentations that may be made, unless agreed to in writing in advance or required by law. Respondents submit Qualifications at their own risk and expense.
- 4.1.6 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.
- 4.1.7 The Owner makes no representations of any kind that an award will be made as a result of this RFQ. The Owner reserves the right to accept or reject any or all Qualifications, waive any formalities or minor technical inconsistencies, or delete any item/requirements from this RFQ when deemed to be in Owner's best interest.
- 4.1.8 Qualifications shall consist of answers to questions identified in Section 3 of the RFQ. It is not necessary to repeat the question in the Qualifications; however, it is essential to reference the question number with the corresponding answer.
- 4.1.9 Failure to comply with all requirements contained in this Request for Qualifications may result in the rejection of the Qualifications.
- 4.1.10 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.

4.1.11 Separate and identify each criteria response to Section 3 of this RFQ.

4.1.12 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.

ATTACHMENT A

HUB SUBCONTRACTING PLAN

FOR

PROFESSIONAL SERVICES

I. HUB PROGRAM

The purpose of the HUB Program is to promote full and equal business opportunities for all businesses in State contracting.

In accordance with 34 TAC §20.14(d)(1)(D)(iii), a respondent (prime contractor) may demonstrate good faith effort to utilize Texas certified HUBs for its subcontracting opportunities if the total value of the respondent's subcontracts with Texas certified HUBs meets or exceeds the statewide HUB goal or the agency specific HUB goal. When a respondent uses this method to demonstrate good faith effort, the respondent must identify the HUBs with which it will subcontract. If using existing contracts with Texas certified HUBs to satisfy this requirement, only contracts that have been in place for five years or less shall qualify for meeting the HUB goal. This limitation is designed to encourage vendor rotation as recommended by the 2009 Texas Disparity Study.

The Texas A&M University System (TAMUS) has established agency's goals and therefore respondents are required to use the following:

1. 11.2% for heavy construction other than building contracts;
2. 16.0% for all building construction, including general contractors and operative builders contracts;
3. 12.0% for all special trade construction contracts;
4. 34.0% for professional services contracts;
5. 11.0% for all other services contracts; and
6. 47.0% for commodities contracts.

A Historically Underutilized Business (HUB) is defined by statute as an entity with its principal place of business in this state that is: (a) a corporation formed for the purpose of making a profit in which at least 51% of all classes of the shares of stock or other equitable securities are owned by one or more persons who are economically disadvantaged because of their identification as members of certain groups, including Black Americans, Hispanic Americans, Women, Asian Pacific Americans, Native Americans and Service Disabled Veterans and have suffered the effects of discriminatory practices or similar insidious circumstances over which they have no control; and have a proportionate interest and demonstrate active participation in the control operation and management of the corporation's affairs; (b) a sole proprietorship created for the purpose of making a profit that is 100% owned, operated, and controlled by a person described in subdivision (a) of the subsection; (c) a partnership formed for the purpose of making a profit in which 51% of the assets and interest in the partnership is owned by one or more persons and demonstrate active participation in the control, operation and management of the partnership's affairs; (d) a joint venture in which entity in the joint venture is a HUB under this subsection; or, (e) a supplier contract between a HUB under this subsection and a prime contractor under which the HUB is directly involved in the manufacture or distribution of the supplies or materials or otherwise warehouses and ships the supplies.

TAMUS shall make a good faith effort to meet or exceed either the State of Texas Disparity Study goals or the agency's goal, and to assist HUBs in receiving a portion of the total contract value of all contracts that the agency expects to award in a fiscal year. It is the policy of TAMUS to contract directly with HUBs or indirectly through subcontracting opportunities in accordance with the Texas Government Code, Chapter 2161, Subchapter F and Comptroller of Public Accounts HUB Rules, TAC Section § 20.14.

The total expected value of this contract is \$100,000 or more and TAMUS has determined that subcontracting opportunities are probable for this contract. Therefore, the Respondent is required to submit a HUB Subcontracting Plan (HSP) with their proposal. The Respondents will use the procedures prescribed in Section II below when developing the HSP.

All Respondents must give clear evidence that good faith effort was made to comply with the HUB requirements identified in TAC, Section §20.14, and the HSP shall include the documents shown in Article II, Paragraphs 4.b.i, ii and iii.

The Owner will review the information/documentation and use it as a basis to determine if a good faith effort was made by the Respondent to utilize HUB subcontractors/suppliers on this contract. If it is determined that a good faith effort was not made, the Respondent's submittal/proposal will be determined to be non-responsive and the submittal/proposal shall be rejected and the reasons for rejection recorded in the project files. An accepted HUB Subcontracting Plan will become a part of any contract with the Respondent resulting from this solicitation and then can only be modified by contract change order.

If the Respondent can perform and intends to complete all subcontracting opportunities with its own employees and resources without using any subcontractors, the HSP submitted with the Respondent's submittal/proposal shall only include the documents shown in Article II, Paragraphs 4.c.i, ii and iii.

For information regarding The Texas A&M University System HUB Program and HUB subcontracting requirements, please contact Mr. Jeff Zimmermann, Director, Procurement and Business Services, JZimmermann@tamus.edu, (979) 458-6410.

II. HUB SUBCONTRACTING PLAN (HSP) PROCEDURES

The procedures for the Good Faith Effort (GFE) submittal requirements of this Request for Qualifications are stated below. An HSP is required as part of bids, proposals, offers, or other applicable expression of interest valued at \$100,000 or more. Responses that do not include the HSP or if the agency determines that the HSP was not developed in good faith shall be rejected as a material failure to comply with the advertised specifications.

1. TAMUS requires the following items to be submitted as part of your HSP for this Professional Services RFQ:

- i. Letter of transmittal attesting that the respondent has read and understands the Policy on Historically Underutilized Businesses (see Attachment A1 within this attachment);
- ii. State of Texas Historically Underutilized Business Subcontracting Plan that shows how the respondents made a good faith effort by completing sections 1 thru 4 and either Method A or Method B of the HSP.

The State of Texas HSP form to be used is located at the following site;

2. To meet The A&M System's good faith effort requirements, the respondents shall follow, but is not limited to, procedures listed below when developing an HSP:

- a. Divide the contract work into reasonable portions to the extent consistent with prudent industry practice in Section 2, b.
- b. Meet and/or exceed 34.0% for professional service related subcontracting opportunities.
- c. Provide notice to trade organizations or development centers that assist in identifying HUBs by disseminating subcontracting opportunities to their membership/participants. The notice shall, in all instances, include the scope of work, information regarding location to review plans and specifications, information about bonding and insurance requirements, and identify a contact person. Respondent must provide notice to organizations or development centers not less than seven (7) working days prior to submission of the response (bid, proposal, offer, or other applicable expression of interest).
- d. Notify HUB vendors of the subcontracting opportunities that the respondent intends to subcontract. The preferable method of notification shall be in writing. The respondent shall provide potential HUB subcontractors reasonable time to respond to the respondent's notice. "Reasonable time to respond" in this context is no less than seven (7) working days from receipt of notice, unless circumstances require a different time period, which is determined by the agency and documented in the contract file.

The respondent shall provide the notice described in this section to **three (3) or more** HUBs for **each** subcontracting opportunity that provide the type of work required for each subcontracting opportunity identified in the contract specifications or any other subcontracting opportunity the respondent cannot complete with its own equipment, supplies, materials, and/or employees. **The A&M System encourages respondents to seek and find a "Diverse Group" of Historically Underutilized Businesses in each category in which a subcontract of services is solicited.**

- e. The respondent shall use the State of Texas Centralized Master Bidders List (CMBL), HUB Directory, internet resources, and/or other directories as identified by the State of Texas or the A&M System Office of HUB & Procurement Programs when searching for HUB subcontractors.

NOTE: A complete list of all certified HUBs may be electronically accessed through the Internet at

<https://mycpa.cpa.state.tx.us/tpasscmbsearch/index.jsp>

- f. Documentation showing correspondence between prime and potential HUB subcontractors includes but not limited to contact information, date of delivery confirmation, etc.
- g. Provide written justification of the selection process if a non-HUB subcontractor is selected in Method B, Section B-4 c.

3. In making a determination whether a good faith effort has been made in the completion of the required HUB subcontracting plan, TAMUS shall review the supporting documents submitted explaining the ways the respondent has made a good faith effort according to each criterion listed above.
4. If the Respondent is completing as self-performing a statement which attests that the respondent shall perform the subcontracting opportunities identified by the agency, with its own employees and resources (See State of Texas HSP Form, page 2, Sections 2a and page 3, Sections 3 and 4).
5. Prior to contract award, the HSP and supporting documentation shall be reviewed and evaluated by the Office of HUB and Procurement Programs (HUB Office) to determine if a good faith effort has been made in accordance with bid specifications and State of Texas HUB rules. If accepted, the HSP shall become a provision of the TAMUS contract. Any change in a sub consultant or vendor, as requested by the Respondent, will not reduce the HUB participation level presented in the initial proposal offering without prior approval from the HUB Office.
6. If the HUB Office determines that a submitted HSP was not developed in good faith, the HUB Office shall treat the lack of good faith as a material failure to comply with advertised specifications, and the subject bid or other response shall be rejected. The reason(s) for rejection shall be recorded in the procurement file.
7. If at any time during the term of the contract, it becomes necessary to make a change to the approved HSP, such proposed change must be received for review and approval by the HUB Office before the change will be effective under the contract. The architect/engineer (A/E) must comply with provisions of TAC §20.14 relating to development and evaluation of HSP, in order to substitute or subdivide the work and/or substitute or add subcontractors prior to any alteration of the HSP. TAMUS shall document changes to the HSP by contract change order and the reasons for proposed change(s) shall be requested on a *Consultant/Subcontractor Substitution Form C-27b* and recorded in the procurement file (<http://www.tamus.edu/business/hub-procurement/hub-programs-3/system-offices-hub-program/>). In the event that a change is necessary, the requested changes will not reduce the level of HUB participation that was a part of the proposal at the time of construction contract award.

If the A/E selected decides to subcontract any part of the contract after the award, the A/E must comply with provisions of this document relating to developing and submitting a subcontracting plan prior to any modifications or performance involving subcontracting work can be authorized by TAMUS. If the A/E subcontracts any of the work without prior authorization and without complying with TAC Section §20.14, the A/E is deemed to have breached the contract and be subject to any remedial actions provided by Texas Government Code, Chapter 2161, and TAC §20.14. TAMUS may report non-performance relative to its contracts to the Comptroller of Public Accounts in accordance with TAC Chapter §113, Subchapter F (relating to the Vendor Performance and Debarment Program).

8. The A/E will be required to submit a revised HSP for additional subcontracting opportunities that were not identified in the original HSP and created when the original scope of work expands through a change order, contract amendment or a contract renewal.
9. TAMUS requires a respondent to whom a contract has been awarded, to report to TAMUS the identity and the amount paid to its subcontractors, HUBs and non-HUBs. If the A/E fails to fulfill the HSP specified in the contract, TAMUS shall notify the A/E of any

deficiencies. TAMUS shall require the A/E to submit documentation and explain why the failure to fulfill the HUB Subcontracting Plan should not be attributed to a lack of good faith effort by the A/E.

10. If a determination is made that the A/E failed to implement the HSP in good faith, TAMUS, in addition to any other remedies, may report nonperformance to the Comptroller of Public Accounts in accordance with TAC, Chapter 113, Subchapter F (relating to Vendor Performance and Debarment Program).
11. During the term of the contract, TAMUS shall determine whether the value of the subcontracts to HUBs meets or exceeds the HSP provisions specified in the contract.

III. REPORTING REQUIREMENTS

Each A/E that enters into a contract shall report to TAMUS all subcontracting/supplier payments. The report will include the volume of work performed under the contract, the portion of the work that was performed with its own employees/resources, HUB and Non-HUB subcontractors and suppliers (See prime contractor Progress Assessment Report Form located at the following link; <http://www.tamus.edu/offices/fpc/forms/>). TAMUS may request payment documentation in accordance with the Comptroller of Public Accounts HUB Rules that confirms the performance of the A/E. During the course of the contract, TAMUS shall discuss the performance of the A/E and document the A/E performance in the contract file.

Note: When the prime A/E is a HUB, it must perform at least 25% of the total value of the contract with its own or leased employees, as defined by the Internal Revenue Service, in order for the Owner to receive 100% HUB credit for the entire contract.

If a HUB prime contractor's HSP identifies that it is planning to perform less than 25% of the total value of contract with its own or leased employees, the HUB A/E must report to the Owner the value of the contract that was actually performed by the HUB prime A/E and the amount to be performed by its HUB subcontractors.

The HUB Office shall audit the A/E's compliance with the HSP. If the A/E is found deficient, TAMUS shall give the A/E an opportunity to submit documentation and explain to TAMUS why the failure to fulfill the HSP should not be attributed to a lack of good faith effort by the A/E.

(Attachment A1)

(SUBMIT ON YOUR BUSINESS LETTERHEAD)

Jeff Zimmermann
The Texas A&M University System
Moore/Connally Building
301 Tarrow, Suite 361
College Station, Texas 77840-7896

Subject: HUB Subcontracting Plan
Project No. 01-3245
RELLIS Campus Master Plan
Texas A&M University System – RELLIS Campus
Bryan, Texas

Dear Mr. Zimmermann:

I am pleased to forward this HUB Subcontracting Plan as an integral part of our written response submitted in connection with your Professional Services solicitation for 01-3245

I have read and understand The Texas A&M University System's Policy on Utilization of Historically Underutilized Businesses (HUBs) and the goals for HUB participation.

Sincerely,

(Signature)
(Printed Name)
(Printed Title)