Request for Proposal for Construction Manager at Risk (CMAR)

RFP752-21-249049DH
UNT Coliseum Renovation Phase 1
UNT SYSTEM STRATEGIC SOURCING TEAM & UNT FACILITIES

Pre-Proposal Meeting
Tuesday March 31, 2021 @ 10:00 a.m.
AGENDA
INTRODUCTIONS
PROJECT DESCRIPTION
SUBMISSION REQUIREMENTS/CRITERIA
HISTORICALLY UNDERUTILIZED BUSINESSES (HUB)
SELECTION PROCESS/SCHEDULE
REQUIREMENTS
QUESTIONS
PROJECT DESCRIPTION

The selected firm will be managing this construction project as a Construction Manager at Risk (CMAR) and will provide construction services for the renovation of the Coliseum for the University of North Texas Campus located in Denton, Texas. The UNT Coliseum was built in 1973, and is a 3-story building with a floor area of approximately 246,346 square feet, and is located at 601 North Texas Blvd, Denton TX 76201. The facility houses a large arena and other athletic, educational functions and public event spaces including concessionary. Fire protection systems and emergency lighting within the building require updates.

The Coliseum requires design and installation of fire protection (wet or dry sprinkler) systems, and emergency lighting systems throughout the facility to meet current code requirements. Install a new wet sprinkler system in the building concourse, classrooms, offices and arena, including new fire pump & FDC (Fire Department Connection) connection to meet NFPA (National Fire Protection Association)13 building code. Install a dry sprinkler system in certain areas to meet NFPA 13 building code. Upgrade emergency lighting throughout the building to meet NFPA 101 building code. Install a new emergency generator, switchgear and distribution equipment, as needed, per NFPA 70 building code to connect to emergency lighting circuit and provide capacity for future MEP (Mechanical, Electrical, Plumbing) upgrades.

Construction will be substantially completed no later than August 2022.
1. Respondent’s proposed fees set forth in Division 00, Section 004100, *Proposal Form*.
2. Respondent’s ability to obtain a bond for the project.
3. Criterion A - Respondent’s and proposed team’s experience and capability to perform preconstruction services and construction management services for the project to ensure Owner’s project schedule is met.
5. Criterion C - Respondent’s utilization of cost estimating and a construction cost control plan, which will assure the Owner’s construction budget shall not be exceeded.
7. Criterion E - Respondent’s capability to perform a quality control process during the entire project duration.
8. Criterion F - Respondent’s job site safety program.
HISTORICALLY UNDERUTILIZED BUSINESSES (HUB)

• While a HUB Sub-Contracting plan is NOT required with submission of qualifications, you are expected to address Criterion G to explain your HUB approach for this project.

• Any questions regarding HUB Sub-contracting Plan can be directed to Greg Obar at or Aurika Weaver-White at aurika.weaver-white@untsystem.edu
The Historically Underutilized Business Program

“Criterion G – Respondent’s HUB Subcontracting policies and approach.”
Agenda

• What is a Historically Underutilized Business
• State of Texas and UNT System HUB Goals
• Criteria G
• Where to go for help
What is a Historically Underutilized Business (HUB)?

It is at least 51% owned by an Asian Pacific American, Black American, Hispanic American, Native American, American woman and/or Service Disabled Veteran, who reside in Texas and actively participate in the control, operations and management of the entity's affairs.
What is a HUB?

- It is certified by the State of Texas.
- It is a for-profit entity that has not exceeded the size standards prescribed by 34 TAC §20.23, and has its principal place of business in Texas.
State of Texas and UNT System HUB Utilization Goals

- Building Construction – 21.1%
- Special Trade Construction – 32.9%
- Professional Services – 23.7%
- Other Services – 26%
- Commodities – 21.1%
Is HUB Utilization an Evaluation Criteria?

• “Criteria for Award”

• “9. Criterion G – Respondent’s HUB Sub-contracting policies and approach.”

• The UNT System strongly supports the State of Texas HUB utilization goals.
Things to Consider for Your HUB Approach

• Can we express our company’s specific commitment for THIS project as a percentage?
• Can we provide examples of past success with utilizing HUB trade partners on our projects in Texas? In DFW?
• Can we express a specific plan to engage the community?
• Do we have a visible, meaningful presence in the local community and with HUB-oriented trade associations?
Assistance is Available

• Aurika Weaver-White, HUB Specialist  
  aurika.weaver-white@untsystem.edu
• Greg Obar, Senior Director for Strategic Sourcing & HUB Coordinator  
  greg.obar@untsystem.edu
• Email: hub@untsystem.edu
A sample contract is included in the solicitation package. We have included the sample contract so it can be reviewed by your company and, if selected, you know what you will be signing and agreeing to if awarded.

Make sure that you have reviewed the contract as NO CHANGES to the contract will be accepted.
SELECTION PROCESS

• Responses are due April 21, 2021 @ 2:00 p.m.

• Public opening on April 21, 2021 @ 3:00 p.m. Teams Meeting –
  Join on your computer or mobile app
  Click here to join the meeting
  Or call in (audio only)
  +1 940-304-2772,915763408#  United States, Denton
  Phone Conference ID: 915 763 408#
  Find a local number | Reset PIN

• Submit one (1) paper loose unbound original and one (1) virus free flash drive, Note that information on the paper copy must match the electronic copy. Paper copy must have original signature. QR codes will not be accepted as part of your response.

• Responses are submitted to Business Service Center, Woodhill Square, 1112 Dallas Drive, Suite 4000, Denton, Texas 76205. Anticipate contract complete August 2022.
SITE TOUR — Discovery Park Fire Pump Equipment Replacement

There will be a tour of the site and UNT Coliseum – 601 North Texas Blvd, Denton, TX 76201 on April 1, 2021 at 2:00 p.m. – 3:00 p.m. All contractors/vendors must wear a face covering at all times while in the building and on the UNT campus. As will all UNT/UNT System employees, per State and University requirements. The UNT Coliseum will not be available at any other time.

No questions will be answered during this site tour, all questions must be submitted in writing to denise.harpool@untsystem.edu
REQUIREMENTS

• Provide a single point of contact with phone number and email

• Make sure you address each criteria listed under the “Criteria for Award” in Document 002400, Scope for Proposal.

• Complete Document 004100, Proposal Form and make sure it is signed.
QUESTIONS

• Questions should be directed to Denise Harpool, Construction Solicitation Administrator, Strategic Sourcing & HUB Division– please e-mail questions to:

denise.harpool@untsystem.edu

• Questions must be received by April 7, 2021 by 2:00p.m. – questions & answers will be posted to UNT System website by April 14, 2021 by 5:00p.m.

• Questions & answers and any addendums will be posted to https://www.untsystem.edu/bid-opportunities and http://www.txsmartbuy.com/sp