



Request for Proposal

CMAR

RFP769-25-1006CS

Pohl Recreation Center Renovation-Phase 1



UNT SYSTEM STRATEGIC INFRASTRUCTURE, PLANNING & CONSTRUCTION

- Pre-Proposal Meeting
- Thursday, March 27, 2025 @ 8:30 a.m.



AGENDA

- INTRODUCTIONS
- PROJECT DESCRIPTION
- SUBMISSION REQUIREMENTS/CRITERION
- HISTORICALLY UNDERUTILIZED BUSINESSES (HUB)
- SELECTION PROCESS/SCHEDULE
- REQUIREMENTS
- QUESTIONS



PROJECT DESCRIPTION

- This project will be to renovate the Pohl Recreation Center to increase the fitness space.
- The project includes converting the current leisure pool natatorium into two levels of additional fitness space.
- The two floors would potentially increase the fitness space from 15,000 sq. feet to approximately 35,000 sq. feet.
- Includes retrofitting the natatorium with two levels that would be used for weights, fitness, group exercise, restrooms and personal training.
- Scope of Services will include pre-construction and CMAR services.
- Substantial completion no later than March 2027.



PROJECT DESCRIPTION CONTINUED...

The project scope includes the following key components:

- Major Structural and MEP Modifications: Pool decommissioned and repurposed; HVAC, dehumidification and ventilation systems redesigned; Electrical and plumbing infrastructure modifications.
- Space Optimization and Functional Enhancements: Expansion of weight training, cardio and group fitness areas; Integration of storage areas, restrooms, and personal training spaces; Accessibility upgrades.
- Minimizing Disruption to Existing Operations: Operations will remain open during construction. It is essential that a detailed phasing plan be in place to minimize impact on students and staff.
- Compliance with Building Codes and Campus Master Plan is required.



SUBMISSION REQUIREMENTS/CRITERION

- Ability to obtain bond for project-Letter from Bonding Company
- Proposed fees.
- Respondent & proposed team's experience & capability to perform pre-construction services & construction management services.
- Project execution plan & technical competence as a construction manager.
- Utilization of cost estimating & construction cost control plan insuring budget not exceeded.
- Utilization of construction scheduling throughout design & construction phases.
- Capability to perform a quality control process during entire project duration.
- Job site safety record.



SUBMISSION REQUIREMENTS/CRITERION – cont'd

- HUB Sub-contracting policies & approach – Criterion G. (Please be sure to read this criteria and address in your response. As noted in this section, Item 1, is asking your company to meet or exceed the UNT System's **HUB goal of 21.1% for building construction.**



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 & UNT System HUB Utilization Goals

- ***Building Construction – 21.1%***
- Special Trade Construction – 32.9%
- Professional Services – 23.7%
- Other Services – 26%
- Commodities – 21.1%
- **UNT System HUB Goal for this project is 21.1%**



Is HUB Utilization an Evaluation Criteria?

- “Criteria for Award”
 - “9. Criterion G – Respondent’s HUB Subcontracting policies and approach.”
- The UNT System strongly supports the State of Texas HUB utilization goals.



Assistance is Available

- Sony Simon– Asst. HUB Coordinator & Outreach Specialist or Rosa Violante, Asst. HUB Coordinator & Outreach Specialist
- Email: hub@untsystem.edu
- Web: <https://finance.untsystem.edu/vendor-resources/hub-program/index.php>
- Fillable Electronic Form at:
<https://comptroller.texas.gov/purchasing/vendor/hub/forms.php>



SELECTION PROCESS

- Responses are due Thursday, April 17, 2025 @ 2:00 p.m.
- Public opening virtually on Friday, April 18, 2025 @ 2:00 p.m.
- Submit one (1) complete submission, **electronically through the following Jaggaer link:**
<https://bids.sciquest.com/apps/Router/PublicEvent?CustomerOrg=UNTS> .
- QR codes will not be accepted as part of your response.
- Anticipate contract complete with CM Pre-Con Services authorized in June 2025.



CONTRACT

- 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.
- Make sure you have reviewed the contract as NO CHANGES to the contract will be accepted.



REQUIREMENTS

- Provide a single point of contact with phone number and email.
- Make sure you address each criteria listed in Document 002400. Scope for Proposal which starts on Page 17 of the pdf. document, “Criteria for Award”.
- Complete Document 004100, Proposal Form and make sure it is signed.



QUESTIONS

- Questions should be directed to Carrie Stoeckert, Construction Contract Expeditor III – please email questions to:
carrie.stoeckert@untsystem.edu
- NOTE: If you submit questions thru the Jaggaer website, please list all of your questions on 1 page and upload to submit or better yet, just directly email your list of questions to me.
- Questions must be received by April 3, 2025, by 2:00 p.m. – questions & answers will be posted to UNT System website by April 7, 2025, by 5:00 p.m.
- Questions & answers and any addendums will be posted to the following websites:
<https://finance.untsystem.edu/vendor-resources/bid-inquiry/bid-opportunities.php> ,
<https://bids.sciquest.com/apps/Router/PublicEvent?CustomerOrg=UNTS>,
and <http://www.txsmartbuy.com/sp>