Request for Competitive Sealed Proposal

RFCSP769-22-11370ER

EAGLE LANDING RETAIL SPACE BUILDOUT
UNT SYSTEM FACILITIES PLANNING & CONSTRUCTION

- Pre-Proposal Meeting
- Thursday, May 19, 2022 @ 1:00p.m.
AGENDA

• INTRODUCTIONS
• PROJECT DESCRIPTION
• SUBMISSION REQUIREMENTS/CRITERION
• SITE VISIT INFORMATION
• HISTORICALLY UNDERUTILIZED BUSINESSES (HUB)
• SELECTION PROCESS/SCHEDULE
• REQUIREMENTS
• QUESTIONS
PROJECT DESCRIPTION

• This project is for the buildout of the retail space at the newly built dining hall, Eagle Landing located at 1415 Maple, Denton, Texas 76201

• The retail space is approximately 2,700 gross square feet (GSF) and is consistent with the institution’s strategic land and campus master plan.

• The facility includes market area, coffee/bakery server and Which Wich server along with associated kitchen, preparation, storage, wash room, and other necessary support areas for a modern retail facility.

• The retail space is to provide the students and faculty a unique experience of a coffee shop and market, by the use of its materials, rich warm wood porcelain tile tones, and patina metal porcelain tile tones, in an intimate setting with lots of natural light.

• Projected schedule is to have contract complete by July 2022 with potential start date in July 2021.
Site Visit Information

- Site visit will be held at 1:00 p.m. on Monday, May 23, 2022

- We will meet outside the front entrance of the Eagle Landing Dining Hall located at 1415 Maple, Denton, Texas.

- Parking may be available on or around Maple Street area – you will need a UNT Parking pass which you can purchase on the UNT website at; https://transportation.unt.edu/parking-permits

- This is your only opportunity to view the site and bring any subcontractors you may involve in the project.
SUBMISSION REQUIREMENTS/Criteria

- Proposed agreement amount
- Number of calendar days to complete project
- Qualifications & experience of proposer’s key personnel & subcontractors committed to project with experience in construction of dining retail facilities or similar scale projects; experience with construction on a University campus with heavy foot traffic and vehicular traffic.
- Proposer’s current workload & availability of personnel & equipment
- Quality of references from owners & architects for similar projects completed by proposer within last 5 years
- Proposed project schedule & demonstrated ability to have met expedited schedules on similar projects
- Responsibility/reputation of Proposer – claims & litigation experiences
- Proposer’s safety record
- Sufficiency of Proposer’s financial resources
HISTORICALLY UNDERUTILIZED BUSINESSES (HUB)

• HUB Sub-Contracting plan is required with submission of your proposal

• Any questions regarding HUB Sub-contracting Plan can be directed to Lisa Martinez-Tovar at hub@untsystem.edu
The Historically Underutilized Business Subcontracting Plan
Agenda

• What is a Historically Underutilized Business
• Why we do a HUB Subcontracting Plan
• How to create a HUB Subcontracting Plan
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.
Why we do a HUB Subcontracting Plan (HSP)

• Texas State Law.
  • Government Code Chapter §2161.252
  • Administrative Code §20.14
• Demonstrates a “Good Faith Effort” (GFE) to diversify business opportunities.
• Responses that do not include a complete HSP must be rejected
Quick Checklist

Use this tool to determine which pages and sections must be completed based on the unique situation and plan of the submitting company.

Fillable Electronic Form at:  
Contains the HUB goals established by the State of Texas. (21.1% for building construction)

Please ensure Section 1 is completed thoroughly and accurately.

Note: UNT System HUB Area will verify the Vendor ID and HUB status of the submitting company.
• Declare all subcontracting opportunities on this page.
• List by opportunity type, not by vendor name (that comes later).
• The choices at the bottom will determine which “Method” the submitting company will use to demonstrate a GFE.
• There is an addendum page to use if the submitting company identifies more than 15 subcontracting opportunities.
If the submitting company is not subcontracting any of the work, they must explain how the company will perform the entire contract with its own employees, materials, etc.

The designated representative of the submitting company will read and affirm the contractual obligations within the HSP by signing in the space below.

This should be signed by a senior employee familiar with the project.
Attachment A

- Used if the submitting company intends to use only Certified HUBs or if they meet the State’s HUB goals.
- One page per subcontracting opportunity.
- The sum of these percentages must match the percentages listed on Page 2 for each opportunity.
- Note: UNT System HUB Area will verify the current HUB status and Vendor ID of all subcontractors.
Attachment B

- Used if the submitting company intends to use any non-HUB businesses or if they do not meet the State’s HUB goals (21.1% for building construction).
- One page per subcontracting opportunity.
- Minimum of 3 HUB Vendors and 2 related trade organizations
- Note: UNT System HUB Area will verify the current HUB status and Vendor ID of all subcontractors.
• The submitting company will show the selected vendor.
• Complete justification as to why a HUB vendor was not selected must be listed
• The sum of these percentages must match the percentages listed on Page 2 for each opportunity.
• Note: UNT System HUB Area will verify the current HUB status and Vendor ID of all subcontractors.
HUB Subcontracting Opportunity Notification

• Only one of the many options for distributing information.
• All methods of distributing information must provide complete information.
• Respondents have 7 working days to respond.
• All contact information must be accurate.
How to Find HUB Vendors

• Visit the States of Texas “Centralized Master Bidders List” at:
  https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp
• Contact associated trade organizations:
  • DFW Minority Supplier Development Council
    • http://dfwmsdc.com/
  • Regional Hispanic Contractors Association
    • http://regionalhca.org/
  • US Pan Asian American Chamber –Southwest
    • http://uspaacc-sw.org/
  • Women’s Business Council –Southwest
    • http://www.wbcsouthwest.org/
  • Regional Black Contractors Association
    • www.blackcontractors.org
Possible Reasons for Rejection

• Not signed.
• Included in the same envelope as the bid.
• Company information incorrect/incomplete.
• Not justifying the failure to meet State HUB usage goals.
• If self-performing, not providing required information.
• Section 2 does not match Methods “A” or “B”.
• Respondents not allowed 7 working days.
• HUBs and minority chamber not contacted.
• No documentation showing “GFE”.
• Missing any information that the UNT System HUB Area is not allowed to fill in for the submitting company
Remember...

• The submitting company’s HSP is a binding document.
• Contract language requires the submitting company to abide by the terms of the original HSP.
• The HSP can be revised only with the consent of the UNT System HUB Area. The same “GFE” requirements will apply.

• You can send us a draft of your HSP via email 10 days prior to the deadline for review.
Assistance is Available

• Lisa Martinez-Tovar, Asst. HUB Coordinator & Outreach Specialist
• Email: hub@untsystem.edu
• Web: https://finance.untsystem.edu/vendor-resources/hub-program/index.php
SELECTION PROCESS

- Responses are due June 13, 2022 @ 2:00p.m.
- HUB Sub-contracting plans due on June 14, 2022 @ 2:00p.m.
- Public opening virtually on June 16, 2022 @ 2:00p.m.
- You may either submit in person to Business Service Center, one (1) paper loose unbound original OR electronically [https://bids.sciquiet.com/apps/Router/PublicEvent?CustomerOrg=UNTS](https://bids.sciquiet.com/apps/Router/PublicEvent?CustomerOrg=UNTS). **NOTE** that a signature is required on the 004100 Proposal Form, electronic signature will be accepted. QR codes will not be accepted as part of your response.
- Anticipate contract complete July 2022 with Notice to Proceed July 2022.
REQUIREMENTS

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

• Make sure you address each criteria listed under the “Evaluation Criteria” that starts on page 002100-7. Section 5.2 Evaluation Criteria.

• Complete Document 004100, Proposal Form and sign. There is a Questionnaire included directly behind the Proposal form – be sure to provide the information and submit with your response.

• Make sure your HUB Sub-Contracting Plan is submitted 24hr after your proposal, or if submitting electronically mark the pdf document as “HUB Plan” at https://bids.sciquest.com/apps/Router/PublicEvent?CustomerOrg=UNTS.
QUESTIONS

• Questions should be directed to Elaine Robbins, Construction Solicitation Coordinator – please email questions to:
  Elaine.robbins@untsystem.edu

• Questions must be received by June 2, 2022 by 2:00p.m. – questions & answers will be posted to UNT System website by June 6, 2022 by 5:00p.m.

• Questions & answers and any addendums will be posted to
  and  http://www.txsmartbuy.com/sp