



PLEASE MUTE YOUR DEVICE

# Pre-Submittal On-Line Meeting

Request for Qualifications (RFQ)

Project No. 111827 - Hueco Tanks State Park & Historic Site  
Cultural Center and Park Headquarters

# 1111827 Hueco Tanks State Park & Historic Site Cultural Center and Park Headquarters



# Pre-Submittal On-Line Meeting

## Hueco Tanks State Park & Historic Site

### Cultural Center and Park Headquarters

#### AGENDA

- ▶ Introduction
- ▶ General Information
- ▶ RFQ Overview
- ▶ Milestones
- ▶ Response Requirements
- ▶ Evaluation Criteria
- ▶ Site Visit
- ▶ HUB Requirements
- ▶ Questions



# Introduction

## Authorized Contact Person:

All requests, questions, or other communications about this RFQ shall be made in writing to TPWD's Infrastructure Department, addressed to the following person:

JoAnn Hernandez, Contract Manager

Texas Parks and Wildlife Department

4200 Smith School Road

Austin, Texas 78744

[joann.hernandez@tpwd.texas.gov](mailto:joann.hernandez@tpwd.texas.gov)

Questions are due by 5:00 PM June 5, 2024

# General Information

Location- Hueco Tanks State Park & Historic Site

- ▶ 6900 Hueco Tanks Road No.1  
El Paso, Texas 79938
- ▶ Latitude: 31.926453
- ▶ Longitude: -106.042437



## SUBMITTALS DUE

- ▶ No later than **2:00 PM (CST)**
- ▶ **On June 21, 2024**
- ▶ Design Estimate is **\$2,600,000.00**

## Solicitation Schedule:

Solicitation Date Posted to ESBD	May 10, 2024
Non-Mandatory On-line Pre-Submittal Meeting, at 11:00 AM (CT)	11:00 AM (CT) May 22, 2024
Non-Mandatory site visit to Hueco Tanks SPHS, by appt.	May 23-31, 2024
Questions or Clarifications Submission Deadline	5:00 PM (CT)., June 5, 2024
TPWD's Responses to Questions or Clarifications - Addendum posted on the ESBD	June 14, 2024 (Est)
Deadline for submission of Responses	2:00 PM, (CT) June 21, 2024

# General Information

Be sure to check the TPWD and ESD websites for any addenda. All addenda issued by TPWD before the responses are due are considered part of the RFQ and Respondents shall include all signed and dated addenda with their response submission. **FAILURE TO SUBMIT EACH SIGNED AND DATED ADDENDUM WITH THEIR RESPONSE MAY RESULT IN REJECTION.**

# RFQ Overview

Hueco Tanks State Park & Historic Site is located in the Chihuahuan desert and has a human history spanning over 10,000 years. Indigenous peoples, travelers, gold seekers, cattle drivers, animals and many others have utilized this site for water, food and shelter. The unique rock formations created by wind and water erosion capture rainwater and allow a rich oasis in the arid desert. The park is home to a diverse variety of plant and animal species.

Considering the park's cultural, historical and ecological significance, it is imperative to preserve and maintain the park's resources while also being respectful of the indigenous community connections and the varying park user groups.

Hueco Tanks State Park & Historic Site holds designations as a National Historic Landmark, State Antiquities Landmark and is listed on the National Register of Historic Places.

# RFQ Overview

The Request for Qualifications (RFQ) is the Owner's process to select a Design Professional to plan and design a new Cultural Center and Park Headquarters (HQ) with outdoor Community Grounds gathering area, new roadway and parking, and interpretive exhibits. Phase 1 essential renovations/repairs to the existing HQ and to the existing Interpretive Center aka Escontrias ranch house, with parking relocation and new connecting trails.

The RFQ will result in the selection of the most highly qualified respondent based on the criteria listed in the RFQ. The RFQ provides the information necessary to prepare and submit detailed qualifications for evaluation and final ranking by the Owner.



# Milestones

The project will be conducted in phases and is for general planning purposes only. This schedule is subject to change.

## **Project Schedule:**

Design Contracting, after final selection of Design Professional	1 month
Phase One: Preliminary Design Report /Pre-design:	9 months
Phase Two: Design (SD, DD, CDs):	12 months
Construction Contracting for CSP:	6 months
Construction:	15 months
Post-construction Closeout:	6 months
<b>TOTAL DURATION:</b>	<b>4 years and 1 month</b>

# Response Requirements

Responses may be hand delivered, mailed or delivered during normal business hours in person or by Federal Express, Express Mail or other delivery service to the address listed below.

U.S. Postal Service	Overnight/Express Mail
Texas Parks and Wildlife Dept. Infrastructure Division A-1 JoAnn Hernandez, Contract Manager 4200 Smith School Road Austin, TX 78744	TPWD – Mail Room Attn: Infrastructure Division A-1 JoAnn Hernandez, Contract Manager 4200 Smith School Road Austin, TX 78744 Hours – 8:00 AM to 5:00 PM

Electronic only or facsimile Responses will not be accepted. Responses must include all specified items detailed in the solicitation. Responses and Envelopes shall be clearly labeled and shall reference the following:

***RESPONSE FOR Project No. 1111827***  
***Hueco Tanks SPHS, Cultural Center and Park Headquarters***  
**REQUEST FOR QUALIFICATIONS PROFESSIONAL SERVICES**  
**Deadline for submission of Responses: June 21, 2024**

# Response Requirements

Respondents shall submit one (1) original Response signed in ink or digitally signed. In addition, Respondents shall submit one (1) digital copy of the Response on a USB flash drive in ADOBE PDF format. USB flash drive shall include all the required documents of the Response. Provide each required submission in a separate PDF file. Refer to Section 6 for the RFQ for all requirements.

Exhibit	Description
A	Execution of Response
B	Firm Profile
N/A	Design Professional's Financial Capability (Dun & Bradstreet (D&B) Business Information Report)
C	Key Personnel Profiles
D	Team Structure
E	Statement of Qualifications
F	Comparable Projects & Corresponding Letters of References
G	Methodology, Quality Assurance / Quality Control & Cost Estimating
H	HUB Subcontracting Plan
N/A	Submission of addenda signed by Respondent

# Response Requirements

## Pass / Fail Items

Responses shall include completed Exhibits A-H and Acknowledgement of any Addenda if issued.

Pass/Fail Items include:

Exhibit A - Execution of Response

Exhibit B - Firm Profile

Exhibit H - HUB Subcontracting Plan

Exhibit I - Acknowledgement of Addenda

# Response Requirements

## Exhibit A

**EXHIBIT A – EXECUTION OF RESPONSE**

**PASS/FAIL**

**SUBMIT ENTIRE EXECUTION OF RESPONSE WITH RESPONSE**

**THIS EXECUTION OF RESPONSE MUST BE COMPLETED, SIGNED, AND RETURNED WITH THE REQUIRED DOCUMENTS. FAILURE TO COMPLETE, SIGN AND RETURN THE ENTIRE EXHIBIT SHALL RESULT IN REJECTION.**

**SIGNING A FALSE STATEMENT MAY VOID THE SUBMITTED QUALIFICATIONS OR ANY AGREEMENTS OR OTHER CONTRACTUAL ARRANGEMENTS. A FALSE CERTIFICATION SHALL BE DEEMED A MATERIAL BREACH OF CONTRACT AND, AT TPWD'S OPTION, MAY RESULT IN TERMINATION OF ANY RESULTING CONTRACT.**

# Response Requirements

## Exhibit B

### EXHIBIT B – FIRM PROFILE

PASS/FAIL

Respondent shall use this exhibit to clearly demonstrate how they meet the requirements set forth in this solicitation. This form may be modified as needed to comply with the requirement to document firm's information. Additional pages can be added to this exhibit, if needed. ***Failure to return this exhibit shall result in the response submission being considered non-responsive.***

# Response Requirements

## Exhibit H

### **EXHIBIT H – HUB SUBCONTRACTING PLAN PASS/FAIL**

HUB Subcontracting Plan (HSP) includes a checklist, instructions and requirements. Any questions concerning the HSP shall be directed to TPWD HUB department.

# Response Requirements

## Exhibit I

### EXHIBIT I – ACKNOWLEDGEMENT OF ADDENDA PASS/FAIL

Texas Parks and Wildlife Department  
Infrastructure Division  
4200 Smith School Road  
Austin, Texas 78744

#### ADDENDUM

Addendum Number: One (1) Dated: \_\_\_\_\_  
Solicitation Number: 1111827  
Solicitation Title: Hueco Tanks State Park & Historic Site / Cultural Center and Park Headquarters  
Due Date/Deadline: 2:00 PM; June 21, 2024  
Contract Manager: JoAnn Hernandez, CTCD, CTCM

#### PURPOSE OF ADDENDUM:

Except as provided herein, all terms and conditions of the document referenced herein, remain unchanged and in full force and effect. The following are official revisions, specifications and/or clarifications to this solicitation. This Addendum shall be attached to and form a part of the referenced solicitation document and any resulting awarded contract and must be considered in your response.

Respondents are advised to check for updates, addenda issuance, and proposal opening date changes through the Comptroller's website under *Electronic State Business Daily (ESBD)* at <http://www.txsmartbuy.com/sp>

#### ADDENDUM ITEMS

#### QUESTIONS AND ANSWERS

Respondents are to acknowledge receipt of this Addendum. Return a signed copy of this notice with your response submission.

I acknowledge receipt of this addendum.

\_\_\_\_\_  
Respondent Company Name

\_\_\_\_\_  
Respondent's Authorized Signature

\_\_\_\_\_  
Date



# Response Requirements

## Scored Criteria

Responses shall also include completed Exhibits C-G

Exhibit C - Key Personnel Profiles (15 points max)

Exhibit D - Team's Structure (15 points max)

Exhibit E - Statement of Qualifications (20 points max)

Exhibit F - Comparable Projects and Corresponding Letters of References (30 points max)

Exhibit G - Methodology, Quality Assurance/Quality Control & Cost Estimating (15 points max)

Attendance at non-mandatory site visit (5 points max)

# Evaluation Criteria

The evaluation of the response shall be based on the requirements described in the RFQ. Responses shall not include any information regarding Respondent's fees, pricing or other compensation. Respondent's submission is evaluated and scored on a weighted system to determine the best value as follows:

PASS / FAIL ITEMS	
Execution of Response ( <i>Exhibit A</i> )	Pass/Fail
Firm Profile ( <i>Exhibit B</i> )	Pass/Fail
Respondent's Financial Capability (Dun & Bradstreet (D&B) Business Information Report)	Pass/Fail
HUB Subcontracting Plan ( <i>Exhibit H</i> )	Pass/Fail
Acknowledgement of Addenda ( <i>Exhibit I – Sample Form</i> )	Pass/Fail
	<b>MAX POINTS</b>
SCORED CRITERIA	
Attendance at non-mandatory site visit	5 points max
Criteria 1: Key Personnel Profiles ( <i>Exhibit C</i> )	15 points max
Criteria 2: Team's Structure ( <i>Exhibit D</i> )	15 points max
Criteria 3: Statement of Qualifications ( <i>Exhibit E</i> )	20 points max
Criteria 4: Comparable Projects and Corresponding Letters of References ( <i>Exhibit F</i> )	30 points max
Criteria 5: Methodology, Quality Assurance/Quality Control & Cost Estimating ( <i>Exhibit G</i> )	15 points max
	<b>100 points max</b>
<b>SUBTOTAL</b>	<b>100 points max</b>
Oral Presentation, if deemed necessary by TPWD	25 pts max
<b>TOTAL MAX POINTS</b>	<b>125</b>

# Evaluation Criteria

Respondent's submissions will be reviewed in steps:

Step 1 - Administrative Review by Contracting

Step 2 - HUB Review

Step 3 - Initial Evaluation

Step 4 - Short List

# Site Visit

## Site Superintendent - Cassie Cox

### Visit

- ▶ Site visit is not mandatory. All respondents will be given the opportunity to visit the site to view the conditions.
- ▶ Site visit will be held from May 23 - 31, 2024 by appointment. Email is preferred contact method.

### Cassie Cox

- ▶ 915-857-1135 x 224
- ▶ [cassie.cox@tpwd.texas.gov](mailto:cassie.cox@tpwd.texas.gov)
- ▶ 6900 Hueco Tanks Road No.1  
El Paso, Texas 79938



# HUB Requirements

## HUB Coordinator - Christina Brown

### HSP

- ▶ Subcontracting opportunities are probable with this solicitation and has been set with a 23.7% HUB subcontracting goal
- ▶ HSP is required. Failure to complete and submit an HSP that complies with Good Faith Efforts with the bid will be cause for rejection of the bid
- ▶ List of potential subcontractors for disciplines are identified in the RFQ

### HUB Assistance

- ▶ HUB Staff 512-389-4784
- ▶ Email [hub@tpwd.texas.gov](mailto:hub@tpwd.texas.gov)

# Questions



All questions should be submitted in writing



[JOANN.HERNANDEZ@TPWD.TEXAS.GOV](mailto:JOANN.HERNANDEZ@TPWD.TEXAS.GOV)



No later than 5:00 PM (CST) on  
JUNE 5, 2024